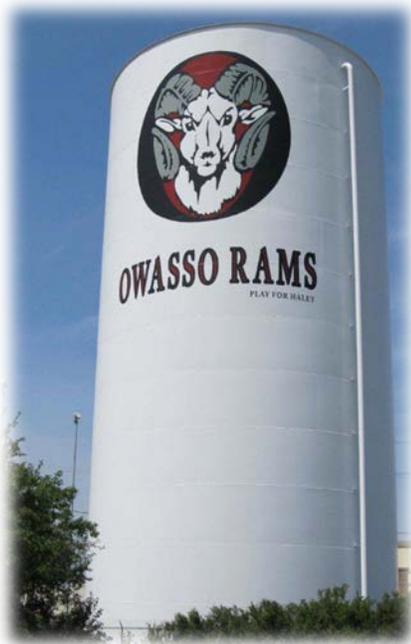


GrOWASSO

2030 Land Use Master Plan



City of Owasso, Oklahoma
Land Use Master Plan
Prepared by the Community Development Department
Adopted by Council, July 15, 2014
Resolution 2014-07

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This project commenced in December, 2012. Below is a comprehensive list of those who contributed to the process of developing the GrOwasso 2030 Plan.

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Executive Summary

The 2030 GrOwasso Land Use Master Plan (Plan) provides a blueprint for growth and development in the City of Owasso over the next 20 years. Based on extensive public outreach and input from a diverse steering committee, the Plan consists of a land use plan map and a supporting text document that contains data, specific goals, action plans, and recommendations for land use and development in the City and surrounding areas within the fenceline. The map illustrates, in a generalized manner, a preferred land use pattern of development for all areas within the City and fenceline.

Development of this Plan included input from citizens, significant land owners, business and political leaders, the real estate community, Owasso Public Schools, and other stakeholders. Additionally, communication with other adjoining jurisdictions regarding their own long range plans was taken into account. The Plan also accounts for scheduled and recent infrastructure improvements, particularly relating to the wastewater collection system and transportation improvements. Therefore, the Plan encourages urban densities in areas where urban services could be provided.

As adopted, the Plan will be a policy document providing guidance to City officials as they develop future budgets, plan for expansion of infrastructure and other services, and make important land use decision such as re-zoning requests. As a policy document, the Plan is different from a regulatory document such as the Zoning Code. Although the Zoning Code and the Plan are both officially adopted by the Owasso City Council, only the Zoning Code sets forth regulations that are legally binding. The Plan will be an official statement by the City of its vision, intentions, goals, action plans and strategies for future land use development.

As discussed the Plan is a long term general guide for a desired future development pattern and is not an inflexible or rigid document unresponsive to different land use scenarios that may occur over the next 20 years. During preparation of the Plan there is no way to predict with any degree of certainty all of the changes that may occur in Owasso and surrounding area over the next 20 years. Recognizing that unforeseen changes occur, the Plan is a flexible document and provides a reliable tool for evaluating development proposals. Procedures are identified allowing amendments to the Plan when warranted. Amendments will be evaluated based on how they advance the goals of the Plan and if the change is still consistent with the overall concepts of the Plan.

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Chapter I

Community History and Background

Introduction and Overview

Regional and Historical Context



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2030 Land Use Master Plan

INTRODUCTION AND OVERVIEW

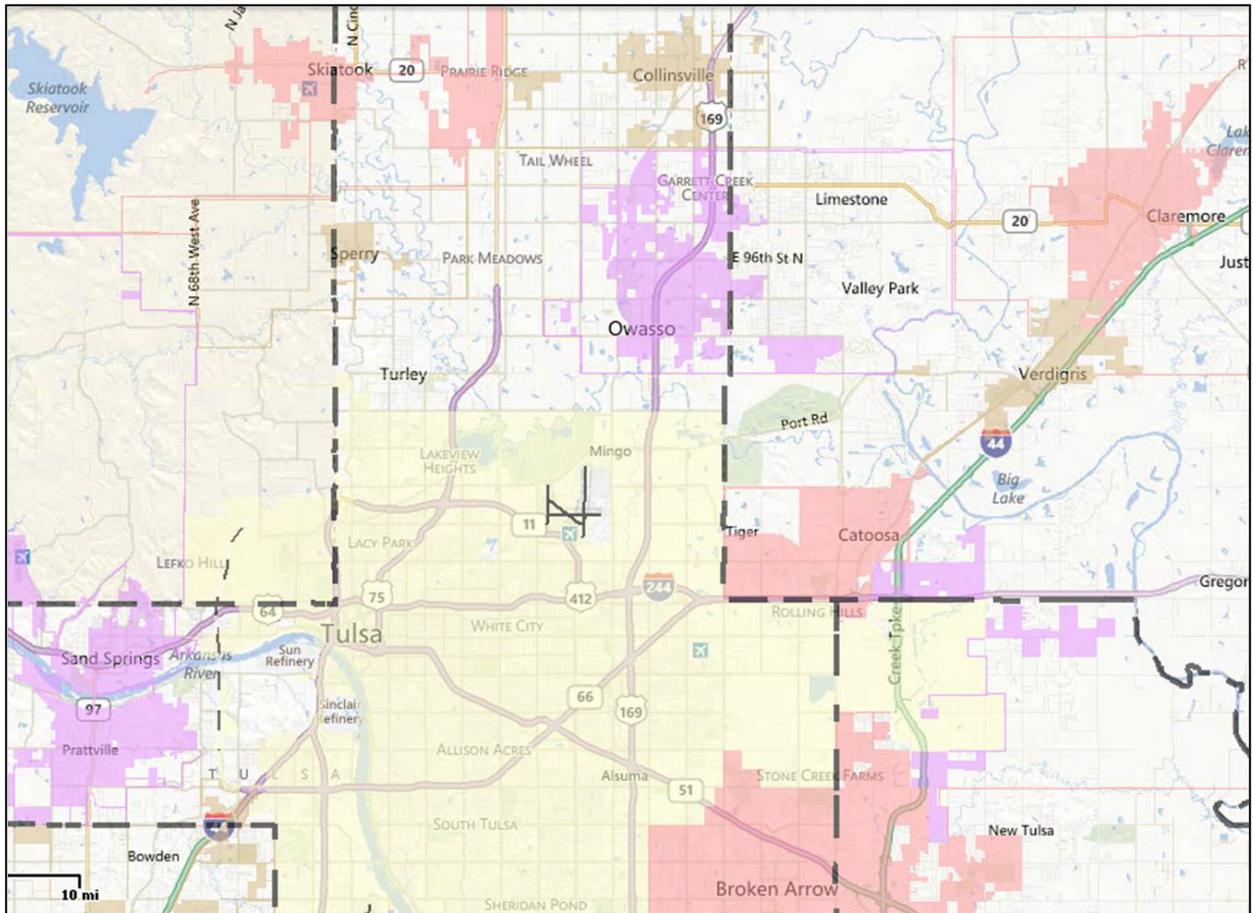
Communities prepare land use plans for many of the same reasons people prepare individual retirement plans. In order to reach a desired quality of life at some defined point in our future, decisions must be made today regarding investments and commitments that will provide benefits for years to come. For a community, these planning decisions center on identifying solutions to current problems and creating new opportunities to meet anticipated future needs. Quite simply, a comprehensive planning process offers the opportunity to discuss, direct, manage, and manifest change.

The City of Owasso has seen unprecedented growth in the past twenty years, growing from a population of 11,151 in 1990 to 28,915 in 2010, representing an approximate 160.30% population increase and nearly an 8% annual growth rate during this period. Now into the second decade of the 21st century, Owasso is faced not only with challenges, but also a myriad of opportunities and potential. Beginning in the 1940s and up until just a few years ago, Owasso's workforce was heavily dependent upon the airline industry due to the convenient access to the Tulsa International Airport. However, in recent years this dynamic has changed, and the economy is now becoming more diversified. Strategically located in the Tulsa Metropolitan Area (Figure I-1), in close proximity to three major highways, the Tulsa International Airport, an inland port (Port of Catoosa), and the Cherokee Industrial Park, Owasso is quickly evolving from its origins as a small single industry town to a regionally important city of considerable size and population.

The exceptional growth in population and housing within the city and surrounding region, as well as the growth of the commercial sectors, provides Owasso residents with convenient access to an abundance of cultural, educational, recreational, commercial, and entertainment opportunities. However, the rapid growth in population over the past two decades also brought inevitable challenges, such as increased traffic congestion, school overcrowding, increased demand on utilities, need for more recreational amenities, and others. How to successfully manage this growth while continuing to provide citizens with quality services and facilities will be the community's challenge over the next two decades.

The city's land use master plan was last updated in 2007 during a period of rapid growth. Since 2007, the community has continued to grow, but at a slightly slower pace than what was seen before 2007. A national recession began in late 2008 and was largely a result of unbridled lending practices primarily in the residential mortgage industry. Owasso was not immune to the effects of the recession as the community saw a substantial drop in residential permits between 2009 and 2011. Commercial permits also suffered during this period. In 2012, the residential market began showing signs of recovery with single family residential permits rebounding but not at the levels seen between 1997 and 2005. While single family residential permits slowed, apartment projects increased with nearly 1400 new units added between 2009 and 2013. The GrOwasso 2030 Land Use Master Plan accounts for these recent trends in development.

Figure I-1, City of Owasso Location Map



Regional and Historical Context

The City of Owasso is located just north of Tulsa, Oklahoma in the northern half of Tulsa County and the western portion of Rogers County. The community began as a small settlement in 1881, located in the Cooweescoowee District of the Cherokee Nation, Indian Territory. The city was founded near 66th Street North and North 129th East Ave along the banks of Elm Creek, and was initially named Elm Creek. In June 1893, plans were drawn up for a rail line connecting Bartlesville to the cattle ranches in the vicinity of the new community. At that time Elm Creek (Owasso) had several residences, a blacksmith shop, and a general store. The first post office and postmaster was established on February 10, 1898 by Preston Ballard, owner of the general store. Another prominent family who settled in the area was the Joseph T. Barnes family, who moved to the settlement in 1897. Joseph and Luther Barnes bought and began operating the blacksmith shop in 1898. In 1902 the first gas station was opened by Donovan Ranta. The rail line to the town site was never built and as a result the location of present day Owasso was impacted.

Just as highway access is important today, railroads were major influential factors to communities in the 1800s and early 1900s and Owasso was no exception to this phenomenon. In 1897, the Kansas, Oklahoma Central & Southwestern Railway Company acquired right-of-way approximately three miles northwest of the Elm Creek settlement and dammed a natural spring near 86th St. North and Mingo Road to form a lake for a water supply for the railroad engines. Approximately one mile to the south of the newly impounded lake, the railroad company built Owasso's first train depot. This development essentially caused the original town settlement of Elm Creek to relocate to the new location. Late in 1898, Joseph and Luther Barnes moved their blacksmith shop and families to the new community and became the first local citizens to officially move to the new depot community. During 1898, many other residents and businesses moved from the Elm Creek settlement to the new community. Since the post office retained the name of Elm Creek, the new community also retained the name.

The railroad completed its line in 1899 and its parent company, the Atchison, Topeka & Santa Fe Railway Company (ATSF), took over the line and property. The first train arrived in Elm Creek on November 1, 1899 and as the land around the end of this railroad line developed, the Osage Indian word Owasso, meaning "the end of the trail" or "turn around", was adopted to identify the area because the rail line ended in a turnaround "Y" near the depot. The name stuck and the name Elm Creek was changed to Owasso on January 24, 1900. In 1905, the rail was extended into Tulsa, which offered Owasso a connection to a larger regional city.



When Oklahoma became a state on November 16, 1907, Owasso had a population of 379 within the town limits. The Owasso Ledger, first published on August 7, 1903 by U. P. Wardrip, was the first newspaper with a subscription price of \$1.00 per year (to be paid in advance.) On February 6, 1905 the Pioneer Telephone and Telegraph Company was granted a franchise to operate the first telephone service in the community and became the town's first telephone exchange. Prior to the construction of the town's first water tower in 1924, water was brought into town in barrels from the Owasso Lake and sold for 50 cents a barrel.

On March 26, 1904 the plat of the original town site of Owasso, Cherokee Nation, I.T. was signed by the Secretary of the Interior in concert with the town's incorporation. That plat shows three streets running north and south and eight streets running east and west, with the north/south streets named Oklahoma, Kansas, and Missouri. The east/west streets north of what is now Broadway were named for Union generals, while the east/west streets to the south were named for Confederate generals. These names were changed around 1960 with the east/west streets identified by numbers, and north/south streets named after trees. Owasso officially became a chartered city on September 28, 1972.

In the mid 1980's US-169, a major north/south highway bisecting the community was expanded to 4-lanes. Prior to this expansion, US-169 terminated at 86th St. North and

Garnett Road, where it became two lanes north to Nowata. US-75, currently located west of Owasso, was formally Main Street and then turned west at 86th St. N. towards the town of Sperry, Oklahoma. Today, US-75 is a 4-lane highway from Tulsa to Bartlesville, Oklahoma and offers Owasso citizens additional access to regional employment areas and amenities. Together, these two highways played a crucial role in Owasso's development and growth, particularly US-169, as shortly after its expansion the community began to grow rapidly.

Today, Owasso is a modern city with a variety of housing choices, shopping areas, medical offices, educational facilities, and office buildings. However, even with all of these conveniences, there remain many challenges. Among them is to ensure that the GrOwasso 2030 Plan denotes land area that provides a healthy balance of land uses to promote a vibrant and sustainable community. Today's younger professionals, of whom Owasso is largely composed, demand more from a community in terms of entertainment, recreation, safety, and convenience. The plan, developed with significant public input, provides the basic framework or blueprint that will guide growth and development with these factors in mind. Table I-1, provide some basic facts about the community.

Table I-1, Basic Facts

Item	1990	2000	2010	*2013
Land Area (Sq. Miles)	8	9	14.84	15.39
Land Area Fenceline (Sq. Miles)	52	58	58	58
Estimate of Fenceline Population	18,776	30,709	47,110	51,480
Estimate of City Limit Population	11,151	18,502	28,915	33,065
Median Age	34.3	33.2	32.7	32.8
Median Income	\$ 33,000	\$ 42,981	\$ 64,566	\$ 66,572

Source: US Census, City GIS database

* Estimated based on trends/new data



Chapter II

Plan Development

Citizen Input

Land Use Plan Steering Committee

Stakeholder Interviews

Visual Reconnaissance



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2030 Land Use Master Plan

PLAN DEVELOPMENT

CITIZEN INPUT

The GrOwasso 2030 Land Use Master Plan (Plan) essentially began with the posting of an on-line survey that was made available to Owasso citizens through the City website and Facebook page. The survey was posted in December 2012 and was taken off-line in March 2013. This effort turned out to be a resounding success, with over 959 citizens completing the survey, representing approximately 3% of the population. The information was compiled and shared with the Land Use Plan Steering Committee (LUPSC), City Council, and the Planning Commission. Appendix A provides a summary of the survey results.

Additionally, a special Facebook page dedicated to the Plan was developed and allowed staff to post information about LUPSC meetings, discussion topics, maps and other information. The Facebook page produced 70 followers and was a useful tool in terms of getting out information to a broader audience.

LAND USE PLAN STEERING COMMITTEE

The GrOwasso 2030 Land Use Master Plan process then advanced with the formation of a steering committee. The Land Use Plan Steering Committee consisted of nearly 28 participants representing a broad cross section of citizens in the community. These individuals ranged from stay-at-home moms, small business owners, real estate professionals, elected and appointed officials, and city staff members. The function of the LUPSC was to assist with and guide the development of the plan and act as a sounding board to ensure the Plan accurately reflected the broader community policies and goals. One of the first activities the LUPSC worked on was identification of what they felt were the true issues, opportunities, strengths, and weaknesses of the community. This was done with an exercise sheet that the members took home and returned to staff. From this information staff was able to begin consolidating the group's responses into common themes which are outlined in Appendix A.

The Plan is a vision to guide future growth development, an inventory of the community's resources, an analysis of trends, and a series of recommendations with implementation strategies. In order to ensure that the entire community embraced the plan, a comprehensive public participation process was incorporated and is described below.

The information collected from the citizens survey was also used to assist the LUPSC with the identification of key issues and in the development of goals and action plan strategies. The survey asked a broad range



of questions covering such topics as park development, the adequacy of the roads and other transportation systems, land use and direction of growth, and areas that needed specific attention.

Key to a successful plan is the education of the individuals who have volunteered to serve on the LUPSC. Therefore, before any of the real planning work began, it was necessary to educate the LUPSC about development trends, problematic areas related to infrastructure and related issues, and economic development challenges. This was accomplished with a series of initial meetings about Owasso in specific core topics areas which included: water and wastewater systems, transportation network, land use, quality of life, parks and recreation, and public safety. Each of the meetings was designed to give the LUPSC some good background information in the different topic areas, foster interactive participation, stimulate conversation relating to land use and development, and help them develop sound comprehensive goal statements.

STAKEHOLDER INTERVIEWS

Key to any plan development is learning what some of the major community landholders intentions are for their property in the future. Considering this, a series of interviews was conducted with area stakeholders. Stakeholders were defined as individuals that hold significant amounts of land in Owasso, have a prominent business presence in the community, or are key leaders within other public agencies such as schools. The key organizations or individuals that were interviewed as part of the development of the Plan were:

- Owasso Public Schools
- Major land holders throughout the community
- Stone Canyon (newer development poised for rapid growth)
- Owasso Chamber of Commerce
- Property owners in the downtown area
- Planning Commissioners

Armed with all of the information provided from the LUPSC and stakeholders, the matched GrOwasso 2030 Land Use Master Plan essentially functions as a blueprint or guide for the long-term growth and development of the City of Owasso. It is a document intended to anticipate change, plan for the preservation of the unique community resources identified by the community, and promote development in a desired and logical pattern. It is important to note the Plan is not a zoning map or existing land use map, rather it is document that reflects how the community should grow should property be developed. Existing parcels that show a use different from what the Plan shows, may continue indefinitely until or if the use is ever proposed to be changed. At that point, this Plan document is referenced to determine the appropriate use for the property. The GrOwasso 2030 Land Use Master Plan includes a vision to guide future development, an inventory of the community's resources, an analysis of trends, a series of recommendations and action plan strategies identified in Chapter IV.

VISUAL RECONNAISSANCE AND ADJOINING JURISDICTIONS' PLANS

In an effort to get a better perspective of the context of certain areas of the community, staff performed a windshield I survey of the community, driving all of the arterial street sections. This method allows one to gain a firsthand observation of specific areas of the community and current surrounding development activity. Overall, physically observing the landscape allows one to get a better perspective and overall context of the area as opposed to looking only at aerial photographs.

Local plans and zoning patterns of adjoining jurisdictions were also examined and taken into account regarding the identification of the future land uses. For example, just across 126th St. N. in the northwestern portion of the Owasso planning area, the City of Collinsville zoned much of this property industrial and there is already existing industrial business in this location. For this reason, the GrOwasso 2030 Land Use Master Plan shows a large area of land for future industrial uses just across the street from this emerging area of industrial uses in Collinsville. Additionally, Owasso really does not have a lot of area left in which to place small industrial users, so it made sense to show this area as industrial. With the new standards in the zoning code for landscaping and buffering in place, adequate protection for any nearby residential areas is enhanced.



