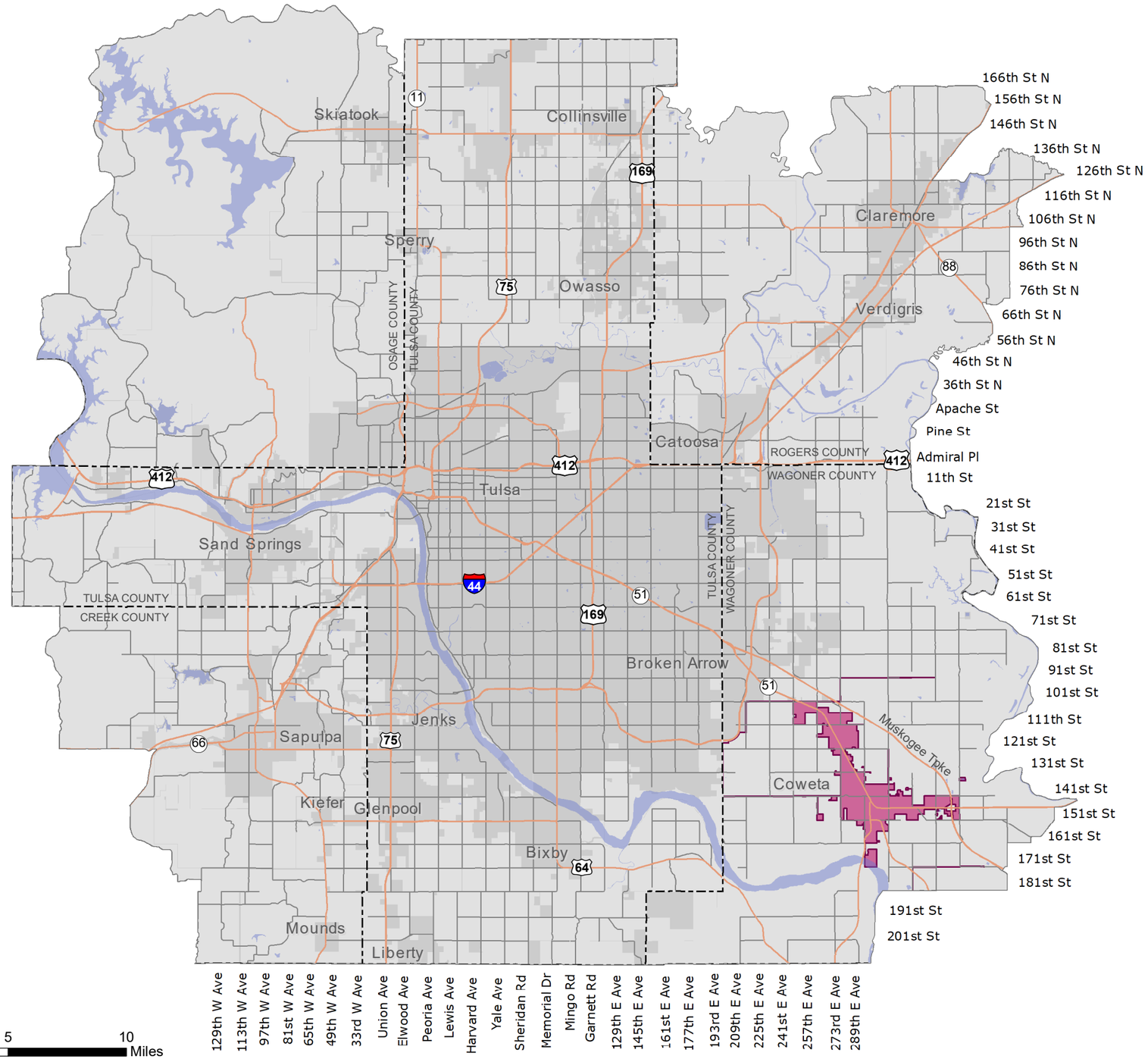
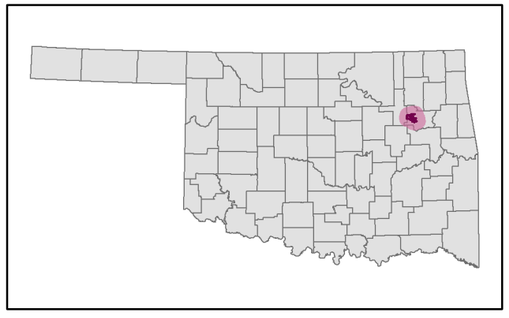
Regional Location

City of Coweta Comprehensive Plan
Regional Location



Legend

- Tulsa Metropolitan Area
- Coweta City Limits - 6,849 acres
- County Boundary
- Highway
- Arterial Road
- Water bodies



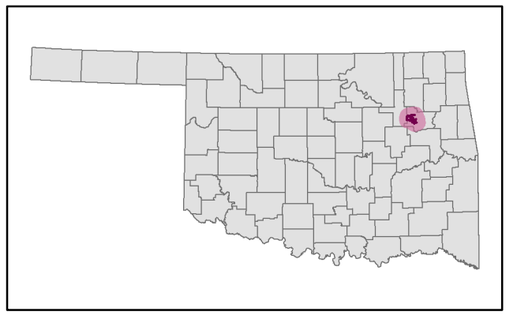
N

FIGURE 01

Regional Transportation

City of Coweta Comprehensive Plan
Regional Transportation

Legend
- Tulsa Metropolitan Area
- Coweta City Limits
- County Boundary
- Highway
- Arterial Road
- Railroad
- Airport Runway
- Port
- Water bodies



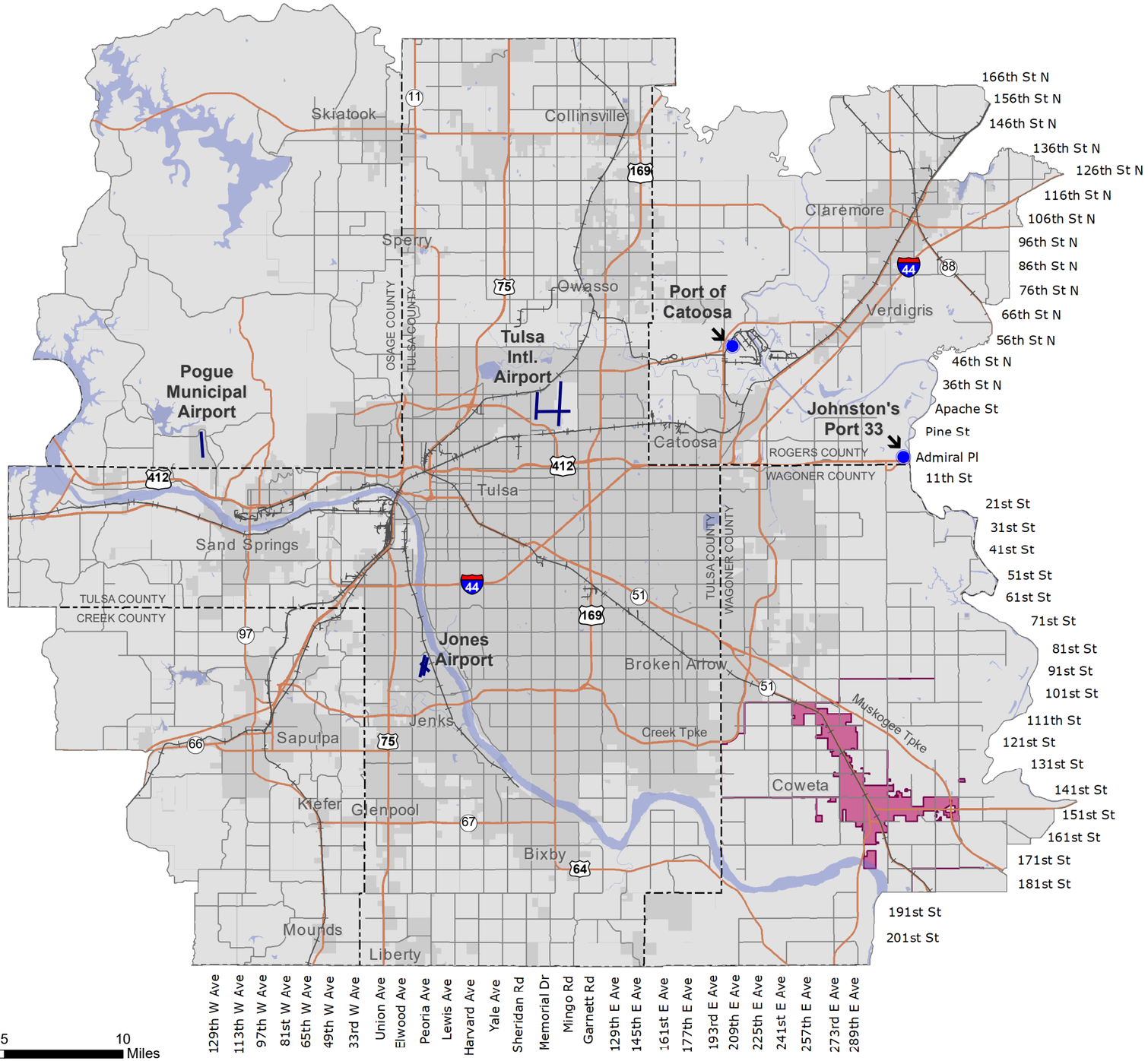
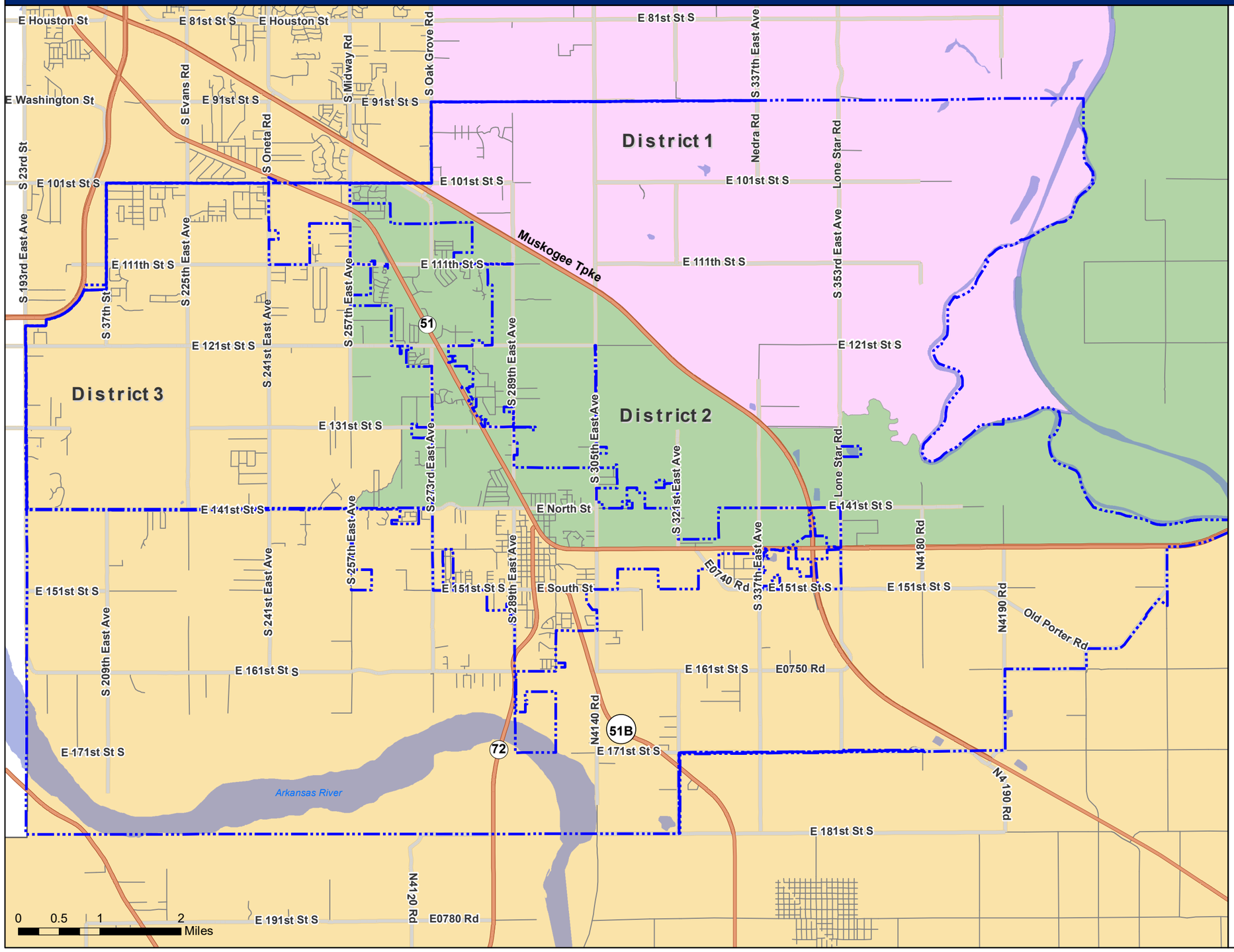


