

THE  
COWETA COMPREHENSIVE PLAN  
1994-2020

for the

CITY OF COWETA, OKLAHOMA

ADOPTED:  
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## PREFACE

The purpose of this document is to present the recommended Coweta Comprehensive Plan 1994-2020. The Comprehensive Plan will serve as a general guide for the physical, social and economic development of the Coweta area. This document represents the culmination of a series of elements which have been developed for the purpose of preparing a comprehensive plan.

The Coweta Comprehensive Plan study area is presented on the location map, which depicts Coweta and the Coweta Planning Area.

# THE COWETA COMPREHENSIVE PLAN

1994-2020

## GENERAL

The Coweta Comprehensive Plan, 1994-2020 is to serve as the general policy document for future physical and socioeconomic development of this portion of Wagoner county based on present and future needs. Coweta is built by an essential partnership of public agencies and private enterprise. The policies set forth herein written and graphic form are to guide the physical development decisions of that partnership of public and private interests. Coordination of development activities and these policies will result in better communities and neighborhoods constructed at lower costs.

## AUTHORITY AND JURISDICTION

The authority for the Comprehensive Plan is expressed in Title II of the Oklahoma Statutes. Subsection 43-101 – 43-109 and 45-101-rt-104 describe this authority and state that the Coweta Planning Commission shall make, adopt, and may publish an official master plan for the City of Coweta. The Comprehensive Plan is the official master plan provided for by the state law.

### Conformance to the Comprehensive Plan

The Comprehensive Plan is the official master plan for the City of Coweta and the unincorporated area within its fence line. Decisions concerning the development of the physical environment of this area are to be made in accordance with the Comprehensive Plan. Such decisions are made in the provision of public improvements, services and facilities and in the establishment, use and enforcement of the zoning ordinance, subdivision regulations, building code and other codes and ordinances relating to the physical environment.

### Public Facilities and Utilities: Relationship to the Comprehensive Plan

Long-range general policies for guiding improvements that are to serve the whole community are set forth in the Comprehensive Plan. Improvement plans and proposals of a type embraced within the Comprehensive Plan should first be submitted to the Planning

Commission for review, written comment and recommendation prior to submission, authorization or construction.

### Zoning: Relationship to the Comprehensive Plan

The primary purpose of the Zoning Regulations is the implementation of the Comprehensive Plan. In adopting and amending zoning regulations and in zoning and rezoning of land, the actions taken are to be in accordance with the Comprehensive Plan. A zoning ordinance is in accordance with the Comprehensive Plan if the type and intensity of land use authorized by the ordinance is compatible with the goals, objectives, principles, policies and general land use categories specified in the plan. Provisions of the ordinance must not be in contradiction to the intent of the plan and must not preclude the realization of the plan.

This does not mean that zoning districts must duplicate land use categories, but they should be compatible with the objectives, policies and principles that describe the intent of the categories. Three degrees of relationship may exist between zoning districts and plan land use categories which are: (1) the zoning district and plan category are in accordance; (2) the zoning district and plan category are not in accordance; and (3) the zoning district and plan category may be found to be in accordance under certain circumstances. In order to clarify these relationships between the plan land use categories and zoning districts, several examples are discussed below. Although these examples are not all inclusive, they do represent instances where the underlying policies and standards of the plan are brought to bear regarding land use decisions.

- (1) An existing zoning district or a rezoning request which if implemented, would directly contribute to achieving the objective established for the area by the Comprehensive Plan would clearly be in accordance with the plan. That is, if the plan category for an area is Low Intensity Residential, a proposal to rezone the area to an RS-3 (Single-Family Residential) district would be in accordance with the Comprehensive Plan. Approval of the proposal would not require an amendment to the plan.
- (2) An existing zoning district or a rezoning request which if implemented, would prevent the achievement of the objectives shown for the area by the

Comprehensive Plan. That is, if the plan category for an area is Low Intensity, a proposal to rezone the area to an IH (Heavy Industrial) district would not be in accordance with the Comprehensive Plan. Approval of the proposal would require an amendment to the plan.

- (3) If an existing zoning district or rezoning request is neither the land use shown for the area by the Comprehensive Plan nor a use which prevents achievements of the planned use, then it must be determined whether the proposed land use, if implemented, would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan. That is, if the plan category for an area is Low Intensity, a proposal to rezone a portion thereof to a multifamily use would be in accordance with the plan if the multifamily use contemplated was of a density and type that would be compatible with surrounding uses. An RD (Residential Duplex) district used as a transition between the Low Intensity area and adjacent higher intensity areas would be an example of multifamily district that could be held in accordance with the Low Intensity Plan category.

However, the same RD zoning district contemplated for a large area in the center of a Low Density residential neighborhood would not be in accordance with the Low Intensity plan category. Therefore, if the proposal were approved, an amendment to the plan may or may not be necessary.

Thus, the official zoning map can properly vary from the Comprehensive Plan in that: the official zoning map recognizes short-range conditions, whereas the Comprehensive Plan recognizes long-range conditions; and the zoning map is more detailed and precise than the Comprehensive Plan. Furthermore, at the time of adoption or amendment to the Comprehensive Plan, certain uses are not in accord with the plan, but may be of such size, nature or location that their existence should be recognized by zoning that is also not in accord with the Comprehensive Plan. Such zoning should not be more extensive than is necessary to encompass such uses, should not be expanded, and should be changed to be in accordance with the plan as soon as feasible. Changing conditions will make it necessary for the Comprehensive Plan to be amended from time to time. The Planning Commission, City Council and County Commissions recognize that there will be times when it may be desirable to take action not in accordance with the Comprehensive Plan.

Every effort will be made to bring the desired action and Comprehensive Plan into conformance.

### **GENERAL GOALS**

1. The land within the Coweta fence line is intended to be put to the use for which it is best suited based upon the evaluation of all considerations.
2. It is intended that the best possible quality of life be attained for Coweta area residents. That is, the best possible combination of living, economic, and environmental conditions is to be achieved for Coweta area residents.
3. It is intended that a coordinated and compatible arrangement of living, working, and play areas be achieved in the Coweta area.
4. It is intended that Coweta be served with the best possible public services and facilities, public utilities and transportation system.
5. It is intended that the aesthetic and natural environment of Coweta be protected and enhanced.
6. It is intended that the nature and character of existing developed areas be stable, protected and enhanced.
7. It is intended that a variety of economic opportunities for employment and investment be available to Coweta area residents.
8. It is intended that a variety of living styles be available for Coweta residents, but that the predominant living style of Coweta residents should remain single family residential.
9. It is intended that goals of the Coweta Comprehensive Plan be implemented and that the Coweta Planning Commission be involved in further detailed planning as necessary in order to achieve the goals, objectives, and policies of the plan. That is, the Coweta Planning Commission should be involved as necessary in the development of mid-range and short-range plans and codes and regulations designed to achieve the purpose of the plan.
10. It is intended the Coweta Comprehensive Plan serve as a long range guide for physical development in the Coweta area and that the plan be updated, refined, and amended as deemed necessary according to unforeseen factors, conditions and circumstances.

11. It is intended that the City of Coweta and Wagoner County coordinate the implementation of the Comprehensive Plan and other planning efforts with the efforts of the governmental jurisdictions.

## **PLAN ELEMENTS**

The goals, objectives, policies, and standards for specific elements of the Coweta Comprehensive Plan are set below. The four basic elements of the plan are Land Use, Public Facilities, Public Utilities and Transportation.

### LAND USE

#### General

The Coweta Comprehensive Plan designates desired development patterns for Coweta according to two land relationships: use and intensity of use. Land use Designations are by broad categories of use and the various mixes of those uses. Intensity designations are applied to all use categories and are by density or Concentration or activity. Intensity designations are discussed below followed by a discussion of specific land use categories.

#### Intensities

The different levels of intensities are designed to relate the functions placed on the Land to the level of public facilities, services and utilities available to the land. Intensity is related to the amount of activity connected with functions. Thus, a higher intensity use would require a higher level of public services than medium and low intensity uses would require.

#### Intensity Goals:

1. It is intended that a variety of land uses be located in Coweta according to compatibility and public service systems capacity.
2. It is intended to allow compatible land uses to be located with each other and to establish and maintain a continuity of similar land uses

#### Intensity Objectives:

1. High intensity uses requiring direct access and visibility will be located along major transportation systems.
2. Medium intensity uses that require less direct access and lower visibility will be located at intersections of arterial street systems.

