



INTRODUCTION

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INTRODUCTION



The City of Mustang, Oklahoma is a 12 square mile community located in Canadian County and the greater Oklahoma City region. The city is a self-sustaining suburb just west of Will Rogers World Airport with a small-town feel that is currently experiencing rapid growth. In order to efficiently direct and accommodate this growth, the city initiated a comprehensive plan process in 2016. The purpose of this comprehensive planning effort, called Imagine Mustang, is to define a vision for the future, inventory existing conditions, assess challenges and opportunities, and identify strategies to meet the identified vision for Mustang.

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan defines what a community wants to look like in the future and how the community can achieve that vision. Often called a “blue print” for growth in a community, a comprehensive plan also provides a framework for policy decisions and physical development. It typically covers a time period of about 10 to 30 years and is meant to be integrated with other planning documents in the city and region.

Title 11, Section 43 of the Oklahoma Statutes requires that municipal regulations of buildings, structures, and land be coordinated with a comprehensive plan that seeks to lessen congestion, provide safety, promote health and welfare, provide adequate light and air, prevent overcrowding, promote historical preservation, avoid undue concentration of population, and facilitate adequate provision of public services.

The Imagine Mustang Comprehensive Plan first articulates the vision and goals developed by the citizens of Mustang during the planning process. It then examines all elements of a community - land use, transportation, housing, economic

development, parks and recreation, and urban design – and identifies how these elements are interrelated and how they can be enhanced. Finally, the plan identifies specific recommendations and actions related to these elements to help achieve the overall community vision.

It also important to define what a comprehensive plan is not. Imagine Mustang is not a zoning document, subdivision regulation, budget, capital improvement program, nor is it any other regulatory document. Rather, the plan is meant to serve as the basis for the development of such documents. Having a comprehensive plan in place can also help keep taxes lower by providing guidance for efficiently directing and accommodating growth through the expenditure of public funds, zoning decisions, and development approvals.

The last comprehensive plan for Mustang was developed in 2003. In the past fourteen years, new development and explosive growth has occurred so it is time to analyze the current issues, opportunities, and challenges, and reassess the community vision through a new comprehensive planning process.

PLANNING PROCESS

Imagine Mustang is the result of extensive public engagement and technical analysis that took place over a period of one (1) year. The final plan is a product of three (3) planning phases:

1 Project Initiation and the Status of Mustang

During this phase, community issues were defined through stakeholder meetings and the role of a comprehensive plan in Mustang was established. Relevant planning efforts were also analyzed, including but not limited to the Mustang 2020 Comprehensive Plan (2003), Market Analysis Report (2014), and the Canadian County Hazard Mitigation Plan (2013).

2 City-Wide Vision Plan

During the second phase, community needs were identified based on technical analysis and confirmed by community leaders and citizens. Goals and objectives were refined and a preferred city-wide vision was established.