FIGURE 02

City Limits & County Commissioner Districts



City of Coweta Comprehensive Plan

City Limits and County Commissioner Districts

Legend

- City Limits
- Highway
- Arterial Road
- Road
- Water bodies

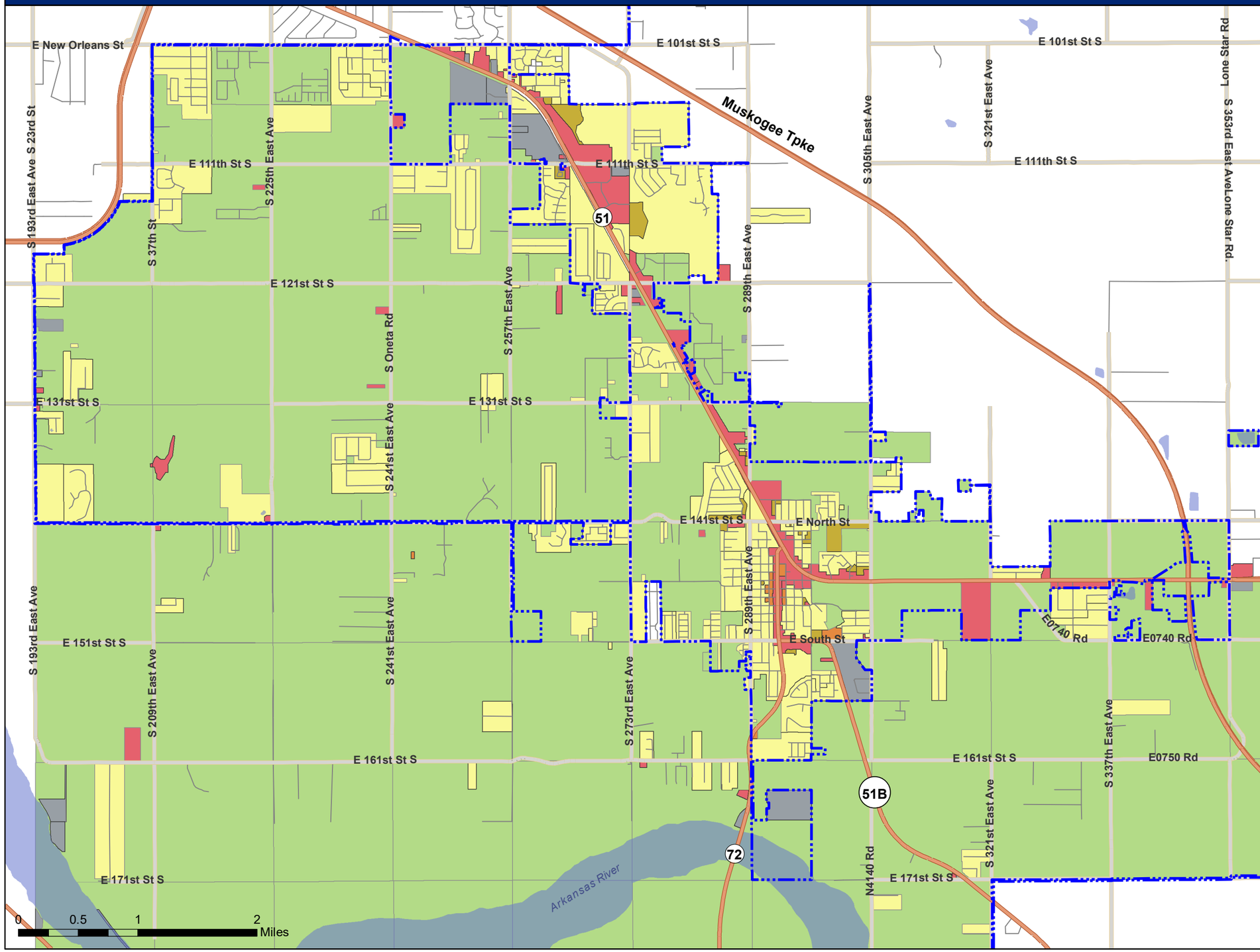
Wagoner County Commissioner Districts

- 1
- 2
- 3

N

FIGURE 03

Current Zoning



City of Coweta Comprehensive Plan

Current Zoning

Legend

- City Limits
- Highway
- Arterial Road
- Road
- Water bodies

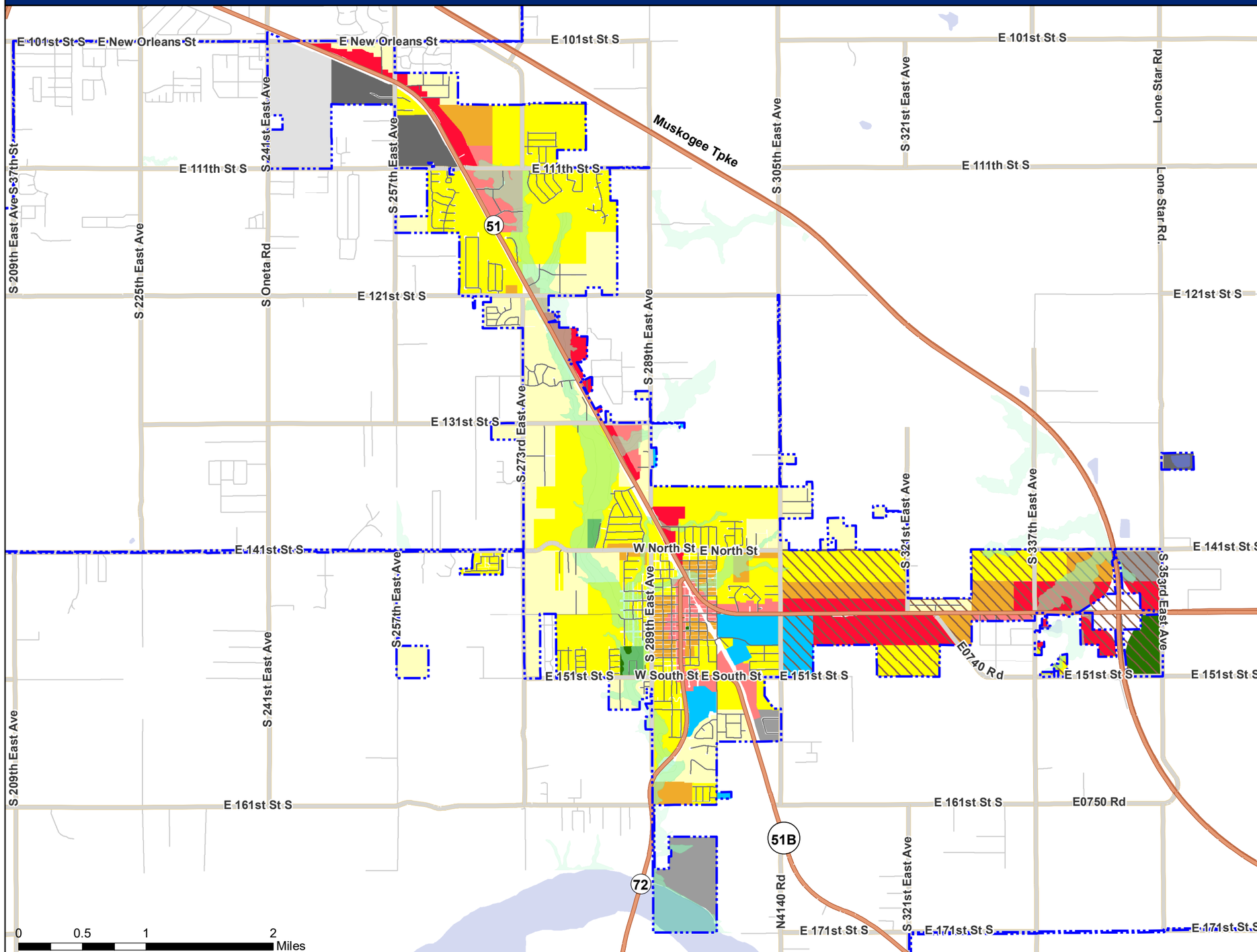
Zoning

- Agriculture
- Commercial
- Industrial
- Office
- Residential Multi-Family
- Residential Single-Family

N

FIGURE 04

Proposed Land Use and City Limits 2020



City of Coweta Comprehensive Plan

Proposed Land Use and City Limits 2020

Legend

- City Limits 2020
- Highway
- Arterial Road
- Roads

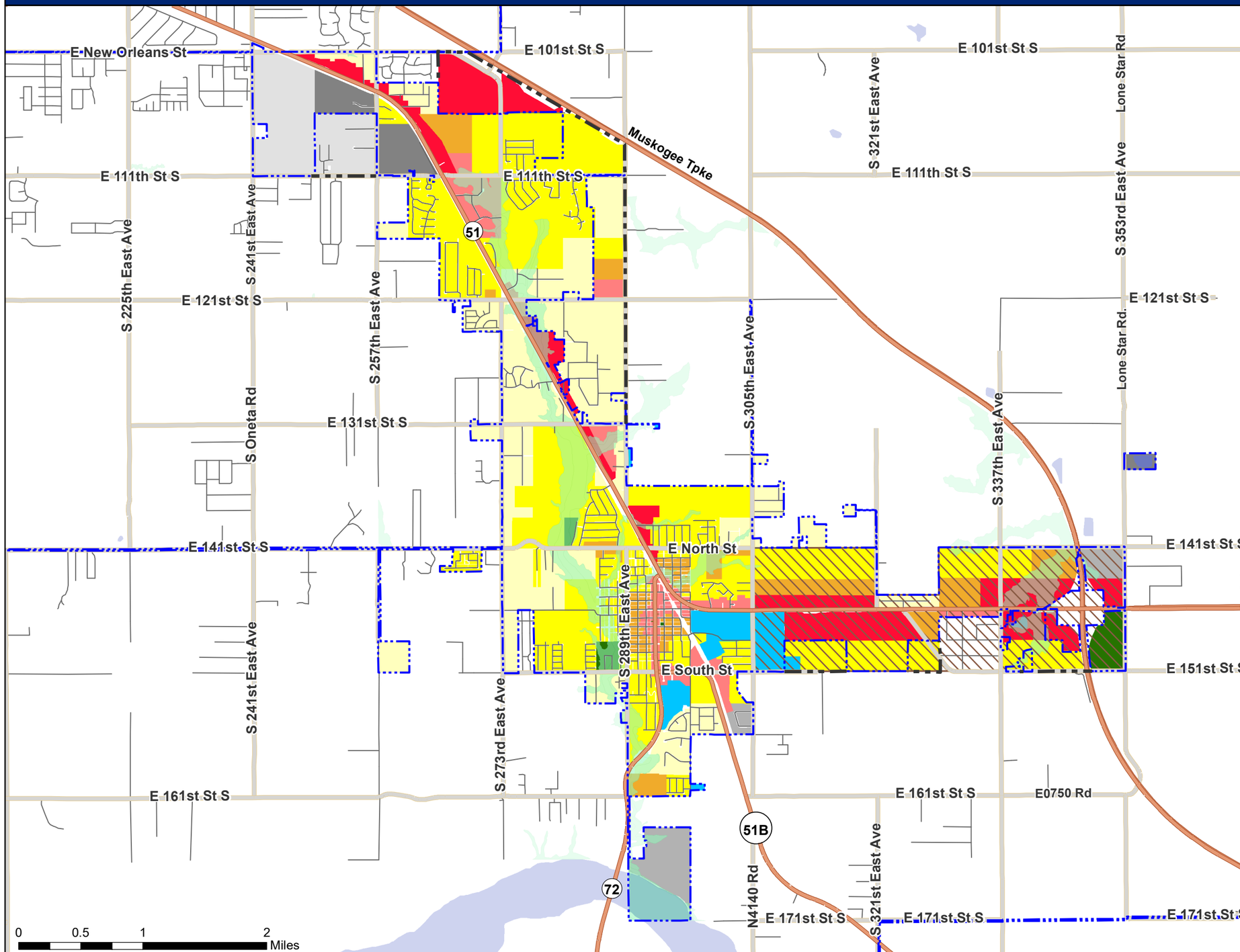
Proposed Land Use

- Agriculture
- Residential Low (0-2)
- Residential Low (2-6)
- Residential Medium (6-12)
- Residential High (12-17)
- Commercial Low/Office XX% FAR
- Commercial Medium 50% FAR
- Commercial High 75% FAR
- Industrial Low XX% FAR
- Industrial Medium 50% FAR
- Industrial High 75% FAR
- Parks/Open Space
- Public Facilities
- Development Sensitive
- Corridor District