3. Low intensity uses will be located away from intense land use pressures and undesirable land use impacts around high capacity transportation systems.
4. Rural residential intensity uses will be preserved in portions of the planning area where fewer public services are available and physical conditions restrict urban development.

Intensity Policies:

1. The Coweta Land Use Plan 1994-2020 depicts desired land use intensities and development patterns to the year 2020. Intensities depicted for undeveloped lands are intended to develop as shown. Land use depicted for undeveloped lands are recommendations which may vary in accordance with the intensities depicted for those lands.
2. The Intensity Development Concept may depict the Coweta planning area at full or one hundred percent (100%) development situation and sets forth intensity relationships and development patterns, should areas develop prior to that which is anticipated to the year 2020.
3. Areas designated rural residential intensity may be transitional and may be redeveloped to low intensity uses upon the availability of public services. Low intensity residential uses will be preserved within the planning area.
4. Medium and high intensity uses will not be allowed in existing low intensity residential areas.
5. Medium intensity residential uses will act as buffers between low intensity residential uses and higher intensity uses.
6. The intensities depicted on the Land Use Plan and Intensity Area 1994-2020 Map have the following values:

	Nonresidential **	Residential **
High Intensity	75%	N/A
Medium Intensity	50%	17 maximum
Low Intensity	-	9 maximum
Rural Residential Intensity	-	1.5 maximum
Development Sensitive Area	*	*

- Development Sensitive Area is a supplemental designation in that it is superimposed over either high, medium, low or rural residential intensity areas.

\*\* The expressions of nonresidential intensities are in terms of floor area ratios (FAR). This is defined as: “A mathematical expression determined by dividing the floor area of a building by the area of the lot on which it is located.” Only the principal use area of the structure is used in calculating the gross floor area, excluding any enclosed parking areas.

\*\* The expressions of residential intensities are in terms of maximum number of dwelling units per gross acre. Gross acre includes all land available for development without exclusions for public or private nonresidential uses.

7. The various intensities in the above paragraph are defined as:

- a. High Intensity areas are those areas of the greatest and most intense activity. These areas require the highest accessibility possible, require a high level of services and should be separated from less intense areas by medium density areas and/or buffering areas or physical features. The zoning classifications that may be in specific areas are dependent on many factors, including adjacent uses and specific site considerations. High intensity zoning classifications include CG, CH, IL, IM and IH.
- b. Medium Intensity areas are those areas of moderate activity and physical impact. These areas require a high level of accessibility and services. These areas are generally found at the intersection of arterial streets. Medium intensity uses are used as transitional uses between high and low intensity areas. Zoning classifications that may be included in these areas include RD, RMH, RM-1, OL, OM and CNFS.
- c. Low Intensity areas are low activity living areas for residential and related activities and uses. Good accessibility and services are

necessary. Zoning classifications included in this intensity category are the RS and AG districts.

- d. Rural Residential Intensity areas are non-urban areas of large lot residential, rural or agricultural developments. These areas are on the edge of urban development. Development in these areas often is transitional and may proceed in the interim before facilities and services are available for the support of even low intensity development, (e.g., - large lot mobile home park). Zoning in these areas include the AG and RS-0 categories.
  - e. Development Sensitive Areas are elements of areas of the natural or man-made environment which should be studied in detail in order to insure that public safety and benefit is maintained as development occurs. Development Sensitive Areas within the Coweta area are those areas characterized by: (1) frequent flooding; (2) slopes in excess of 20 percent with erodible soils as determined from U.S. Geological Society topographic maps and U.S. Department of Agriculture, Soil Conservation Service data; (3) unique environmental qualities such as wildlife habitat, forested areas or areas with special aesthetic qualities; and (4) areas where development involves special consideration of public safety such as airport approach zones and sewage treatment plants. The use of a Planned Unit Development zoning classification is recommended for development in these areas. Agricultural uses are appropriate in these areas.
8. Corridors are defined as specific areas located along expressways and are to contain major employment and region serving functions in concert with a relatively high residential base. The basic characteristics of this concept are as follows:
- a. Uses that are more intense in nature and should have high exposure and convenient access to high speed metropolitan transportation facilities.

- b. This multifunctional group of land uses should be inter-related by internal vehicular and pedestrian traffic systems, and the entire corridor should be ultimately connected to a metropolitan wide transit system.
  - c. Corridors should have appropriate access to primary and secondary arterial streets and principally from corridor collector streets. All tracts within corridors should have access to the corridor collector streets.
  - d. Corridors should have a maximum depth of 3000 feet from the adjacent expressway.
  - e. Within corridors, the higher intensity development should be designed by utilization of setbacks, buffering uses, and other separations to be compatible with low intensity development.
9. Activity nodes are defined as specific areas within the Coweta Planning Area around the intersections of designated arterial streets. Depending upon the type of arterial involved, differing amounts and types of uses are permitted. Not all arterial intersections are designated activity nodes. One or all of the following considerations exists at these intersections to make such designation inappropriate: limiting soil capacities, constraining physical features, existing development or existing or planned availability of public services. Activity nodes will be characterized by the following specifications:
- a. Development around various types of arterial street intersections should be consistent with the type and capacity of related roadways, with the capacity of soils and other physical features to support types of development, and with the existing or planned availability of public facilities and utilities.
  - b. Community serving shopping and service activities should be located at the intersection of primary arterial streets with other arterial streets.

- c. Convenience service activities for neighborhoods should be located at the intersections of secondary arterial streets.
- d. Development of activity nodes should be designed to be compatible with surrounding neighborhoods.

A transition or buffer area should be provided between medium intensity uses at activity nodes and surrounding neighborhoods.

- e. There are three basic types of activity nodes for the Coweta Planning Area. The specific design standards for each are described below.
  - (1) Type One Activity Nodes: These activity nodes are defined as the land located at the intersection of two secondary arterial streets or as land at the intersection of an arterial bounding a corridor with an arterial bounding a corridor and intersecting a freeway. The total land area allocated to this activity node is twenty (20) acres, five (5) acres distributed to each intersection corner. Each five acre tract is to be of a square configuration 467 feet by 467 feet measured from the centerline of arterial streets' right-of-way. Medium intensity zoning classifications that may be included in these centers are RM-1 and CN. Convenience shopping facilities should be located in these nodes.
  - (2) Type Two Activity Nodes: These activity nodes are defined as the land located at the intersection of primary arterial streets with secondary arterial streets. The total land allocated to this activity node is forty (40) acres, ten (10) acres distributed to each intersection corner. Each ten (10) acre tract is to be of a square configuration, 660 feet by 660 feet, measured from the centerline of the arterial streets' right-of-way. Medium intensity zoning classifications that may be included in these centers are RM-1 and CN.

Neighborhood shopping facilities and convenience stores should be allowed at these centers.

- (3) Type Three Activity Nodes: These activity nodes are defined as the land located at the intersection of two primary arterial streets. The total land area allocated to this activity node is sixty (60) acres, fifteen (15) acres distributed to each intersection corner. Each fifteen (15) acre tract is to be of a square configuration, 808.5 feet by 808.5 feet, measured from the centerline of the arterial streets' rights-of-way. Medium intensity zoning classifications that maybe included in these nodes are RM-1, CN and IL.
- (4) In all types of activity nodes, AG, RS, O and RD zoning classifications may be include the nodes will be limited to only right turn access within 600 feet of the arterial intersections.
- (5) In all types of activity nodes, access to the nodes will be limited to only right turn access within 600 feet of the arterial intersections.
- (6) In all types of activity nodes, two (2) acres of less than medium intensity zoning classifications may be substituted for each one (1) acre of medium intensity zoning classification allocated to a corner. Less than medium intensity zoning classifications include RD and O.
  - (a) Example One:

A type one activity node corner could be developed as 5 acres of CN, or as 10 acres of O, or as 3 acres of CN and 4 acres of O.
  - (b) Example Two:

A type two activity node corner could be developed as 5 acres RM-1, or as 5 acres of CN and 10 acres, RD, or as 20 acres RD.