3 Comprehensive Plan & Implementation

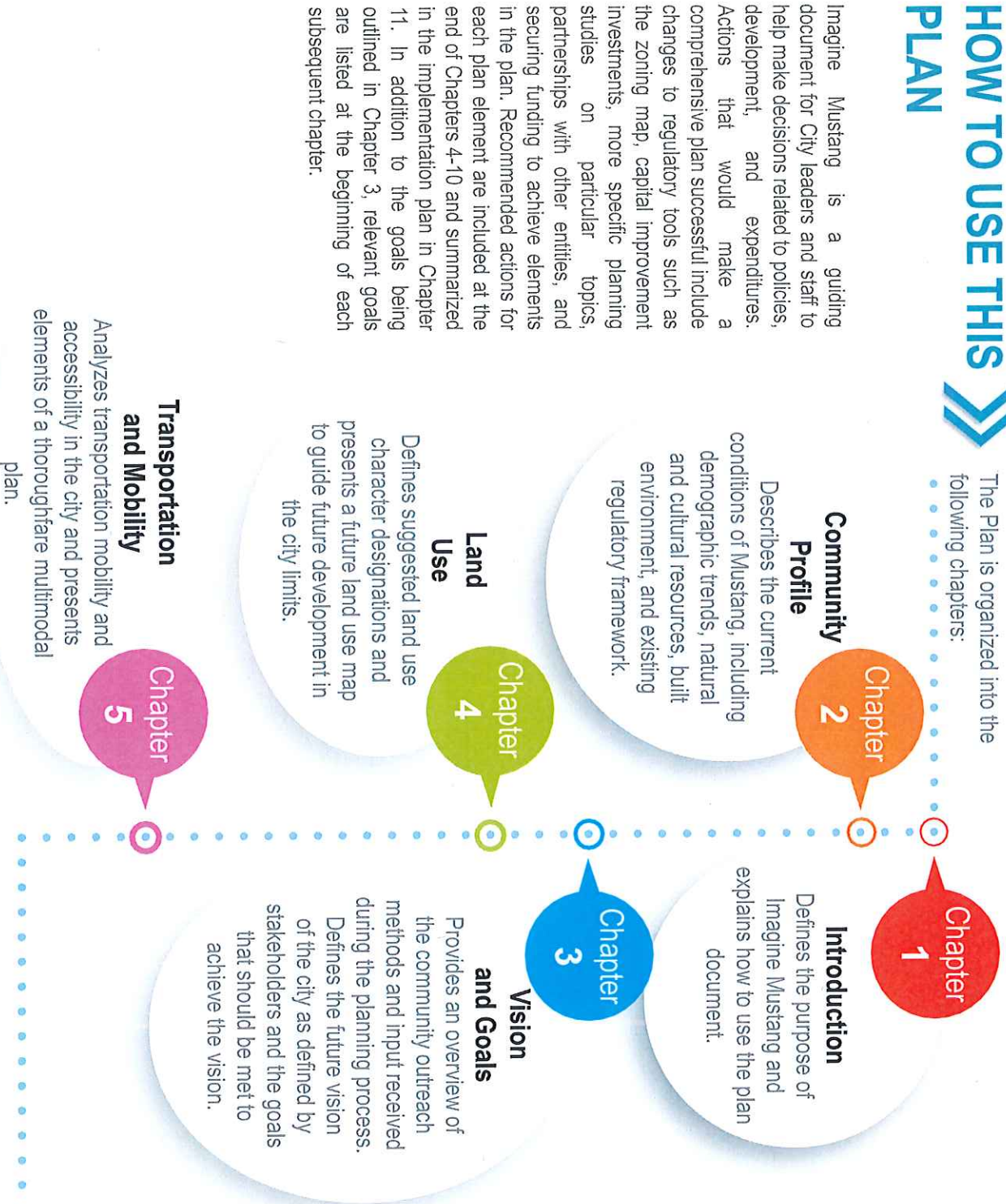
During this final phase, individual plan elements were developed to address issues and achieve the community's vision consistent with the local community. An implementation plan was also developed to define strategies to achieve the community vision. Stakeholders reviewed the draft Plan and the final Plan was adopted as the recommendations were vetted by the community.