N

FIGURE 05

Proposed Land Use and City Limits 2025



City of Coweta Comprehensive Plan

Proposed Land Use and City Limits 2025

Legend

- City Limits 2020
- City Limits 2025
- Highway
- Arterial Road
- Road

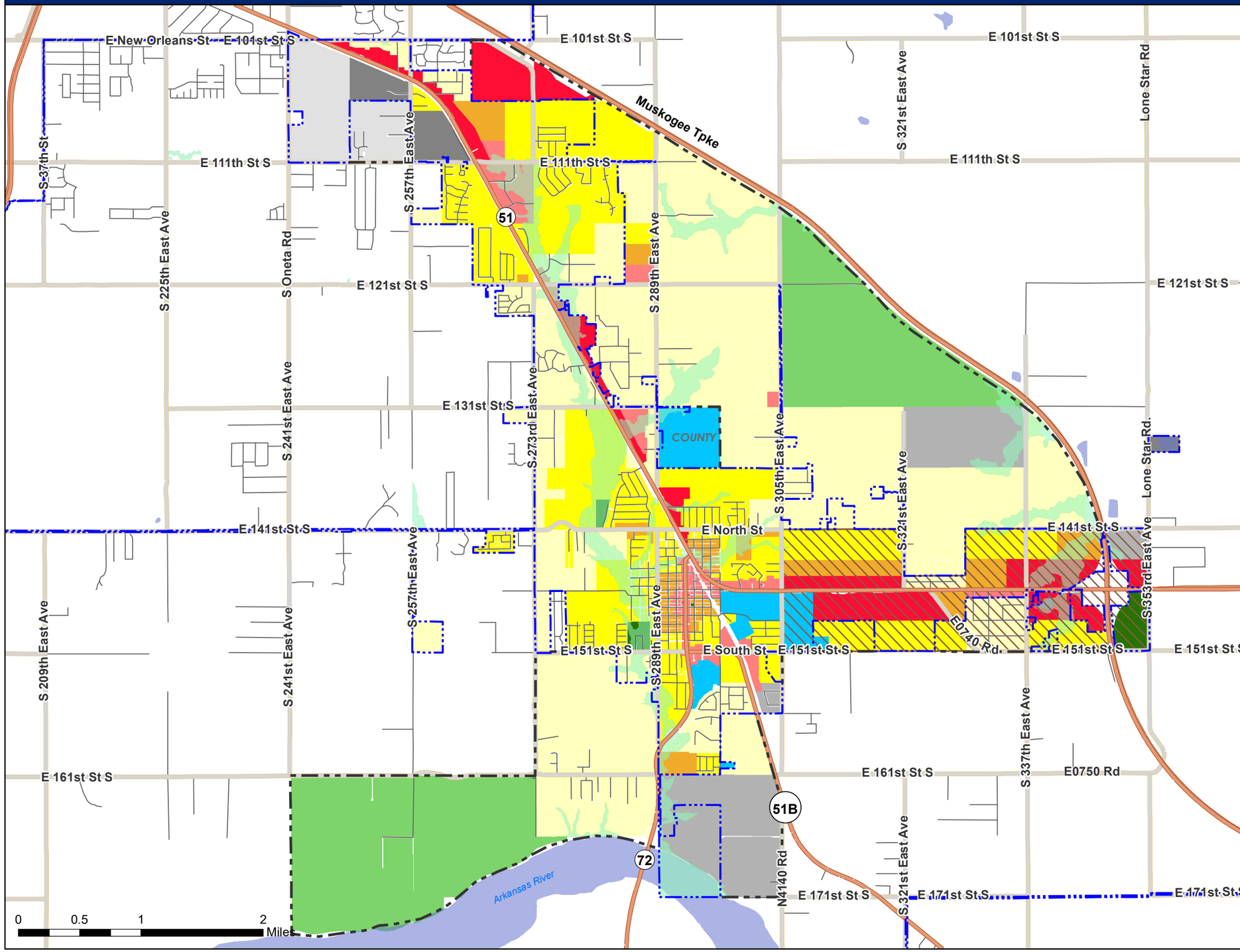
Proposed Land Use

- Agriculture
- Residential Very Low (0-2)
- Residential Low (2-6)
- Residential Medium (6-12)
- Residential High (12-17)
- Commercial Low/Office XX% FAR
- Commercial Medium 50% FAR
- Commercial High 75% FAR
- Industrial Low XX% FAR
- Industrial Medium 50% FAR
- Industrial High 75% FAR
- Parks/Open Space
- Public Facilities
- Development Sensitive
- Corridor District

N

FIGURE 06

Proposed Land Use and City Limits 2030



City of Coweta Comprehensive Plan

Proposed Land Use and City Limits 2030

Legend

- City Limits 2020
- 2030 City Limits
- Highway
- Arterial Road
- Road

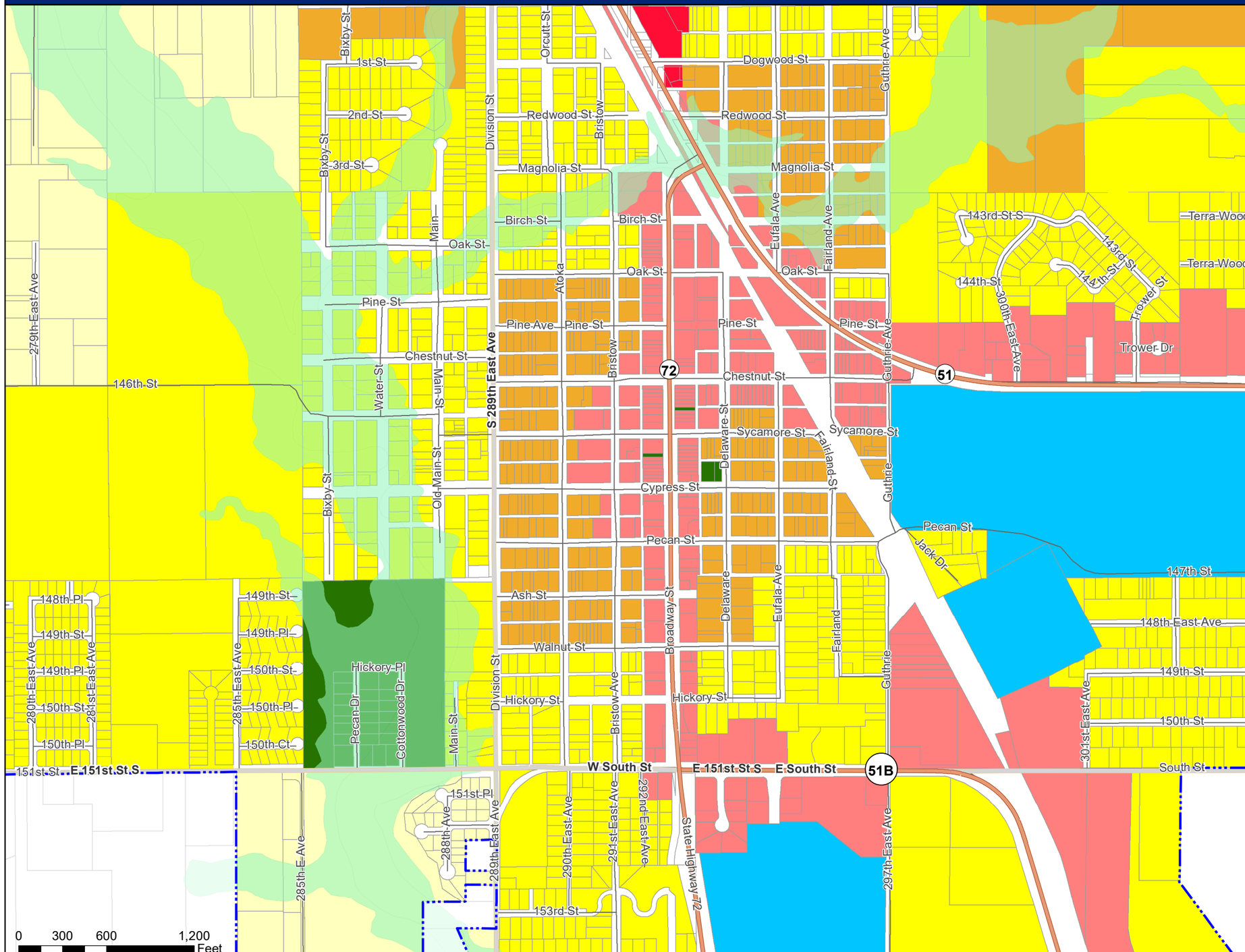
Proposed Land Use

- Agriculture
- Residential Very Low (0-2)
- Residential Low (2-6)
- Residential Medium (6-12)
- Residential High (12-17)
- Commercial Low/Office XX% FAR
- Commercial Medium 50% FAR
- Commercial High 75% FAR
- Industrial Low XX% FAR
- Industrial Medium 50% FAR
- Industrial High 75% FAR
- Parks/Open Space
- Public Facilities
- Development Sensitive
- Corridor District

N

FIGURE 07

Proposed Land Use - Downtown



City of Coweta Comprehensive Plan

Proposed Land Use Downtown

Legend

- City Limits 2020
- Highway
- Arterial Road
- Roads

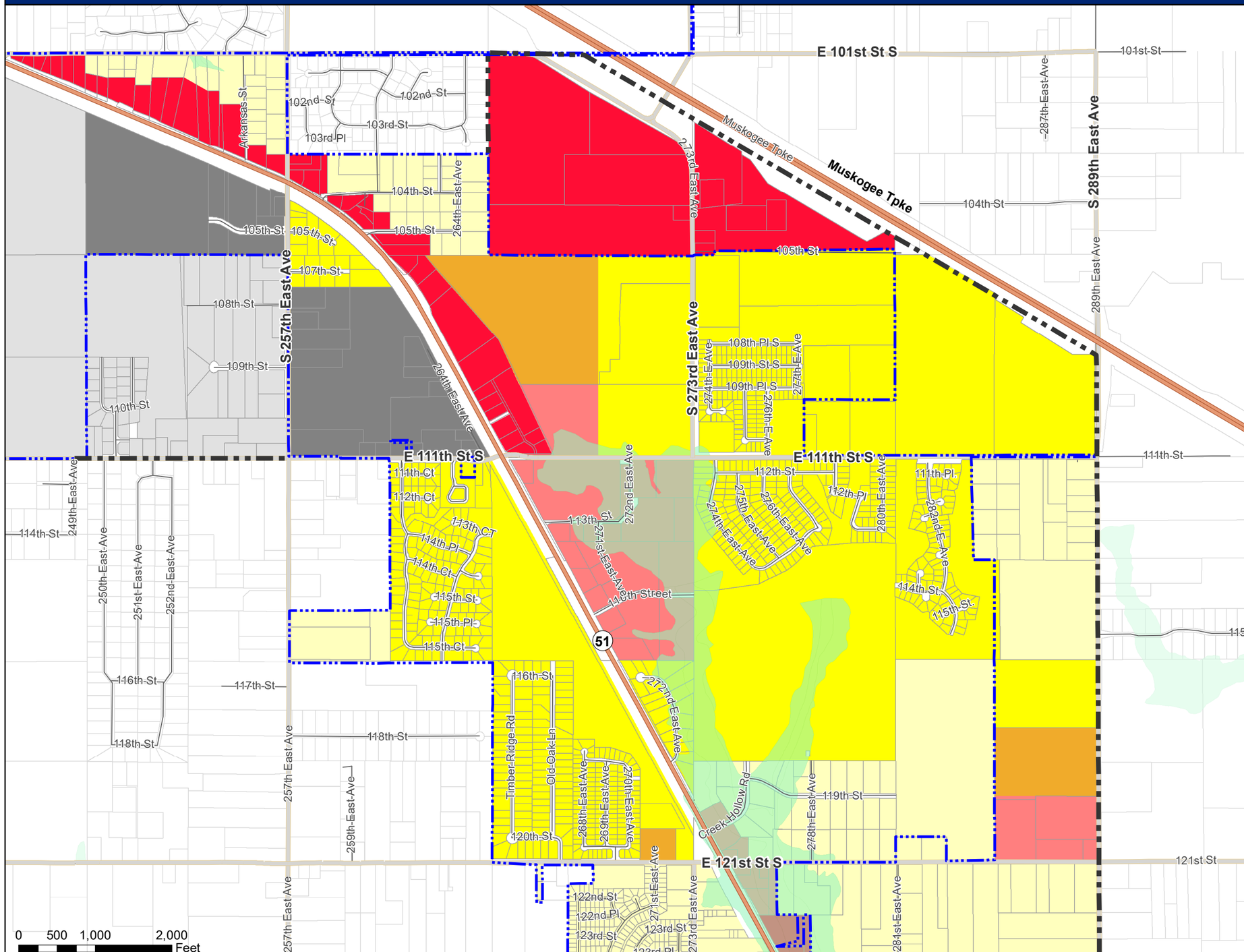
Proposed Land Use

- Agriculture
- Residential Low (0-2)
- Residential Low (2-6)
- Residential Medium (6-12)
- Residential High (12-17)
- Commercial Low/Office XX% FAR
- Commercial Medium 50% FAR
- Commercial High 75% FAR
- Industrial Low XX% FAR
- Industrial Medium 50% FAR
- Industrial High 75% FAR
- Parks/Open Space
- Public Facilities
- Development Sensitive
- Corridor District