10. Neighborhoods are those land areas that are outside of corridors, activity nodes and special districts. These areas are bounded by arterial streets, corridors, freeways, major physical features or major jurisdictional boundaries. Neighborhoods are characterized by the following specifications:
  - a. The AG and RS zoning classifications may be included within the neighborhood. In some instances, RD may be allowed in the neighborhood as transitional intensity separating low intensity residential areas from adjacent high or medium intensity areas or where specific site constraints or unusual conditions warrant and RD zoning. The proposed RS-0 district would also be included in the neighborhood.
  - b. All uses within the neighborhood will back or side on any adjacent arterial street.
  - c. Interior minor street patterns should be designed and developed through the use of cul-de-sacs, curved layout and light duty surfacing so as to encourage quiet, safe and low volume localized traffic movement. Access to residential property should, whenever possible, be from minor streets.
  - d. Open space provisions should relate to significant natural features and form a part of an overall open space system and pedestrian connections to the rest of the neighborhood and to adjacent activity nodes.
  - e. Public and quasi-public facilities should be located on the neighborhood periphery, preferably at the intersections of arterial streets and collectors.
11. Special Districts are portions of Planning Area such as but not limited to the central business districts, industrial districts, and airports. These areas

are designated special districts due to unique characteristics, development patterns, or influences or adjacent areas. Additional detailed planning is recommended for each of these areas.

## **AGRICULTURAL AREAS**

### Agricultural Area Goals:

1. It is intended that those areas for which the most appropriate use is agricultural production be so maintained and preserved.
2. It is intended to protect agricultural areas from premature, unplanned urbanization until a full range of public facilities, services and utilities are available.

### Agricultural Area Objective:

1. Agribusiness will be encouraged as an industry in the area.

### Agricultural Area Policies:

1. Public facilities and utilities necessary to support agricultural activities should be provided through assistance offered by the U.S. Department of Agriculture.
2. The preservation of agricultural activities will be taken into consideration prior to the extension or provision of urban services in these areas.
3. The utilization of sound agricultural and soil management practices will be encouraged, as will assistance provided by the U.S. Department of Agriculture, Soil Conservation Service.

## **RESIDENTIAL AREAS**

This category of land use consists of areas in which people live and maintain homes. Uses within this area are comprised of single family homes, duplexes, townhouses, apartment units, and mobile homes.

### Residential Area Goals:

1. It is intended that existing and future residential neighborhoods be provided which are safe, comfortable, quiet and stable for all citizens.
2. It is intended that a variety of dwelling unit types and densities be provided in the residential areas to meet the needs of all citizens.
3. It is intended that the opportunity for unlimited choice for citizens as to location in the various areas of Coweta be promoted.

4. It is intended that adequate housing be provided to all citizens.

Residential Area Objectives:

1. Existing and future residential areas will be conserved by eliminating and preventing the spread of blight.
2. The character of residential areas will be preserved by preventing the intrusion of incompatible nonresidential uses.
3. Public facilities and utilities in existing residential areas will be upgraded and maintained at a high level.
4. Existing regulations and codes will be enforced in order to preserve, enhance, and stabilize existing and future residential areas and to maintain the quality of housing.

Residential Area Policies:

1. Local, state and federal grants will be utilized whenever feasible and appropriate to rehabilitate and conserve existing residential areas and to maintain the existing house stock.
2. Residential areas should be designed and developed in such a manner that single family residential areas are buffered from office, commercial, and industrial uses by multifamily residential areas and/or open space and recreation areas.
3. Residential development within areas subject to periodic flooding will be discouraged and regulated.
4. New residential development will be designed, developed, and constructed in a manner that will preserve the natural environment and enhance the environmental quality of residential areas. Careful regard will be given to preserving forested areas, drainageways, and scenic vistas and to utilizing the contours of the land in site development.
5. Abandoned and deteriorating housing structures should be Rehabilitated whenever feasible and appropriate or should be cleared.
6. Residential mobile home parks will be screened from abutting single family residential uses.
7. The concept of a neighborhood unit will be utilized in the design and development of residential areas.

8. No public or public supported project shall be undertaken which produces housing that is restricted from sale to anyone on the basis of race, color, sex, or national origin

### **COMMERCIAL AREAS**

This category of land use includes the retail and service commercial establishments as well as offices located within the Planning Area.

#### Commercial Area Goals:

1. It is intended that commercial activities be concentrated in planned shopping centers conveniently situated throughout the Planning Area in relation to the needs and services of the people in the area.
2. It is intended that nonconforming and strip commercial development be discouraged from expanding or being established.
3. It is intended that an economically healthy range of commercial and office uses be designed and developed to serve the needs of existing and future Coweta area residents.

#### Commercial Area Objectives:

1. Commercial and office land uses will be concentrated and clustered at major street intersections.
2. Commercial and office land use sites will be of appropriate size and developed in accordance with existing zoning and subdivision regulations in order to avoid parking, crowding, blighting and other problems which can hamper the vitality of commercial enterprises.
3. Scattered nonconforming commercial locations throughout the Planning area will be reduced through normal attrition during the planning period to the year 2020.

#### Commercial Area Policies:

1. Commercial and office area uses will be located so as to provide the best access to the population they are intended to serve.
2. Existing zoning and subdivision regulations will be used to implement the Coweta Comprehensive Plan.
3. Commercial and office property abutting residential areas will be required to provide measures designed to reduce detractive impacts and nuisances to the

- residential areas. Screening fences, landscaping, setbacks, and lighting modifications will be required. Improvements should be sought in existing situations whenever permits are sought for expansion or alterations.
4. Existing sign controls as contained in the zoning regulations will be enforced, and if necessary, strengthened to maintain standards for such advertising.
  5. Spot zoning will be prohibited and strip zoning will be prohibited except that especially planned, designed, and developed on major roads.
  6. Low intensity office uses will be utilized to act as buffers between single family residential and nonresidential uses when multi family residential uses are inappropriate.
  7. Legal nonconforming commercial and office uses will be left as such with the understanding that they may be improved but may not expand unless in accord with the Coweta zoning regulations. Upon termination of operation of such uses, it is intended that they revert to low intensity uses.
  8. Illegal commercial/industrial land uses, such as junk car lots, will be firmly discouraged through vigorous enforcement of local, county and state regulations dealing with zoning, subdivision regulations, nuisance ordinances and health codes.

## **INDUSTRIAL AREAS**

### Industrial Area Goals:

1. It is intended that development of efficient industrial areas and districts that have accessibility to a balanced transportation network consisting of highways, air, rail, bus and water transportation modes providing efficient and economic movement of people and goods be preserved and promoted.
2. It is intended that the scattering of unplanned industrial uses in areas planned for other uses be discouraged by making known the industrial development areas.
3. It is intended that a variety of sites for diversified environmentally sound industrial uses be available in the Coweta area and that sites be conveniently accessible to living areas and the work force.

### Industrial Area Objectives:

1. Those sites exhibiting desirable characteristics for industrial development should be preserved and protected from encroachment by incompatible uses.
2. Any industry having an adverse impact on the environment locating in the Planning Area shall take those actions necessary to bring that industry into conformance with local, state, and federal environmental standards.
3. Privately planned, designed, and developed industrial parks that cluster Industrial sites will be encouraged in the Planning Area.

Industrial Area Policies:

1. Industrial sites and facilities shall be designed, developed and constructed so as to maximize open space between adjacent uses and to provide visual screening, particularly through the use of natural features and foliage whenever feasible and appropriate.
2. Industrial traffic should utilize the major street system and be restricted from collector and minor streets, except those specifically designed for industrial traffic.
3. Industrial districts should be separated from low intensity uses by medium intensity nonresidential uses whenever feasible and appropriate.
4. State and federal grant monies will be secured when necessary, feasible and appropriate to deal with impacts of economic and industrial development in the Coweta Planning Area.
5. Detailed planning and engineering studies will be necessary for the Development of the Special Industrial Districts. Industrial PUDs are recommended for those areas.
6. Discharge of industrial wastewater into the sanitary sewer system should comply with existing policies concerning industrial cost recovery and pretreatment.

**RECREATION-OPEN SPACE AREAS** (see Park and Recreation Plan, July, 1991, attached)

**PUBLIC AND QUASI-PUBLIC AREAS**

Public and Quasi-Public Area Goals:

1. Public and quasi-public uses shall be located so as not to adversely impact surrounding land uses.

2. Public lands should be acquired in accord with policies outlined in this plan and sufficiently in advance of development as is feasible and appropriate.
3. Major quasi-public areas should be centrally located to insure convenient accessibility and high visibility.
4. Major public land areas will be centrally located and clustered to insure convenient accessibility, to provide high visibility and to assist in the economical expenditure of public funds.