Chapter III

Core Issues

- Community Facilities, Infrastructure and Transportation
- Land Use and Development
- Quality of Life and Parks and Recreation
- Economic Development
- Public Safety



Opportunities and Weaknesses

Future Population

Growth Assumptions



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Core Issues

Most long range land use plans begin with an identification of the core issues and needs of a community along with a discussion of the opportunities and constraints. As identified in Chapter 2 the GrOwasso 2030 Land Use Master Plan represents a thorough public involvement process that spanned several months. During this process, the core issues and needs of the community emerged and this chapter summarizes the findings. Together they will form the framework of the recommendations found throughout this document. The public engagement process, which also includes input from the Land Use Plan Steering Committee (LUPSC) and key City staff, were designed to promote discussions about the current and future land use and related future City issues.

As mentioned City staff conducted an on-line survey between December 2012 and March 2013 in which over 959 people participated. The information collected from the survey responses was also used to assist the LUPSC with the identification of key issues and the development of goals and action plan strategies. The survey asked a broad range of questions covering such topics as park development, the adequacy of the roads and other transportation systems, land use and direction of growth, and areas that needed specific attention. A sample of survey responses is provided in Appendix A.

While the on-line citizens survey was being conducted, the LUPSC and key City staff members were given an assignment in which they were asked to identify what they believed were the key issues facing the community along with what they perceived to be opportunities and weaknesses. This information was compiled and consolidated into descriptive statements, which are summarized in this chapter.

COMMUNITY FACILITIES, INFRASTRUCTURE, AND TRANSPORTATION

In most growing communities, keeping up with roads from both a maintenance and congestion standpoint is typically cited as a major issue. Owasso is no different in this respect and the information collected from staff, the LUPSC, and citizens reveals that roadways are a significant issue in Owasso. It was also recognized that Owasso will continue to play "catch up" or be reactive to needs rather than proactive with respect to transportation infrastructure unless an alternate source of funds is identified. Many roads were identified for widening, but the current revenue streams only allow so many roads to be addressed at any given time. In other words, the list of needs greatly outweighs the ability to fund projects in a timely manner. All of the groups or individuals engaged also agreed that as the community continues to grow and expand, more stress will be placed on infrastructure particularly the roads.

Along with roads, keeping up with other infrastructure, community, and school facilities were identified as significant issues. Like roads, balancing other infrastructure, such as water and sewer facilities, with growth is critically important to ensure that people and future development are adequately served. Sanitary sewers are particularly important to growth and, in Owasso, this is especially true. While there is adequate capacity at the wastewater

treatment plant, getting the wastewater to the plant is an issue in the northern portions of the community. The issues identification process also revealed that maintaining a quality education system and avoiding overcrowding in schools, which has plagued so many growing communities, is an issue to be concerned about.

Core issues in the category of Community Facilities, Infrastructure, and Transportation are as follows:

- It is important that easy and convenient access to Tulsa be maintained (e.g. Highway 169 widening to 126th St. N. and improved access to US-75).
- Intersections and arterial road improvements that serve current development and future development should be addressed in a timelier manner, however public investment in projects should yield the maximum benefits. In other words the cost benefits of projects should be examined.
- The community needs to take a more proactive role in addressing traffic congestion.
- The rapid growth in the community is taxing the infrastructure and community facilities, thus impacting the ability to adequately fund other City operations and adequately serve the citizens. Money or creative financing needs to continue to be allocated to streets, water, and wastewater infrastructure otherwise growth will become more difficult to manage and Owasso will not be as attractive for future development.
- Disinvestment in aging neighborhoods could impact crime, property values, and City resources.
- Insuring that traffic congestion is managed appropriately and adequately addresses current high traffic generating corridors as well as future retail development is needed in order to keep up with Owasso's growth.
- The train parked on the railroad tracks on 76th St. N. frequently causes delays and traffic issues, which create concerns for emergency vehicles accessing points to the west.
- Schools should plan for and prepare for future growth.
- Efforts should be made to expand higher education.



- Funding of city operations with only sales tax dollars is unsustainable and will not keep up with the demands of growth.
- Expanding infrastructure without adequate staffing, equipment, and resources is a serious challenge.
- Keeping up with the needs of the community, much less the “wants” given present revenue sources will make it difficult to become the community we want to be.
- Ensuring that residential roads are maintained and repaired properly is essential so as to not let them get in such disrepair which may become enormously expensive to rebuild.

LAND USE AND DEVELOPMENT

The main concern expressed by citizens regarding land use was how the placement of higher intensity uses would impact single family residential neighborhoods. This type of concern is usually the case in most suburban communities such as Owasso. For the most part, commercial development was desired along the US-169 Corridor or in areas where the transportation infrastructure can handle the traffic volume in a safe and efficient manner. Enticing new commercial uses and redevelopment in the downtown core was also cited as an issue of particular importance. There were also concerns that new



development, particularly commercial and office uses, be attractive and not obtrusive. There was overwhelming consensus that new development, particularly commercial, be well planned and that access be controlled. For industrial development there were discussions regarding the shortage of land for companies who might need a large footprint building and that adequate land area should be provided for new high skilled employment generating businesses. Most people favored continued growth, so long as it was well planned and managed.

Another comment received throughout the issues development phase of the project was ensuring that there was adequate open space in the community with a broad range of recreational opportunities. Others emphasized that Owasso lacks an identity, nightlife, and entertainment opportunities which could serve to attract more young professionals as well as new companies. Pedestrian friendly streets and developments were

other features that individuals believed should also be developed with more frequency and be incorporated into planning efforts. Interestingly, many of these same types of comments were echoed in the Quality of Life Initiative prepared in 2010.

Core issues in the category of Land Use and Development are as follows:

- Overconcentration of commercial growth in certain areas is causing too much congestion; new commercial development should have a well-conceived plan as to how traffic is managed.
- There is a lack of pedestrian friendly streets and connectivity to commercial areas; it is very hard to get around by foot or bike in the community.
- Poorly placed high intensity land uses, such as commercial, can have a detrimental impact on single family neighborhoods.
- There is a lack of quality recreational areas.
- Community aesthetics and appearance especially as one enters from the south on US-169 need to be improved.
- Revitalizing Main Street and the downtown area would help create a nightlife and identity for the City.
- Balancing desired commercial development with industrial development and various types of residential development will enhance the area's economic well-being.
- Planning aids in the maintenance and enhancement of property values.
- There is a lack of things to do in Owasso that keep money and people in Owasso. There is very little to do from an entertainment standpoint for kids and for adults. There needs to be a vision that attracts these types of businesses to Owasso.
- There is a lack of an identifiable entertainment district, that would serve to attract younger professionals and companies who would hire these people.
- Growth is beginning to strain infrastructure and resources.
- Managing growth will help maintain attributes of small town living.



QUALITY OF LIFE AND PARKS AND RECREATION



Lack of entertainment, cultural venues, bicycle and pedestrian trails, and the maintenance of existing parks appeared to be the biggest issues citizens mentioned within the Quality of Life and Parks and Recreation category of the survey. For the most part, citizens felt as though there were an adequate number of parks in Owasso, but that the current parks needed upgrading and better maintenance as they are becoming antiquated and showing signs of

deterioration. Some citizens said Owasso parks were “boring” or “uninteresting”. There was overwhelming support for pedestrian trails in the community. In fact, to the question asking whether Owasso needs more bicycle and walking trails, over 80% of the respondents agreed. With the exception of a few small trails inside existing parks, Owasso lacks an extensive network of pedestrian trails found in some other nearby communities. Like the Quality of Life Initiative completed in 2011, an aquatics facility, festival park, and farmers market were mentioned as features the community lacked.

Core issues in the category of Quality of Life and Parks and Recreation are as follows:

- Parks are becoming deteriorated and outdated, and they need refurbishment; better maintenance of parks is also a need.
- The City is not particularly a friendly place for outdoor physical activity; there is a lack of bike lanes, trails, etc. Obesity is a major problem facing our nation and our state, now is the time to set the tone for the city's future.
- Parks and recreational spaces are not keeping pace with population growth and diversity.
- Too much focus on youth sports and activities is alienating elderly citizens or empty-nesters.
- Selling a conservative client base on the need to be more proactive concerning city enhancements as they relate to recruiting of both businesses and citizens is a challenge.
- There is a need for high quality parks, sports facilities, and recreation to attract and retain young professionals.

- Growth could cause a loss in the sense of community; we need to promote community functions.
- There is a lack of variety in terms of amenities within the parks.
- There is a lack of entertainment options and destination features to attract people and families and keep young families and professionals living in Owasso.
- There is a lack of funding for quality of life elements; Owasso is poised for great success in so many ways, but we will not be successful in bringing jobs to Owasso and fully growing as a community until we provide a better revenue source for parks and other quality of life elements.
- Providing a quality of life that attracts creatively minded young professionals is needed.

ECONOMIC DEVELOPMENT

Ask the average citizen on the street to describe economic development and you will likely get a variety of answers. Some think it means more variety in retail shopping areas or restaurants, some may say higher education, and others may say more jobs and entrepreneurship. The truth is that all of these elements are interrelated and are highly dependent on the other issues mentioned in other topic areas covered in this chapter. The general consensus from the interactive meetings with the LUPSC, stakeholders, and citizens was that there were not enough professional sector higher paying jobs in the community. Other issues centered on ensuring that the community maintains itself as a good place for starting and growing a business. A few comments also mentioned that the community needs to become less dependent upon Tulsa for higher paying jobs. The topic of improving the original downtown area and making it more of a destination place also was mentioned as an issue.

Core issues in the category of Economic Development are as follows:

- There is too much dependence on Tulsa and Tulsa area quality jobs. Owasso needs more professional jobs and variety to diversify the employment base.
- Businesses seem to come and go too often; we need to work on business retention.
- There is an oversaturation of retail related jobs, therefore, we need companies providing high skilled and technical jobs to improve the economic base in the community.

- Owasso is still is not a complete full service community and citizens still have to go to Tulsa for certain daily needs.
- Lack of a diversified tax base makes it difficult if not impossible to create a community that has all of the amenities people have expressed they want through various surveys’.
- Tulsa’s lack of vision and leadership negatively impacts the region in terms of attracting highly skilled professionals.

PUBLIC SAFETY



For the most part, citizens indicated that Owasso was still a safe community in which to live and they were satisfied with the police and fire departments. However, there were some concerns expressed regarding increases in crime as the community continues to grow. A lot of the comments made during the identification of the issues were related to youth crimes and in ensuring youth had things to do to keep them from vandalism and other petty offenses. There were a number comments regarding keeping the schools safe, particularly the high school.

Many of the comments received related to safety concerns associated with traffic and congestion and how it was causing roads to become increasingly unsafe, for both motorized vehicular travel, bicyclists, and pedestrians. Ensuring that older areas of town do not fall into complete disrepair and, therefore, become a magnet for criminal activity was also mentioned. Many of the issues expressed below dovetail into other categories, such as infrastructure comments relating to unsafe congested roads.

Core issues in the category of Public Safety are as follows.

- Traffic control and/or speed bumps/tables need to be enhanced inside of neighborhoods in order to keep children safe from speeding cars.
- Deteriorating neighborhoods could cause increases in crime absent proactive measures.
- Traffic congestion on streets is making them increasingly unsafe.
- Pedestrian and bicycle safety must be ensured along roads.

Opportunities and Weaknesses

One component of the Plan's preparation was identification of the opportunities or strengths, and weaknesses of the community. During the first few LUPSC meetings, the participants were asked to identify what they felt are key opportunities and weaknesses of the community. Additionally, the on-line citizens survey revealed many opportunities and weaknesses facing the community. Overall, it was felt that Owasso is positioned for boundless growth opportunities well into the future; however, there are several challenges the community will need to address along the way to ensure sustainability and to maintain the attractiveness it has today. While a complete Strengths, Opportunities, and Threats (SWAT) analysis was not conducted as part of the Plan's development, citizens, stakeholders and LUPSC members were asked to identify what they felt were opportunities and weaknesses of the community. Once this information was collected, common themes emerged which are identified below.

OPPORTUNITIES/STRENGTHS

- The Port of Catoosa, Cherokee Industrial Park, and Tulsa International Airport continue to represent great opportunities for Owasso in terms of providing space for large employer areas. These areas should be taken advantage of with local and regional recruiting efforts.
- The US-169 corridor has excellent visibility and access, making it very attractive for commercial and office development.
- Owasso has great transportation access to the region and the world with the nearby highways, inland port (Port of Catoosa), and major airport.
- Owasso has a great highly valued school system which should be maintained.
- Overall, Owasso is a safe community in which to live and raise a family.
- The health care industry has established a solid foundation in Owasso which could help grow other complementary businesses paving the way for increased job growth.
- There is a small town atmosphere in Owasso which people seem to enjoy. This should be maintained to the greatest extent possible.
- Infrastructure, particularly water and sewer capacity, is capable of handling projected growth.
- Owasso is becoming a more full service community, decreasing the need to commute to Tulsa on a frequent basis.

WEAKNESSES

- Owasso really doesn't have a focal point, destination feature, or clear identity. For the most part, it remains a bedroom community to Tulsa.
- There is a lack of quality amenities in parks and recreational accessibility to address the needs of a more active population. This could serve to make Owasso less attractive than other peer communities.
- Owasso may face a land shortage as the easier to develop larger tracts of land have already been developed. Due to this, infill development and assembling land into larger tracts from smaller tracts will become increasingly necessary. This could also drive up development costs and be challenging in terms of political support in that infill will introduce change in more developed areas.
- Owasso does not have a diverse funding base, and, therefore, it is harder to deliver quality services which the citizens expect.
- Changes to Oklahoma's annexation law make it more difficult for Owasso to direct and manage growth and promote economic development in desired areas.
- The community is bisected by three other water districts, and most of the future growth will be outside of Owasso's water district which will affect revenues. Additionally, the rural water districts often have more stringent requirements which can impact development by making projects more expensive.

Future Population

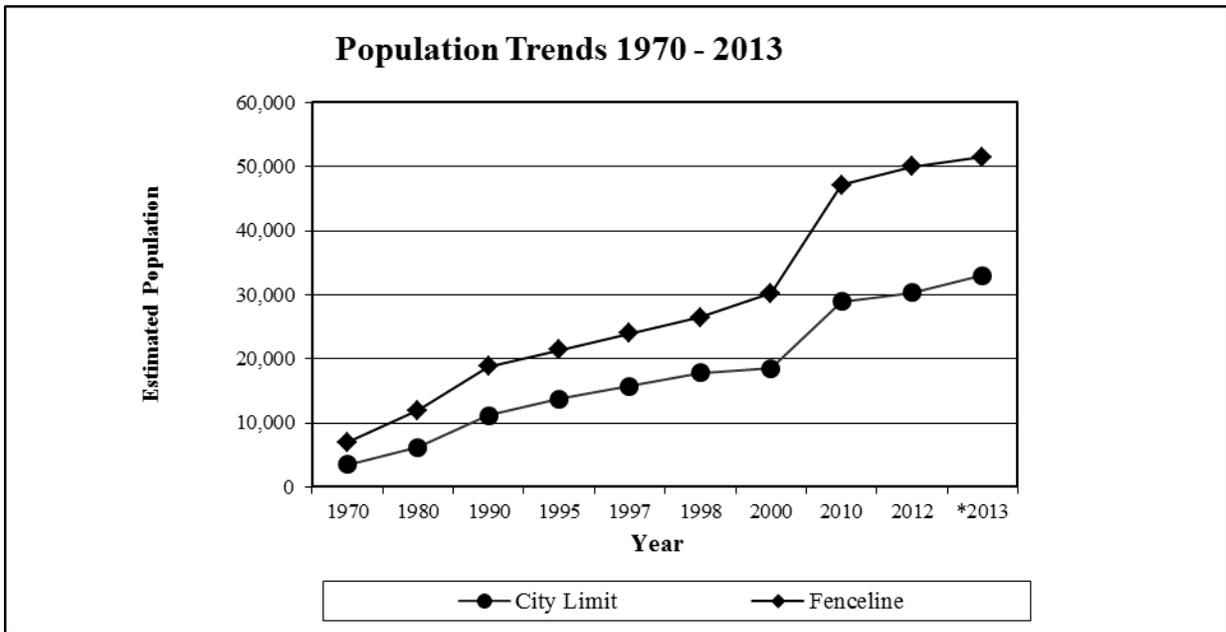
Annual Average Growth Rate Method

Over the past 23 years, Owasso has nearly tripled in size, growing from a 1990 population of 11,151 to an estimated 2013 population of nearly 33,065 (See Figure 3.1). Using building permit data, annual average growth rates can be calculated to determine future population at a given point in time. During the period from 1992 to 2011 the Owasso population grew at an average annual rate of 4.7%. However, in the last 2 years the growth rate slowed to a little over 2%. In the first quarter of 2012, Oklahoma State University prepared a thorough economic analysis for the community and used a 3.34% annual growth rate for projecting future population. City staff and the LUPSC discussed all of the growth rates and favored the Oklahoma State University growth rate of 3.34% for making future population projections. Examining the data in Figure 3.1 supports this growth rate, as it can be clearly seen the population grew rapidly between 2000 and 2010, and then began leveling off.

Using the assumed 3.34% growth rate the City of Owasso could have a population of 55,782 by the year 2030 (Figure 3.2). This is a fairly simplistic way to forecast a future population, as

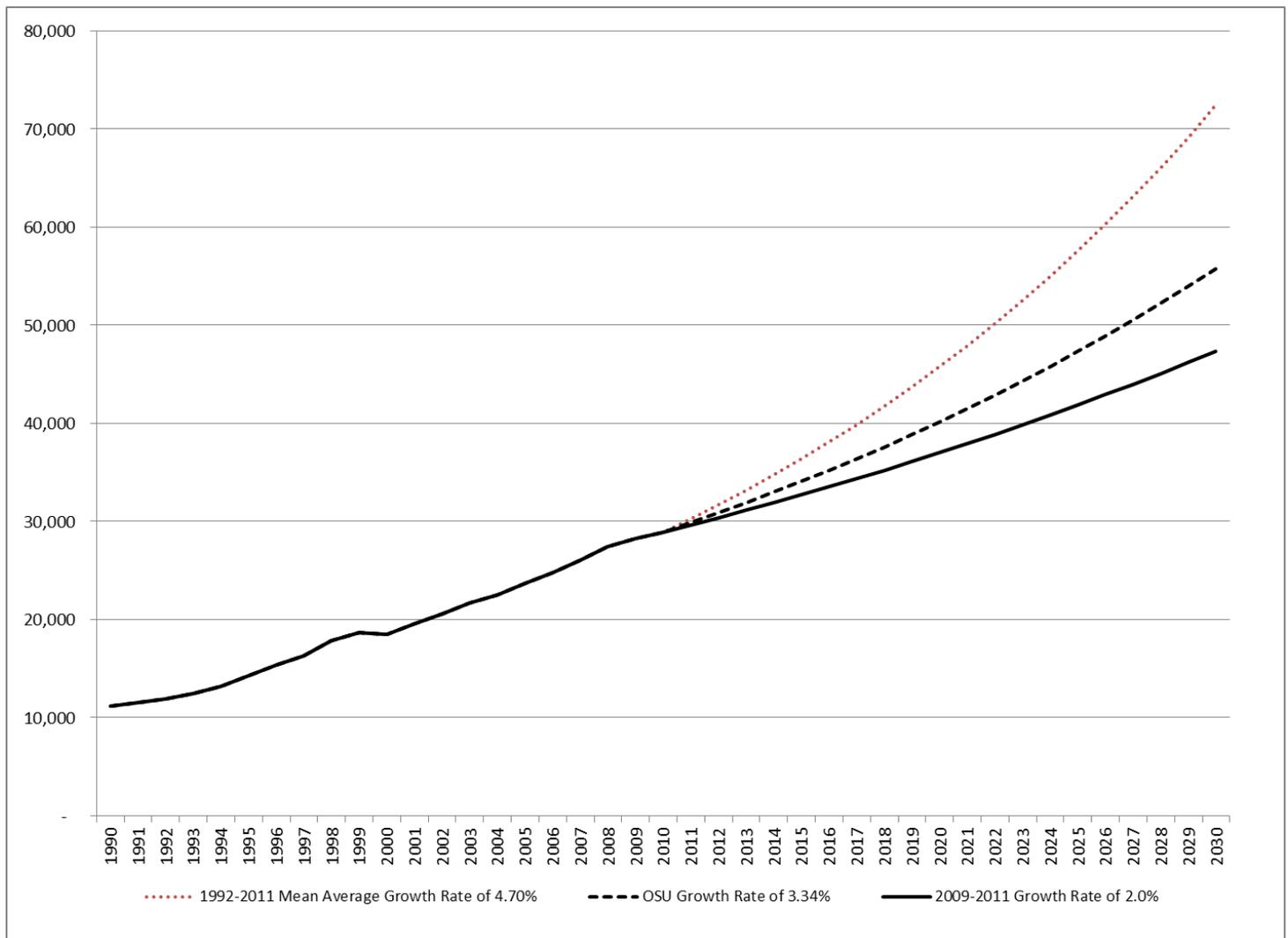
there are many variables that could affect this number, such as a significant slowdown in the economy, annexations, a major employer leaving the area, or significant increases in the cost of development. Estimates of population nearly 30 years into the future should be refreshed like the land use plan at frequent intervals to account for such variables.