N

FIGURE 08

Anticipated Northwest Growth Area



City of Coweta Comprehensive Plan

Anticipated Northwest Growth Area

Legend

- City Limits 2020
- City Limits 2025
- Highway
- Arterial Road
- Road

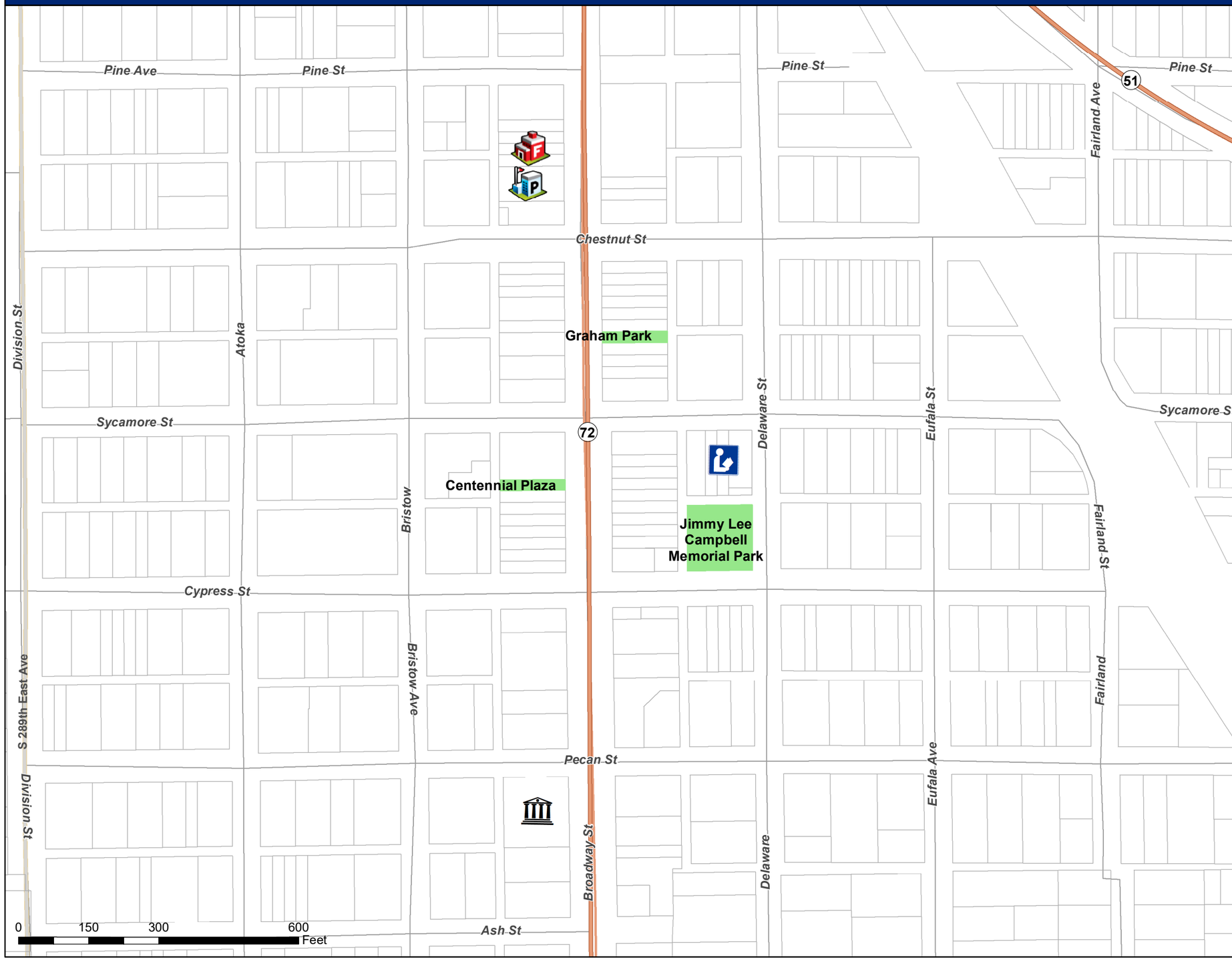
Proposed Land Use

- Agriculture
- Residential Very Low (0-2)
- Residential Low (2-6)
- Residential Medium (6-12)
- Residential High (12-17)
- Commercial Low/Office XX% FAR
- Commercial Medium 50% FAR
- Commercial High 75% FAR
- Industrial Low XX% FAR
- Industrial Medium 50% FAR
- Industrial High 75% FAR
- Parks/Open Space
- Public Facilities
- Development Sensitive
- Corridor District

N

FIGURE 09

Public Facilities



City of Coweta Comprehensive Plan

Public Facilities

Legend

- Highway
- Arterial Road
- Road

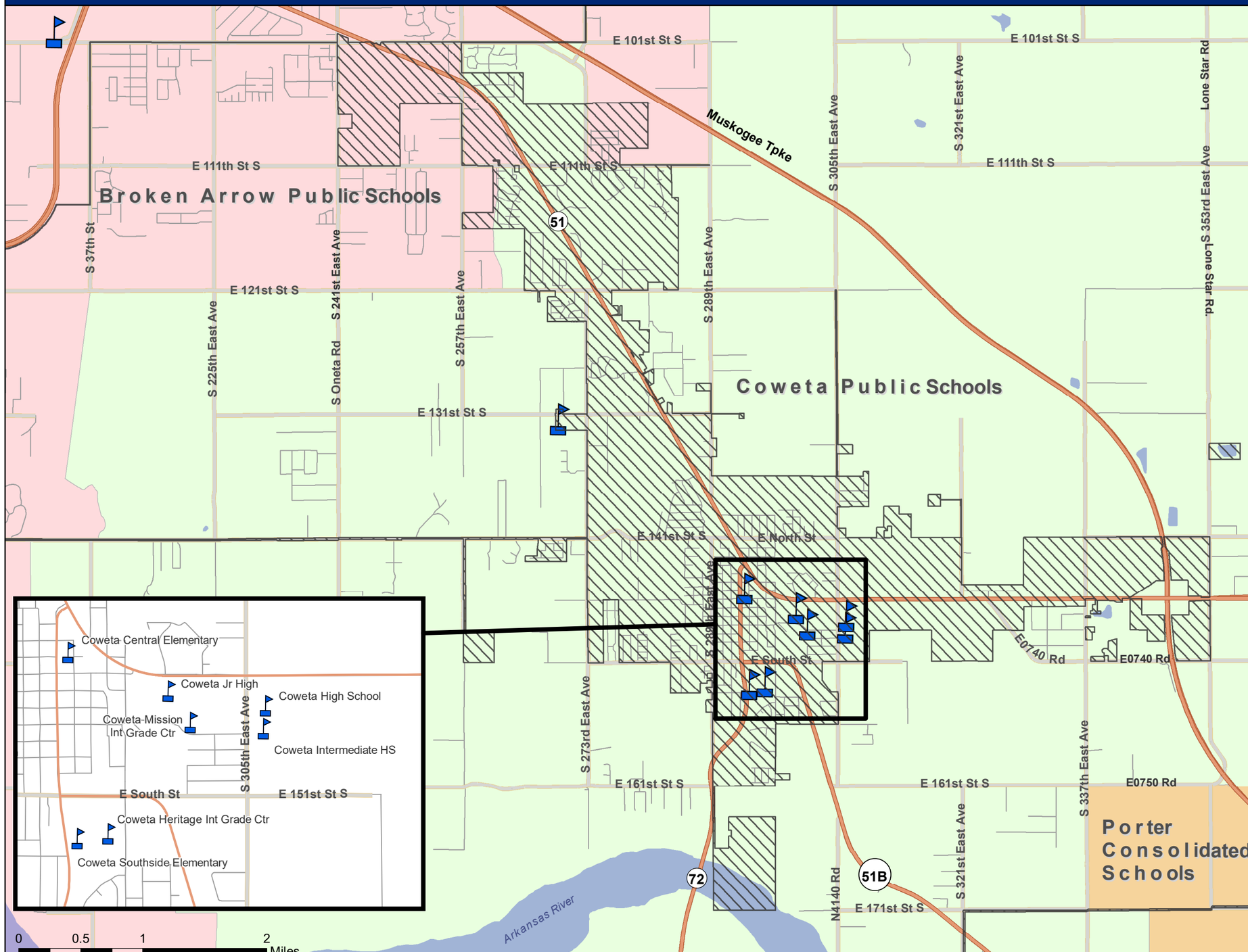
Public Facilities

- City Hall
- Fire
- Library
- Police
- Parks

N

FIGURE 10

School District Boundaries



City of Coweta Comprehensive Plan

School District Boundaries

Legend

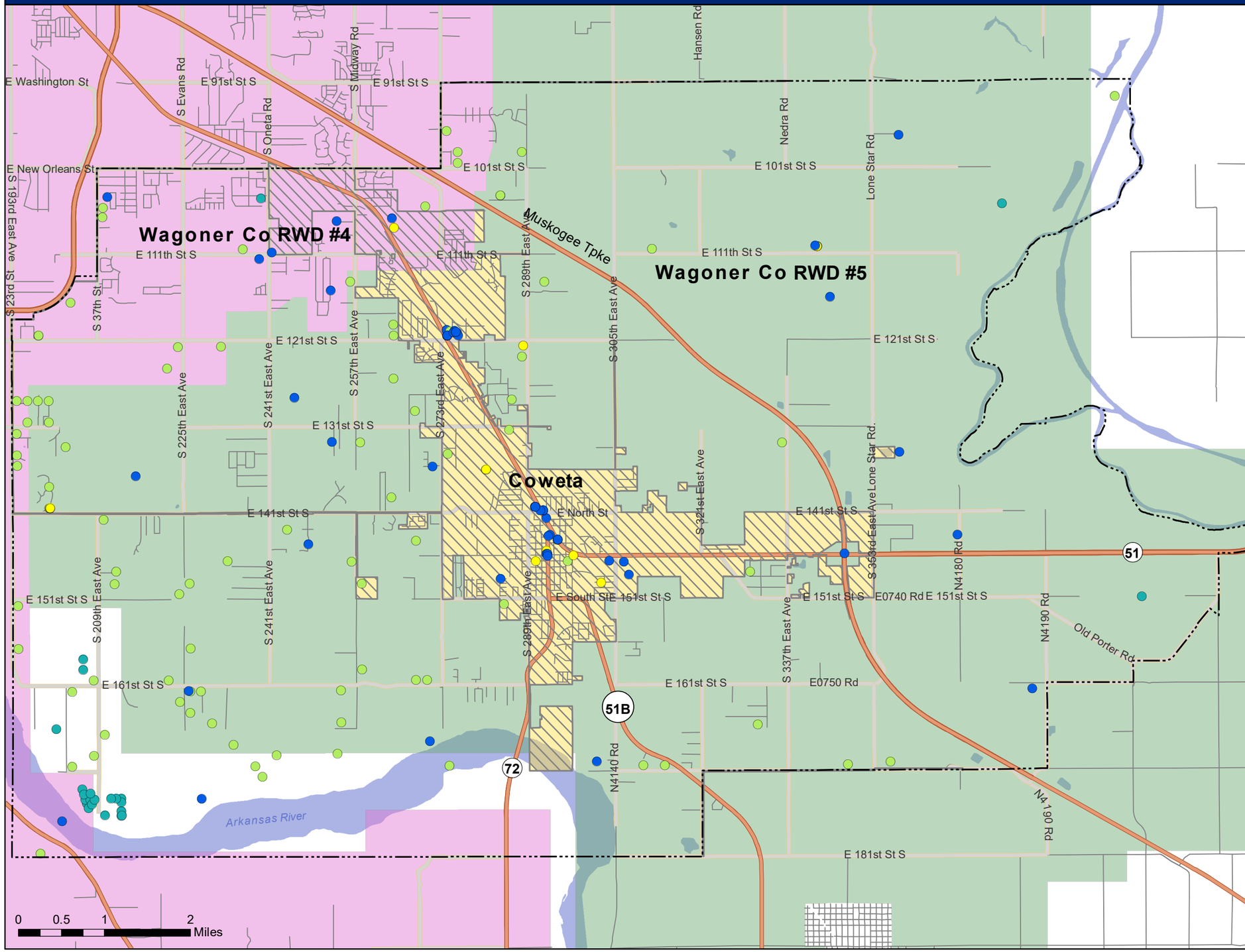
- Coweta City Limits
- Highway
- Arterial Road
- Road
- Water bodies

School Districts

- Broken Arrow Public Schools
- Coweta Public Schools
- Porter Consolidated Schools
- School