Public and Quasi-Public Area Policies:

1. Neighborhood and multi-neighborhood serving public lands will be located in type one and type two activity nodes.
2. Quasi-public lands should be located in type one or type two activity nodes. In some instances, such lands should locate at intersections of arterials and collectors.

**DEVELOPMENT SENSITIVE AREA**

Development Sensitive Area Goal:

It is intended that the natural environment be respected and that public safety be maintained as development occurs within the Planning Area.

Development Sensitive Area Objective:

The preservation of the natural environment where it enhances the quality of life and improves health and safety of the district residents will be encouraged.

Development Sensitive Area Policies:

1. Conservation of development sensitive areas shall be encouraged where feasible through (1) private donations; (2) limited public acquisition; (3) utilization of the PUD zoning districts; (4) floodplain management; (5) compliance with federal, state and local safety requirements; and (6) incorporation into recreation open space element of the plan.
2. Environmental review system of major projects which solicits comments from all segments of the County should be instituted.
3. Intensity within development sensitive areas will generally be one half of the base intensity, unless the developer utilizes the PUD supplemental zoning district

provisions. Upon review of a site plan, as part of the PUD procedures, it may be determined that the full allocation of intensity is appropriate.

## **HISTORIC PRESERVATION AREAS**

### Historic Preservation Goal:

It is intended that the preservation and enhancement of historic sites, structures, and objects that are significant in American or Oklahoma history, architecture, archaeology, or culture be encouraged as development occurs in the Planning Area.

### Historic Preservation Objective:

The identification and preservation of historic sites, structures and objects will be considered in all reviews of development applications.

### Historic Preservation Policies:

1. Public actions will be conducted in such a manner as to avoid adverse impacts on any property or district included in, or found by the Secretary of the Interior to be eligible for inclusion in the National Register of Historic Places.
2. The appropriate local agencies will consult with the State Historic Preservation Officer, designated under agreements between the State and the Secretary of Interior, concerning criteria, standards, and procedures which should be used to avoid adverse impacts on National Register properties in the planning process.

## **PUBLIC FACILITIES**

### **GENERAL**

This element of the plan includes goals, objectives, and policies for recreational, educational, public safety, cultural, health, and public facilities. These facilities are owned by the citizens and include those things required by citizens to have a better place to live. The general locations of needed public facilities to the year 2020 are depicted on the Coweta Land Use Plan 1994-2020.

### Public Facilities General Goal:

It is intended that efficient, adequate public facilities and services be maintained and provided for existing and future residents.

### Public Facilities General Objectives:

1. Existing public facilities will be maintained and improved to meet the needs of area citizens.

2. Resources for future public facilities will be secured in advance when feasible and appropriate.

Public Facilities General Policies:

1. Coordination between public agencies and governmental jurisdictions regarding planning and development will be maintained and improved.
2. Planning and budgeting for public facilities will be an ongoing process and should be accomplished through the development of a capital improvements program for Coweta.

**RECREATION-OPEN SPACE** (see Park and Recreation Plan, July, 1991, Attached)

**EDUCATION**

Education Goal:

It is intended that a balanced program and physical plan be provided to meet the educational needs of the community.

Education Objectives:

1. The City of Coweta will coordinate with the various school districts in the Planning Area for the siting of education facilities.
2. Elementary schools will be centrally located within neighborhoods.
3. Educational facilities will be sited so as to protect them from encroachment by incompatible uses.

Education Policies:

1. General sites for educational facilities are set forth on the Coweta Comprehensive Plan map.
2. Existing education facilities adjacent to the Planning Area should be preserved, maintained and, as necessary, improved to meet the needs of an increasing population in the Planning Area.
3. New education sites will be acquired during the development process of new residential areas.

**LIBRARY**

Library Goal:

It is intended the services of the Coweta Library system be continued and that library Services be maintained at the maximum efficiency level.

### Library Objectives:

1. Additional branch libraries will be provided and located close to patrons, with convenient access from arterial streets.
2. An adequate site will be provided for library facility structures, parking and open space.

### Library Policy:

Coweta supports enlarged and improved library facilities and services located conveniently to all citizens in the Planning Area.

## **SOCIAL SERVICES-HEALTH**

### Social Services-Health Goals:

1. It is intended that the highest possible level of personal health for all Coweta residents be secured. Every citizen will be provided the information and means necessary to maintain good health and to participate in a continuing program of health. The environment itself should be conducive to good health.
2. The general goal of social concern is a developed sense of common purpose in matters of general community interest among the citizenry by encouraging (1) opportunity for full participation in municipal and county affairs; (2) adequate and equal public facilities and services; (3) equal opportunities for housing, education, employment, and justices; and (4) adequate welfare and social services.

### Social Services-Health Objectives

1. Adequate facilities to house the health and social programs needed for the Planning Area will be provided and maintained.
2. The services of the Wagoner County Health Department should be utilized to the maximum.

### Social Services-Health Policy:

The area health centers should be maintained and improved to provide the public health needs of the area.

## **PUBLIC SAFETY**

### Public Safety Goal:

It is intended that the Coweta Planning Area be made as safe as possible by providing effective, highly motivated police, emergency response and fire fighting personnel and facilities; a responsive court and prison system; meaningful safety educators for the citizens; improved traffic safety; and an adequate civil defense system.

Public Safety Objectives:

1. The police objectives are to provide efficient and sound police protection to Coweta residents, to maintain and strengthen the coordination between the Wagoner County Sheriff's office and the municipal police force, and to maintain those services at an adequate service level.
2. The fire protection objectives are to provide efficient and sound fire protection to Coweta residents, to maintain and strengthen the coordination of the surrounding municipal and county full time and volunteer fire protection programs, and to maintain those services at adequate service levels.
3. Emergency response objectives are to provide efficient and sound emergency response medical service to Coweta residents, to maintain those services at an adequate service level, and the further coordination of such activities among adjacent municipal systems.

Public Safety Policies:

1. Police facility and equipment needs will be improved in the early portion of the plan period.
2. Fire facility and equipment needs will be improved in the early portion of the Planning period.

**FLOOD-STORM DRAINAGE**

Flood-Storm Drainage Goal:

It is intended that proper flood control and storm drainage facilities and measures be provided to safeguard the citizenry from flooding, erosion, siltation, and standing water.

Flood-Storm Drainage Objectives:

1. Existing areas within the Planning Area that are experiencing flooding and storm drainage problems will have adequate measures taken to alleviate flooding problems.

2. An overall plan for flood control and storm drainage will be developed for the Planning Area.

Flood-Storm Drainage Policies:

1. Coweta shall continue to regulate and control development within areas subject to flooding and shall utilize existing regulating measures in flood prone areas.
2. New residential development should not be permitted in areas subject to periodic flooding.
3. Public utilities will not be provided in advance of new development in areas subject to flooding unless it is determined to be in the best interest of the public's health, safety and general welfare.
4. Projects should be undertaken to remedy existing flooding problems in the planning Area.
5. When any land is being developed, or construction undertaken, or public improvement installed upstream of a previously developed area, it shall be required that measures be taken to avoid any increase in velocity and/or volume per time period in the discharge from the developing land.
6. As an alternative to the above, if on-site detention or other methods are not practical, the developer or user of the land shall be required to demonstrate that the receiving stream can accommodate the flows from the entire watershed if it develops to the intensity shown in adopted public plans.
7. Local, state and federal assistance should be secured whenever feasible and appropriate in the planning, design and construction of community flood control and storm drainage facilities.

**SOLID WASTE**

Solid Waste Goal:

It is intended that citizens be provided with a safe, efficient solid waste disposal service.

Solid Waste Objective:

Any solid waste disposal program available to Planning Area residents will be as economical, efficient, and environmentally sound as is feasible and appropriate.

Solid Waste Policies:

1. Coweta should determine the location of potential solid waste landfill sites in the Planning Area for future public or private systems.
2. Solid waste disposal operations in the Planning Area shall meet all local, state and federal health, safety, and environmentally protection requirements.

## **PUBLIC UTILITIES**

### **WATER AND SEWER**

This element of the plan includes the goals, objectives, and policies for the water and sewer utilities of the Planning Area. The general location of water and sewer improvements of the Planning Area to the year 2020 are depicted on the Public Utilities Distribution System map.

#### **Water and Sewer Goals:**

1. It is intended that a high quality of water and sewer service adequate to meet the existing and future needs of area residents be provided in a sound, reliable, efficient, and economical manner.
2. It is intended that new and replacement water and sewer facilities be programmed in advance bases on existing and future needs.

