Stone Canyon

One of the Largest Planned Unit Developments in the State of Oklahoma

3200 acres ±
Single Family Residential
Town Center/Retail
Open Space/Recreational
Multi-Family
Commercial
Industrial
Multiple Jurisdictions

Rogers County
City of Owasso
City of Tulsa fenceline
Rural Water District #3
Limestone Fire Protection District
Obstacles to Development

- Multiple and overlapping jurisdictions
- No Section line roads
- No utilities
- Adjacent Mining
- Floodplain issues
- Jurisdictional waterways
- Crossing City of Tulsa water supply lines
- Heavy concentration of limestone
- Drastic elevation changes
A shining example of public/private cooperation

State of the art elementary school
Sanitary sewer
Section line roadways
Over 700 acres of dedicated greenspace:
  * 25 acre park
  * 100 + acre lake – with master detention
  * 18 hole golf course designed by Robert Trent Jones II
New water tower
Future use of adjacent quarry/lake
Master Plan
Town Center and School Site
Different lotting configurations for different price points:

- 1) 1 acre-plus lots, behind the gate (private streets)
- 2) 1 acre lots, not behind the gate (public streets)
- 3) ½ acre lots, not behind the gate (public streets)
- 4) ¾ acre lots, behind the gate (private streets)
- 5) “standard” city size lots, not behind the gate (approx. 1/3 acre, public streets, sanitary sewer)
1 acre sites in a gated community on the Golf Course
Rogers County
1 acre sites – Rogers County
1/2 acre sites on the Golf Course – Rogers County
City lots – sanitary sewer – City of Owasso
Lake and Waterways
Stone Canyon Entryways and Landscaping
The Patriot Golf Club
The Patriot

- 18 Hole Championship Golf Course
- Designed by Internationally Recognized Golf Course Architect Robert Trent Jones II
- Lakes for Irrigation (Stormwater Reclamation)
The Patriot Golf Course
Regional Examples of Public/Private Partnerships

1) Major Infrastructure Extensions
2) Educational Facilities
   TCC & Tulsa Tech
3) Recreational
   New YMCA
   Bailey Ranch Golf Course
4) Economic Development/Job Creation
   Macy’s
5) Housing
   Kendall-Whittier
   Ogans Circle
   Emerson Heights
Educational Facilities
Recreational Facilities
Recreational Facilities
Economic Development/ Job Creation
Housing

Down payment assistance
Shovel ready lots
Demolition assistance
Fee waivers
Entry features
Lighting
Capital Homes a builder’s perspective
David E. Charney