Figure 3.1



Source: US Census, City of Owasso building permit data

Figure 3.2 - Estimate of 2030 City Limits Population



Land Use Plan Method

Another method can be used to project a future built out population. This process involves identifying areas denoted on the Plan for residential uses (single family and attached housing). Once the total acreage is determined, an estimate of a total built out population can be made by subtracting 20% for roads, stormwater detention areas, and other utilities, then multiplying the balance of the acreage by an average density and persons per household (PP/HH). Based on historic trends, the average density for residential single family development including developments in Tulsa and Roger’s County is about 3.1 dwelling units per acre. For estimating attached housing, like apartments and duplexes, the same technique is used but the PP/HH number is lowered because fewer people typically live in apartments. The PP/HH number was revised slightly downward from the 2010 census

figures, because historic trends indicate fewer people in households and an older population.

Since it is difficult to predict exactly where the future City Limit lines will be, this estimate was prepared for the entire fenceline which includes the present City Limits. Table 3.1 contains the figures described above and yields a total potential built out population for the entire Owasso fenceline of 127,397 persons. It is important to remember that this figure may occur well beyond 2030, which is the planning horizon of this document.

Table 3.1

Built Out Population, Fenceline

Land Use Category	Approx. Undeveloped Acreage Less Floodplain	Balance of acreage less 20% for roads, utilities, and detention	Average Density (DU/Acre)	Total Est. Housing Units	Persons Per Household (PP/HH)	Estimated Population
Residential (Single-Family)	7900	6320	3.1	19,592	2.75	53,878
Transitional (Suitable for Attached Housing Development)	500	400	15	6,000	2.38	14,280
Neighborhood Mixed-Use	485	388	8	3,104	2.5	7,760
New Population						75,918
Estimated 2013 Fenceline Population						51,479
Estimate of Ultimate Built Out Population						127,397

Source: City GIS, US Census

Growth Assumptions

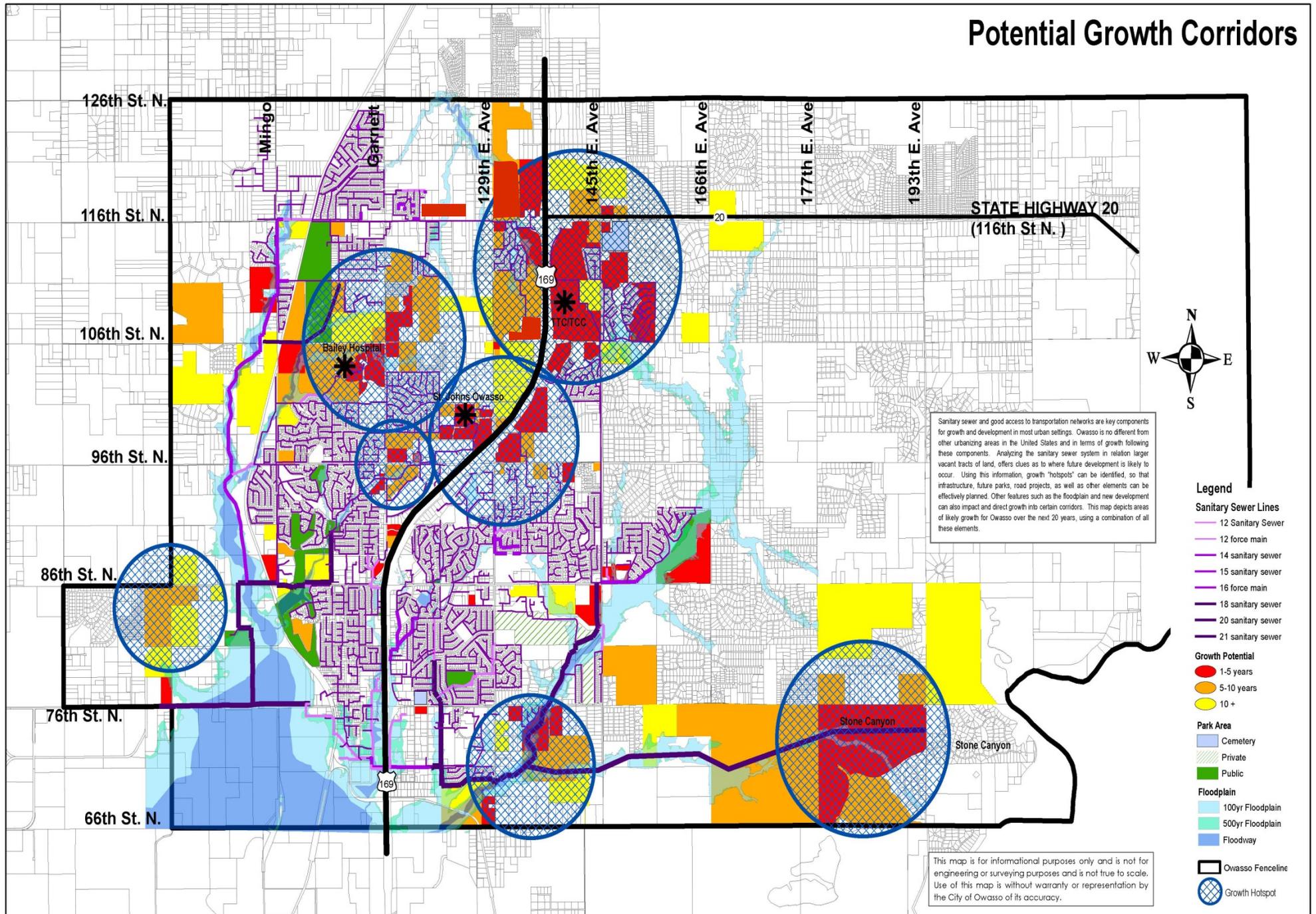
Owasso has a number of unique location, transportation, and natural land form advantages that have led to rapid growth and development of the city and will continue to support such growth in the future. Owasso's gently rolling terrain rising from Bird Creek, along with excellent transportation access to the region, provides an attractive development setting for continued growth. A strong history of public investment in schools, community, transportation, and utility infrastructure provides the framework necessary to support the continued growth of Owasso well into the future. However, considering these positive attributes, growth will be more concentrated in certain areas than it was in the past due to a shrinking land stock, floodplain constraints, and extension of the wastewater collection system into key corridors.

Long range plans are largely based on making future growth assumptions in the community. These assumptions can range from the geographic direction growth will take, what external factors such as national or regional economic trends might affect growth, or what the population will be at some point in the future. Assumptions are just what the word implies; they are based on the best speculation of future conditions given current facts and trends. This is one reason long range planning documents are reviewed and updated periodically, usually every 5 years. The GrOwasso 2030 Land Use Master Plan included analysis and discussions related to this topic. Both key departmental staff and the LUPSC were asked to make assumptions about future growth and the following conclusions were drawn.

- The community will see more tempered annual growth closer to 3%, as opposed to 5 and 6% as was seen between 2001 and 2006. This will be mainly due to the slower business expansion and job growth, tighter lending requirements, and fewer large unencumbered tracts of land.
- Owasso grew at a phenomenal rate over the past twenty years with the number of single family building permits reaching their peak in 2005-06. However, the number of permits and associated growth rate tapered off beginning in 2009 which is when the effects of the recession really began to be felt in Owasso.
- New growth will occur in the northern portions of the community mostly north of 96th St. N. and in the Stone Canyon development. Some growth may also occur in the western portions of the community but will be highly dependent upon the availability of sanitary sewer service.
- Housing demand will be similar as to what has been seen in recent history and the cost of land will dictate density and housing type. Apartments and multi-family housing development will likely continue to be strong.

Using the city Geographic Information System, infrastructure information from the Public Works Department, and future programmed capital projects a map was prepared indicating probable growth areas in the community. This map, depicted in Figure 3.3, was presented to the LUPSC for review. The map broke the growth down into the following timeframes, 1-5 years, 5-10 years, and greater than 10 years. Overall the group agreed with the map projections and made some additional suggestions which were used to update the map. The map accounted for inputs such as available sewer, transportation capacity, available unencumbered land, and discussions with some key landholders.

Figure 3.3, Future Growth Corridors





Chapter IV

Goals and Action Plan Strategies

Plan Element – Land Use

Plan Element – Quality of Life

Plan Element – Infrastructure

Plan Element – Downtown Area

Plan Element – Public Safety

Plan Element – Economic Development



GrOWASSO

2030 Land Use Master Plan

Summary

The GrOwasso 2030 Land Use Master Plan (Plan) consolidates key land use issues relative to the City's population growth, emerging trends, public input, economy, community facilities, and infrastructure into a plan for guiding future growth and development (see Chapter V). The Plan also shares and builds upon goals previously presented in planning efforts such as prior land use plans, Quality of Life Initiative, Go Green Initiative, Wastewater System Master Plan, Capital Improvements Plan, MPO Transportation Plan and adjoining jurisdiction's plans.

One of the most important and time-consuming phases of the land use planning process is the development of detailed goals and action plans to guide future development, land use regulations, and city policies. The goals identified in the Plan were developed with LUPSC guidance and are an integral part of the Plan as they are essentially a statement of a desired end product within each topic area. The goals identified as part of the Plan in some cases mirror or are refined versions of those identified from the two previous Plans (2010 and 2015 Plans) and, in other cases, they are new goals that are reflective of the current desires of the Owasso community.

This Plan describes various action plans or strategies defining how to achieve the stated goals. These action plans are important because they lay the foundation for policy and regulatory changes that should be considered in the future.

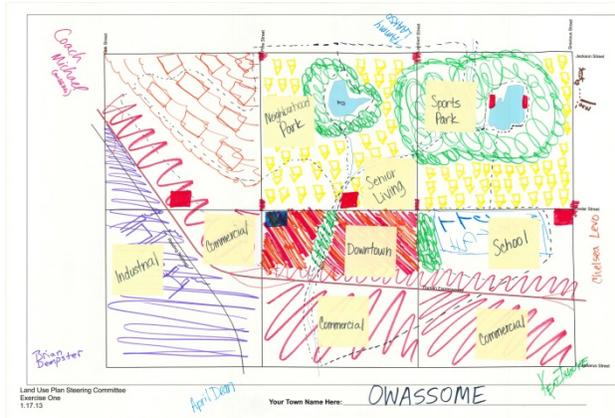
Goals are a general expression of an ideal future result or condition, while the action plans are more detailed and descriptive. Action Plans may be long-term or short-term in scope, and they represent tasks to be accomplished in the process of attaining a stated goal. Once goals and action plans are established, strategies are developed to facilitate their implementation.

As stated, the action plans reflect the specific actions necessary to achieve the goals of the Plan. Achievement of the goals and implementation of the action plans may require revisions to existing plans and programs, as well as modifications to ordinances and regulations such as the Owasso Zoning Code, Engineering Design Criteria, Subdivision Regulations, and other related land development regulations. The Owasso goals and action plans for each core topic area studied as part of the Plan are presented below and responsible City departments recommended for achieving each action plan are shown in parentheses.

Plan Element - Land Use

The responses from the citizen survey conducted as part of this Plan indicate that 70% believe the Plan should form the basis of providing input for capital expenditures on elements such as roads, fire stations, parks, etc. A sound land use plan complements or responds to available or planned infrastructure. For example, it makes little sense to show high traffic generating commercial services or office uses in areas where it will be difficult to access the property or where there are few roads or planned road projects. Land use must complement available and planned infrastructure and conversely infrastructure should guide land use planning. As part of the planning process, staff from the Public Works

Department was consulted and future planned infrastructure expansion was considered. The GrOwasso 2030 Land Use Master Plan takes into account planned infrastructure in defining future land uses in certain areas.



For the most part, the Plan attempts to utilize a transitional process, whereby higher intensity uses are placed near the corners or adjacent to high traffic volume streets or highways and lesser intense uses further away. There are a few exceptions to the transitional land use pattern shown on the plan. One is the downtown area, shown as a special planning district on the Plan and the other is an area around the Stone Canyon community in far southeastern Owasso shown as Neighborhood Mixed Use. The downtown area is developed more to a pedestrian

scale based on a block pattern and mixing of different uses. In this area it is not unusual to find commercial uses adjacent to residential, but the difference is that the commercial uses will be far less intense in nature as the smaller lot sizes dictate the intensity of the use. Stone Canyon was annexed into the City with an approved planned unit development master plan which showed a village center over much of the property along 76th St. North. This became the reasoning as to why the Neighborhood Mixed Use category is shown for this area. As the City grows more complex, there may be the need to add or adjust land use categories in the future. Another area that deviates from the transitional approach is the large area of industrial use shown in the northwest corner of the fenceline. This was depicted to mirror the emerging industrial uses and zoning in the City of Collinsville directly across 126th St. N.

Goal 1 - *Owasso will be a well-coordinated and planned community with uses that complement and support infrastructure improvements.*

Action Plan

- Integrate land use planning with the Capital Improvement Plan and other related plans such as the Wastewater Master Plan, Transportation Plan, Regional Trails Plan, etc. (Community Development, Public Works)
- Ensure that the Land Use Plan and the Capital Improvements Plan are well coordinated (Community Development, Public Works)
- Maintain an open line of communication with Tulsa and Roger's County regarding zoning and development applications in the unincorporated areas (Community Development)
- Consider employing a cost-benefit model with infrastructure improvements to see if the cost of expansion of utilities is economically beneficial (Community Development, Finance, Public Works)
- As an on-going strategy, encourage uses that can revitalize and reuse aging industrial or commercial facilities within the City (Community Development, Economic Development)
- Commercial, office, and industrial uses should be concentrated near major transportation facilities to ensure adequate access (Community Development)

- Ensure that there is adequate infrastructure to serve new development (Community Development, Public Works)
- Ensure that new developments are compatible with surrounding land uses (Community Development)
- Ensure that Owasso has a seat at the table for any regional planning efforts that would directly impact the community (Community Development)
- Continue to employ the latest technology for land use and capital planning (Community Development, IT Department)

Goal 2 – *Owasso will be a sustainable community based on sound land use planning principals through the provision of a diverse range and adequate supply of housing, commercial, transportation, recreational, entertainment, and employment options.*

Action Plan

- Utilize the Plan as a tool for ensuring appropriate development. (Community Development)
- Use adequate buffering between high intensity uses such as commercial and industrial and single family neighborhoods (Community Development)
- Employ step-down or transitional zoning between high and low intensity uses when possible (Community Development)
- Promote large tracts of highly visible land with good transportation access to attract high end users (Community Development, Economic Development)
- Review rezoning requests and land use amendments for compatibility with adjacent uses (Community Development)
- Promote areas that can serve to attract regional employment that meet the needs of the current and future population of the City (Community Development, Economic Development)
- Evaluate whether it is feasible to simplify and/or streamline the existing regulatory programs and monitor the effectiveness of such programs a minimum of once every five years (Community Development)
- Review fees for development applications on a periodic basis to ensure they are in step with the region and that appropriate fees cover associated costs (Community Development)
- Assign a new zoning classification for Public/Governmental uses (Community Development)
- Develop an overlay district for US-169 between E 86th St. N. and E 66th St. N. (Community Development)
- Develop an overlay district for 116th St. N. between N. Mingo Road and N 145th E. Ave. (Community Development)
- Prepare an Overlay District for the downtown area defined on the Land Use Plan (Community Development)
- Continue to upgrade and modify development codes as needed to ensure that Owasso remains a progressive community that protects the interests of its residents and investors (Community Development)
- Develop an access management plan to ensure driveways into high intensity uses are logically and efficiently placed to promote safe and efficient traffic movement (Public Works, Community Development)

- Develop a new zoning classification for Mixed Use Districts and/or Village Centers to enhance the livability of the City through encouragement of an attractive and functional mix of living, working, shopping, and recreational activities (Community Development)
- Promote quality development practices, new trends, and concepts via Facebook and other social media outlets (Community Development)
- Incorporate amendments to the zoning code and subdivision regulations which provide incentives for infill development which will allow for a better utilization of municipal infrastructure, resources, and facilities (Community Development, Economic Development)
- Continue to participate in the Coalition of Tulsa Area Governments (CTAG) regarding legislation affecting land use planning and development (Management, Economic Development, Community Development)

Goal 3 – *The City will maintain land development regulations to manage future growth and development in a manner that protects environmental resources.*

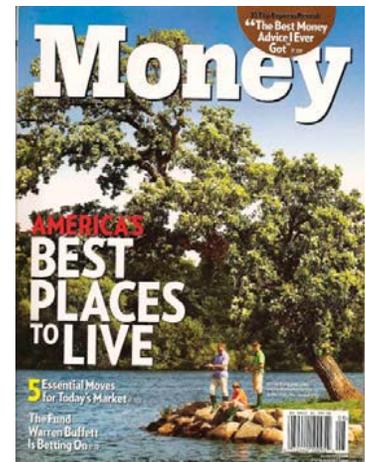
Action Plan

- Establish a streamside buffer requirement for areas around Ranch, Elm, and Bird Creeks and associated tributaries (Community Development, Public Works)
- Revise development standards periodically to ensure the BMP's are employed with relation to stormwater management (Community Development, Public Works)
- Partner and support trusts and conservation groups to acquire parcels of land for conservation and open space (Community Development)
Employ measures to strengthen enforcement of sediment runoff into storm pipes, creeks, and ponds (Community Development, Public Works)
- Strive to develop codes that promote LID (Community Development, Public Works)
- Continue to require the preservation of open space throughout the City with new planned unit development applications (Community Development)
- Follow Best Management Practices to reduce pollutant discharge (Public Works)
- Maintain development regulations containing specific standards and criteria designed to protect environmentally sensitive lands consistent with the stormwater provisions of the engineering design criteria and other adopted City stormwater regulations; enforcement measures and penalties shall be a part of the overall stormwater monitoring process (Public Works, Community Development)
- Continue to promote and improve recycling efforts in the community by investigating the feasibility for curb side recycling and developing a new recycling center master plan (Public Works, Community Development).
- Investigate what elements from the *Go Green Initiative* document that can be employed related to land use and sustainable development practices (Public Works, Community Development).