### **WATER**

#### **Water Objectives:**

1. Sound, reliable supplies of water will be provided in the Planning area.
2. The existing water systems will be maintained and upgraded in the Planning area.
3. New water systems will be designed and constructed to meet future needs.

#### **Water Policies:**

1. Adequate and reliable sources of water shall be provided to all citizens within the Planning Area.
2. Adequate municipal water service will be provided by the Coweta Public Works Authority in all urban areas.
3. New and replacement water services will be designed and constructed to provide adequate fire protection.
4. Modifications will be made as necessary to water system design requirements set forth in the Coweta Subdivision Regulations to provide should development

standards and to assure that all new development in the Planning Area will be provided adequate water service.

5. Water system improvements will be provided in advance of development, whenever possible to encourage growth and to minimize inconvenience and cost to system installation.
6. Existing areas with inadequate water facilities will be identified and included in future capital improvement programs. These areas are generally indicated on the Public Utilities Distribution System map.
7. Local, state and federal assistance will be secured, whenever feasible and appropriate, to plan, design and construct new and replacement water system improvements.

## SEWER

### Sewer Objective:

Sewer systems will be installed in all portions of the Planning Area as needed for the provision of municipal or rural sewage collection and disposal for all urban areas. As new neighborhoods in the Planning Area develop to urban scale their sewer systems will be connected to the Coweta system. Lift station will be designed and located in the most appropriate locations to transport sewage to the appropriate treatment facility, and to minimize private septic systems where public sewer service is available or where solid conditions or population density per acre is suitable.

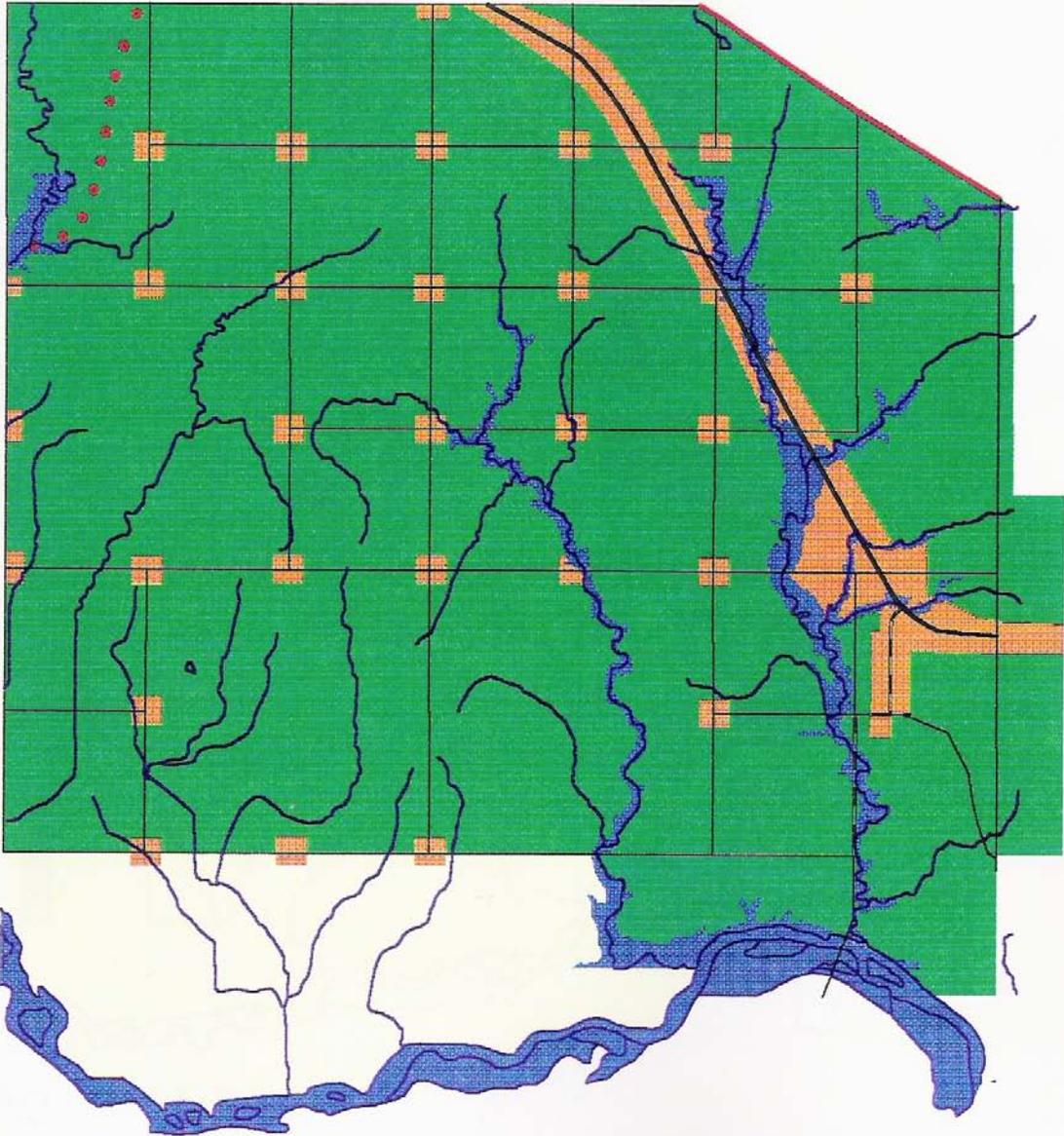
### Sewer Policies:

1. All urban scale development in the Planning Area will be provided adequate sewer service.
2. Wagoner County and the City of Coweta will continue to coordinate their sewage system planning efforts with similar efforts of adjacent governmental jurisdictions.
3. Existing areas with inadequate sewer facilities will be identified and included in future capital improvement programs for improvement.
4. Local, state and federal assistance will be secured, whenever feasible and appropriate, to plan, design, and construct new and replacement sewer system improvements.

5. The sewage collection system will be designed and constructed whenever possible as a gravity flow system to assure economy of construction, operation and maintenance.
6. Modifications will be made as necessary to sewer system design requirements set forth in the subdivision regulations and the city regulations to provide sound development standards and to assure that all new development in the Planning Area will be provided adequate sewer service.