FIGURE 11

Rural Water District Boundaries



City of Coweta Comprehensive Plan

Rural Water District Boundaries

Legend

- City Limits
- Fenceline
- Highway
- Arterial Road
- Road
- Water bodies

Water Service Districts

- Coweta
- Wagoner Co RWD #4
- Wagoner Co RWD #5

Groundwater Wells

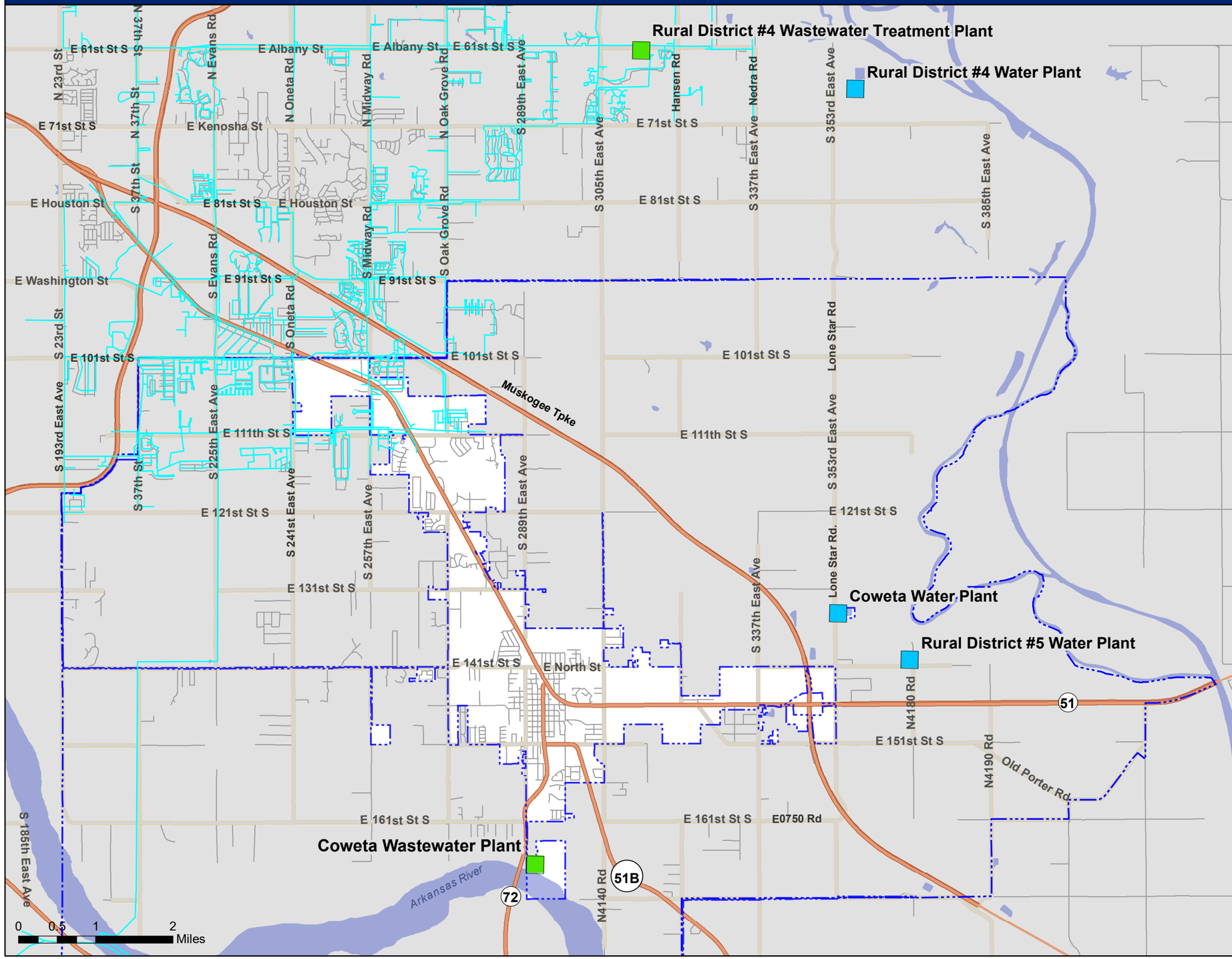
- Agriculture - Nonirrigation & Irrigation
- Commercial - Soil Evaluation, Heat Exchange, Corrosion Protection, Site Assessment
- Domestic
- Water Quality

Source: Oklahoma Water Resource Board 2017

N

FIGURE 12

Water and Sewer Infrastructure



City of Coweta Comprehensive Plan

Water and Sewer Infrastructure

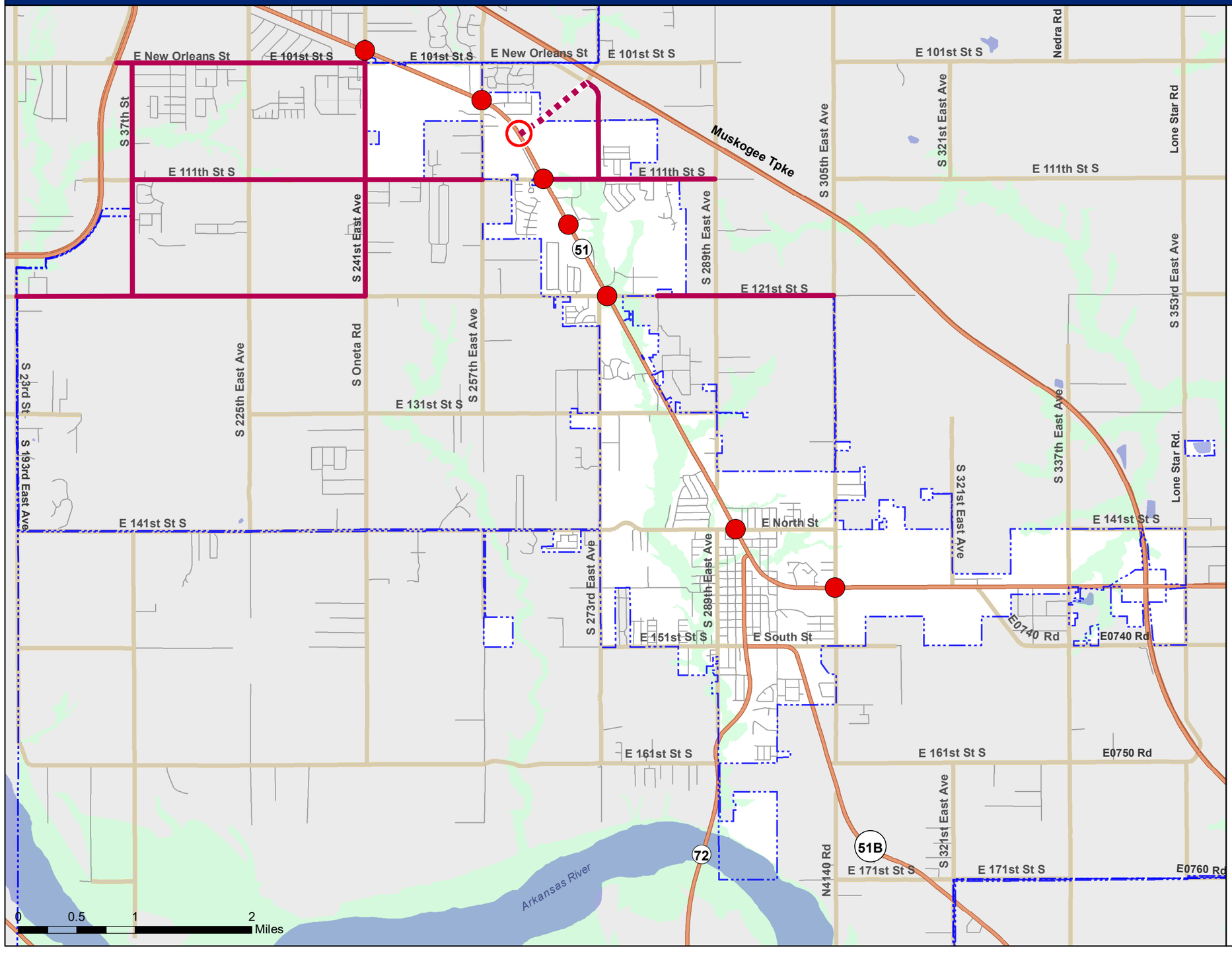
Legend

- Coweta City Limits
- Highway
- Arterial Road
- Road
- Water bodies
- Rural District #4 Pipes
- Wastewater Plant
- Water Plant

N

FIGURE 13

Currently Proposed Street Improvements



City of Coweta Comprehensive Plan

Currently Proposed Street Improvements

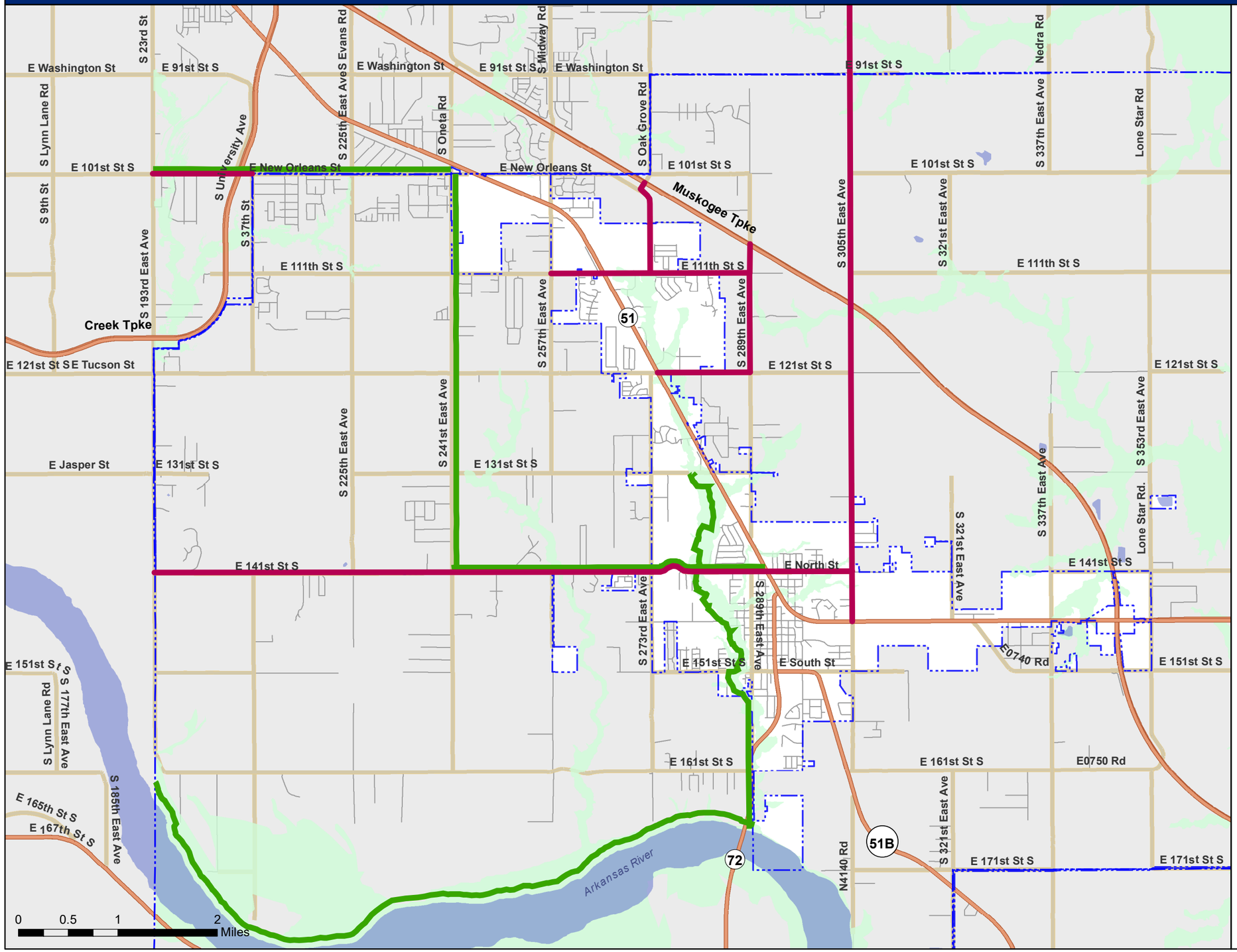
Legend

- Coweta City Limits
- Highway
- Arterial Road
- Road
- Traffic Signal
- Proposed Traffic Signal
- Proposed Street Connection
- Street Improvements
- FEMA Floodplain
- Water bodies

N

FIGURE 14

Recommended Street and Trail Improvements



City of Coweta Comprehensive Plan

Recommended Street and Trail Improvements

Legend

- Coweta City Limits
- Highway
- Arterial Road
- Road
- Water bodies
- FEMA Floodplain
- Proposed Trails

