

OVERVIEW AND PURPOSE

A. AUTHORITY

This update to the City of Claremore-Rogers County Metropolitan Area Plan (horizon year 2025) has been requested by and prepared for the City Council of the City of Claremore, Oklahoma, and the Commissioners of Rogers County, Oklahoma.

The update has been adopted by the Claremore Metropolitan Area Planning Commission (CMAPC) under the statutory authority set forth in Title 19, Oklahoma Statutes, Section 866.10. It has been approved in accordance with the procedures for amending a Comprehensive Plan as outlined in the above referenced statute. Proper public notice has been given and public hearings have been held before the CMAPC, the City Council and the County Commissioners.

A Comprehensive Plan is a policy level document. As a policy document it does not carry the weight of a Code such as the Zoning Code or Subdivision Regulations which are adopted by Ordinance. Primary purposes of the Comprehensive Plan are to:

- Document attitudes toward and visions for growth
- Recommend guidelines that can be used when making growth decisions and reviewing development proposals
- Recommend land use patterns
- Document the Vision for the Region
- Recommend techniques to implement the Vision

This Comprehensive Plan provides a bird's eye or large scale view of the area in the year 2025. Instruments such as the Zoning Code, Subdivision Regulations, and Capital Improvements Plan are the day to day tools that implement the policies about growth. [Please refer to Appendix B for a discussion of the ways that these other documents implement the Comprehensive Plan.]

State Statute does not require that communities adopt a Comprehensive Plan nor does it require that a community align each growth decision with the guidelines described in the Plan. However, it is strongly recommended that the Comprehensive Plan and the Zoning Code be amended as needed so that land use and zoning remain in compliance.

B. THE 1980 COMPREHENSIVE PLAN:

The 1980 Comprehensive Plan was prepared in August and was adopted in September of that year. The area included in the Plan was the area under the jurisdiction of the CMAPC at that time. That area included portions of Rogers County and Claremore that were:

- South of 156th East Avenue and west of 369th East Avenue.
- Between Highway 412 and 21st Street South
- Between 369th East Avenue and 417th East Avenue.

The scope of the 1980 Plan was primarily focused on Land Use. It described itself as being a "...guide to the area's physical development by providing specific policies and articulating goals. It is a general statement of community aspirations, intended to achieve basic goal ends..." Those ends included:

- *Creating a functional, healthful and viable physical environment as a setting for activities in the Claremore-Rogers County Metropolitan Area;*
- *Guiding the implementation of planning area-wide physical development policies; and*
- *Bringing technical knowledge to bear on the decision making process.*

C. THE NEED FOR A PLAN UPDATE

Growth: Claremore and Rogers County have experienced significant change since 1980. Much of the change has been directly related to the amount, volume and type of growth that has occurred here. One significant factor has been the "oil bust", of the early 80's forcing local economies to diversify.

Diversification widens the variety of industrial and employment types. It creates transportation, land use, and support service (to name a few) issues that are not typically associated with an oil-based economy. Therefore the Plan for growth must change accordingly.

Population, transportation, and employment patterns have changed since 1980. Growth to the north, east and northeast of the Tulsa Metro Area has accelerated. Many area residents look to live outside of that major metropolitan area but near enough to enjoy its employment, recreation, and cultural opportunities. This trend continues and is now impacting Rogers County.

There is an increasing need for land that is appropriate to site light and moderate intensity industrial uses. Very little industrial land remains in Tulsa and the areas to the north and the east. This has caused Tulsa to annex nearly 3,000 acres of land in Wagoner County that was previously part of the Fair Oaks Community.

This trend toward potential industrial uses in Wagoner and Rogers County creates employment opportunity that is typically followed by residential and commercial growth.

Another significant trend is the ever increasing use of barge transportation on the McClellan – Kerr and, therefore, at the 2,000 acre Port of Catoosa. This growth will necessitate that the 300 foot wide channel be completed from Muskogee to Catoosa. Upon completion, tow standard twelve barge tows will then be able to pass one another. Today, one of the tows must await passage of the other using of the three standby areas along the 50 mile section between the two Port Cities. The Rivers and Harbors Act of 1946 authorized a 300 foot wide channel from the Mississippi River to the Port of Catoosa.