Plan Element - Quality of Life

Overall, citizens indicated, through various surveys, that Owasso has a good quality of life but is lacking in areas related to recreational and cultural facilities. Owasso citizens continue to indicate through these surveys and other planning efforts that a high quality of life is one of the most important considerations in the future planning for Owasso. In addition to the traditional factors that draw people to communities, such as jobs, schools, public safety, and roads, quality of life is increasingly important. National studies and surveys reinforce this notion because highly skilled employees seek areas that have a high quality of life in parks, recreation, and cultural venues. *Money* magazine's Best Places to Live annual report often cites quality of life as a leading factor in communities receiving high scores. Companies are becoming increasingly aware of this and factor in a community's quality of life into relocation or expansion decisions. An article from the May 30, 2014 issue of *Area Development Online* reinforced this fact when it contained an article discussing the increasing importance of corporate relocation as it relates to high quality of life communities. The overall concept is that people relocate and settle in places that are appealing on various levels, providing a balance of economic stability, recreational opportunities, healthy surroundings, cultural experiences, and a stable educational foundation.

Quality of life factors are intertwined with many planning elements covered in this Plan. For example, communities with exceptional educational opportunities generally have lower crime risks and a higher sense of well-being. This can attract cultural diversity, instill pride in the community, and in turn, stimulate economic growth. Striving for high quality of life standards promotes a balanced, prosperous community. Quality of life permeates all areas of the community, as it measures the ease of mobility for people, where they live, access to parks and recreation, the quality of their schools, and the safety of their neighborhoods, among others. Therefore, quality of life is a term that measures and accounts for anything that affects an individual's ability to lead a balanced, healthy, prosperous life.



Having a high quality of life is often about providing options for people, so that the community meets the needs of a broad range of individuals. For example, communities completely planned around and catering to the movement of the automobile might be very unappealing to individuals committed to walking, biking, or using transit for commuting. Considering this, balancing a highly functional road system with multi-modal options makes for a high quality of life standard for transportation and should be a factor when planning for transportation projects. The GrOwasso 2030 Land Use Master Plan

does not attempt to duplicate the efforts of the Quality of Life Initiative plan adopted in 2011. Rather, this Plan builds upon the important relationship between Quality of Life and the planning elements covered in this document because they are significant in establishing the type of community the citizens and leaders desire.

Quality of Life Initiative

The Quality of Life Initiative – adopted by the City Council as a policy document in 2011 – contained numerous goals and strategies for many different elements. Many of those same goals and action plans were mentioned throughout the development of this Plan. Therefore, rather than re-list all of the same goals, the GrOwasso 2030 Land Use Master Plan incorporates all of the goals and action plan strategies identified in the Quality of Life Initiative by reference.

Goal 1 – *Adopt by reference the goals and action plan strategies of the Quality of Life Initiative.*

Goal 2 – *Owasso will be a community that encourages people to be active and healthy and that promotes healthy living and sustainability. This will be accomplished by providing recreational activities for all ages year round.*

Action Plan

- Become a Certified Healthy Community to create additional funding opportunities for recreational and bicycle transportation facilities (Community Development, Human Resources)
- Continue pursuing grant funding at all levels for trails and bicycle improvements (Community Development)
- Seek to develop partnerships with tribal agencies such as Cherokee Nation, Healthy Nation, hospitals, and related businesses to sponsor the development of trail facilities throughout the area (Recreation and Culture, Community Development)
- Acquire lands that have an environmental quality that lend themselves to preservation and nature-based activities (Recreation and Culture, Community Development, Managerial)

Goal 3 – *Owasso will have a network of trails, sidewalks and bicycle transportation systems that safely connect parks, schools, neighborhoods, and shopping areas.*

Action Plan

- Partner with the Owasso Public Schools to identify potential projects for the Safe Routes to Schools program or other related projects aimed at improving safety and visibility (Community Development, Owasso Public Schools)
- Make crosswalks near school campuses more visible and consider enhanced safety mechanisms such as lighted crosswalks, fluorescent signage, and pavement treatments to warn drivers of crosswalks (Community Development and Public Works)
- Adopt, implement, and develop a complete streets policy (Community Development, Public Works)
- Work closely with the Indian Nations Council of Government (INCOG) on developing an updated bicycle and trails master plan (Community Development, Public Works)

- Aggressively pursue grant opportunities for funding trails and bicycle transportation improvements (Community Development, Recreation and Culture)
- Ensure that future road improvement projects consider multi-modal transportation options (Community Development, Public Works)
- Make available to the public bicycle safety information brochures, pamphlets and web site connections and promote or partner with the private sector bicycling events (Community Development, Economic Development, Recreation and Culture)
- Continue to help promote bicycle and running events (Economic Development, Recreation and Culture)

Goal 4 – *The City of Owasso will have a fun and vibrant atmosphere serving all age groups.*

Action Plan

- Develop planning initiatives and strategies for the downtown area that encourage and support nightlife activities (Community Development, Economic Development)
- Continue developing and promoting more community (Recreation and Culture, Community Development)
- Explore ways to promote and or develop more adult oriented sporting activities (Recreation and Culture)

Goal 5 – *The City shall be an aesthetically pleasing community based on a solid foundation of code enforcement and in seeking opportunities to improve zoning and development codes.*

Action Plan

- Develop an overlay district for downtown that controls certain uses, signage, and architecture (Community Development)
- Continue strengthening development codes and regulations that promote quality architecture and landscaping (Community Development)
- Integrate streetscaping with all new road projects (Community Development, Public Works)
- Construct gateway entry signs along US-169 and other main roads leading into Owasso (Community Development, Public Works)
- Continue to promote and expand the “Timmy and Cindy” program as well as other public art displays in the community (Recreation and Culture, Community Development)
- Work with ODOT and the Division 8 office to ensure that aesthetics are included in improvements to US-169 and other highway projects. These could include such treatments as embossing the concrete on bridge abutments to integrating planters at the aprons at each interchange area (Community Development, Public Works)
- Consistently improve code enforcement practices and methods and partner with Strong Neighborhoods to develop neighborhood coalitions that emphasize the importance of code enforcement in maintaining property values

Goal 6 – *The City of Owasso shall contain one or more focal points or gathering spaces that provide a sense of place and can host venues for community events, social, and cultural activities.*

Action Plan

- Develop the proposed quarry lake as a destination recreational area incorporating multiple activities such as canoeing, scuba diving, fishing, swimming, hiking, and outdoor entertainment opportunities (Community Development, Recreation and Culture)
- Develop a quality farmers market (Community Development)
- Study the concept of creating a Business Investment District (BID) or Tax Increment Financing (TIF) District for the downtown area (Community Development, Economic Development)

Goal 7 – *Owasso shall have high quality parks offering recreational opportunities for all age groups.*

Action Plan

- Update the Parks Master plan and identify what parks are best suited for specific types of recreational activities or opportunities to serve various demographic sectors (Community Development, Recreation and Culture)
- Develop shelf ready master plans for each City park that can be used to implement park elements and take advantage of potential grant sources (Recreation and Culture)
- Aggressively pursue grant funding for parks whenever possible (Community Development and Recreation and Culture)

Goal 8 – *The City will have ample parks to serve its citizens in an equitable manner and parks will be conveniently located throughout the City so all citizens may enjoy them.*

Action Plan

- Fill park-deficient areas of the community by studying the options available to purchase property in the northeast quadrant of the community for the development of a new city park that could contain passive recreational amenities (Community Development, Recreation and Culture)
- Study opportunities to create more small neighborhood parks (Community Development)
- Inventory Owasso park assets and benchmark Owasso against other peer communities to determine deficiencies that can be addressed (Community Development and Recreation and Culture)
- Ensure new subdivisions and capital projects adequately address access to public parks and schools (Community Development)
- Consider a study that evaluates the adequacy to which our parks can be maintained given current revenue streams (Recreation and Culture)

Plan Element - Infrastructure

Infrastructure is the backbone for any community, and its quality and availability determine how and to what extent a community grows. Water, sewer, storm water, and safe high quality transportation systems are required for nearly every development. Without these elements, quality development does not occur. Owasso has recently made significant progress in the areas of wastewater and water system improvements. Becoming part of the Urbanized Area within the metropolitan Tulsa Area allowed access to more Federal funding for road projects.



As with land use planning, infrastructure or capital planning should respond to targeted growth areas as well. For example, if the community desires to attract a regional headquarters for a major company, it must have adequate infrastructure to serve such a business. Infrastructure, particularly transportation, can also be used to make an area attractive for desired uses. Many communities around the country build roads and infrastructure before development arrives, thus essentially creating pad ready sites. However, a community must have an available funding mechanism in order to make this happen.

In the past, infrastructure typically focused on roads, water, and wastewater systems. However, pedestrian and multi-modal transportation systems (pedestrian, bicycle, transit) are becoming more integrated with transportation projects and are now considered as an infrastructure component in the same way as the other traditional elements. Recent surveys indicate that citizens continue to respond overwhelmingly in support of better bicycle and pedestrian transportation facilities. For the most part, Owasso is severely lacking in the provision of multi-modal transportation elements in the community, and many of the goals in this section respond to this fact.

As the community continues to grow, there will be added pressure placed on existing and needed infrastructure systems. One of the questions that will have to be asked, is can the community meet the needs of its citizens and deliver services in an efficient manner given the present funding mechanisms and current and future sales tax revenue stream? While the Plan does not attempt to craft a funding plan, it is an underlying concern with many of the goal statements and is identified in some of the action plans.

Goal 1 – *Transportation projects will be more proactive and less reactive to growth.*

Action Plan

- Target capital expenditures in areas where the City needs to support growth as well as making it attractive for private investment (Managerial, Community Development, Public Works, Economic Development)

- Develop a comprehensive multi-modal transportation network to include bicycle routes, pedestrian systems, and future transit options including park and ride locations (Public Works, Community Development)
- Continuously review the Capital Improvements Plan to ensure that it is in keeping with land use trends (Community Development, Public Works)
- Study potential locations for future transit stops and park and ride locations.
- Conduct an infrastructure audit every two years to determine areas of potential concern (Public Works)
- Embrace the INCOG long range transportation plan for regional bus transportation, light rail, and commuter rail (Community Development, Public Works)
- Ensure Owasso has representation participating in INCOG's long range transportation planning work which includes: the 5 year plan updates for the region, special studies impacting the Owasso area, and representation on the Policy and Technical Advisory Committees (Managerial, Public Works, Community Development)

Goal 2 – *Owasso will have a well-planned network of roads, bike paths, and pedestrian walkways within Owasso city limits to facilitate safe efficient travel and address transportation access for all modes.*



Action Plan

- Employ context sensitive design practices for all road improvement projects that address bicycle and pedestrian transportation systems as part of the overall scope of the project (Community Development, Public Works)
- Develop a Complete Streets Ordinance that ensures all future road design will provide equity for all types of transportation
- Encourage and promote both vehicular and pedestrian connectivity between residential, employment, commercial, and recreational uses (Community Development, Public Works)
- Continue to require connected street patterns between subdivisions and developments (Community Development)
- Continue to facilitate pedestrian connections between residential neighborhoods to recreation, schools, and other amenities (Community Development, Public Works)
- Partner with private land owners to secure trail easements (Community Development, Public Works)
- Through the Site Plan Review Process, ensure all plans provide for safe vehicular movement and adequate off-street parking, that pedestrian safety measures exist, and that the provision of adequate access for service and emergency vehicles is addressed (Community Development, Police and Fire Departments)

Goal 3 – *Infrastructure development will be targeted (water, sewer, stormwater, streets) in order to be proactive to growth, and existing systems will be upgraded in order to expand coverage and accommodate future development.*

Action Plan

- Continuously monitor and update the Wastewater, Stormwater, Water, and Transportation Master Plans to respond to development trends and problematic areas. Ensure that such plans are developed in concert with the Land Use Master Plan (Community Development, Public Works)
- Develop a sustainable “green infrastructure” plan, which should include funding mechanisms for operation and maintenance of all infrastructure systems (Community Development, Public Works)

Plan Element - Downtown Area



Nearly 90% of the respondents to the on-line citizens survey indicated that the downtown area in Owasso needs to be addressed and redeveloped. Additionally, it was the topic of many lengthy discussions with the LUPSC. A prosperous and healthy downtown is key to the success of many communities. Ignoring public investment in older downtown areas often leads to higher crime, private disinvestment, and lower property values. The experience of numerous downtowns and central city locations around the country has shown that a few well-targeted

catalyst projects, public-private development projects, and infrastructure investments can generate additional redevelopment activity. Over time, initial investments are repaid with an overall increase in property values, economic activity, and associated tax revenues. Having a vibrant downtown core with a mix of diverse businesses, restaurants, and services is very important to attracting and retaining a skilled workforce that is crucial to economic growth. Busy professionals enjoy having a mix of services and retail opportunities close to their place of work and home, for both convenience and as a lifestyle amenity.

A vibrant downtown can also promote higher residential property values as homes closer to high quality commercial corridors command higher prices than those near low quality corridors. “High quality” corridors are generally described as areas with low vacancies and have a walkable pedestrian environment; whereas, low quality commercial corridors are generally more automobile oriented with wide cross-section streets, few, if any, pedestrian or bicycle access amenities, and higher vacancies. Moreover, land use studies show that investments in neighborhood greening, such as streetscaping, tree planting, pocket parks, and median plantings resulted in sizeable gains in comparable home values. Homes located in special districts, such as a Community Improvement District (CID) or Business Improvement District (BID), aimed at achieving these elements were found to be worth more than homes not within these areas.

Goal 1 – Owasso shall have a vibrant, energetic, and pedestrian oriented downtown with a mix of housing types, restaurants, boutiques, shops, and offices.

Action Plan

- Form public-private partnerships to develop parcels in a way that achieves the goals and vision of the downtown area and takes a proactive leadership role in securing parcels to spur economic development initiatives (Economic Development, Community Development)
- Revisit and update the current downtown plan and perhaps consider developing a small area plan (Community Development)
- Continue with promoting downtown events to continue to draw attention to and create interest in the downtown area (Recreation and Culture, Community Development)
- Develop an overlay district to govern use, scale, architecture, and signage for the core downtown area (Community Development)
- Develop land use policies that support a vibrant downtown core (Community Development)
- Develop a coalition of downtown stakeholders to begin studying improvements to the downtown area (Economic Development, Community Development)
- Study the viability of establishing a Main Street improvement fund (e.g. BID, CID or TIF) (Community Development, Economic Development, Managerial)
- Continue to implement the Vision 2020 project for the entire length of Main Street (Public Works, Community Development)
- Study the concept of creating incentive grants for new development or other related incentive mechanisms such as reduced fees for water and sewer taps and building permits (Community Development, Economic Development)
- Continue targeting CDBG funds towards projects that can continue to upgrade the downtown and surrounding area (Community Development)
- Consider performance standards of form base codes in the zoning ordinance to minimize incompatibility conflicts (Community Development)
- Promote downtown Owasso as the cultural and historical center of the City, as an employment and governmental center, and as an attractive shopping and dining destination (Economic Development, Community Development).
- Explore the option of creating a Downtown Development Authority who can be charged with efforts to revitalize downtown Owasso. (Community Development, Economic Development, Managerial)

Plan Element - Public Safety



Crime was cited by 43% of respondents to the citizens survey as a main concern for the next 20 years which ranked it in about the middle in terms of other areas of concern. This tends to indicate that, for the most part, Owasso citizens feel safe in the community, but, as growth continues, it should be monitored closely. While citizens generally are satisfied with the level of service they are receiving from emergency personnel, there are some emerging issues that are of concern and that were expressed by police and fire leadership.

Feeling safe and secure within our homes, job locations, parks, and other public spaces is a basic human desire. Public safety is also one of the key determinants in the perception of the quality of life of a community. As a community grows, the needs for safe social and physical environments where people are able to participate fully in their communities without fear of incident becomes an increasing challenge. Crime affects all members of a community. If crime rates increase, a community's overall sense of security and perception of safety generally diminish. High levels of crime lower property values, discourage commercial investment, reduce competition, erode employment opportunities, shrink customer bases, and, ultimately, depress a city's economy. Therefore, perceived safety and actual crime rates are crucial components in the overall welfare of a community. None of these results can be taken for granted as it takes little upward movement in crime trends, rates, or response times to influence the public perception of safety. Essentially, public safety is the responsibility of all branches of government, and it will take multi-pronged approach with constant attention to details, analysis of crime trends and services provided, and interaction with citizens to ensure the common goals of preventing, reducing, and solving crime are met.



Fire protection is also a key component of public safety. Having a highly responsive fire department with highly trained personnel is just another element that adds value to a community. Having adequate coverage areas and response times are looked at closely by prospective businesses and help with commercial and residential insurance ratings. If there are gaps in coverage areas that increase response times, it can hurt the overall perception of having adequate emergency service coverage.

Goal 1 – *Owasso will have quality emergency services with excellent response times that meet the needs of the citizens and a growing population.*

Action Plan

- Establish a dedicated funding source for public safety agencies (Police and Fire Departments)

- Ensure that police and emergency services personnel are adequately staffed based on current and anticipated work-load analysis and calls for service (Police and Fire Departments)
- Develop proactive problem solving strategies for crime prevention (Police Department, Strong Neighborhoods, Community Development)
- Acquire property in the northern portions of Owasso for a new fire station to ensure that adequate coverage and acceptable response times are maintained (Managerial, Fire Department, Community Development)
- Seek funds to develop a tract in Stone Canyon dedicated for a future fire station (Managerial, Fire Department, Community Development)
- Upgrade and enhance emergency communication systems (Support Services, Police and Fire Departments)
- Develop a Fire Department Training facility (Fire Department)
- Continue to employ the latest technology to make emergency services more responsive and efficient (Police, Fire, and IT Departments)

Goal 2 – Owasso shall be a community with safe neighborhoods, shopping, and employment areas.

Action Plan

- Conduct neighborhood meetings with the Police Department to learn of any issues or areas of increasing concern (Strong Neighborhoods, Police Department)
- Continue with the Alert Neighborhood Program and community policing efforts (Strong Neighborhoods, Police Department)
- Employ both the Police and Fire Department strategic plans for long range planning purposes (Police and Fire Departments)
- Educate the citizens about the need for code enforcement and the impact it has on their neighborhoods by developing and promoting proactive approaches to code enforcement (Community Development, Strong Neighborhoods)

Plan Element - Economic Development

This Plan is not intended to be an economic plan or strategic plan, but it stresses that land use is tied with economic development in terms of ensuring that development occurs in such a way that complements economic development goals. In this way, land use planning and decisions related to economic or job producing prospects can serve to sustain the community in the future.



While great strides have been made to diversify the region's energy-based economy since the "oil bust" years of the late 1980s and early 1990s, the local economy is still tied somewhat to this industry, as well as the aerospace, health care, education, and retail sectors. Owasso has several small manufacturing businesses associated with energy development and aerospace. Several local companies manufacture components for

offshore oil rigs and military and civilian aircrafts. The energy sector within the region grew stronger since the mid 2000's due to an increase in energy prices. The airline industry has rebounded somewhat since the recession between 2008 and 2010; however, both the airline and energy industries are somewhat volatile and are tied more than ever to the global economy which further stresses the importance that Owasso be as diverse as possible to soften the blow of another recession. The survey conducted as part of this Plan indicates that economic development and job production continue to be a main concern with Owasso's leadership and citizens.