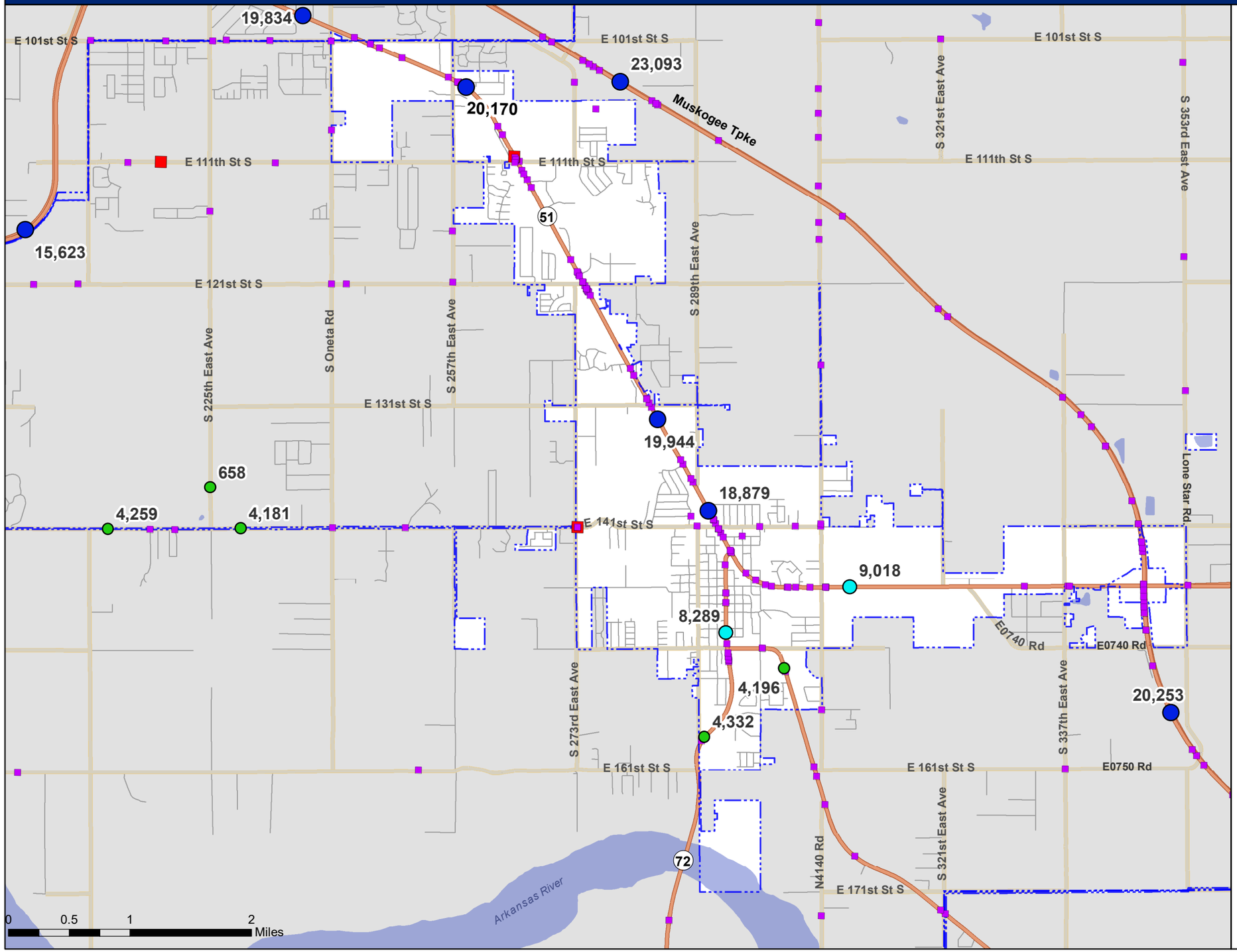
Target Street Classifications

- Secondary

N

FIGURE 15

Traffic Counts and Collisions



City of Coweta Comprehensive Plan

Traffic Counts and Collisions

Legend

- Coweta City Limits
- Highway
- Arterial Road
- Road
- Water bodies

Average Annual Daily Traffic

2018 Traffic Counts

- 500-5,000
- 5,001 - 15,000
- 15,001 - 25,000

Collisions 2015-2017

Severity

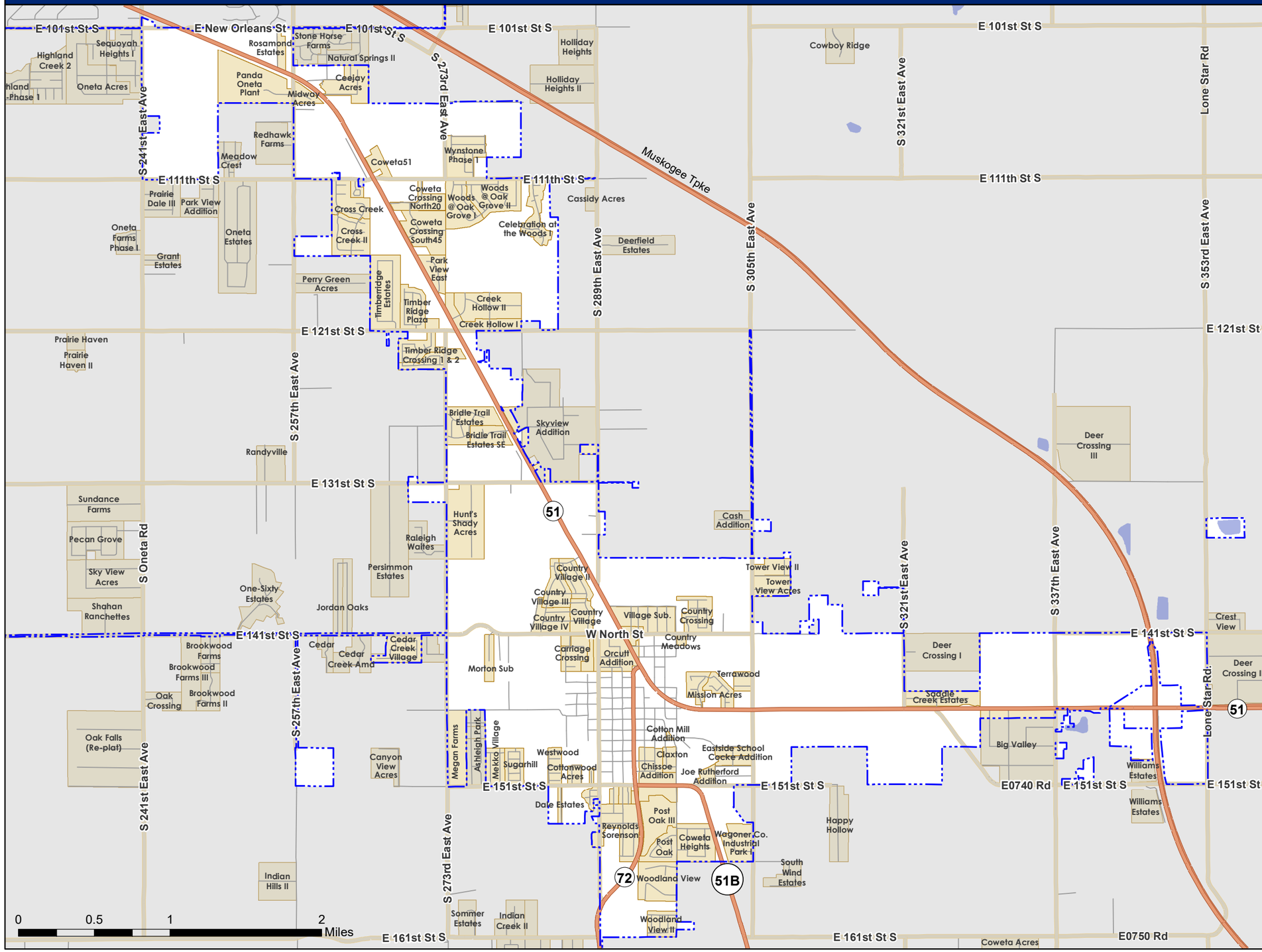
- Fatality Collision
- Non-Fatality Injury Collision