New Information: A significant amount of data has been developed in the last 20 years. This includes Census information, growth projections, and studies done by and for local groups. Examples are:

- The report of the Chamber of Commerce Quality of Life Committee,
- The visioning work done by the Oklahoma Community Institute
- The Economic Development Assessment and Target Industry Analysis
- The Regional Sewer Study
- The Tulsa Metro and Claremore Trails Master Plans
- The Claremore Railroad Overpass Study.

Attitudes about Growth: Attitudes toward growth have changed. Claremore, the individual communities within the County and the County itself are actively embracing residential, commercial, and industrial development, a change from a previous “slow growth” mind set. The communities currently believe that care should be taken to preserve and encourage the local history, flavor, and character of the area but that the economic, social, and cultural benefits of expansion outweigh the risks that are associated with change.

Attitudes about the Plan: The existing Plan addresses the future of the Plan Area by arranging physical growth. Since 1980 it has become clear that the needs of the Area reach beyond the physical location of land use to include social, educational, cultural, and economic concerns. The Plan is now seen as a primary tool in documenting growth policy and in influencing and creating community character from a large range of perspectives.

One of the common concerns about Comprehensive Plans is that they address such detailed and complex information that they become a technical document, unusable by Boards, Staff and the public. Two of the factors that contribute to this condition are format and tone. The CMAPC has worked diligently to create a new model for the Claremore / Rogers County Comprehensive Plan, with the goal of preparing a Plan that is understandable and used in day to day decision making.

This Comprehensive Plan Update (2025) has been prepared to respond to the changes that have occurred in the region over the past 20 years and to use that information to prepare for the future.

See Section E 9 Page A 49.

D. WHAT IS THE CLAREMORE / ROGERS COUNTY PLAN?

The Claremore / Rogers County Comprehensive Plan is:

- A policy document that provides a strategy and recommended arrangement for growth, based on a picture of what quality life in the area would be like in 2025.
- A document that helps the Planning Commission act proactively to recommend changes to the City Council and County Commission regarding the type, amount and location of growth.
- A document that helps the Planning Commission recommend appropriate action to the City Council and County Commission when responding to proposals for new development.
- A document that helps the Planning Commission make recommendations for capital investment in infrastructure.
- A document that does not have the regulatory power of a document such as the Zoning Code that is adopted by Ordinance.
- Intended as source of general information and guidance for growth decisions related to physical and economic growth in the City of Claremore and in the western portion of Rogers County.
- Intended to help guide a range of efforts that are not land use related but that work toward improved quality of life across the Region.

The Plan is intended as a working tool and should be amended often. It is flexible and should be revised every year as understanding of the area grows, new information becomes available and growth decisions are made. The Plan, the Land Use Map, the Zoning Code and the Zoning Map should be revised at least once a year to ensure compliance.

See Appendix B Section D4.

The Plan has been prepared by gathering statistical information and by identifying the commonly held goals that are related to growth in the area. It has been adopted through a public hearing process and should be used by decision makers, City and County staff, school districts and health officials, developers, the public at large and all those interested in the growth of the area.

The Comprehensive Plan is:

- Long Range
- Comprehensive
- General

Long Range: The Comprehensive Plan forms a picture of what the Planning Area might be like in the year 2025 (also called the horizon year). The Future Land Use Map, shows what land use in the Region might look like at that time. [See *Exhibit 4.4 for future land use in the City and Exhibit 4.9 for future land use in the County.*] To create the picture of the Planning Area in 2025 the Plan makes assumptions based on information such as:

- Past demographic and economic trends and current statistical data
- Past physical growth patterns and known factors that will influence growth like potential new highways, planned sanitary sewer expansions or new school and health facilities
- Plans for the future by organizations like the City, County, Chamber
- The goals of the residents and business community

See Appendix A, Existing Condition, Appendix C Long Term Measures to Implement the Vision.

Comprehensive: The Plan identifies a wide range of physical, economic and social factors that work together to influence growth. This information is presented in text, tables and maps. Types of information include:

- Demographic Information such as Census Data
See Appendix A.
- Goals or Vision Statements that have been through a public process and represent a wide range of public opinion. These include physical and economic goals and opinions on issues such as community character and quality of life
See Chapter 3.
- Textual information that describes proposed plans for physical improvements like streets and sanitary sewers
See Chapter 3.
- Issues that may constrain or encourage growth like congestion at rail crossings, lack of affordable housing or the potential for new highways or a health center.
- Maps of physical features such as rocky soil or flood prone areas
See Appendix D.
- Maps of land use information such as land currently zoned for commercial development
See Chapter 4 Exhibits.
- Recommendations for factors to be considered when making growth decisions
See Chapter 5.
- Recommendations for long term ways to achieve the Vision
See Appendix C.