Oklahoma is the only state where local communities must rely on sales tax revenue for funding general government operations. Sales tax dollars pay for operation of the local government and provide the services that citizens enjoy. Owasso has no ad valorem tax base that pays for or even augments funding for police, fire, road projects, parks, etc. As such, the community must continue to rely on ensuring that there is an adequate amount of commercial land available for development of retail businesses. Conversely, there also must be an adequate amount of quality higher paying jobs in the region that allow people to have discretionary income, or retail businesses will suffer. Therefore, it is important that job growth occurs to support the retail activity that produces sales tax Owasso depends on to fund government operations.

The Economic Development element places importance on the connection of quality of life with economic prosperity, as the overall goal is to create a community with ample cultural, entertainment, and recreational opportunities. Together with the other elements of this Plan, the overall strategy is to create a more visually pleasing community by establishing policies that will result in more attractive streets and a better harmony between different land uses. This plan element also recognizes the importance of generalized economic activity which includes the retail and service industries. Service jobs, particularly for the medical industries, engineers, and managers provide excellent wages and benefits. A healthy retail base also provides the City with needed sales tax revenue to fund police and fire services as well as for parks, and other vital City needs.

Goal 1 – *Owasso will be a community with a strong and competitive economic base which is developed in such a way as to make it attractive for high skilled jobs*

Action Plan

- Attract and retain new industries proven to provide higher paying jobs to create a trickledown effect through other economic sectors thus ensuring a more balance and stable economy (Economic Development)
- Maintain an inventory of developable land suitable for large employment based office type development (Community Development, Economic Development)
- Partner with other agencies and jurisdictions to support efforts to attract business and industry to Cherokee Industrial Park, the Port of Catoosa, and other regional areas (Economic Development)
- Market the community for medical sector jobs and associated businesses (Economic Development)

Goal 2 – Owasso will have a strong independent local economy that compliments the surrounding region but is not dependent on it.

- Continue to partner and collaborate with neighboring chamber of commerce's regarding economic development opportunities (Economic Development, Managerial)
- Encourage the development of office and research and development space in appropriate locations within the City (Economic Development)
- Continue to support and promote the downtown commercial area (Economic Development)
- Maintain and encourage strong neighborhoods; Promote housing rehabilitation, revitalization and infrastructure improvements within neighborhoods in need (Economic Development, Strong Neighborhoods)
- Employ the strategic plan developed by the Economic Development Department as a basis for making sound decisions (Economic Development)



Chapter V

Future Land Use Plan

Land Use Categories

Special Districts

Park and Ride or Transit Stops

Bicycle and Pedestrian Component

Land Use Master Plan

Land Use Evaluation Matrix



GrOWASSO

2030 Land Use Master Plan

Summary

The goals and action plan strategies of the GrOwasso 2030 Land Use Master Plan (Plan) have been outlined in Chapter IV. This chapter, however, summarizes the future land use categories recommended for the City of Owasso along with corresponding zoning categories that are used to implement the plan. Additional information is provided for special situations that may arise where the strict guidance of the plan cannot be maintained. Each of the recommended land uses has been compared to existing plans for Rogers and Tulsa County, development adjacent to the fenceline, local development plans such as approved planned unit developments, existing zoning, and new development trends. The recommended land uses were also examined in concert with the current provisions of the Owasso Zoning Code to ensure that appropriate zoning classifications match the suggested land use categories.

During the development of this plan, the City utilized its Geographic Information System (GIS) to analyze where high growth areas would likely occur in the community. The key factors that were considered and analyzed were available and planned sanitary sewer service, transportation improvements, physical constraints, current trends, and land availability. The 8 growth areas are depicted in Chapter 3, Figure 3.3. While there may be other unforeseen factors that come into play that could shift these areas, the data collected as part of this Plan reveals the key high growth areas that are likely to occur in the next 10 years. At the time of the next Plan update, these areas will again be reviewed and adjustments made.

The land use categories and accompanying map shall be used as a policy guide for future development by the City Council, the Planning Commission, and developers doing business within the City of Owasso. Additionally, adjoining jurisdictions can also utilize this document as a reference tool when examining development proposals that would impact Owasso in the near and long term.

Using the Plan

The Plan is a policy document that lays out the blueprint of how the community should grow over time and where certain uses should be placed relative to their intensity. Other factors such as underlying zoning patterns, adjoining communities land use plans, and future capital improvements also played a role in determining where the land use categories were placed. However, the Plan is a plan and is not inflexible or concrete. From time to time, there will be certain uses that are proposed that will merit additional evaluation and create the possibility for Plan amendments.

Overall, the Plan will serve to assist the Planning Commission and City Council in making decisions about development proposals and reports that staff take before these bodies will identify whether the proposed development conforms to the Plan or not. It is important to understand that the Plan is not an existing land use map nor does it mean that certain uses that conflict with a proposed use category must cease to exist. Current uses that are in conflict with the plan recommendations may in fact continue and the Plan is primarily consulted when there is proposed zoning change to the property in question.

Land Use Categories

1. Public/Institutional/Quasi Public



The Public/Institutional/Quasi Public land use category includes government and quasi-governmental facilities. Uses that may be found in this category include: hospitals, public buildings, schools, and/or utility substations.

Since it is difficult to predict with any degree of certainty where public and institutional uses might locate, as many of them rely on land donations or acquisition using public dollars, the Plan does not specifically identify where future public uses might occur. Rather, the public uses shown on the plan exist and are dedicated for a specific public purpose.

This category does not include churches, as they are permitted in residential, duplex, and multi-family zoning districts with a specific use permit and by right in the office and commercial zoning districts. While the plan may not specifically call out areas for future public uses, it does make a general recommendation for a certain public use. Past coverage area studies indicate that a fire station is needed in the northern portions of the City, but the specific site has not been identified. Therefore, the Plan recommends that property for a fire station be acquired in the northern portions of the City near the intersection of Garnett Road and 116th St. N. for the purposes of developing a fire station and training facility.

Corresponding Zoning Classifications:

Public uses are permitted in all zoning districts. Some public uses require a Specific Use Permit depending upon the location.

Specific Plan Recommendation

- Identify a suitable parcel of land in the northern portions of the City for the construction of a new fire station and training facility

2. Parks/Recreational

Similar to the Public/Institutional/Quasi Public land use category, the Parks/Recreational category generally identifies land area already being used for public parks. The plan does not identify all of the private neighborhood parks, private golf course facilities, or other private recreational uses. In general, parks should be situated conveniently to allow access to all citizens in the community and be socially equitable. Currently, Owasso has 11 parks

including the Skate Park located near the wastewater treatment plant south of the intersection of 76th St. N. and Main Street and Veterans Park, which has no amenities, on the north side of 86th St. North between US-169 and 129th E. Ave. The Bailey Ranch Golf Club is also identified on the Plan as being within the Parks/Recreational category.



For the most part, Owasso citizens are geographically well served by park facilities with one notable exception, the northeastern part of the City. In this area, where there has been tremendous residential growth, there is no public park facility. However, several of the newer subdivisions have installed neighborhood parks maintained by private homeowners associations, which offers people in those particular neighborhoods a place to recreate

and socialize. Public parks require local funding for operations and maintenance. Currently, the City is not fiscally able to take on or acquire additional park land as park budgets and personnel are typically stretched thin to maintain the current park land inventory. Additionally, suitable tracts of land are becoming more difficult to locate and the cost of acquisition is also a concern. While this plan may suggest locating property for a park in the northeast quadrant of the City, the cost of that and the long term maintenance need to be carefully weighed against projected revenues.

The Plan also shows a portion of the existing stone quarry located in the southern part of the planning area as recreational. Interviews with the landowner and quarry operator indicate that a portion of the quarry will be closed by 2016 and be allowed to fill with water for recreation purposes. For this reason, this area was designated for future park area. Significant private park areas with several amenity features, such as the one around the Three Lakes Subdivision, were also designated for park and recreational uses.

Corresponding Zoning Classifications:

Parks are permitted in all zoning districts.

Specific Plan Recommendation

- Identify a suitable parcel of land in the northeastern portion of the City for the construction of a neighborhood park of 3 to 25 acres in size (However, this recommendation should be carefully weighed against projected revenues versus long term maintenance costs).

3. Residential

The Residential category represents the most predominant character of development in Owasso. This category typically is comprised of single family neighborhoods of varying lot sizes and represents the lowest intensity of all the use categories. Dwelling unit densities within the Residential category generally range from 2 to 5 units per acre. In some locations, particularly the eastern portions of the fence line in Rogers County, density can be as little as 1 or fewer units per acre. Planned Unit Developments may also be found in the Residential land use category and may contain various intensities of residential housing. In most cases, the Residential use category is buffered from higher intensity uses such as Commercial with the Transitional use district.



Typical Owasso urban single family neighborhood with sanitary sewer service and curb and gutter stormwater control.



Typical rural single family neighborhood without sanitary sewer service and bar ditch stormwater control.

Sewer is the dependent variable in terms of the type of density the neighborhood may have. Densities within future developments within the Residential category will depend greatly on the availability of sanitary sewer service. Most of the higher density single family neighborhoods can be found west of 161st E. Ave. and this is due to availability of sanitary sewer service. Two major sewer improvements were recently completed or are currently underway since the previous plan update in 2007. One is the 76th St. Interceptor line which runs general east to west from Stone Canyon Elementary School to the middle of Section 33 (between 76th St. N. and 66th St. N and 129th

E. Ave and 145th E. Ave.). This project will open the door for urban residential development in this corridor and in the Stone Canyon Planned Unit Development. Additionally, other existing neighborhoods can tie into this line to remove themselves from septic systems. The other major upgrade is the Ranch Creek sanitary sewer upgrade line which will increase sewer capacity west of US-169. This project generally follows Ranch Creek just west of the SKO Railroad tracks. Due to these improvements, it is reasonable to assume that higher density residential development might occur in both basins. Other areas of the fence line area may not develop to densities any greater than 1 or 2 dwelling units per acre because of the expense of bringing sewer to these locations. As a result of the many variables involved, the Residential category was not broken apart into two different categories, such as rural or urban.

Land availability is another key determinant associated with residential development. Large tracts of land with few physical constraints typically developed first. As the community ages, land becomes more challenging to develop and often has significant issues with large utility easements or physical features such as flood plain. In other cases, land assembly is required for multiple parcels to make a parcel large enough to economically develop. This is where Owasso finds itself in 2014; all of the easier to develop property suitable for residential development has been developed and generally what remains are the more challenging parcels.

In some instances, duplexes or townhomes may be appropriate in the Residential land use category. Typically, this will be accomplished using the Planned Unit Development (PUD) approach for development applications. As the City grows, it becomes more urbanized and development becomes more complex. Therefore, more care needs to be taken when allowing higher density and more intense uses in developed areas. Considering this, duplex and townhome uses may be appropriate in some locations within the Residential land use district under certain conditions.

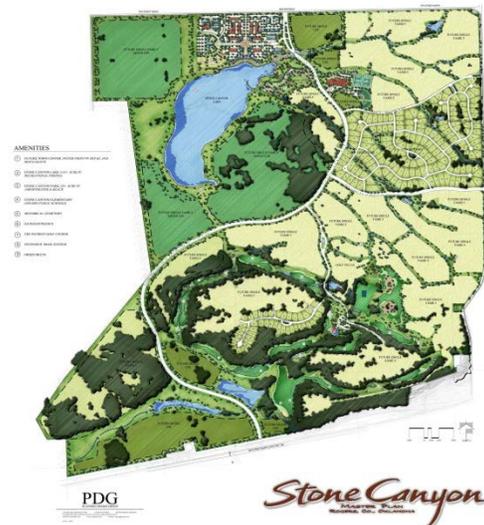
Corresponding Zoning Classifications:

The following zoning districts are best suited for the Residential District:

- Agricultural (AG)
- Residential Estate (RE)
- Residential Single Family (RS-1, RS-2, RS-3)
- Residential Duplex (RD) or Residential Townhome (RTH) – Allowed as a single use if the proposed development is part of an existing duplex or townhome development, or if functioning as a buffer between higher and lower intensity uses such as between single family residential and commercial, or is developed as a PUD as an individual lot or a multiple lot development.
- Planned Unit Developments (PUD)

4. Neighborhood Mixed-Use District

The Plan identifies only one Neighborhood Mixed-Use District which is located in the far southeastern quadrant of the fence line and is part of the Stone Canyon master planned community. This area is shown as a Neighborhood Mixed-Use District because it complements the approved development plan. When Stone Canyon was annexed into the City in 2008, it was approved in Rogers County as a Planned Unit Development. This approved development plan showed a large area as proposed mixed use development. Therefore, the land use plan correspondingly shows this area with the Neighborhood Mixed-Use District. The very nature of these Districts is to allow them to



evolve over time into an area made up of a mix of land uses, which affords people the opportunity to live, work, shop, and have immediate access to recreation facilities in one general area.

The intent of the Neighborhood Mixed-Use District is to encourage a mixture of complementary uses that will function as an integrated center allowing for pedestrian connections between developments and uses. Additionally, identifying an area as a Neighborhood Mixed-Use District offers some degree of flexibility to the developer as to where and how they place the uses within the area due to changing market conditions.

In the future, additional Neighborhood Mixed-Use Districts may be needed as the community grows and becomes more complex. However, it is recommended that future districts accompany small area plans that are more prescriptive in terms of uses and the physical characteristics of the development. Small area plans are more specific than Land Use Plans, and identify appropriate areas or parcels for housing, live/work units, commercial, and employment centers and can provide guidance for decision makers when reviewing development proposals located in these areas. Small area plans also provide another key component, which is the conceptual layout of an internal roadway network.

Corresponding Zoning Classifications:

The following zoning districts are best suited for the Neighborhood Mixed-Use District:

- Residential Single Family (RS-3)
- Residential Duplex (RD)
- Residential Townhome (RTH)
- Residential Multi-Family (RM)
- Commercial Shopping (CS)
- Office Light (OL)
- Planned Unit Developments (PUD)

5. Transitional



The Transitional Land Use District represents a transition zone from single family residential development to non-residential development. Typical uses found in the transitional use zone include attached housing (e.g. duplexes, apartments, townhomes) and office uses. This district would not be suitable for multiple story office buildings if adjacent to single family neighborhoods. Office areas within this district would include planned office complexes and single use office facilities.

Transitional zones generally act as a buffer between higher intensity uses such as commercial and lower intensity uses such as single family residential, hence the name Transitional District. Additionally, there is normally a connection to an arterial street from the

Transitional District. Transitional Districts can also be integrated with planned unit developments as part of larger neighborhood master plan.

Corresponding Zoning Classifications:

The following zoning districts are best suited for the Transitional District:

- Office Light (OL)
- Office Medium (OM) – allowed with buildings of 2 stories or less
- Residential Single Family (RS-3)
- Residential Multi-Family (RM)
- Residential Town Home (RTH)
- Residential Duplex (RD)
- Planned Unit Development (PUD)



6. Commercial

The Commercial Land Use District represents areas of retail trade and services. Typically, these areas are located around nodes of arterial street intersections or in some cases at intersection of collectors and arterials. Commercial Districts can also be found in corridors that have an established commercial use pattern, such as the Smith Farm area, or highly visible areas, such as along US-169, SH-20, and 116th St. N west of US-169. The Commercial District includes uses that range from small neighborhood convenience shopping areas, single free standing buildings, big box retailers, restaurants, automotive services centers, and other similar retail uses.



Access is a key factor in the location of Commercial Districts. A site with poor access or that is difficult to get to is prone to fail; whereas a site with good and safe access will stand a better chance of survival. In general the development of long commercial strips around the perimeters of square miles should be avoided as can present problems with access control. In all cases of commercial development, access management should be carefully controlled with design treatments such as mutual or shared access drives and cross connections easements or agreements.

Corresponding Zoning Classifications:

The following zoning districts are best suited for the Commercial District:

- Commercial Shopping (CS)
- Commercial General (CG)

- Commercial High Intensity (CH)
- Office Light (OL)
- Office Medium (OM)
- Industrial Light (IL) is possible if:
 1. No traffic passes through residential areas to access said sites.
 2. Care is taken to provide attractive architecture with masonry facades of brick, stone, stucco, split face block or equivalent materials.
 3. Storage of outdoor materials is completely screened with an opaque wood or masonry fence in the rear of the property.

7. Industrial/Regional Employment

The Industrial/Regional Employment Land Use District represents the highest intensity of land use in Owasso. The Plan calls for industrial uses to be targeted around existing patterns of industrial activity, including: locations near S. 5th St. and Main St. east and west sides of US-169 south of 76th St. N. and near the existing quarry sites near 66th St. N. and 129th E. Ave. Most of Owasso's current industrial activity includes light industrial uses, such as warehousing and storage and facilities and small manufacturing shops. It is expected that this trend will continue with perhaps targeted efforts for research and development facilities. Some higher intensity commercial uses may be appropriate in the Industrial/Regional Employment Use district. These may include more intensity auto and truck repair, truck rental facilities, lumber yard, etc., which are also found in the CH zoning district.



The City of Collinsville has zoned several parcels industrial in an area north of 126th St. N. in the northwestern portion of the Owasso fenceline, and there are already some existing industrial businesses operating in this location. For this reason, the Plan shows a large area as Industrial/Regional Employment Districts just across the street from this emerging industrial area in Collinsville. Additionally, Owasso really does not have a lot of land area left in which to place small industrial users, so it made sense to show this area as Industrial/Regional Employment. With the new standards in the zoning code for landscaping and buffering in place, adequate protection for any nearby residential areas is enhanced.

Corresponding Zoning Classifications:

The following zoning districts are best suited for the Industrial/Regional Employment District:

- Commercial General (CG)
- Commercial High Intensity (CH)
- Industrial Light (IL)
- Industrial Medium (IM) is possible with a PUD if abutting an area designated for residential or transitional uses; or abutting an area zoned for residential uses or being used for residential purposes. Said projects will also be evaluated as to the number and type of jobs created and overall economic impacts.

- Industrial Heavy (IH) is possible with a PUD if abutting an area designated for residential or transitional uses; or abutting an area zoned for residential uses or being used for residential purposes. Said projects will also be evaluated as to the number and type of jobs created and overall economic impacts.