Source: StreetLight

N

FIGURE 16

Subdivisions



City of Coweta Comprehensive Plan

Subdivisions

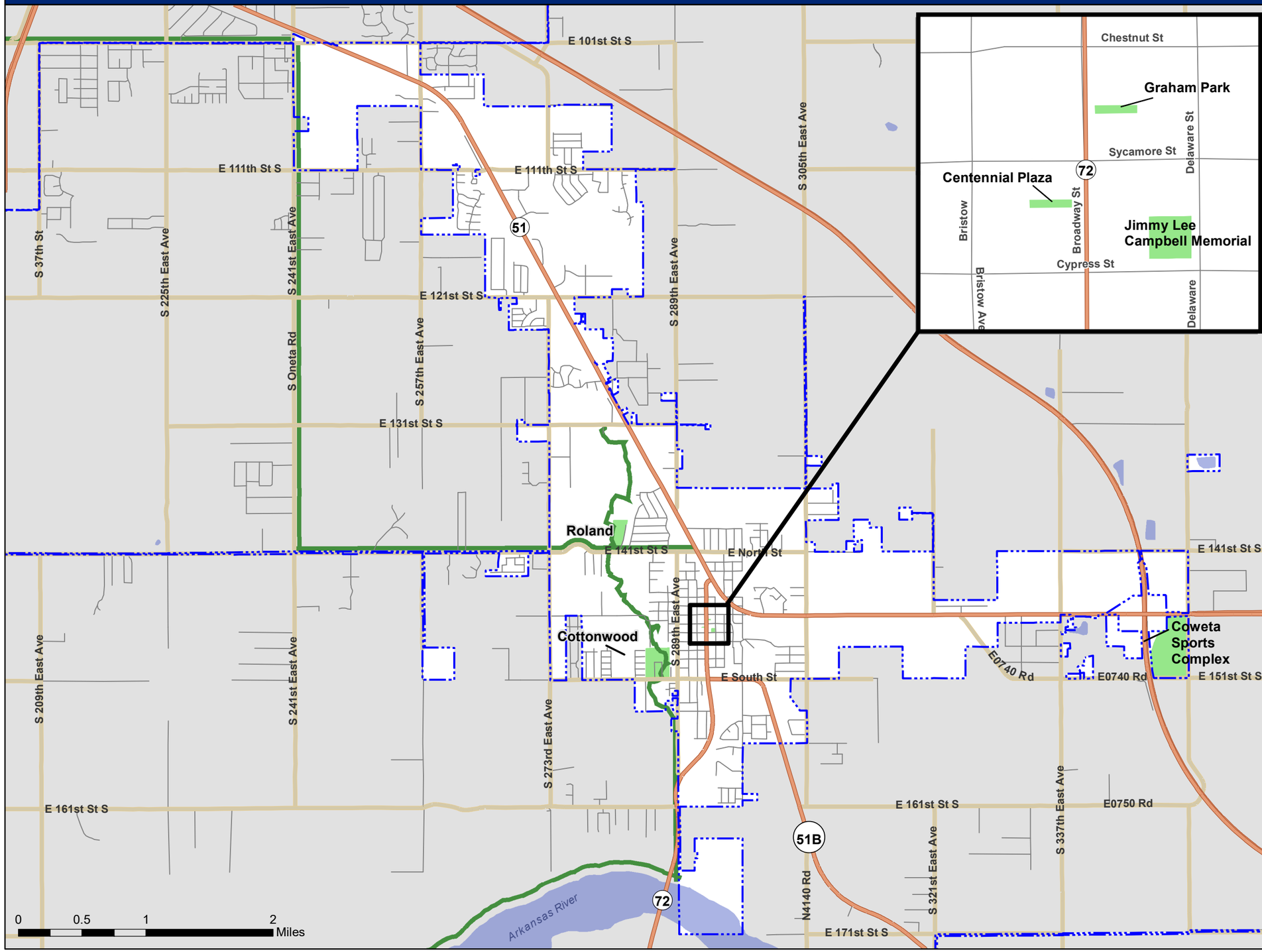
Legend

- City Limits
- Highway
- Arterial Road
- Road
- Water bodies
- Subdivisions

N

FIGURE 17

Parks and Recreation



City of Coweta Comprehensive Plan

Parks and Recreation

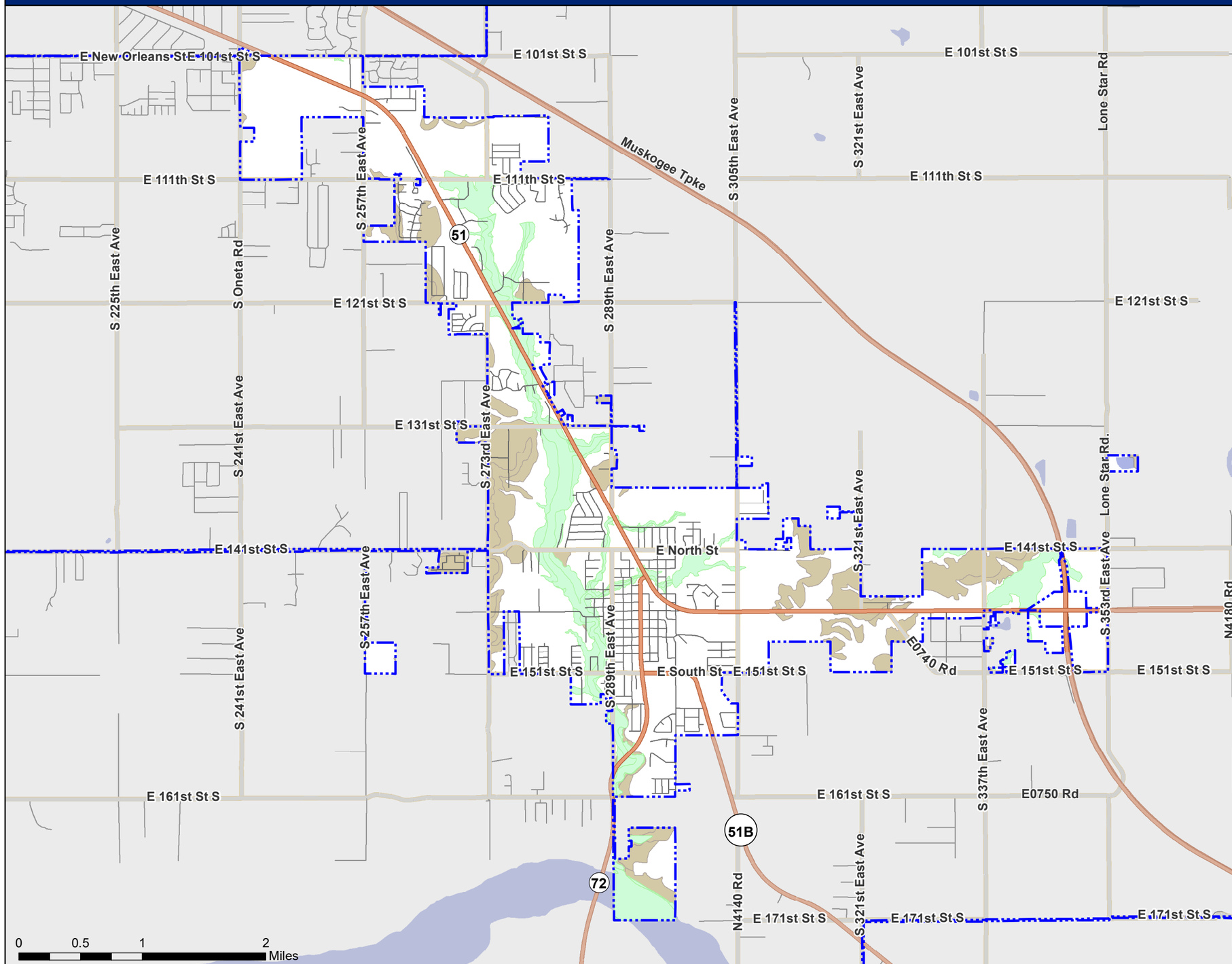
Legend

- City Limits
- Highway
- Arterial Road
- Road
- Water bodies
- Proposed Trails
- Parks

N

FIGURE 18

Development Constraints 2020



City of Coweta Comprehensive Plan

Development Constraints 2020

Legend

- 2020 City Limits - 6,849 acres
- Non-buildable Soils - 964 acres
- 100 Year Floodplain - 902 acres

Remaining developable area: 4,983 acres

Source: FEMA, Gridded Soil Survey Geographic (gSSURGO) Database for Oklahoma. United States Department of Agriculture, Natural Resources Conservation Service. Available online at http://datagateway.nrcs.usda.gov/ 9/17/2018

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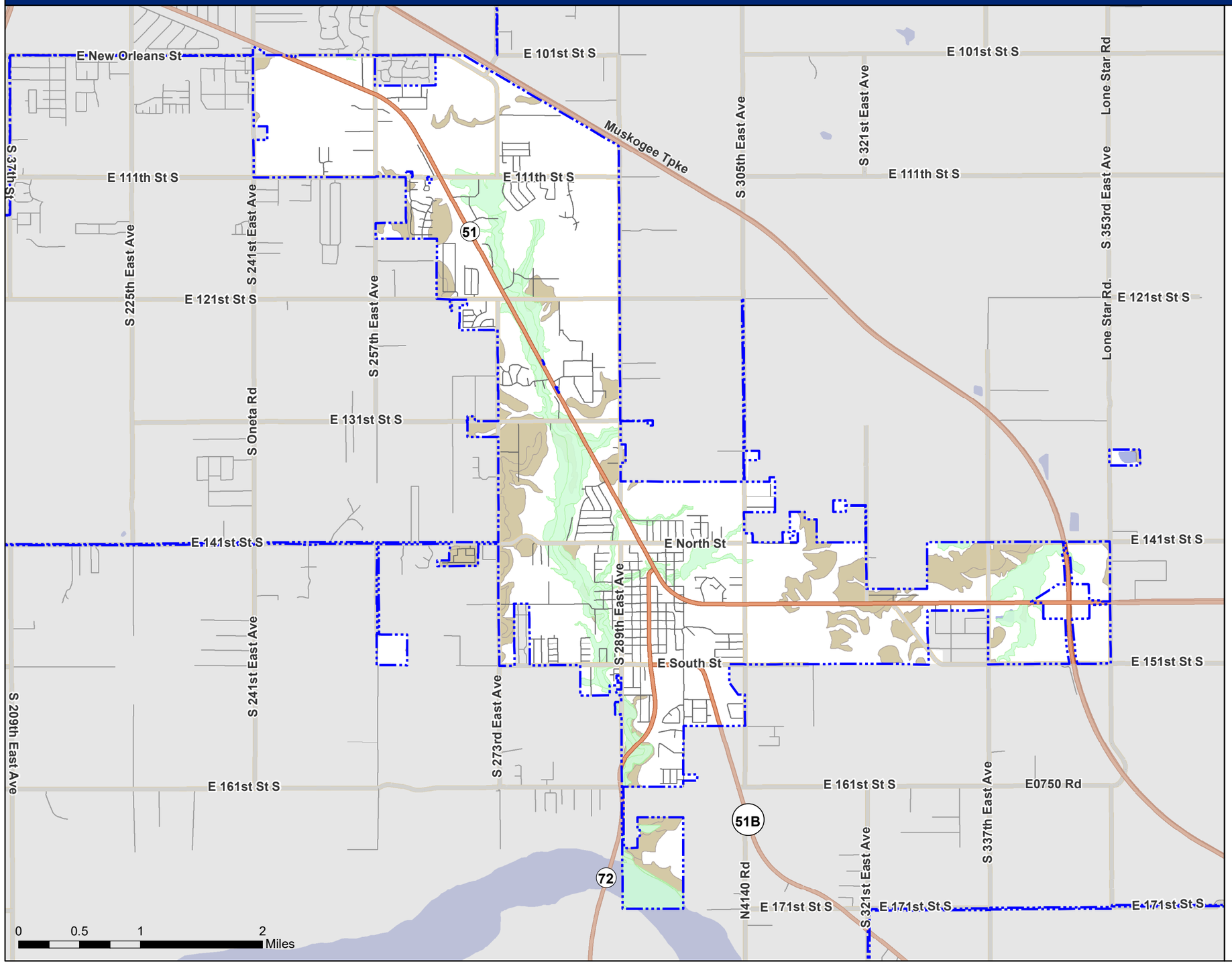
FIGURE 19

Development Constraints 2025



City of Coweta Comprehensive Plan

Development Constraints 2025

Legend

- 2025 City Limits - 8,140 acres
- Non-buildable Soils - 1,042 acres
- 100 Year Floodplain - 954 acres

Remaining developable area: 6,144 acres

Source: FEMA, Gridded Soil Survey Geographic (gSSURGO) Database for Oklahoma. United States Department of Agriculture, Natural Resources Conservation Service. Available online at http://datagateway.nrcs.usda.gov/ 9/17/2018

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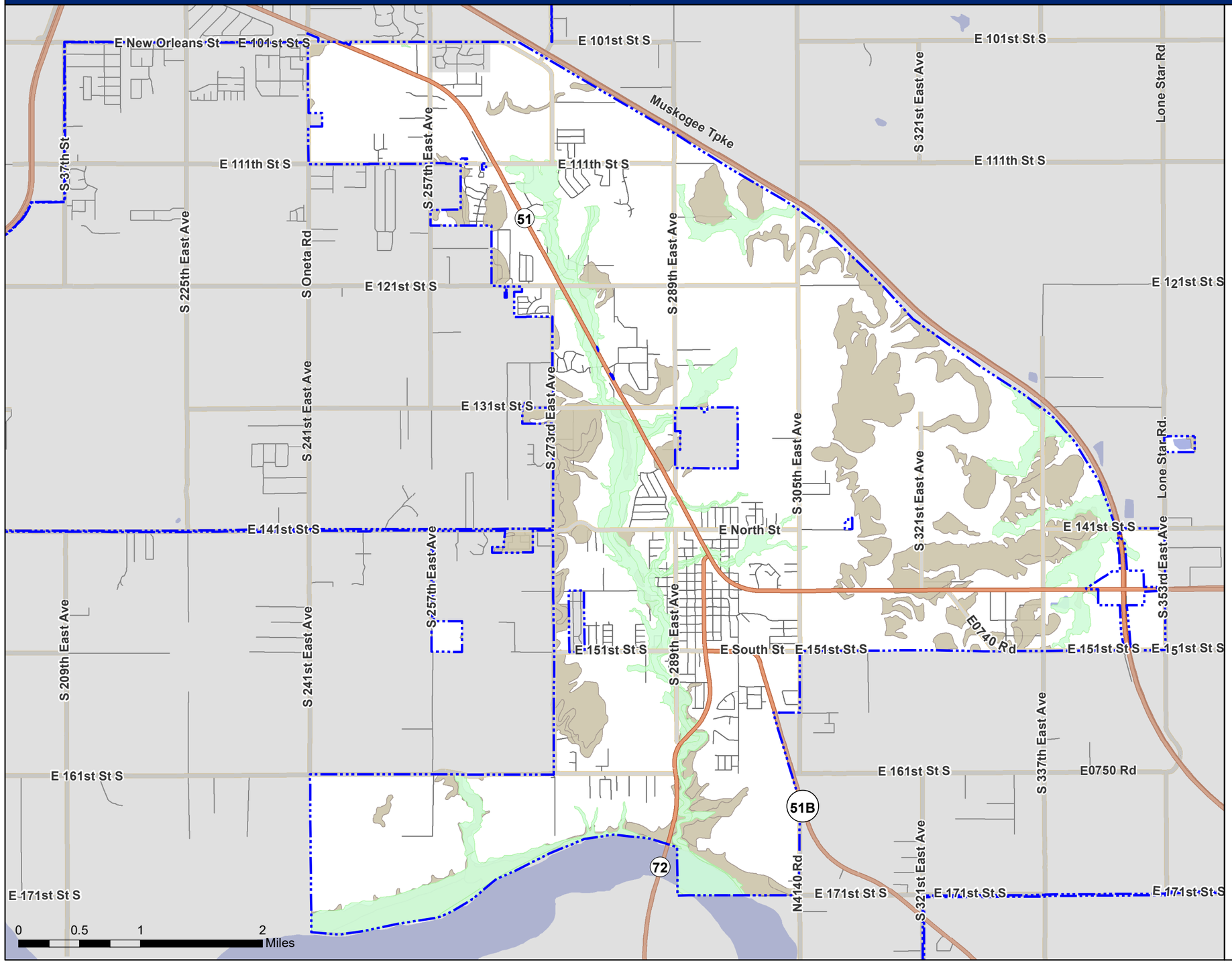
FIGURE 20

Development Constraints 2030



City of Coweta Comprehensive Plan

Development Constraints 2030

Legend

- 2030 City Limits - 15,146 acres
- Non-buildable Soils - 2,366 acres
- 100 Year Floodplain - 1,638 acres

Remaining developable area: 11,142 acres

Source: FEMA, Gridded Soil Survey Geographic (gSSURGO) Database for Oklahoma. United States Department of Agriculture, Natural Resources Conservation Service. Available online at http://datagateway.nrcs.usda.gov/ 9/17/2018

