

RESOLUTION NO. 20 -

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVE, OKLAHOMA ADOPTING THE FUTURE LAND USE MAP, AS AN ELEMENT OF THE CITY OF GROVE COMPREHENSIVE PLAN UPDATE.

WHEREAS, the City Council recognizes the importance of planning for the future growth and development of the City and surrounding areas; and,

WHEREAS, achieving the City's vision for the future will be accomplished through the implementation of the comprehensive plan and future land use map; and,

WHEREAS, the comprehensive plan will be practically applied by utilizing the future land use map as to guide growth decisions; and

WHEREAS, the City of Grove solicited input from stakeholders and the general public when developing the future land use map; and

WHEREAS, the City Council has deemed that the Future Land Use Map has been developed with adequate public input; and

WHEREAS, the City Council has deemed that the Future Land Use Map herein reflect the community's desires for the future; and

WHEREAS, the City Council find it in the best interest of the City of Grove for planning the future development of the City to amend the Future Land Use Map as depicted; and

WHEREAS, the City Council after due study and deliberation, deems it advisable, to adopt the Future Land Use Map as an element of the City of Grove Comprehensive Plan Update.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Grove adopts the Future Land Use Map as an element of the City of Grove's Comprehensive Plan Update, as documented in Exhibit A, attached to and made a part of this Resolution.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GROVE, OKLAHOMA,
ON THIS ____ DAY OF _____, 2020.

Mayor

Attest by:

City Clerk

Exhibit A
Future Land Use Map
(an element of the Comprehensive Plan Update)



The Land Use Element contains the 2040 Grove Future Land Use Map (FLUM), which depicts the general distribution, location, and density of land uses in the City based upon the vision, goals, and existing land uses. Similar to the way in which a map serves as a guide to a particular destination, the Future Land Use Map should serve Grove as a guide to its particular vision for the future. In order to provide the most complete map possible, the Future Land Use Map establishes an overall framework for the preferred pattern based principally on balanced, compatible, and diversified land uses.

Graphically depicted on page 18, the Future Land Use Map should ultimately be reflected through the City's policy and development decisions. It is important to note that the Future Land Use Map is not a zoning map, which legally regulates specific development requirements on individual parcels. The zoning map should, however, be guided by the Future Land Use Map.

Future Land Use Map District Definitions:

Agriculture – The purpose of the agricultural classification is to conserve agriculturally productive lands for continued farming, related agricultural uses, and very low density rural residential uses in these areas, rather than more intense development. Development not associated with an agricultural use are not encouraged. The areas shown do not provide community sewer services and are not within the urban service area where such facilities are planned or expected in the future.

Civic Use – Land designated as Civic Use include a broad variety of public, institutional, and civic activities including government buildings, hospitals, emergency medical, fire and police protection, water and wastewater facilities, schools, and churches.

Downtown Mixed-Use – The Downtown Mixed-Use classification generally includes a vibrant mix of retail, civic, office, cultural and employment uses, entertainment uses, as well as multifamily residential buildings in a dense, walkable, and pedestrian oriented setting with access to public transportation services.

Industrial – Land designated as Industrial is intended for activities that are predominately associated with the manufacturing, assembly, processing, or storage of products and provides for a variety of intensities of use including light industrial and heavy industrial. Industrial development should be located in areas with access to major transportation assets and other supporting infrastructure.

Mixed Employment – The Mixed Employment classification provided opportunities for a range of employment and other supportive uses in a walkable campus or mixed-use setting. Principle land uses include professional offices, research and development facilities, hospitals and care facilities, corporate headquarters, and other similar uses. The integration of supporting uses, including higher-density residential is supported in the Mixed Employment District to improve access to services and is supported by pedestrian and bicycle linkages from surrounding districts and neighborhoods, as well as public transportation options.

Neighborhood Mixed-Use – Neighborhood Mixed-Use includes individual commercial uses and small collections of commercial uses, located primarily away from major streets, that provide a range of neighborhood-oriented services in a compact pedestrian and bicycle-friendly setting.

Parks & Open Space - Parks and Open Space applies to public land or water areas generally free from development and primarily used for parks and recreation, natural resource conservation, transportation, historic, and scenic purposes. This use does not capture privately-owned and operated open spaces such as private golf courses and country clubs.