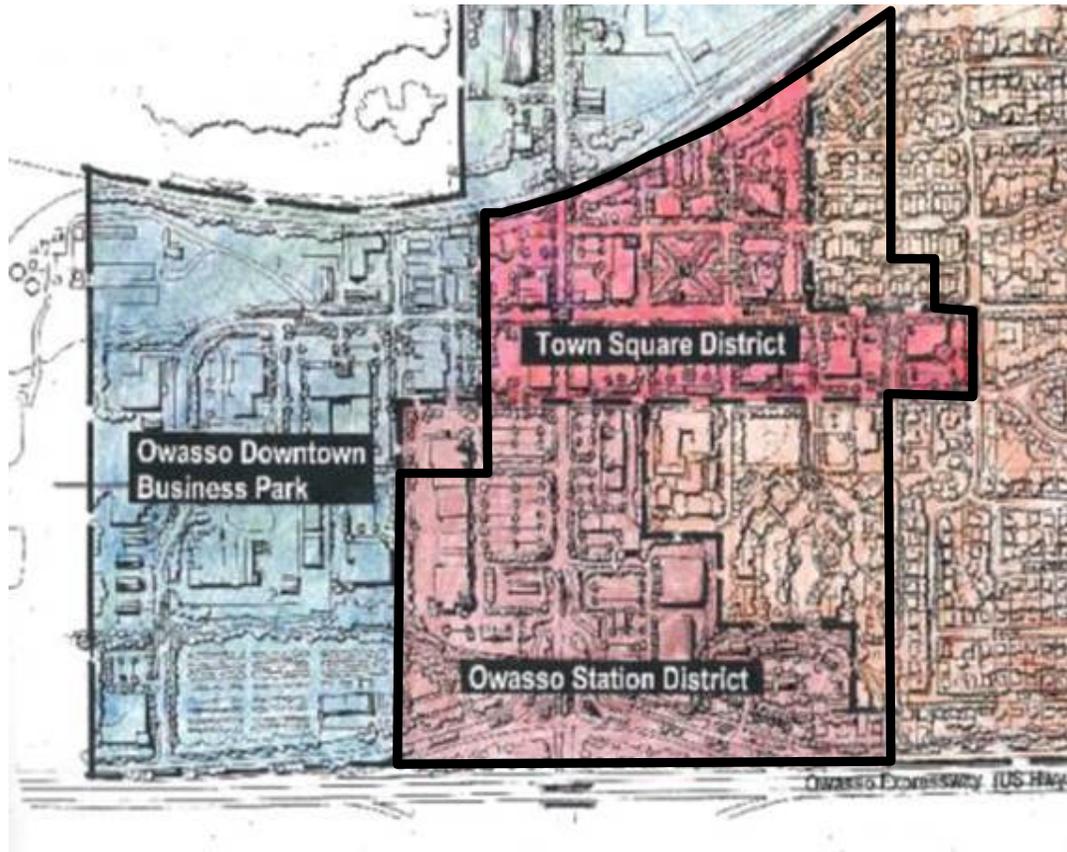
8. Downtown Development District

The downtown area was the subject of many discussions during the course of the development of the GrOwasso 2030 Land Use Master Plan. The Downtown Development District identified on the Land Use Master Plan establishes and represents an area of targeted future investment, infrastructure improvements, and overlay district (zoning code amendment). The district outlined essentially identifies the commercial core of the downtown area which is approximately where any future



overlay district would focus. Land use within the Downtown District varies with a mixture of single family homes, multi-family housing, industrial, office, and commercial uses. The context of the area is different than the rest of Owasso in terms of how it developed as it represents a typical pre-WWII development pattern with a grid street pattern that is pedestrian friendly. This pattern will provide a good canvas from which to initiate revitalization efforts. Redevelopment of the downtown area will occur gradually but setting up the framework will be important as well as the public sector playing a larger role in the process.

Figure V-1, 2004 Downtown Development District Plan



The 2004 *Downtown Development District Plan* adopted under resolution 2001-10, identified two districts (Figure V-1) that lie mostly within the Downtown Development District shown on the GrOwasso 2030 Land Use Master Plan. These two districts were the Town Square District and the Owasso Station District. The Downtown Plan identified the Town Square district as a special Place that can create a sense of identity for the community. This area would be pedestrian oriented and have the characteristics and appeal of a small town Main Street, and focus on the specialty retail stores, restaurants, entertainment, and civic services. Residential above retail and office uses was also cited in the Downtown Plan for this sub area as an important factor to expand the level of use in the downtown area. The Owasso Station District is envisioned as an area that is built upon regional/highway commercial activity. The name recalls Owasso's historic development that originated with its railroad station. Elements such as improving pedestrian connectivity to the neighborhoods to the north, and installing gateway elements near the US-169 interchange were stressed as important goals. In both of the areas cited above, careful control of architecture was common a theme, which any overlay district should consider.

The Downtown Development District identified in the GrOwasso 2030 Land Use Master Plan (Figure V-2), essentially outlines the same boundary as the Town Square and Owasso Station District shown on the 2004 *Downtown Development District Plan*. New development proposals within the Downtown Development District should be carefully scrutinized to ensure the goals for downtown (see chapter IV) are not compromised and that the planning principals identified in the 2004 *Plan* are advanced. The City should prepare a regulatory

tool to address the goals identified in Chapter IV and to begin implementing the above described portions of the downtown plan.

Plan Recommendations

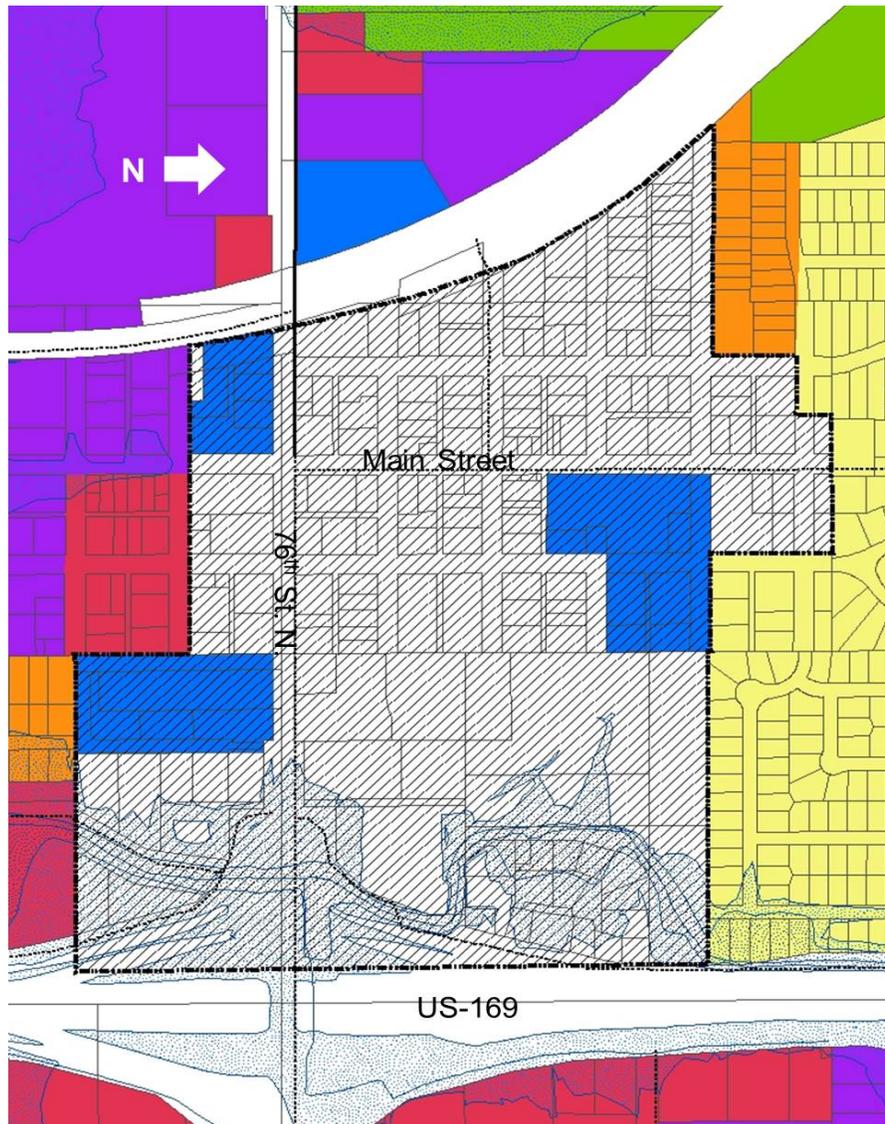
- Low intensity pedestrian oriented commercial and office uses and attached residential and residential above retail uses are encouraged.
- High intensity commercial uses such as auto sales lots, motor vehicle repair, or truck wash facilities should be avoided.
- Prepare an overlay district as a text amendment to the Owasso Zoning Code for the Downtown Development District defined on the Plan. This district should address building architecture, signage, and discouraging intrusive uses that would be counter to the goals and action plans identified in Chapter IV.

Corresponding Zoning Classifications:

The following zoning districts are best suited for the Downtown Development District:

- Residential Duplex (RD)
- Residential Townhome (RTH)
- Residential Multi-Family (RM)
- Commercial Shopping (CS)
- Office Light (OL)
- Planned Unit Developments (PUD)

Figure V-2, Downtown Development District

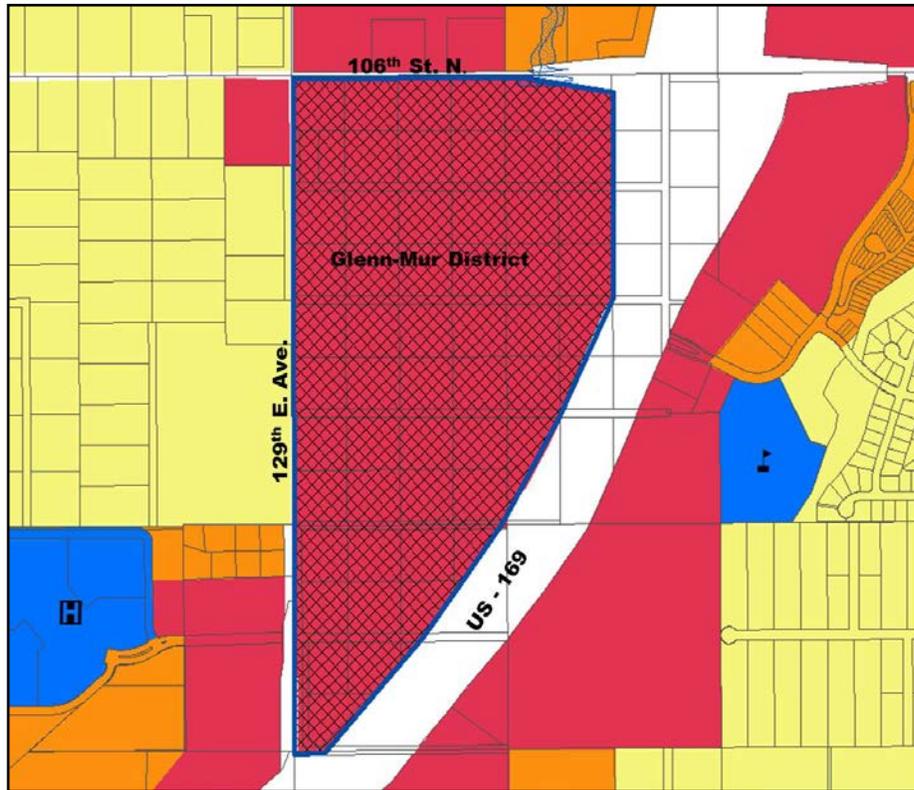


9. Glenn-Mur District

This is a unique area in terms of actual current uses versus planned uses. The Glenn-Mur District, Figure V-3, is actually a platted subdivision which was developed mostly in the mid 1970's. It is comprised of mostly single family homes on individual 2.3 acre lots. In 2008 the Owasso City Council approved a land use plan amendment changing the designation in this area from Residential to Commercial land use based on the neighbors in the development petitioning the City for the change. This area is not annexed into the City Limits and it was recommended in 2008 that annexation and subsequent zoning requests not be done in a piecemeal fashion but, rather, occur in larger increments. Therefore, the Plan recommends that annexations shall occur in increments of no less than 9.2 acres to avoid small "spot" annexations within the entire District. Considering the lots in the Glenn-Mur Addition are generally 2.3 acres in size, annexation requests will typically involve 4 lots. The

two exceptions to this may be at the intersection of 129th E. Ave and 106th St. N. or at US-169 and 106th St. N. as these are “hard” corner lot situations adjacent to two arterial streets and a major highway.

Figure V-3 Glenn-Mur District

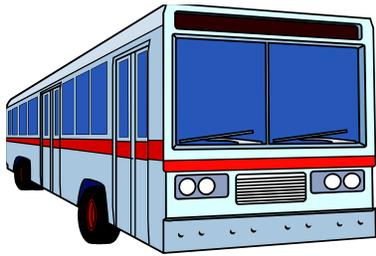


In the short term, this area will likely not redevelop into commercial uses, as it would take significant financial resources to raze homes and assemble several lots together to make a viable project. However, the area has good visibility and access to a major highway so in the long term (10 plus years) the property may reach a point of value where it makes economic sense to develop, especially as raw undeveloped land becomes scarcer.

Plan Recommendations

- Annexations and subsequent rezoning requests shall occur in areas of no less than 9.2 acres (about 4 lots), with the exception of the following areas listed below.
 1. Hard corner at the intersection of 129th E. Ave and 106th St. N.
 2. Hard corner at the intersection of US-169 and 106th St. N.
 3. Properties at the far southwest corner across from the existing medical office uses adjacent to 129th E. Ave.

Park and Ride or Transit Stops



There are three Park and Ride or Transit Stops shown on the Plan, which are identified with the symbol shown to the right. These are locations where such facilities would be encouraged to locate should regional transit be made available to the City of Owasso at some point in the future. The three locations were identified based on their location to highly traveled corridors or in locations where potential bus and rail transit has been discussed. These locations do not necessarily have to be stand-alone facilities, but they could be located in existing parking lots of commercial or church areas. While there would be no requirement for developers to actually install a designated park and ride lot, it is important that locations be identified in the event they are needed or desired by the citizens at some point in the future.

Bicycle and Pedestrian Component

The plan identifies future bicycle and pedestrian transportation routes, many of which came from the 1999 *Tulsa Regional Trails Plan* of which Owasso was included. As parcels are platted, corridors for these routes should be protected and easements secured so that they can be developed as funding becomes available. As road widening projects occur along streets identified for on-street bicycle routes, provisions should be explored to provide these facilities as part of the engineering plans. The routes identified on the plan are not fixed. As development occurs near a planned route identified on the Plan, opportunities should be explored to obtain trail easements or corridors that achieve a similar purpose or connection.



In 2014, the Indian Nations Council of Governments (INCOG) hired a consulting firm to develop a new regional bicycle and pedestrian trails plan. Owasso again will be a participating community in this effort and, as such, will get a newly updated plan. Once the updated plan is completed, it shall replace the bicycle and pedestrian trail routes identified on the GrOwasso 2030 Land Use Master Plan.

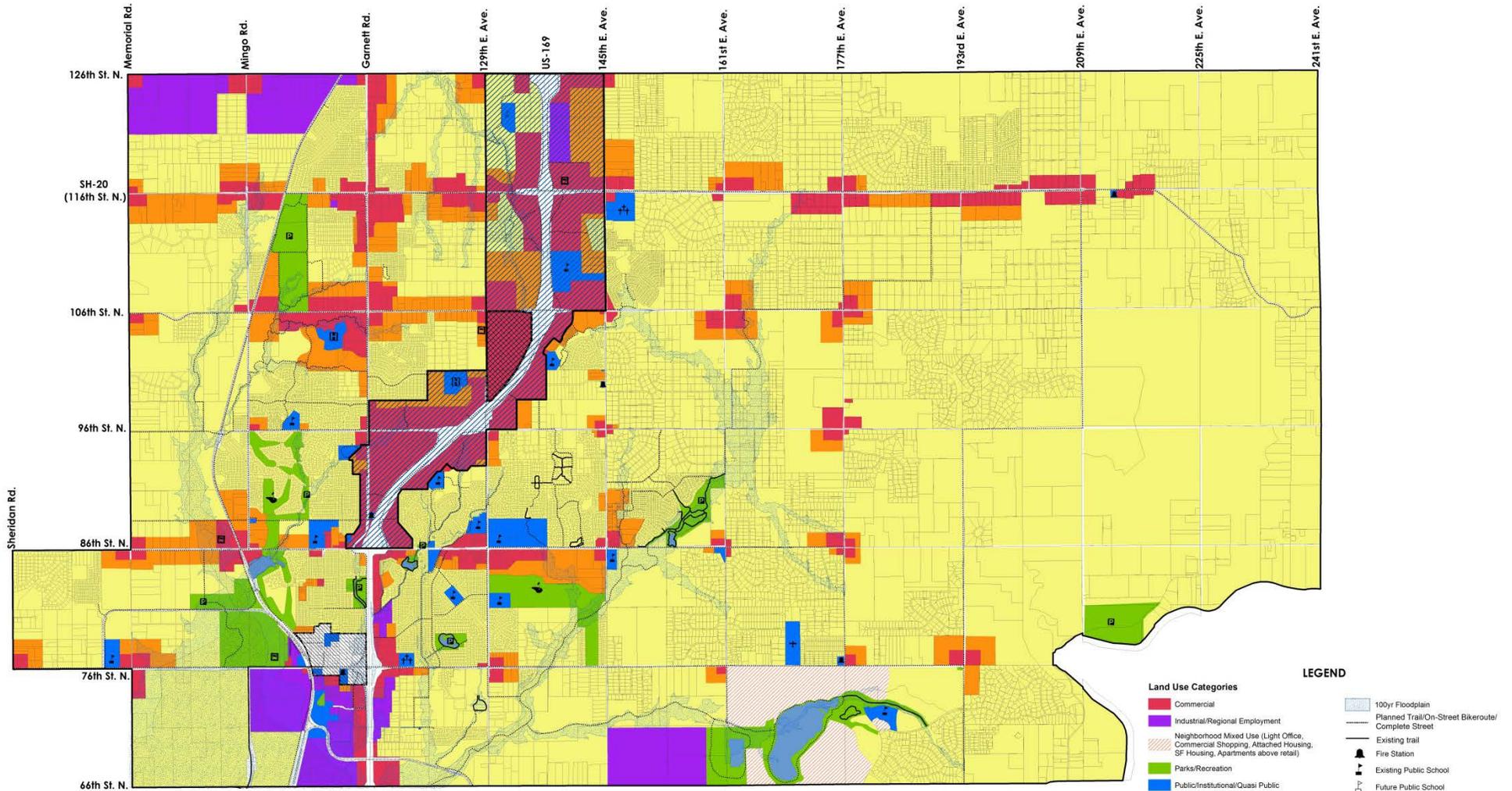
2030 Future Land Use Master Plan

Figure V-4 shows the adopted 2030 Future Land Use Master Plan for the entire Owasso Fenceline. The City Limits are not shown because State Statute allows communities to plan within their fenceline since they may annex lands within this boundary area. The map document will be used in conjunction with the individual use category descriptions when evaluating development proposals within the City Limits or when commenting on referral cases from both Rogers and Tulsa County.

The map clearly shows two commercial corridors, one emerging one along SH-20 and 116th St. N. and one existing and expanding along US-169. These areas are along highly used transportation corridors. 116th St. N. now connects to a new interchange to the west at US-75, making this corridor more attractive for future commercial and transitional type of development. Another significant change from the 2007 Plan is the new area of potential future employment/industrial use shown along 126th St. N. between Memorial Road and Garnett Road. This area was identified for industrial uses because of the existing industrial development and zoning in the adjoining community of Collinsville. Additionally, outside of a few small parcels south of 76th S. N. on the west side of US-169, Owasso really does not have ample quantities of land available for large footprint, high job producing industrial and manufacturing type businesses. The land uses identified for remaining areas of the fenceline essentially followed the nodal concept, typical of previously adopted plans.