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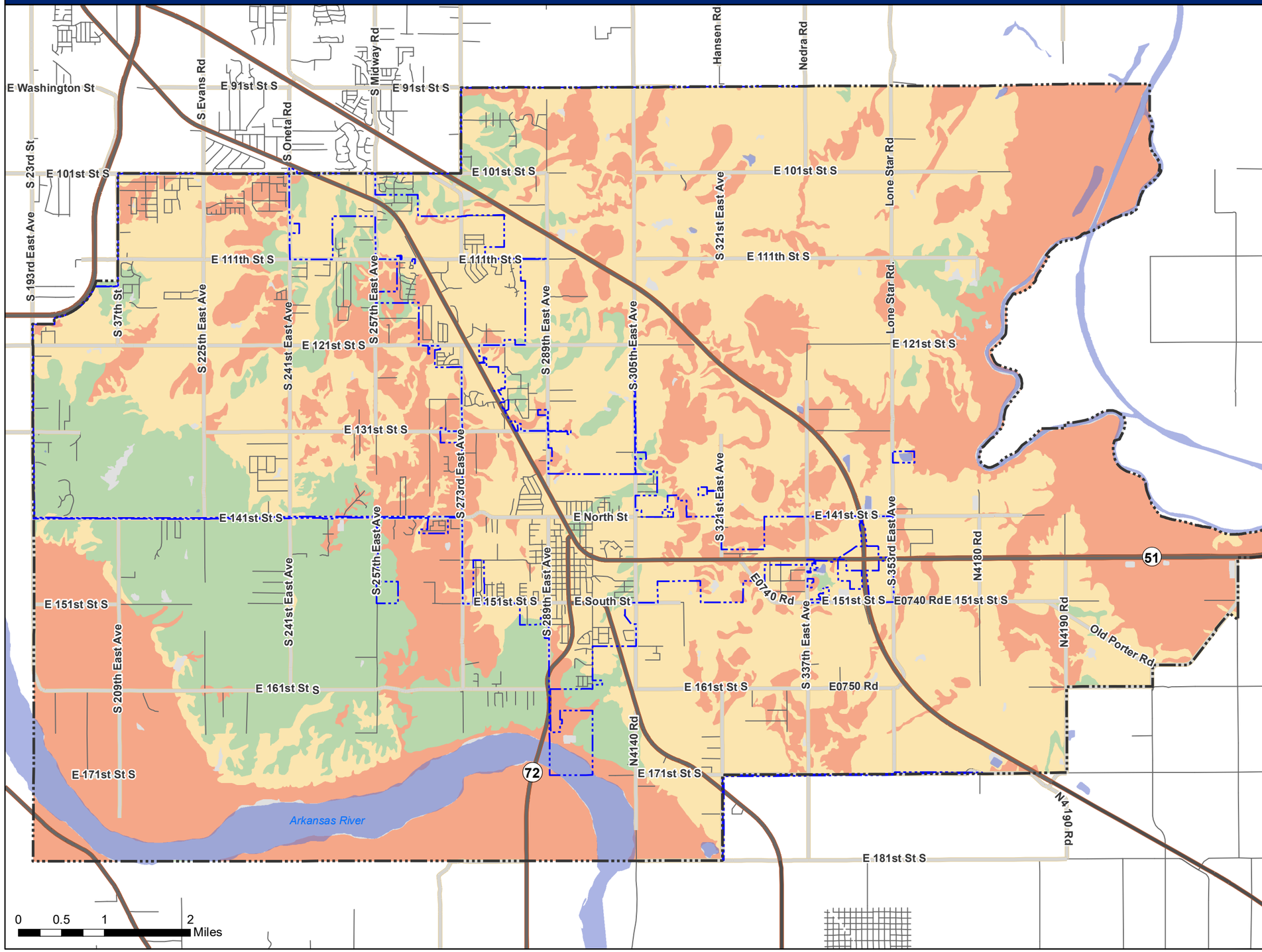
FIGURE 21

Soil Limitations on Dwellings Without Basements



City of Coweta Comprehensive Plan

Soil Limitations on Dwellings Without Basements

Legend

- City Limits
- Fenceline
- Highway
- Arterial Road
- Road
- Water bodies

Soil Limitation

- Not limited
- Somewhat limited
- Very limited
- Not rated

Source: Gridded Soil Survey Geographic (gSSURGO) Database for Oklahoma. United States Department of Agriculture, Natural Resources Conservation Service. Available online at http://datagateway.nrcs.usda.gov/ 9/17/2018

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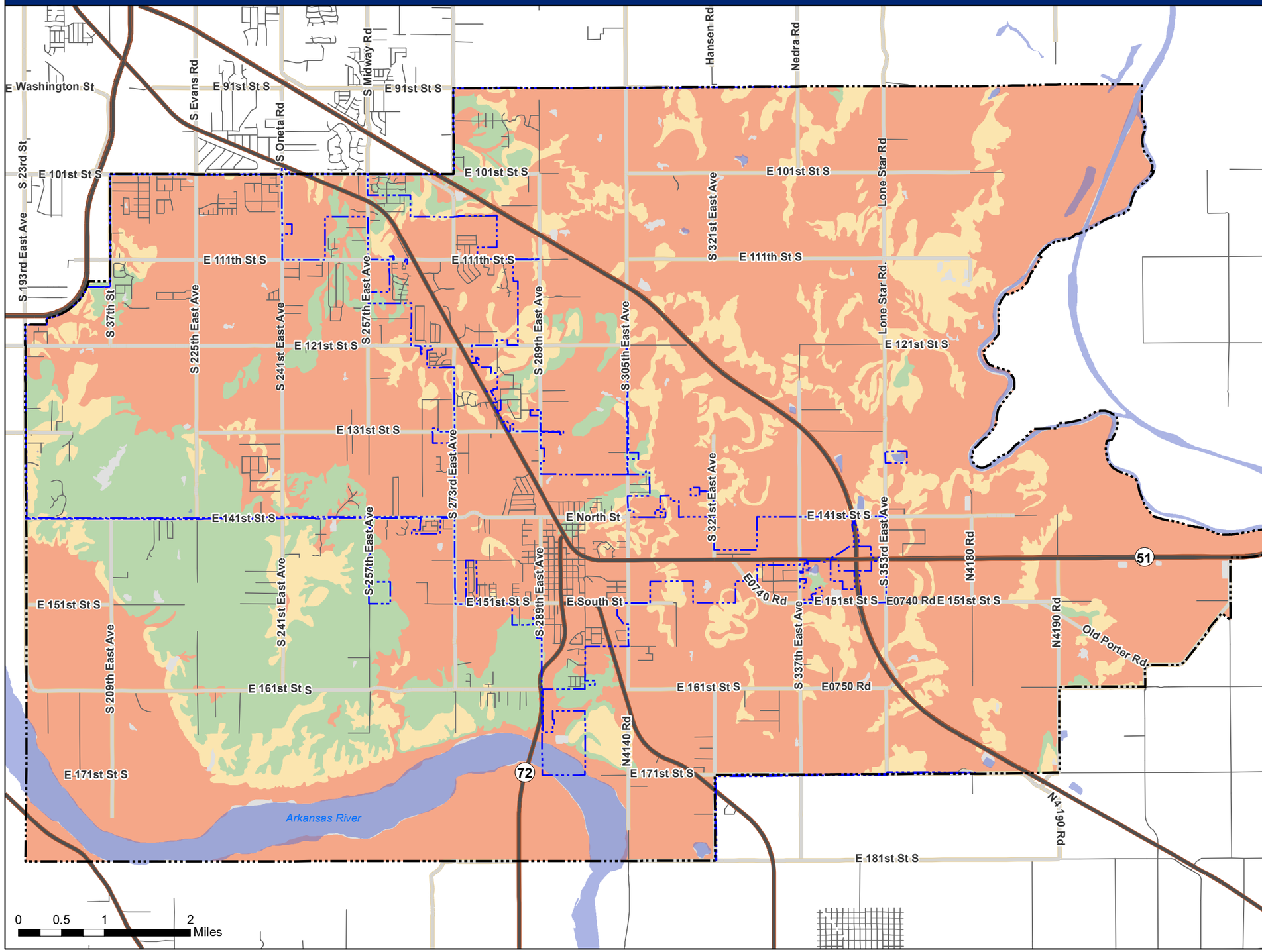
FIGURE 22

Soil Limitations on Local Roads and Streets



City of Coweta Comprehensive Plan

Soil Limitations on Local Roads and Streets

Legend

- City Limits
- Fenceline
- Highway
- Arterial Road
- Road
- Water bodies

Soil Limitation

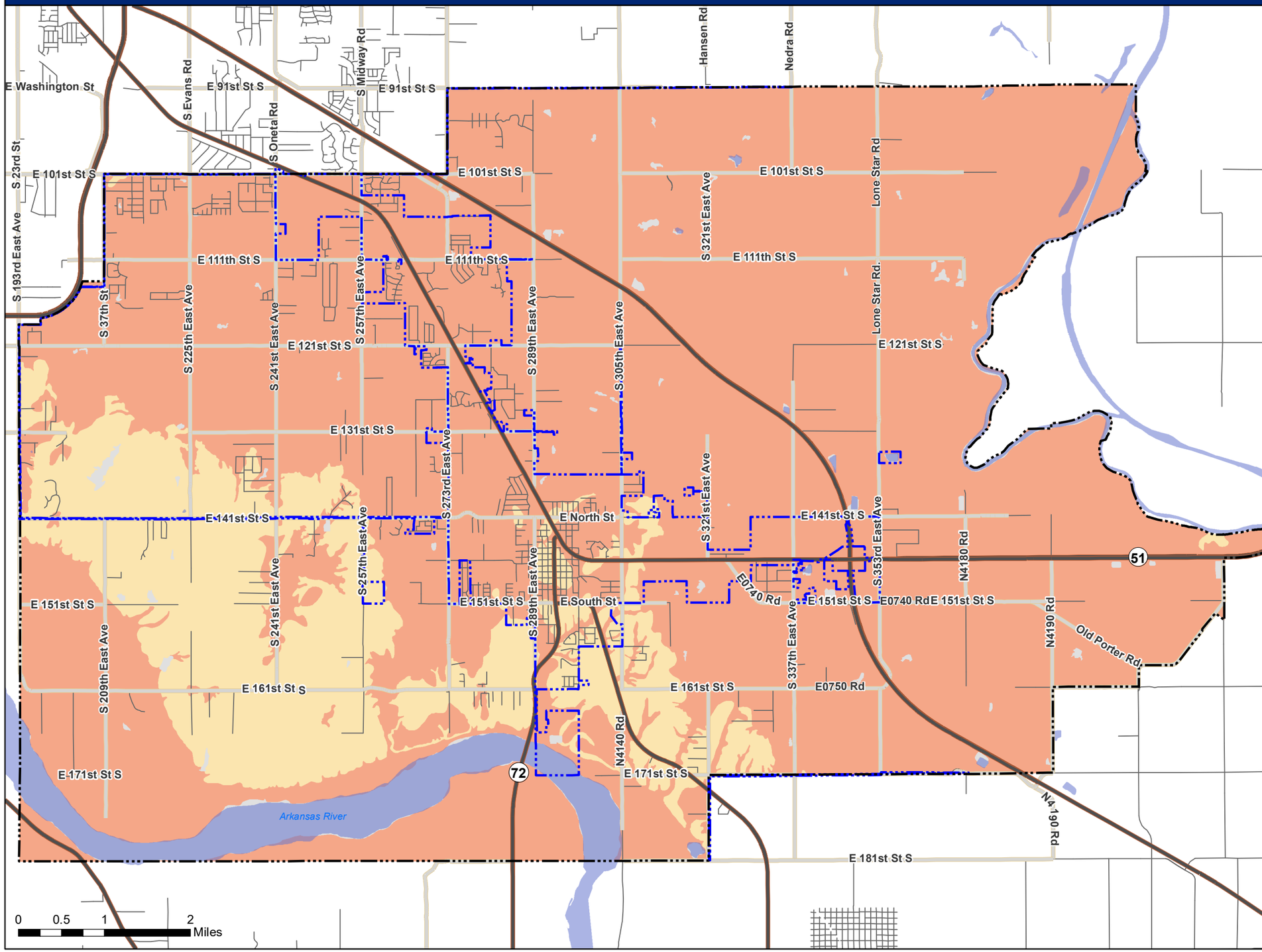
- Not limited
- Somewhat limited
- Very limited
- Not rated

Source: Gridded Soil Survey Geographic (gSSURGO) Database for Oklahoma. United States Department of Agriculture, Natural Resources Conservation Service. Available online at http://datagateway.nrcs.usda.gov/ 9/17/2018

N

FIGURE 23

Soil Limitations on Septic Tank Absorption



City of Coweta Comprehensive Plan

Soil Limitations on Septic Tank Absorption

Legend

- City Limits
- Fenceline
- Highway
- Arterial Road
- Road
- Water bodies

Soil Limitation

- Somewhat limited
- Very limited
- Not rated

Source: Gridded Soil Survey Geographic (gSSURGO) Database for Oklahoma. United States Department of Agriculture, Natural Resources Conservation Service. Available online at http://datagateway.nrcs.usda.gov/ 9/17/2018

N

FIGURE 24