General: After identifying a range of factors and information that influence growth the Plan combines them to create and document a Vision of the area as it might look in the

year 2025. This area under the jurisdiction of the CMAPC is over 400 square miles in size. While the area within the City of Claremore may be handled with greater detail than the areas that lie in the County, neither of them can be addressed on a parcel by parcel basis by this Plan.

Therefore, the Comprehensive Plan makes recommendations that are tools to guide decisions over a wide range of areas, with differing existing conditions and differing types of development proposals. The ultimate purpose is to achieve the Vision. The Comprehensive Plan:

- Makes land use and circulation recommendations and presents them on a map
- Gives recommendations for items that should be considered when reviewing development proposals
- Gives recommendations for additional long term efforts such as written guidelines and methods to track cumulative development impacts
See Appendix C.
- Gives recommendations for attracting and locating the types of growth that will implement the vision described in the Comprehensive Plan.

E. HOW THE COMPREHENSIVE PLAN RELATES TO OTHER DOCUMENTS

The Comprehensive Plan is the most general of the three primary documents that guide growth in the region. Those three documents are the:

- Comprehensive Plan
- Zoning Code
- Subdivision Regulations

The Capital Improvements Plan is sometimes added to this group.
See Appendix B Section D 1&2.

The Comprehensive Plan – The policy document that gives the “global” view of the future of the Region. It:

- Provides existing facts and figures
- Documents the future that the Region would like to achieve
- Includes policies that should be utilized when growth decisions are being made
- Gives recommendations for items that should be included when an application for change in Land Use is received
- Provides a map that illustrates Land Use in the Region in 2025
- Provides recommendations for future studies, processing techniques and changes to existing codes
- Provides recommendations for proactive measures that decision makers can take to direct growth.

Zoning Code – The Zoning Code is a regulatory document that is adopted by Ordinance (as is the City Code) and provides strict standards for development in each of the various zoning categories within the City and County. It provides:

- Building setbacks
- Height standards
- Lot sizes, lot coverage and density limits
- Descriptions for special districts which carry specific development standards.

It also provides guidelines that are to be followed when amending a zoning district and it defines the land uses that are allowed within each district. The Zoning Map graphically represents the various zoning designations within the City and County.

Decisions regarding a possible change to the standards within a district should be based on the direct and indirect policies that are defined in the Comprehensive Plan.

Example: the Land Use Map included in the Plan represents land use in various parts of the City and County in the year 2025 as defined by the discussions that led to the preparation/adoption of the Plan. When the Land Use Map is not detailed enough for the decision required at the zoning level, the written policies that describe the desired relationship between the uses will provide guidance.

Subdivision Regulations – Once a use is approved (either by being allowed in the existing zoning district or by rezoning the parcel to a district that allows the use) the Subdivision Regulations give guidance regarding division of property. The Regulations:

- focus on ensuring that each parcel has adequate access to street, sewer, water, and storm drain infrastructure.
- establish a process that provides review of the subject project and the impacts of that project on the surrounding area
- define information required on tract maps
- define the process that is used to approve a map and plans that ensures construction in conformance with approved standards

The Capital Improvements Plan (CIP) – The CIP is a document that guides decision makers when contemplating expenditures for a variety of competing capital items. When addressing the growth and development of the City and County the CIP can be an indicator of whether or not a particular land use and accompanying zoning designation is appropriate, based on the time frame in which infrastructure to the area is scheduled for funding.

F. THE AREA COVERED BY THE PLAN:

The area or Region covered by this Comprehensive Plan is the City of Claremore and that area of Rogers County that is within the jurisdiction of the Claremore Metropolitan Area Planning Commission. The Plan encompasses approximately 400 square miles.

Within that area the City of Claremore encompasses approximately 12 square miles; the area within the Claremore fenceline includes nearly 130 square miles.

The Claremore/Rogers County Comprehensive Plan is broken down into four areas within the City (north, south, east and west) and four within the County (north, south, east and west). Please refer to Chapter 4, Section D for descriptions of City and County "quadrants".