**TRANSPORTATION** (see Major Street and Highway Plan, July, 1993 attached)

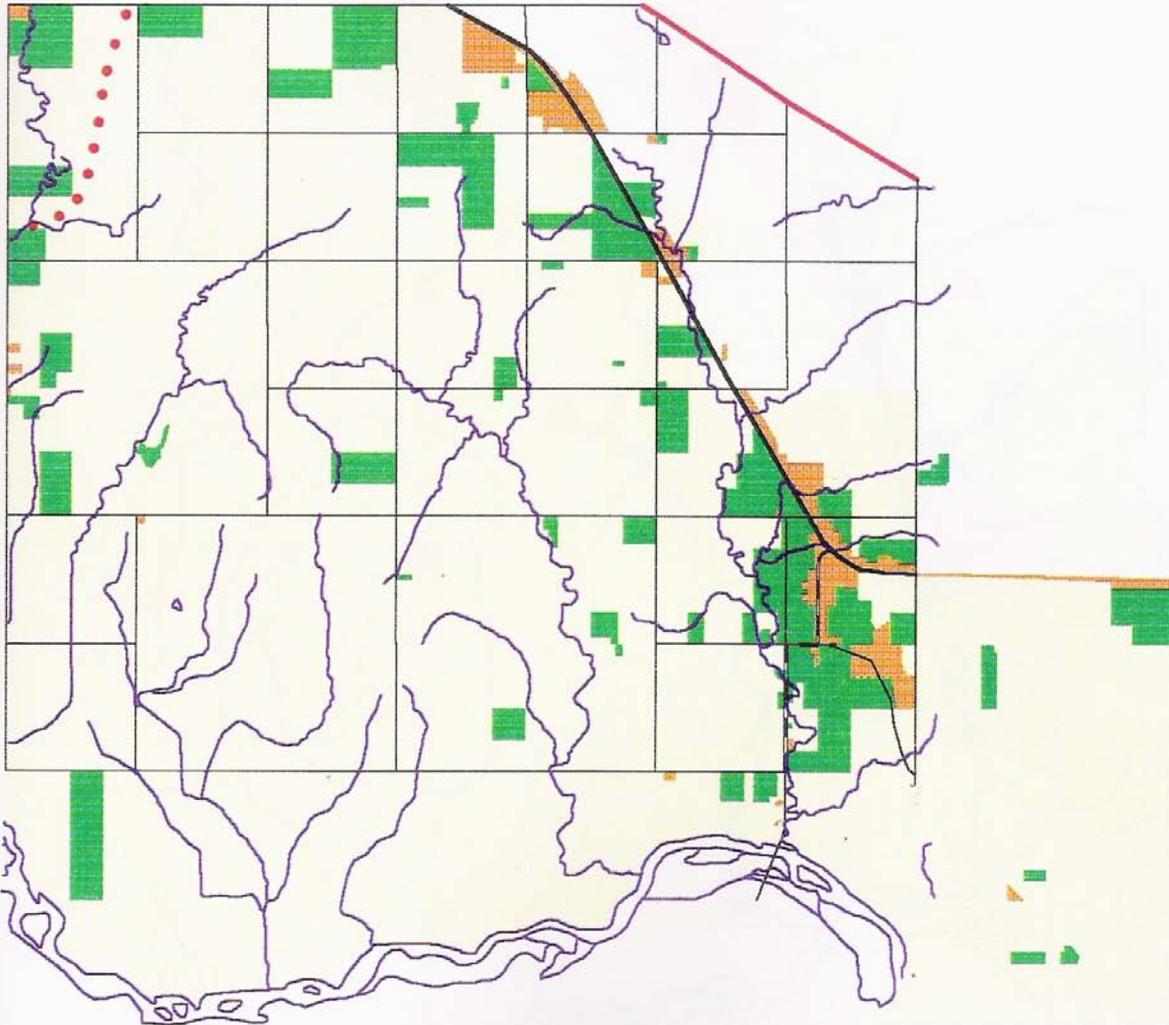
# 2020 Land Use Intensities



- Rivers, Creeks & Streams
- Major Streets & Highways
- Limited Access - 4 Lanes
- Limited Access - 4 Lanes Planned
- 2 Lanes
- 4 Lanes
- 4 Lanes Planned
- Future Land Use
- Low
- Medium
- Rural
- Environmentally Sensitive



# Existing Land Use Intensities



Rivers, Creeks & Streams



Major Streets & Highways

 Limited Access - 4 Lanes

 Limited Access - 4 Lanes Planned

 2 Lanes

 4 Lanes

 4 Lanes Planned

Existing Land Use Intensities

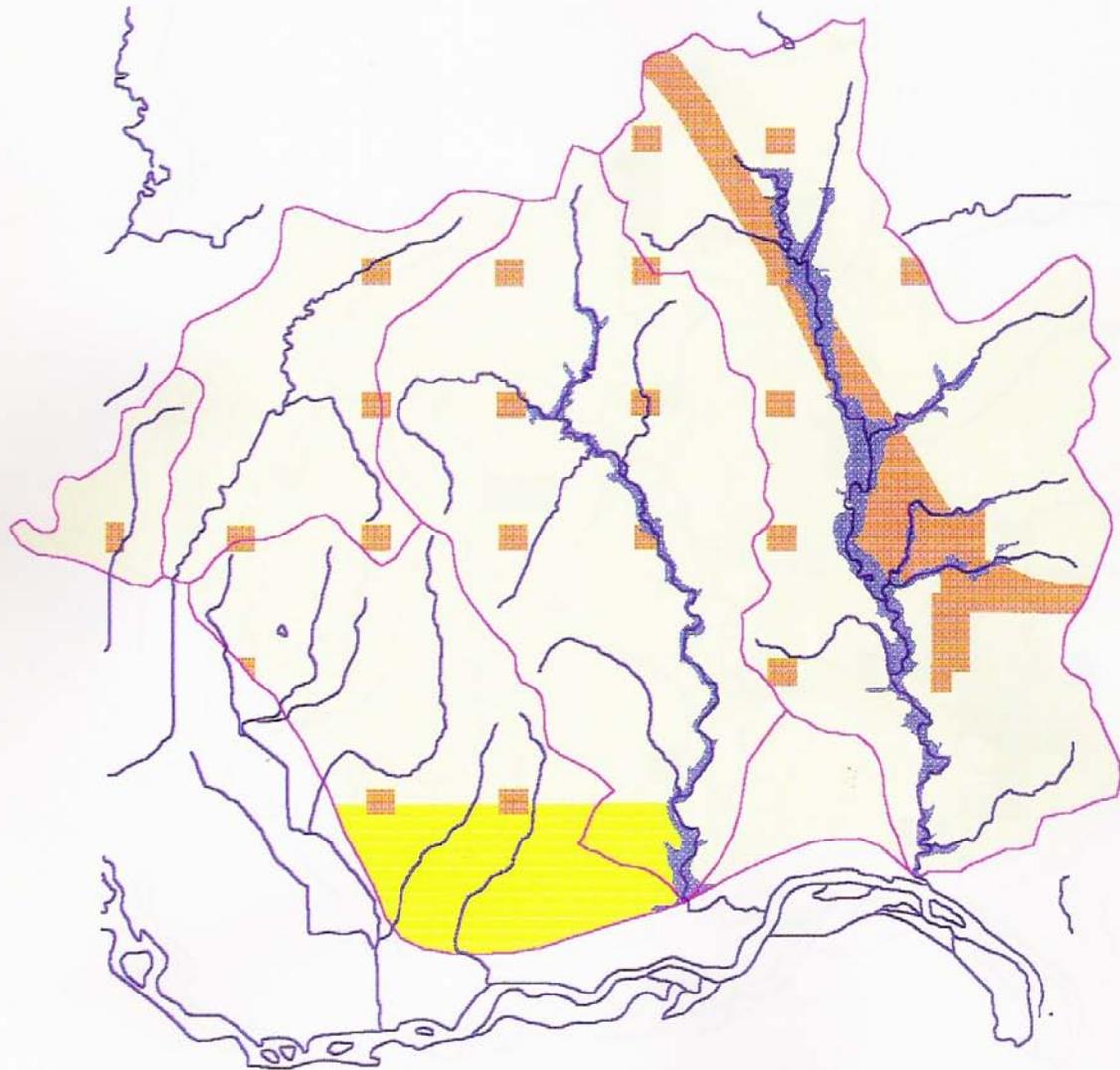
 Low

 Medium

 Rural



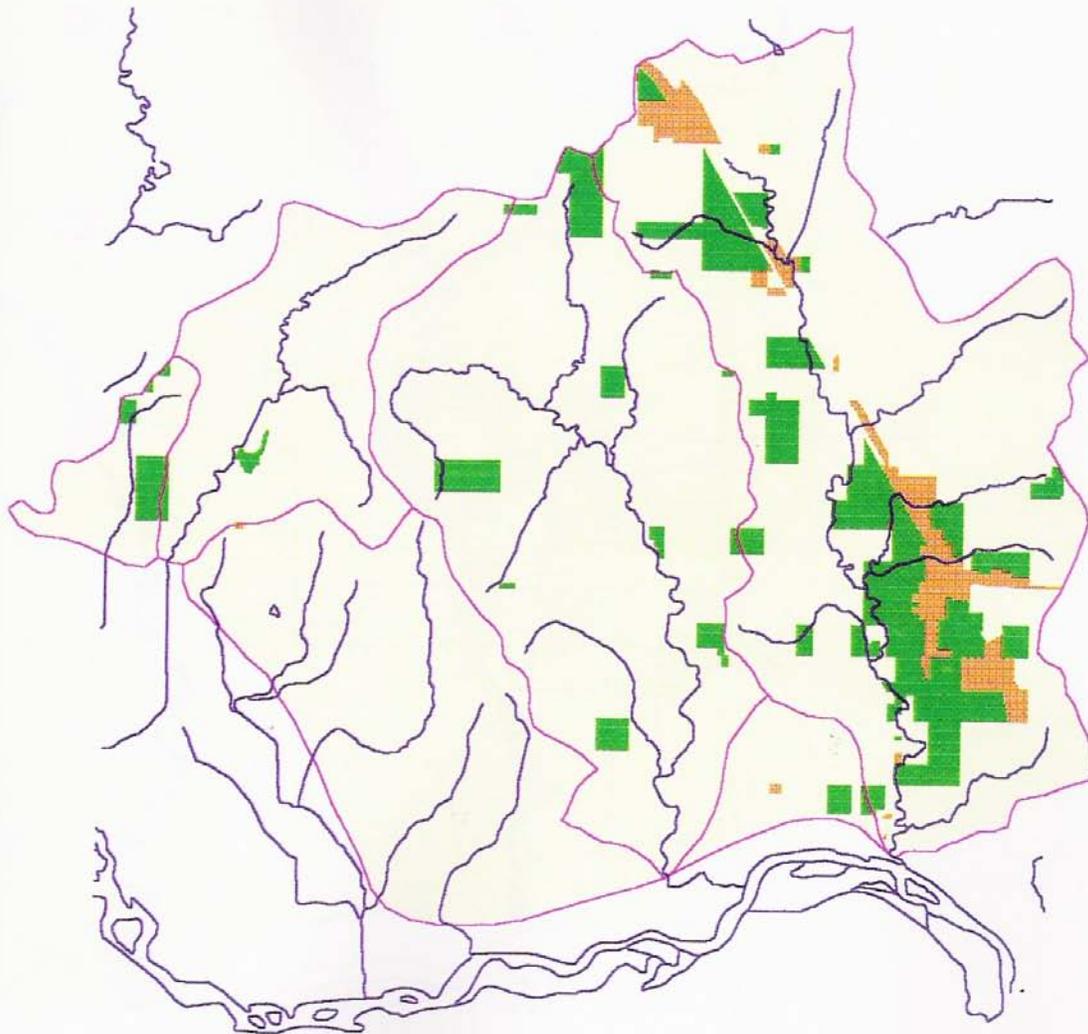
# Coweta Watersheds and 2020 Land Use Intensities