COMPREHENSIVE PLAN

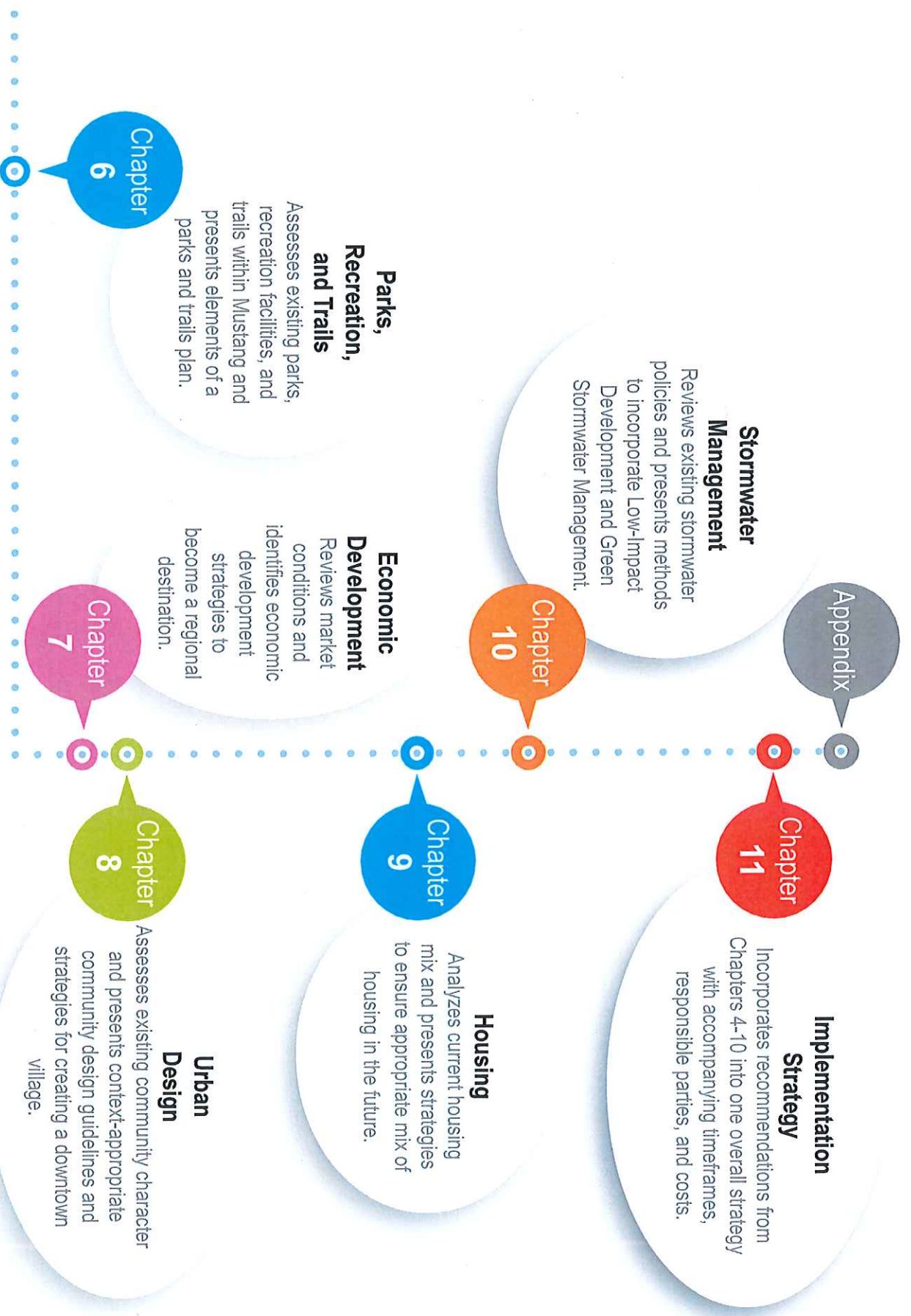


HOW TO USE THIS PLAN

The Plan is organized into the following chapters:



Imagine Mustang is a guiding document for City leaders and staff to help make decisions related to policies, development, and expenditures. Actions that would make a comprehensive plan successful include changes to regulatory tools such as the zoning map, capital improvement investments, more specific planning studies on particular topics, partnerships with other entities, and securing funding to achieve elements in the plan. Recommended actions for each plan element are included at the end of Chapters 4-10 and summarized in the implementation plan in Chapter 11. In addition to the goals being outlined in Chapter 3, relevant goals are listed at the beginning of each subsequent chapter.



COMPREHENSIVE PLAN



PLANNING AREA

The planning area for Imagine Mustang is the current incorporated city limits (approximately 12 square miles) as shown in Figure 1-1.