Figure V-1, City of Owasso Adopted Land Use Plan

2030 GrOwasso Land Use Master Plan



- Land Use Categories**
- Commercial
 - Industrial/Regional Employment
 - Neighborhood Mixed Use (Light Office, Commercial Shopping, Attached Housing, SF Housing, Apartments above retail)
 - Parks/Recreation
 - Public/Institutional/Quasi Public
 - Residential (Single family detached housing)
 - Transitional (Attached housing, duplexes, offices)
 - US-169 Overlay District
 - *Glenn-Mur Addition Special District
 - **Downtown Development District

- LEGEND**
- 100yr Floodplain
 - Planned Trail/On-Street Bikeroute/Complete Street
 - Existing trail
 - Fire Station
 - Existing Public School
 - Future Public School
 - Civilian Airstrip
 - Future Park and Ride/Transit Stop
 - Hospital
 - Public Park
 - Golf Course
 - Cemetery



This map is for informational purposes only and is not for engineering or planning purposes and is not to scale. Use of this map is without warranty or representation by the City of Owasso to the contrary.

Prepared by the Owasso Community Development Department 5.10.14



Base Zoning Districts	Land Use Districts							
	Parks and Recreational	Public/Institutional/Over-Public	Residential	Transitional	Neighborhood Mixed Use	Commercial	Industrial/Regional Employment	Downtown Development District
Agriculture (AG)	Allowed	Allowed						
Residential Estate (RE)		Allowed	Allowed					
Residential Single Family (RS-1)		Allowed	Allowed					
Residential Single Family (RS-2)		Allowed	Allowed	Allowed				
Residential Single Family (RS-3)		Allowed	Allowed	Allowed	Allowed		Allowed	
Residential Duplex (RD)		Allowed	Possible	Allowed	Allowed		Allowed	
Residential Townhome (RTM)		Allowed	Possible	Allowed	Allowed		Allowed	
Residential Multi-Family (RM)		Allowed	Allowed	Allowed	Allowed		Allowed	
Office Light (OL)		Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	
Office Medium (OM)		Allowed	Allowed	Possible	Allowed	Allowed	Allowed	
Commercial Shopping (CS)		Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	
Commercial General (CG)		Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	
Commercial High Intensity (CHI)		Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	
Industrial Light (IL)						Possible	Allowed	
Industrial Medium (IM)							Possible	
Industrial Heavy (IH)							Possible	

***Glenn-Mur Special District**
 A land use plan amendment was approved by the City Council in 2008 changing the designation in this area from residential to Commercial land use. This area is not annexed into the City Limits and it was recommended in 2008 that annexation requests not be done in a piecemeal fashion and should occur in larger increments. Therefore this plan recommends that annexations and subsequent zoning requests shall occur in increments of no less than 10 acres. Consult the GrOwasso 2030 Plan document for additional information.

****Downtown Development District**
 Part of the adopted 2004 Downtown Plan, this area is identified as a key redevelopment area. Industrial uses and intensive commercial zoning should be avoided. Rather, low intensity pedestrian scale commercial, office, and residential uses above retail should be encouraged, as well as attractive architecture. Signage should also be carefully controlled with an emphasis on pedestrian scale. Consideration should be given to one or more of the following: implementation of mixed use zoning or form based codes, preparation of small area plan, preparation of an overlay district, and formation of an architectural review board.

Land Use Evaluation Matrix

In an effort to provide a level of predictability for landowners and developers and guidance for planning staff, Planning Commission, and City Council, a matrix was developed that cross references land uses with zoning districts. The matrix identifies the appropriateness of use relative to each zoning district. Table V-1 is the land use evaluation matrix developed as part of the Land Use Plan.

An **“Allowed”** designation indicates that the corresponding zoning district is appropriate for the land use district indicated in the table. The **“Possible”** designation indicates this district may be appropriate depending on specific circumstances, as outlined in the text for that particular land use category. A blank cell indicates that the zoning district is inappropriate for the indicated land use.

Table V-1, Land Use Evaluation Matrix

Base Zoning Districts	Land Use Districts							
	Parks and Recreational	Public/ Institutional/ Quasi-Public	Residential	Transitional	Neighborhood Mixed Use	Commercial	Industrial/ Regional Employment	Downtown Development District
Agriculture (AG)		Allowed	Allowed					
Residential Estate (RE)		Allowed	Allowed					
Residential Single Family (RS-1)		Allowed	Allowed					
Residential Single Family (RS-2)		Allowed	Allowed		Allowed			
Residential Single Family (RS-3)		Allowed	Allowed		Allowed			Allowed
Residential Duplex (RD)		Allowed	Possible	Allowed	Allowed			Allowed
Residential Townhome (RTH)		Allowed	Possible	Allowed	Allowed			Allowed
Residential Multi-Family (RM)		Allowed		Allowed	Allowed			Allowed
Office Light (OL)		Allowed		Allowed	Allowed	Allowed		Allowed
Office Medium (OM)		Allowed		Possible		Allowed		
Commercial Shopping (CS)		Allowed			Allowed	Allowed		Allowed
Commercial General (CG)		Allowed				Allowed	Allowed	
Commercial High Intensity (CH)		Allowed				Allowed	Allowed	
Industrial Light (IL)						Possible	Allowed	
Industrial Medium (IM)							Possible	
Industrial Heavy (IH)							Possible	

Allowed – The zoning district is appropriate within the land use district.

Possible – The zoning may be possible if certain conditions are met or exist. The land use plan text should be consulted for clarification.

Blank Cell – The zoning district is inappropriate for the land use district indicated.

Appendix A

- Land Use Plan Steering Committee Exercise – Identifying Issues, opportunities, strengths and weaknesses
- Citizens Survey Results Summary

ISSUES IDENTIFIED FROM THE LAND USE MASTER PLAN STEERING COMMITTEE 2013

The following is a compiled list of the key issues and needs identified by the Land Use Master Plan Steering Committee. These issues will be used to develop goal statements for each category and ultimately action plan strategies for the GrOwasso 2030 Land Use Master Plan. The issues assembled below are taken directly from the worksheets submitted by individuals from the Land Use Master Plan Steering Committee, which were distributed at the first meeting. I grouped the responses into the common categories shown below.

Community Facilities, Infrastructure, and Transportation

- Maintain easy/convenient access into Tulsa
- Keeping up with infrastructure needs and changes in growth is a critical issue. Overall our roads are fairly good but they are not great. Additionally, some areas of the city can be congested by OK standards. While I do not consider this a major issue the City needs to focus on getting to major arterial and intersection widening projects in a more timely manner. However, this is a balancing act and ensuring higher quality infrastructure on NEW projects may prove to pay higher dividends over the long run.
- Rapid infrastructure growth impacting the ability to fund City Operations
- Aging neighborhoods impacting crime, property values, and City resources
- Better planning for future development, especially retail
- Schools be prepared for future growth
- Roads (always an ongoing issue with growth)
- Need for expansion of Higher Education
- Traffic – Current traffic congestion
- Roads
- Highway 169 widening from 56th St. to 126th St.
- 76th Street widening between US-169 and 145th E, Ave.
- Road improvements and widening, Garnett/106th, 96th/129th access road between 96th and 106th east side

- Funding of city operations with only sales tax dollars, expanding infrastructure without adequate staffing, equipment, and resources, and keeping up with the fast growth of the last 10 to 15 years
- Quality streets, infrastructure, and neighborhoods
- In order for Owasso to stay ahead of the curve, money needs to be continued to be allocated to our streets and water and wastewater lines. If we deviate from this trend, growth will become more difficult and Owasso will not be as attractive to potential developers.
- Keeping up with the needs of the community, much less the “wants” given present revenue sources. Can we generate sufficient revenue using current sources to become the community we want to be?

Land Use and Development

- Provide good commercial/light industrial opportunities for businesses
- Commercial growth
- Residential development
- Recreational development
- Need for pedestrian friendly streets.
- Appearance from the community as one enters from the south.
- Preserving Main Street/Old Downtown area and revitalizing it
- Balancing desired commercial development with industrial development and various types of residential development
- Supervision of growth on highway 169 between 96th and 116th
- Management of development on 96th street east of 129th with emphasis on impact on existing residential properties
- Provide good commercial/light industrial opportunities for businesses
- Provide local businesses so that people in Owasso do not have to go into Tulsa for daily needs
- Aesthetics – it is important to live in an aesthetically pleasing environment, and Owasso has a lot to do to improve that.
- Better planning for future development, especially retail

- Maintaining home and property values
- Redevelop existing neighborhoods and business districts
- Things to do in Owasso that keep money and people in Owasso. There is very little to do from an entertainment standpoint for kids and for adults. There needs to be a vision that attracts these types of businesses to Owasso.
- Lack of an identifiable entertainment district that would serve to attract younger professionals and companies who would hire these people

Quality of Life / Parks and Recreation

- Parks development
- Making the city a friendly place for physical activity. The city needs to have bike lanes, trails, etc. Obesity is a major problem facing our nation and our state, Owasso has a LOT of running room and now is the time to set the tone for the city's future.
- Position for managed growth so main attributes of small town living are maintained like absence of traffic congestion, adequate services, and infrastructure
- Maintain an adequate amount of parks and recreational space as growth occurs
- Thoughtfully prepare for young families and children by providing facilities for youth sports and activities without alienating elderly citizens or empty-nesters
- Selling a conservative client base on the need to be proactive instead of reactive concerning city enhancement and the recruiting of both businesses and citizens to ensure the most vibrant quality of life possible
- Need for parks, sports facilities, and recreation to attract and retain young professionals.
- Community – as we grow we may be losing that sense of community. The City is growing, but we need to promote community functions.
- Golf course viability
- Lack of amenities
- Lack of entertainment and destination features to attract people and families and keep young families and professionals living in Owasso

- Lack of amenities and programs such as sports facilities, park facilities, and recreational facilities
- Funding for quality of life. Owasso is poised for great success in so many ways, but we will not be successful in bringing jobs to Owasso and fully growing as a community until we provide a better revenue source to parks and quality of life.
- Providing a quality of life that attracts creatively minded young professionals

Economic Development

- Increase the commercial attractiveness of downtown Owasso
- Provide local businesses so that people in Owasso do not have to go into Tulsa for daily needs
- Dependence on Tulsa and Tulsa area quality jobs. Owasso needs more professional jobs and a variety of employment. Right now, it seems the majority of employment is either retail or medical. The City needs to be actively marketing itself as a great place to run a business (we are doing this I believe).
- Business retention
- Lack of funds to complete all that needs to be done
- Commercial/Manufacturing companies along with high end technical type companies to move to Owasso
- No more retail until more companies locate here
- Lack of good paying jobs in the City. More technical and industrial facilities. Improve the base and strength of business in Owasso.
- Attracting higher paying jobs to Owasso. Owasso has so many things that make this a great place to live, but a lack of good paying jobs in the community will make us continue to leak dollars into Tulsa and other communities.

Other

- Getting people involved is the most important issue facing, not just Owasso, but the nation. I believe if people were more involved at a local level, even just coming to council meetings and attempting to relate to the people devoting their time to

bettering our city, we would have a populace that would be less skeptical and more trusting.

- Public division and strife among those on the City Council. While this issue is relatively subdued, I believe if it gets any worse it could have detrimental impacts on the future of the City. Tulsa has had its share of public spectacles in recent years. It has not done the City any good. Disagreement is great, but public discourse and talking down on the City and its leadership is certainly NOT good.
- Lack of a succession plan for the City Manager
- Producing community involvement, action, participation, and responsibility, resulting in increased City and neighborhood pride of ownership
- Apathy in the community on issues that affect the City. Low voter turnout and the expectations that others will always lead the charge. We have very progressive citizens that need to support their City, our schools, and the initiatives that will better each of them. We need our citizens to step up and be leaders.
- Tulsa's lack of vision and leadership is negatively impacting the region in terms of attracting highly skilled professionals.
- Negativity. Certain groups spreading inaccurate data is thwarting the ability for the community to move forward.

CITIZENS SURVEY

As part of the GrOwasso 2030 Land Use Master Plan, a citizens survey was conducted to gain input from the general public as to what they felt were significant issues and concerns that needed to be addressed in the community. This information helped formulate many of the goals and action plans listed in Chapter IV. The following information is a synopsis of the survey data and its significance to this planning effort and a sampling of the responses received to various survey questions.

- Survey began in December 2012 and ended in March 2013
- By the time it was completed, 959 citizens participated, which represented about 3% of the population.
- It is statistically significant because the confidence interval is quite small at 3.14. The confidence interval is essentially the margin of error. The larger the number, the less likely it would reflect a similar response from any person if the same question were randomly asked. The smaller the number the more likely you would get a similar

answer. For example, if 472 as opposed to 959 people took the survey, the confidence interval would have been 4.5.

5. What age group do you fall in:			
		Response Percent	Response Count
19 or younger		1.2%	8
20-29	■	9.1%	61
30-39	■	25.1%	168
40-49	■	27.5%	184
50-59	■	19.9%	133
60+	■	17.1%	114
		answered question	668
		skipped question	14

6. What should the goals and objectives of the land use planning effort be? (Please check all that apply and, if necessary, add additional responses)			
		Response Percent	Response Count
Identify where future land uses should be encouraged throughout the City		67.3%	395
Provide input on capital planning for things like roads, fire stations, sewer lines, parks, etc.		70.5%	414
Identify characteristics and qualities of neighborhoods		37.8%	222
Establish goals and policies for future growth and development		70.5%	414
Identify trails and bicycle routes		54.7%	321
Promote policies for the environmental protection of the land		38.3%	225
Encourage development that is sustainable with development codes that promote energy conservation		42.1%	247
Develop goals and strategies to make Owasso more attractive for high wage jobs		64.7%	380
Other (please specify) Show replies		12.8%	75
answered question			587

What types of businesses would you like to see more of in Owasso? (check all that apply)		
	answered question	674
	skipped question	283
	Response Percent	Response Count
Restaurants (fast food)	10.4%	70
Restaurants (sit down)	67.8%	457
Nightlife / Entertainment	66.0%	445
Personal services (salons, barber shops, dry-cleaning, etc.)	12.8%	86
Industrial	29.2%	197
Parks	45.4%	306
Convenience Stores	4.0%	27
Retail	43.6%	294
	Other (please specify) Show replies	146

In your opinion, what type of development does Owasso need more of? (check all that apply)		
	answered question	661
	skipped question	296
	Response Percent	Response Count
Residential	23.8%	157
Commercial	59.0%	390
Office	49.9%	330
Industrial	37.1%	245
Parks	52.5%	347
	Other (please specify) Show replies	83

Do you use Owasso parks?		
	answered question	713
	skipped question	244
	Response Percent	Response Count
Yes	75.2%	536
No	24.8%	177

21. Do you think Owasso needs more bicycle and walking trails?			
		Response Percent	Response Count
Yes		78.9%	404
No		21.1%	108
	answered question		512
	skipped question		170

36. Would you be supportive of plans to enhance the downtown area (Main Street) and making it a destination place with shops, cafes, outdoor seating, entertainment, night life, etc.?

		Response Percent	Response Count
Yes		88.7%	626
No		11.3%	80
If yes, how would you like to see it developed? Show replies			365
answered question			706
skipped question			253

12. How would you compare Owasso's roads to other cities?

		Response Percent	Response Count
Much Better		5.5%	44
Better		35.3%	284
Same		39.6%	318
Worse		17.4%	140
Much Worse		2.2%	18
answered question			804
skipped question			157

The following are samples of the general comments made by citizens from the on-line survey. The responses were randomly selected and are unedited.

- Maintaining sustainable growth. I think some of our services are nearing overload already. Then the ability to solve street and public facilities without getting overwhelmed by debt.
- Balancing new residential development without increasing traffic through neighborhoods.
- Balancing new growth with improvement needs of the established parts of Owasso. I still do not understand why several retail centers were built years ago that remain empty (76th street by RR tracks) or partly filled (off feeder road just behind Braums on 76th) and Tynnan Plaza closer to 96th. It doesn't always reflect the values of Owasso to keep expanding and growing despite centers already built being underutilized. It almost seems as if the impression of bigger/newer is valued more than building and improving what is already there.
- Getting businesses in to attract the younger demographics, such as sports bars like Buffalo Wild Wings or Fox and Hound
- Dealing effectively with an increasingly aging population in the near term while maintaining appeal for the future
- I think the workforce vs housing is a big problem. The apartments are nice but are too expensive for someone to live and work here on a salary like Sam's or restaurants will pay.
- Ensuring the roads are wide enough to handle traffic congestion. Love having a Sam's, but not nearly enough road widening is planned. I mean, really, where have you seen a Sam's that all roads leading to it are simple county-style 2 lane roads. Just widening in front of Sam's is not enough.
- Keeping the infrastructure up with the growth (utilities, roads, emergency services)
- People resisting change/growth. Facing bigger city problems (crimes, traffic) w/o changing how we function like a small town still.
- Traffic flow on major roads. (76th,86th, 96th) Too many commercial developments and empty spaces. Nothing to do here but shop. Attractions to bring people to Owasso. Eventually other towns will build commercially and if we don't have attractions to bring people here we will lose tax money.
- Owasso lacks sufficient parks, bike trails, sidewalks and green space. Neighborhoods are not connected by sidewalks so you cannot go for a long walk, run or bike ride.

- No affordable housing. I would like to see affordable townhomes
- There needs to be more activities for family's and also teens.
- We don't have enough sidewalks to encourage people to walk or ride bikes to shop. It would be so easy to do. Even golf cart paths would be a good idea. Owasso needs to be more pedestrian-friendly.
- Lack of night life for people 21+.
- The inability to bring in large companies for real jobs not just retail.
- I'm worried there won't be many outside recreational areas available due to increase in strip malls, other businesses and housing additions.
- The schools are getting too big, many chain stores may not be able to sustain themselves here and then we will be left with all these empty buildings. Also, an increase in crime if we don't take care of what we have (if things start to look rundown, people with money leave, the home values decrease, etc).
- Parks with trees, not enough things to do other than eat or shop
- Controlling growth, and keeping the already populated areas clean. The "downtown" part of Owasso has almost been abandoned. It would be nice to see that restored.
- Roads and bringing in manufacturing jobs
- Owasso is a young community and the difficult issue is balancing the growth of the community with the number of schools needed and balancing recreational activities for kids as well as adults
- Roads are the single biggest problem. Our sports complex is sub-par also and loses revenue by not holding more tournaments which bring people to Owasso to spend money at our hotels and restaurants
- Congestion in Owasso during rush hours for people trying to get to work in Tulsa.
- Space and land allocation. As the city grows we are running out of room for new business and the streets to serve them. As the town has grown so quickly, we have far too many lights too close together with sometimes poor timing. The funds and ability to potentially buy

out land and residence owners to make room for new housing additions and business without using eminent domain or causing undue financial strain on the city and taxpayers.

- Keep our kids out of trouble. Give them parks and support their extra-curricular activities. Build pools and parks for them to stay busy during the summer breaks.
- Streets, inconsistent zoning, zoning needs to be tightened quality and appearance of construction needs to be more strict, especially for commercial and retail
- 169 widening, other main streets widening, new retail, revitalization of German Corner
- Traffic on 169, need to expand to 3 lanes all the way through Owasso
- Staying ahead of road construction. Coming up with a plan to mitigate traffic delays caused by trains on 86th and 76th. Creating a more walkable downtown area with more things to do. Increasing sales tax revenue.
- Growth w/o thought of aesthetics. Growth in areas that continue to make traffic worse.
- Catching public safety up to population and maintaining it's growth. Improving road system. Commuter connection to Tulsa.
- Owasso needs retirement villages. And Highway 169 is still a traffic nightmare at peak times.
- There is a increasing effort to compact all the retail and new residential into specific locations based on land ownership and location to similar businesses. Stop catering to the land owners/investors who speculated and need to make money and focus on what is best for growth for the community. Traffic congestion and control is the next problem. First Bank of Owasso should never been allowed to build where they were, the service roads east and west of 169 should be three lane with a center turn lane. Enforcement of speed limits on Garnett is a huge problem, the lights at 106th and 116th are also problems, especially 106th. There should be a light at 129th and 106th as well as 129th and 116th. 116th needs to be widened to 3 lanes all the way to Sheridan. Then all the stop intersections need to be widened on the east side of Owasso
- The rapid growth may put hardships on our infrastructure (i.e. water, roads, energy, etc.) which may require significant funds to upgrade
- Owasso needs a facility that can hold about 250 people for theater, musical and social events for community organizations.