- Rivers, Creeks & Streams
- Watershed Boundaries
- Future Land Use Intensities
  - Low Intensity
  - Medium Intensity
  - Rural
  - Environmentally Sensitive



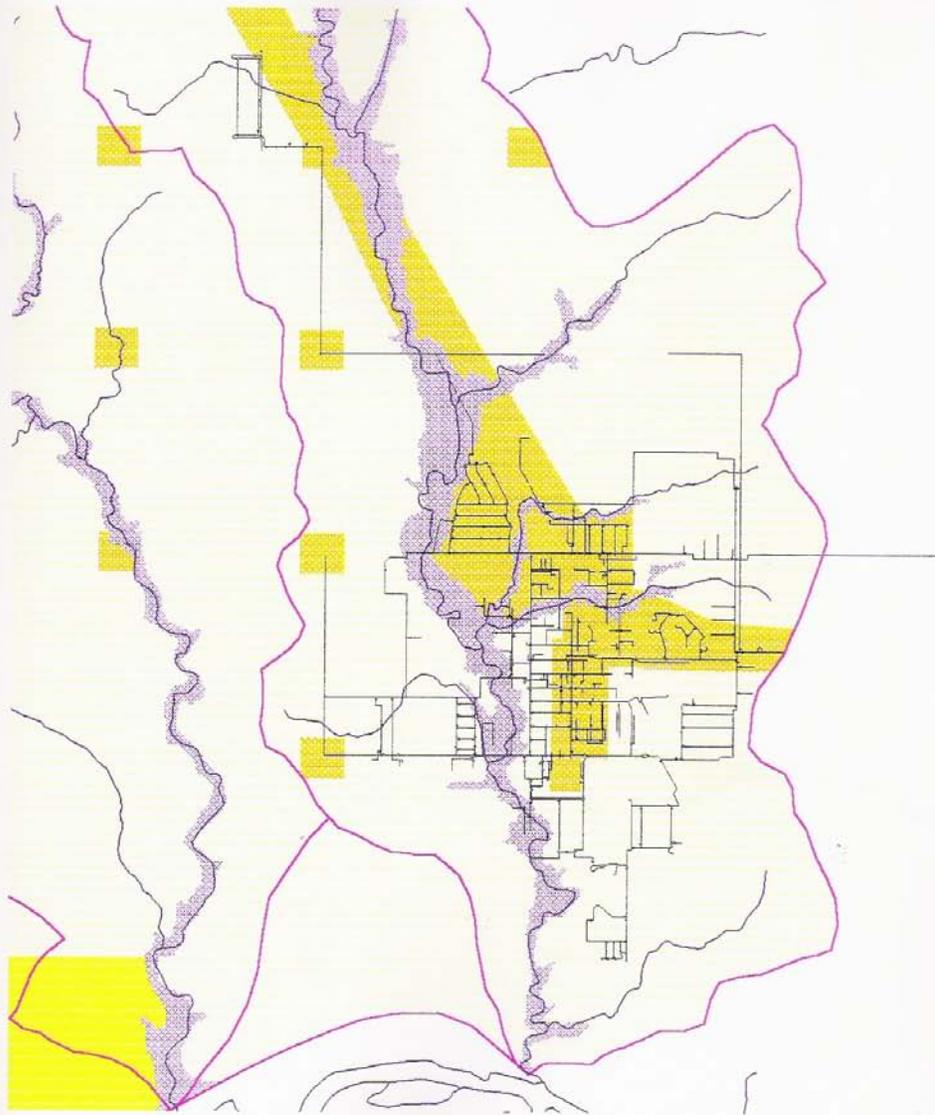
# Existing Land Use Intensities and Coweta Watersheds



- Rivers, Creeks & Streams
- Watershed Boundaries
- Existing Land Use Intensities
- LOW
- MED
- RUR



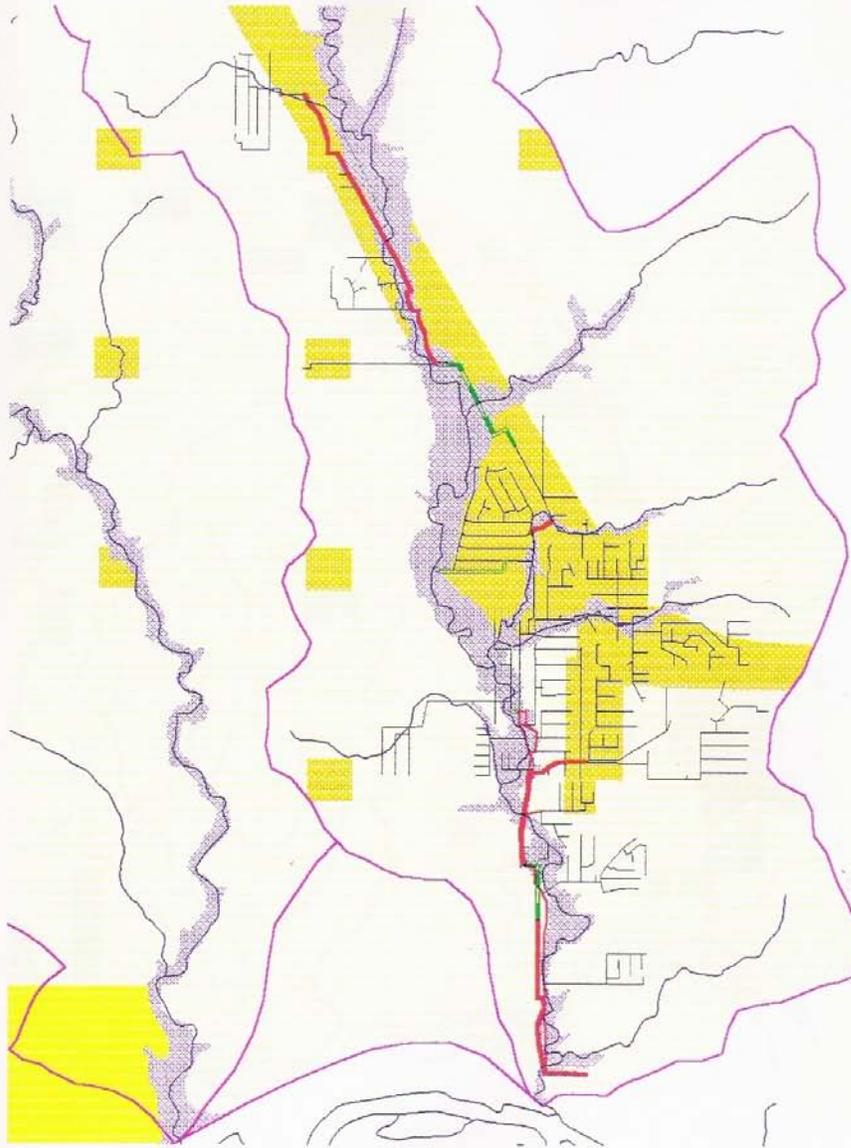
# Existing Water Lines and 2020 Land Use Intensities