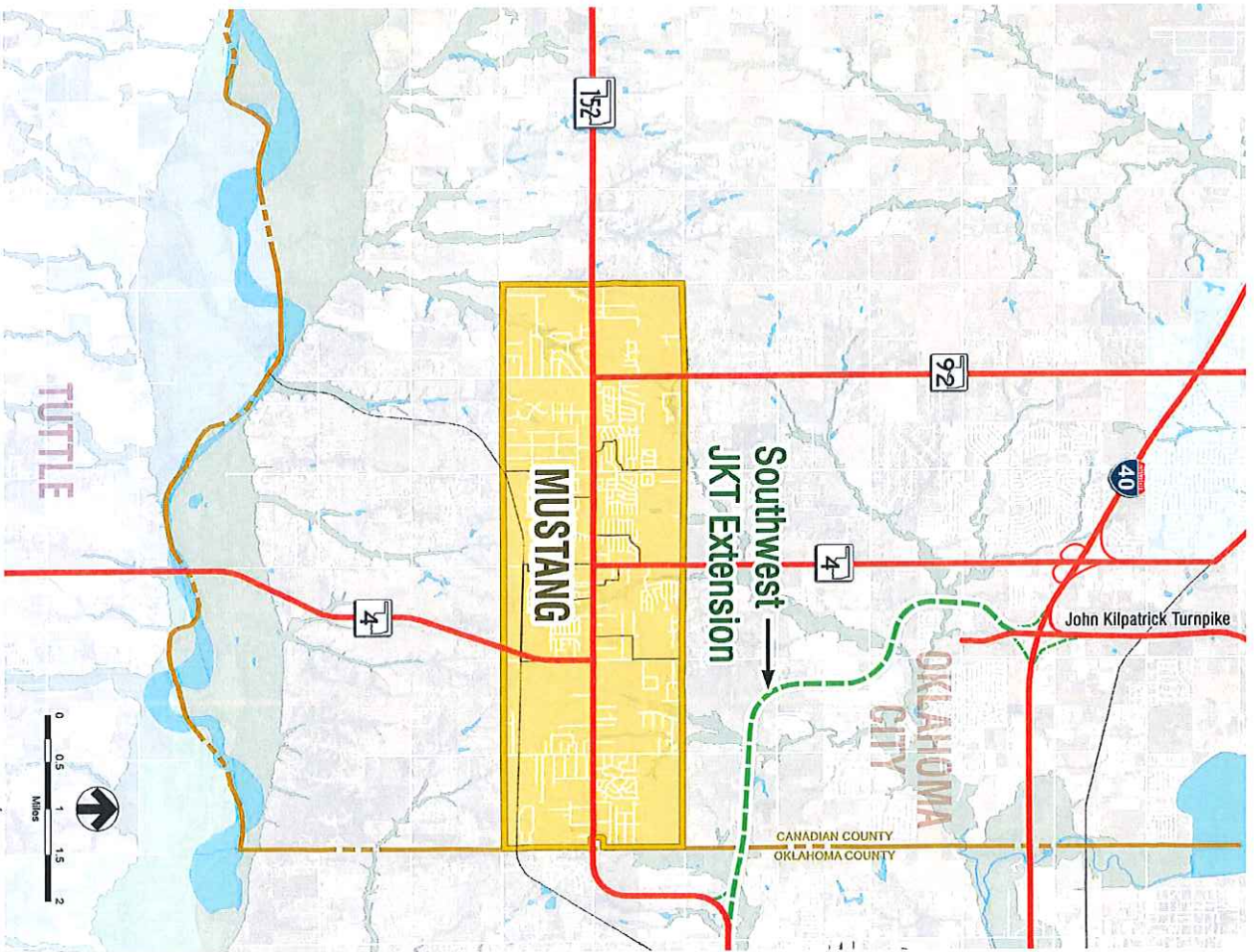
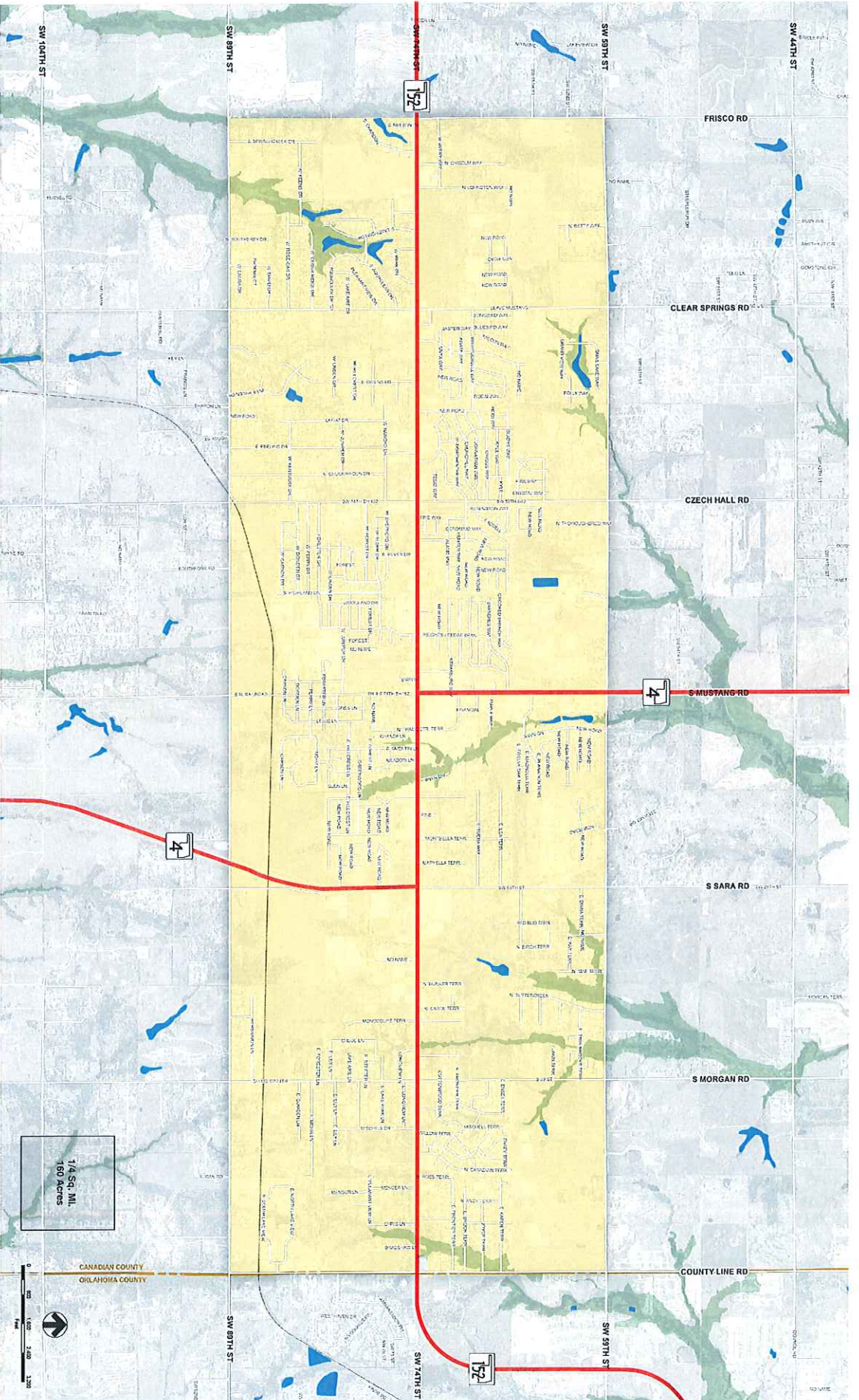


Figure 1-1: Mustang Regional Map



- LEGEND**
- City of Mustang
 - Bodies of Water
 - 100 Year Flood Plain
 - Major State Roadways
 - Railroad
 - Adjacent City & County

Figure 1-2: Mustang City Limits

1/4 Sq. MI.
160 Acres