- (Community Theatre, Choir, Orchestra) There is a building next to the library that would be fantastic for a smaller theatre that would accommodate 200-250 people. I know we have the MGPAC, but smaller groups like the community theatre, choir and youth orchestra cannot get into there easily as it is always book with paying (those previously mentioned cannot afford to pay the thousands of dollars to rent the space) groups. A small stage on main for community organizations would be fantastic and offering the Theatre, Choir, and Orchestra dedicated rehearsal and performance space would benefit and grow these organizations and not force those wanting to participate on a regular basis to travel to Tulsa and spend their money there instead of here in Owasso.
- Educational facilities, greenbelt space with PROPER planning on that... Walking paths for old and young. Look at Bentonville, Arkansas on that one... Or Denver, Colorado... Several good examples in the Northwest.
- Sustaining the retail with good income paying jobs
- Need for additional schools as population increases
- No place for a younger generation (20-30) to spend time after work or on the weekend
- Owasso has grown too much, too quickly. When consumer interest fades, we will see a large amount of blight in the retail areas of town. Also, crime will continue to be a factor with the disproportionate number of minimum wage jobs
- Attractions outside of business. Large parks add value quickly such as the sports park on 116th or centennial park on 86th, but each is not fully utilized and could be improved upon.
- Growth that overwhelms the infrastructure...Why aren't we building residential arteries that are minimum 3 lanes, before the addition becomes huge, and the construction becomes more difficult???
- How to spruce up downtown. How to get child type businesses in and keep them here, i.e. bounce house, laser tag, party places. If a person wants a party for their kid or to do a field trip it has to be done outside of Owasso unless bowling or a park.
- The biggest challenge will be taking Owasso to the next level, so to speak. To do that, Owasso will have to procure a major regional attraction that can draw Tulsans as opposed to the city's traditional visitors from the north and east. The city will have to bring in a "bricktown"-type shopping district, a large, unique museum or something along those lines.

- Finding the sustainable funding to make the necessary improvements. There doesn't seem to be any support for bonds to pay for capital projects.
- Lack of \$\$\$\$ compared to needs. Would like to see culture and parks developed to a much higher level but struggle with putting money into that when we don't have enough to maintain our basic functions.
- Cohesive and pleasant architectural design on commercial structures. Take a look at Edmond, OK or Highlands Ranch, CO.
- Protecting the investments of citizens and businesses in our community;
Creating jobs within our community
- Poor roads and roads that are too narrow to accommodate traffic. Beautification of our streets and businesses. Placement of commercial areas. We are looking like 71st in Tulsa and that's an ugly place.
- Handling the growth with infrastructure. Flood problems
- Improving the wastewater management system. The ponds in all areas need work.
- In order to attract high paying jobs, Owasso needs to consider their competition and work to improve in areas that will attract these businesses. Whether it is parks and trails, entertainment, housing options or other factors, these things need to be identified and then built into a plan for the future of the City. Do not be reactionary, be visionary in approach to attracting new business.
- Growing pains and funding our parks, rec, and cultural needs to be competitive in the changing demographic
- The roads in Owasso aren't able to handle the current traffic loads. As the city grows and more people move to and visit Owasso, the traffic gets worse
- I would love to see Owasso become more focused on sustainability and environmentally conscious by having rail transportation and bike trails that can be utilized to commute to the surrounding community I think Owasso has plenty of ball parks for kids but I would love to see a REC center like Claremore has
- Keeping small town feeling while growing, Infrastructure keeping us with the growth, bicycle trails, larger park areas (all current parks are small). Centennial should have encompassed all the surrounding land. It is now going to be just another park completely surrounded by

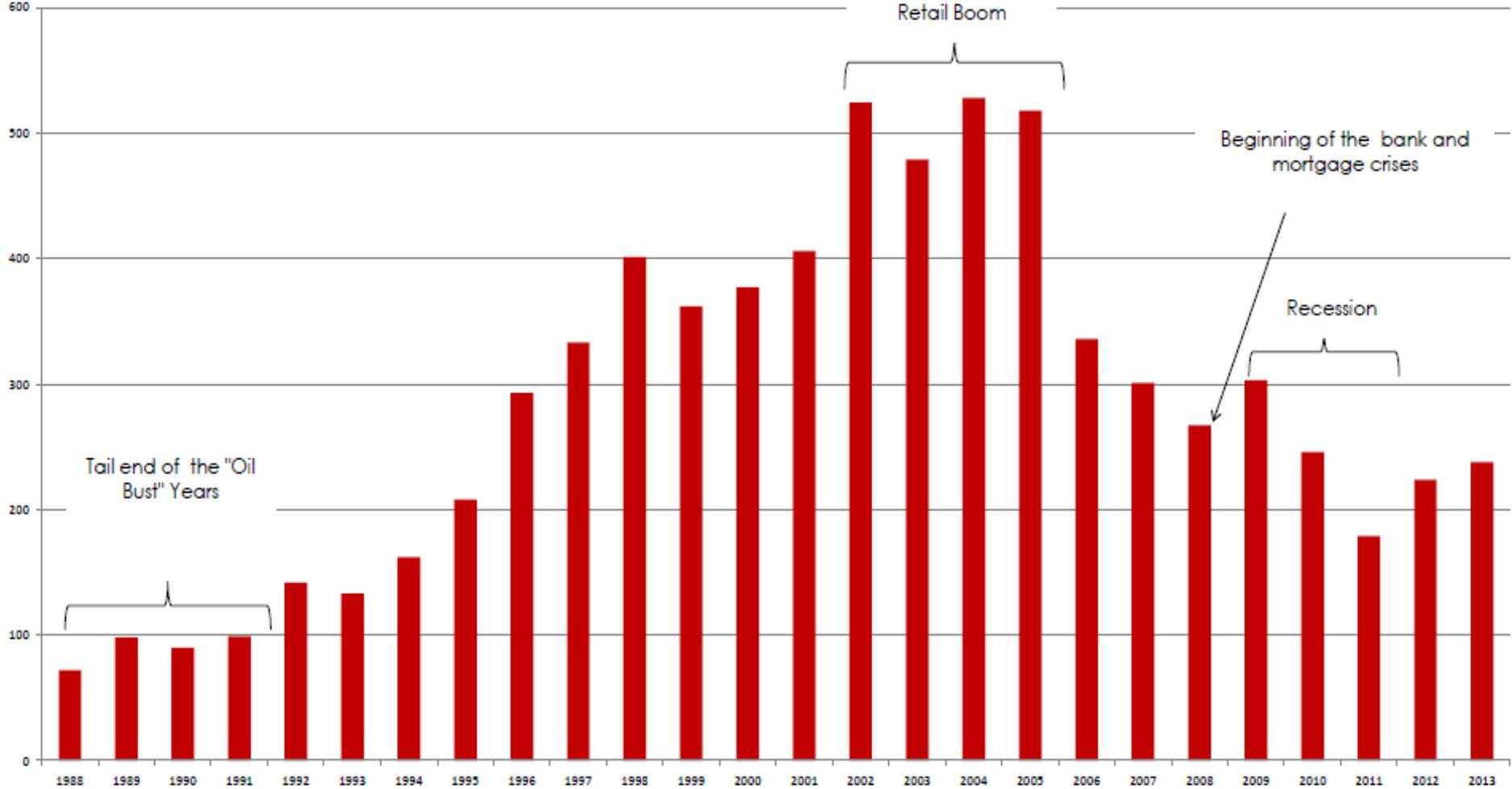
houses which makes them seem as if they are parks only for those housing additions and are used mostly by those residents.

- Growth is outpacing the City's ability to provide quality services
- Attraction people to live in Owasso with parks and entertainment. Traffic
- Outgrowing police and fire
- Presenting itself as an attractive option for professionals with or without families who are not already from Owasso. Owasso is no longer the small town it once was and if it's expecting to continue to grow, it needs to position itself properly to attract those individuals
- I would love to see a water park and an update splash pad with a city pool!
- Growing at the right pace and not over growing too fast, attracting the right type of business, roads, roads, roads!
- With growth possibly comes a growing crime rate. Also congestion on the streets. Owasso is not a small town anymore our roads need to be able to handle the population
- Keeping up with the growth. We need a community pool, recreational center, large splash pad, running/bike trails. As a mother of a young family I hate I have to travel to surrounding cities to visit pools during the summer months.
- Traffic management, maintaining a safe family environment with a low crime rate as it is now
- Keeping up with growth, finding money to improve roads, infrastructure and continuing to recruit business and commercial growth.

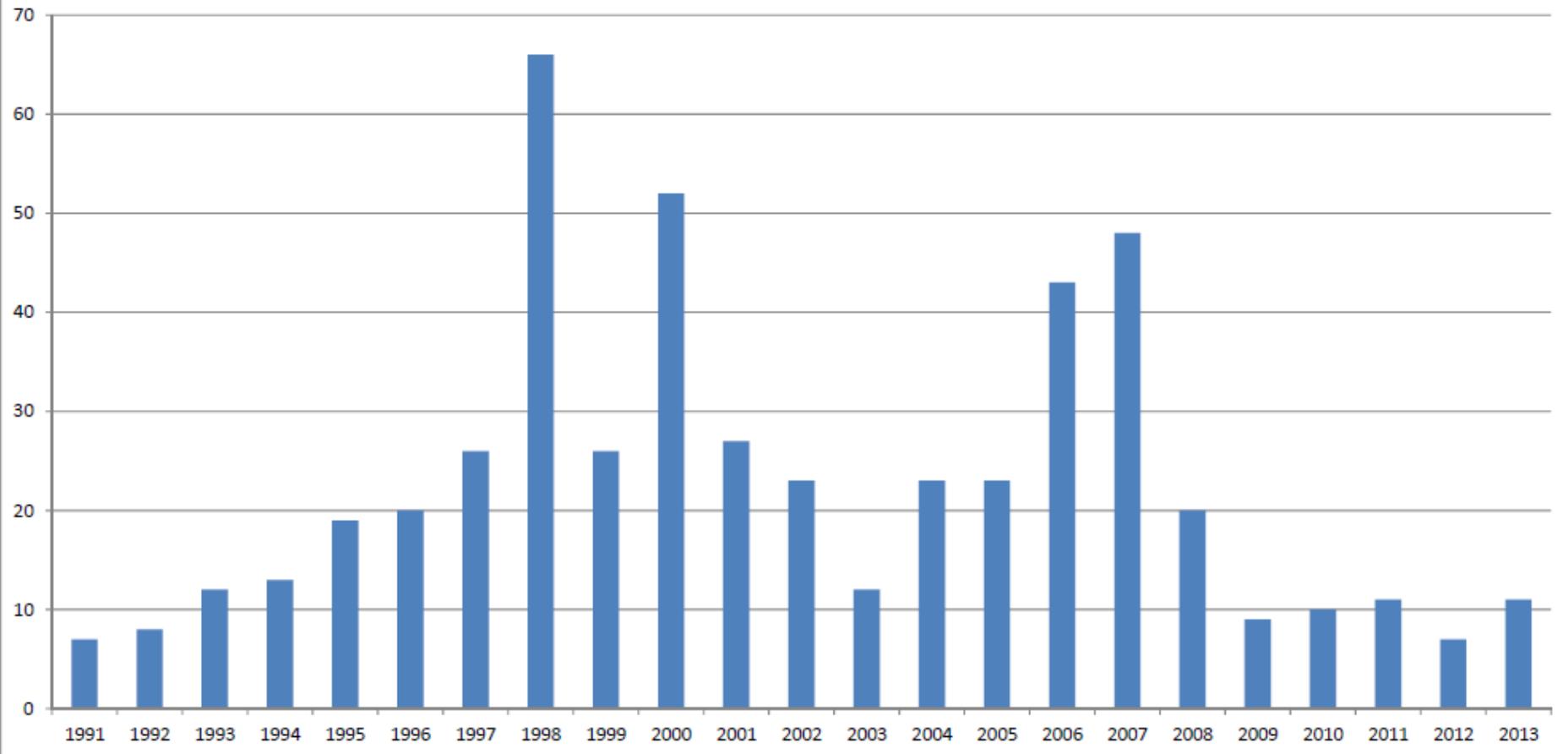
Appendix B

- Historic Residential Building Permit Chart
- Historic Commercial Building Permit Chart

City of Owasso Residential New Construction Permits 1988 - 2013



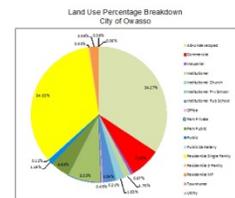
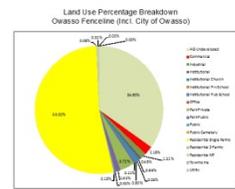
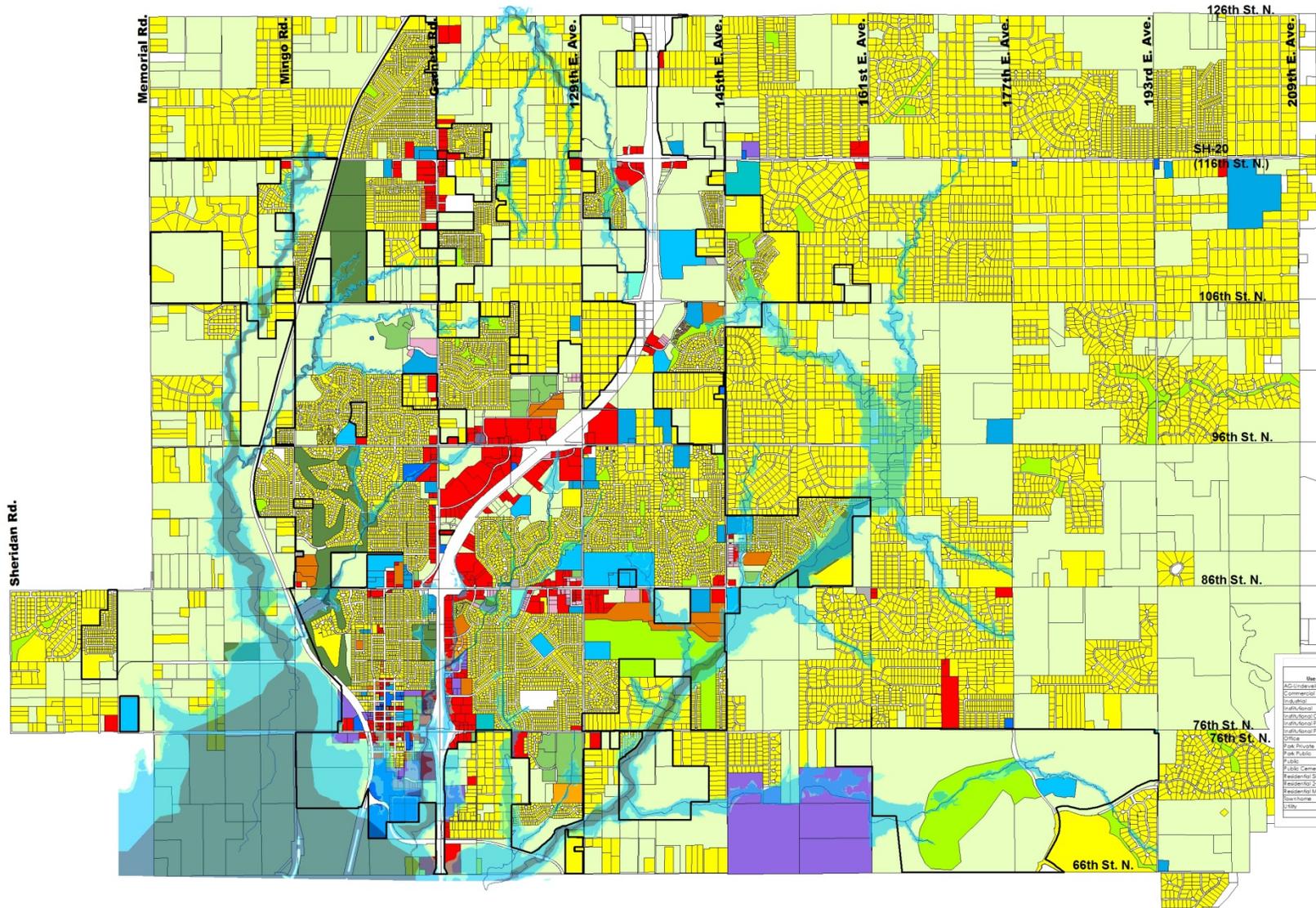
New Commercial Permits 1991 - 2013



Appendix C

- Existing Land Use

2013 City of Owasso Existing Land Use



Use Type	Mojo County (Acres)	Roger's County (Acres)	Fenceite Total (Acres)	Percent Fenceite	City Limits (Acres)	Percent City Limits
AG-Undeveloped	4,470.00	3,775.40	8,245.40	31.69%	3,025.74	34.27%
Commercial	897.00	63.41	960.41	3.69%	636.30	7.25%
Industrial	79.00	449.98	528.98	2.03%	60.00	0.67%
Institutional	144.59	4.44	149.03	0.58%	149.03	1.70%
Institutional Church	162.21	198.11	360.32	1.39%	186.48	2.12%
Institutional Pk School	18.39	18.39	36.78	0.14%	18.39	0.21%
Institutional Pub School	245.94	34.45	280.39	1.09%	271.21	3.09%
Office	39.74	3.60	43.34	0.17%	39.41	0.45%
Park Private	244.00	1,003.39	1,247.39	4.83%	704.99	8.03%
Park Public	384.51	41.08	425.59	1.64%	425.59	4.83%
Public	104.92	6.74	111.66	0.43%	104.49	1.19%
Public Cemetery	13.14	33.64	46.78	0.18%	13.14	0.15%
Residential Single Family	5,889.00	13,928.20	19,817.20	76.51%	2,905.38	34.03%
Residential 2-Family	28.90	28.90	57.80	0.22%	28.90	0.33%
Residential MF	152.00	29.50	181.50	0.70%	162.21	1.85%
Townhome	7.48	7.48	14.96	0.06%	8.30	0.09%
Utility	7.12	4.78	11.90	0.05%	3.41	0.04%
Total	14,889.57	20,539.98	35,429.55	100.00%	8,773.38	100.00%

Existing Land Use
This map was derived using a combination of field reconnaissance, aerial photos, and county assessor data. This map is not a zoning map, but represents how the property is generally being utilized. The parcels are not broken down into specific use classifications such as the North American Industry Classification System (NAICS) does. In most cases if a parcel was five acres or more in size and contained a residential structure, it was assigned as AG-Undeveloped rather than Residential.

This map is for informational purposes only and is not for engineering or surveying purposes and is not true to scale. Use of this map is without warranty or representation by the City of Owasso or its occupancy.

Prepared by the Owasso Community Development Department
11.26.12