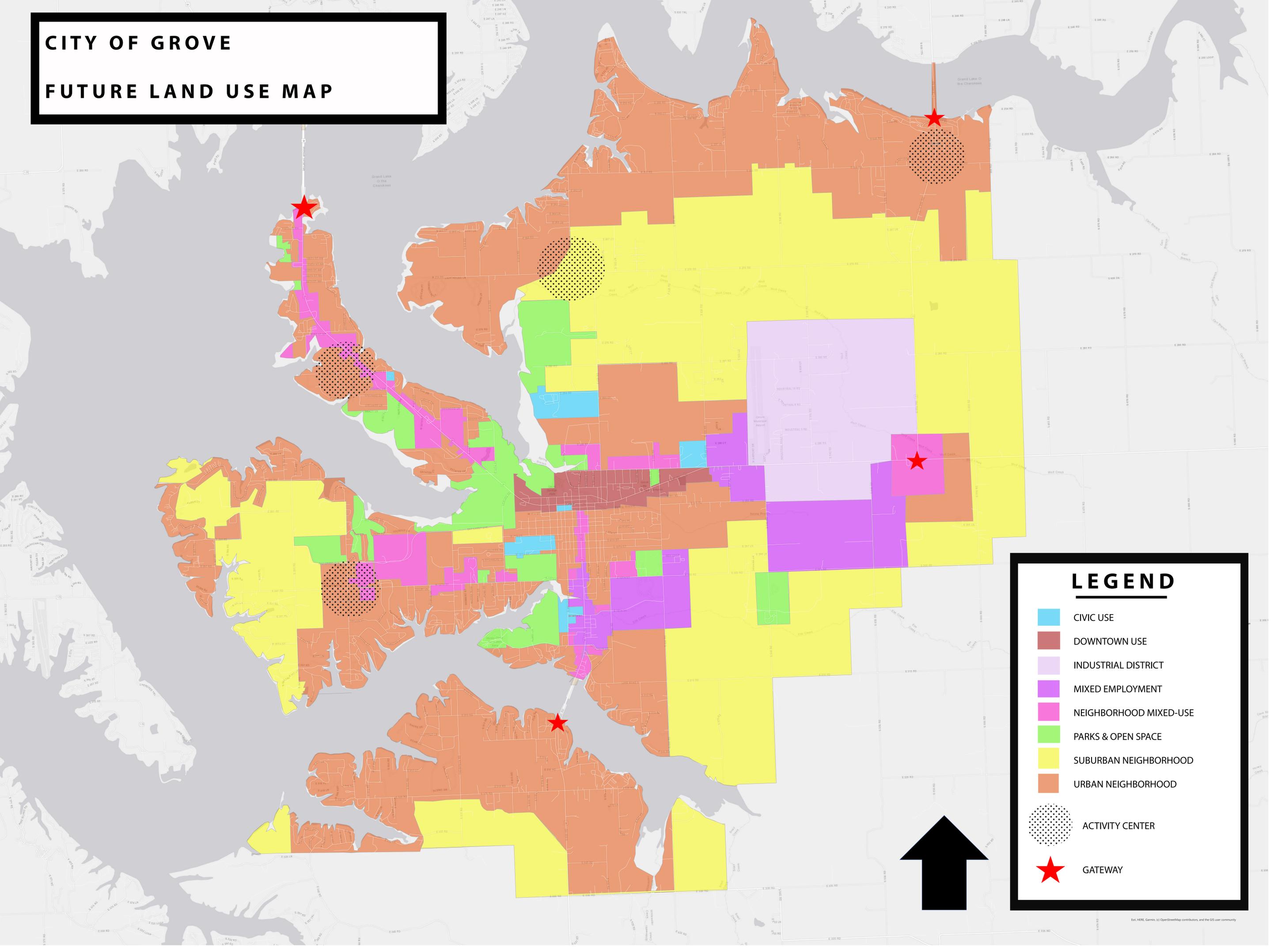
Suburban Neighborhood – The Suburban Neighborhood classification is comprised of predominantly single-family detached homes at low to moderate densities and includes amenities such as parks and recreational facilities, churches, schools, and neighborhood centers and are supported by infrastructure that encourages walking, biking, and public transportation use. Supporting agricultural uses, such as barns and stables are also appropriate. Suburban Neighborhood densities can range from:

- ❖ One (1) dwelling per ten (10) acres minimum; and
- ❖ Six (6) dwellings per acre maximum.

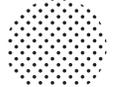
Urban Neighborhood - Urban Neighborhoods are predominately higher-density residential areas that contain a mix of lot sizes, housing styles, types, sizes, and land uses. Urban Neighborhoods may include small-scale institutional and public uses such as schools, community centers, and parks and small-scale neighborhood commercial and retail uses along with professional employment services. This mixture of residential and nonresidential uses are typically in close proximity to one another to promote a dense, pedestrian oriented, urban environment. Urban Neighborhoods are supported by infrastructure that encourages walking, biking, and public transportation use to surrounding neighborhoods and services.

(continued)

CITY OF GROVE FUTURE LAND USE MAP



LEGEND

-  CIVIC USE
-  DOWNTOWN USE
-  INDUSTRIAL DISTRICT
-  MIXED EMPLOYMENT
-  NEIGHBORHOOD MIXED-USE
-  PARKS & OPEN SPACE
-  SUBURBAN NEIGHBORHOOD
-  URBAN NEIGHBORHOOD
-  ACTIVITY CENTER
-  GATEWAY