- Rivers, Creeks & Streams
- Watershed Boundaries
- Water Lines
- Future Land Use Intensities
  - Low Intensity
  - Medium Intensity
  - Rural
  - Enviromentally Sensitive

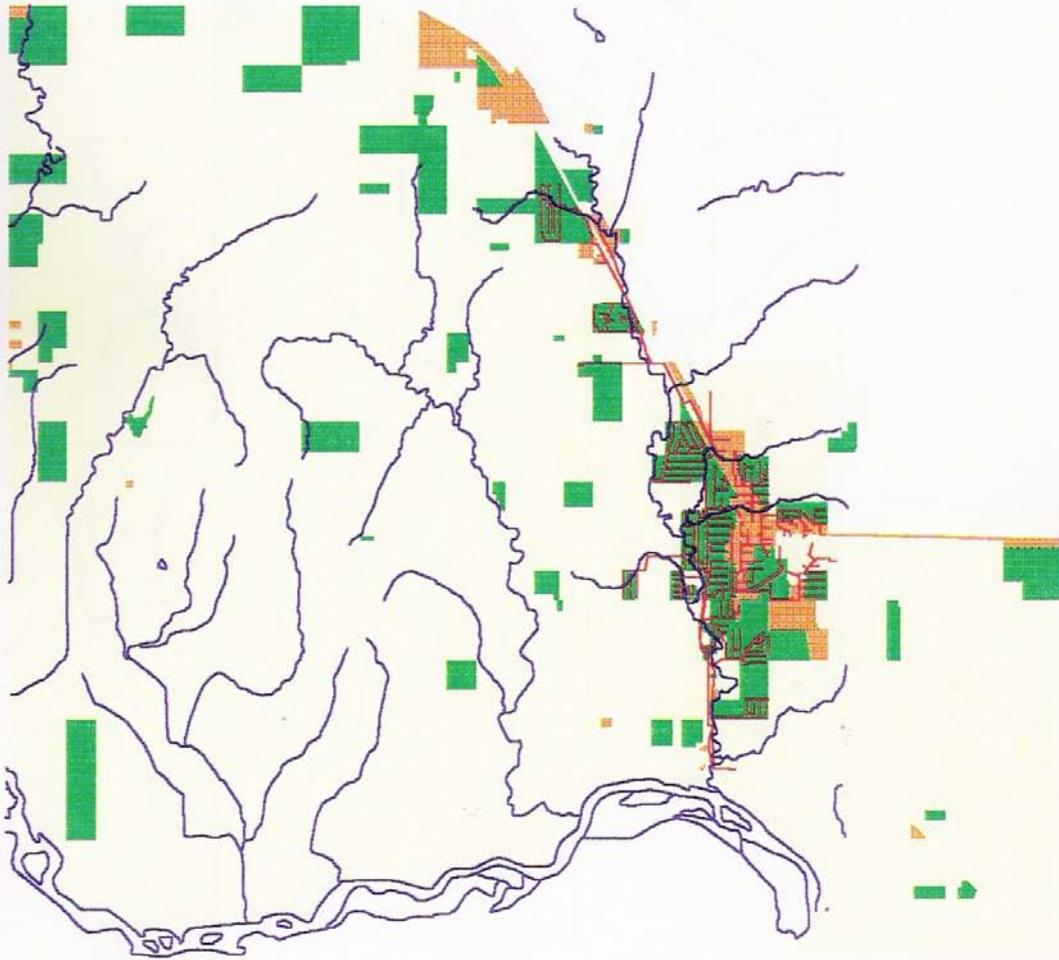


# Existing Sewer Lines and 2020 Land Use Intensities



- Rivers, Creeks & Streams
- Watershed Boundaries
- Sewer Lines
  - 8 inch
  - 10 inch
  - 12 inch
  - 15 inch
  - 4 inch force main
  - 6 inch force main
- Future Land Use Intensities
  - Low Intensity
  - Medium Intensity
  - Rural
  - Environmentally Sensitive

# Existing Land Use Intensities and Existing Sewer Lines



Rivers, Creeks & Streams

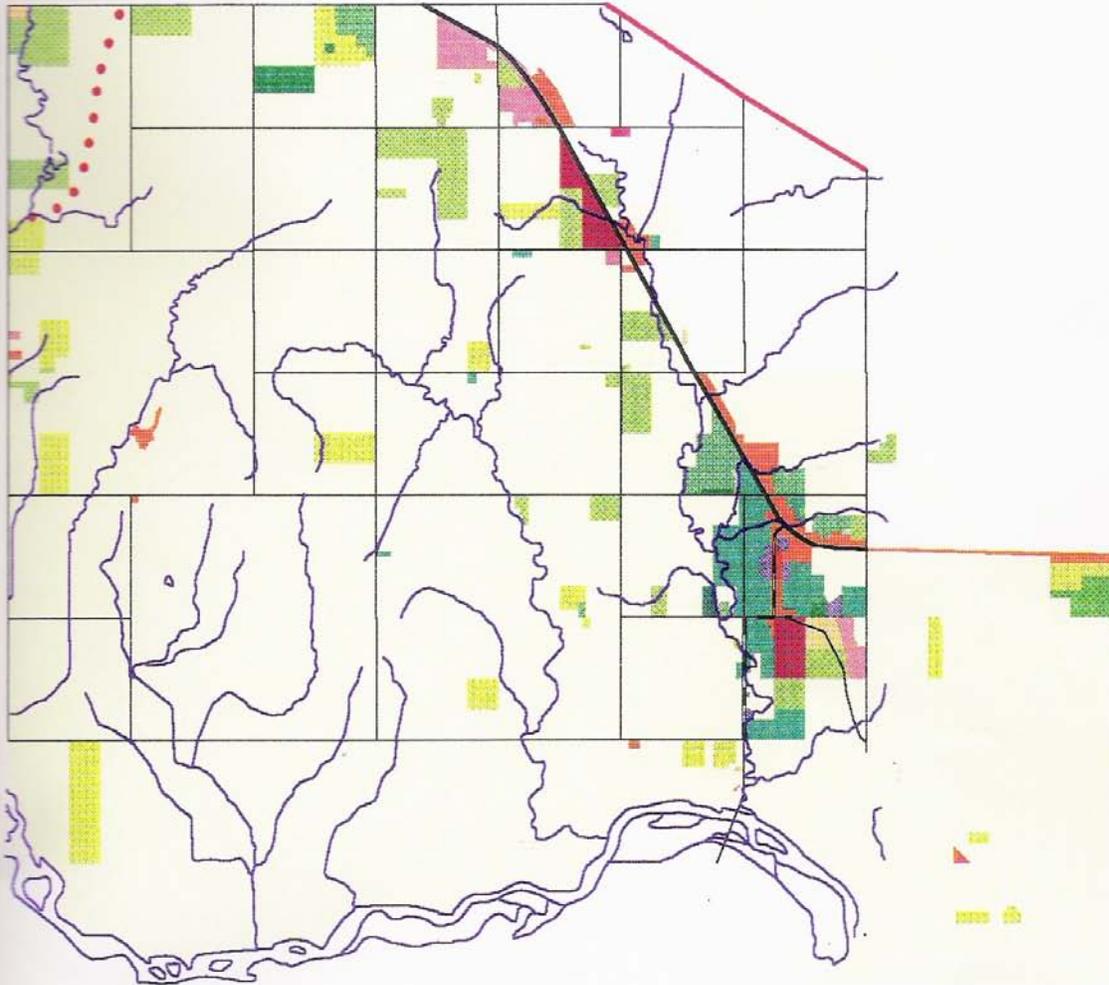
Existing Sewer Lines

Existing Land Use Intensities

- Low
- Medium
- Rural



# Existing Zoning



- Rivers, Creeks & Streams
- Major Streets & Highways
- Limited Access - 4 Lanes
  - Limited Access - 4 Lanes Planned
  - 2 Lanes
  - 3 Lanes
  - 4 Lanes
  - 4 Lanes Planned
- Zoning
- AG
  - CG
  - CH
  - CN
  - IG
  - IP
  - IL
  - IM
  - IPD
  - RD
  - RM1
  - RM2
  - RM3
  - RS0
  - RS1
  - RS2
  - RS3

