



MINUTES
CITY OF COWETA PLANNING COMMISSION
REGULAR MEETING 6:30 PM MONDAY, APRIL 24, 2017
COWETA CITY HALL 310 S. BROADWAY, COWETA, OK 74429

1. Call To Order

Commissioner Carter Mathews called the Regular Meeting to order at 6:30 p.m.

2. Pledge of Allegiance

3. Roll Call

Carter Mathews	Present
Wade Harrington	Absent
Connie Aston	Absent
Joanna Jones	Present
Melanie Lander	Present

Commissioner Carter Mathews requested that the roll be called and a quorum was declared to be present.

4. Discussion and Consideration of the Minutes of the Special Meeting of March 29, 2017

Motion by Commissioner Melanie Lander and a second by Commissioner **Joanna Jones** to approve the Minutes of the Planning Commission Special Meeting of March 29, 2017 meeting. The motion was approved by a vote of 3-0.

Carter Mathews	Yes – to approve
Wade Harrington	Absent
Connie Aston	Absent
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

5. Public Hearing Items

- A.** Discuss and consider possible action, including recommendation of approval, approval with conditions, or denial of a request by Ben R., LLC, Developer; AAB, Engineering, LLC for Final Plat approval of Quik Trip No. 70, a subdivision of approximately 2.669 acres more or less with 2 lots bounded on the west by South State Highway 51 and on the north by East 141st Street South. This tract is located in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Public hearing was opened.

City Planner, Tom E Young Jr., presented the Staff Report, and summarized the request by Ben R., LLC, Developer; AAB, Engineering, LLC for Final Plat approval of Quik Trip No. 70, a subdivision of approximately 2.669 acre more or less with 2 lots bounded on the west by South State Highway 51 and on the north by East 141st Street South.

Mr. Daniel Chambers, QuikTrip. Corporation, and Ben Cole, Applicant were present, to present the request for the Final Plat approval.

Staff advised the Final Plat looks to be in good order. Areas that need to be addressed on the final plat include

1. General Comments: A Technical Advisory Committee (TAC) meeting was held on April 20, 2017 for the Final Plat for Quik Trip No. 70 a subdivision of approximately 2.669 acre more or less with 2 lots. City Staff has reviewed the Final Plat and those comments are also summarized below.

1.1 Need construction plans with the location of the sewer line and sewer line manhole in the alleyway.

1.2 Subdivision Regulation 2.4.2.T: Reference to any separate instrument which directly affect land being subdivided, including restrictive covenants, filed in the office of the county recorder of deeds.

2. Variance/Modification Requests for Final Plat.

2.1 (a) Easement: Variance/Modification from SR 4.5.1 to eliminate the 17.5-foot perimeter easement requirement, including from 17.5 feet to 11 feet.

2.1 (b) Easement: Variance/Modification from SR 4.5.1 to eliminate the 17.5-foot perimeter easement requirement, including that portion of the perimeter of the plat that abuts Lot 2, Block 1, from 17.5 feet to 0 feet.

**Staff recommended approval of these easement variance requests.*

2.2 Variance/Modification: from Subdivision Regulation 1.15.3.B. The Building Official shall not issue building permits for any structure on a lot in a subdivision for which a final plat has not been approved and recorded in the manner prescribed herein, and for which all proposed public improvements have not been accepted by the City Council.

**Staff recommends approval of this request.*

Variance/Modification Standard, Section 1.8, Satisfied. Staff finds that the standards for granting a Variance/Modification from the Subdivision Regulations, stated in SR 1.8, have been met. That Section 1.8 states:

Chairman Carter Mathews gave the applicants the opportunity to speak on their application request and make them available to answer any questions.

Staff recommends **1) approval** of the requests for **Variance/Modification** from the Subdivision Regulations, described in this Staff Report, finding that the standard in Subdivision Regulation Section 1.8 has been satisfied, and **2) conditional approval** of

the final plat for, with the condition that the developer meet the comments and conditions in this Staff Report, comments from the Technical Advisory Committee, City Engineer and City Staff.

Chairman Carter Mathews closed the public hearing and the Commissioners discussed the case, and completed their discussion.

A Motion was made by Melanie Lander, seconded by Joanna Jones, recommend 1) approval of the requests for Variance/Modification from the Subdivision Regulations, described in this Staff Report, finding that the standard in Subdivision Regulation Section 1.8 has been satisfied, and 2) conditional approval of the Final plat for, with the condition that the developer meet the comments and conditions in this Staff Report, comments from the Technical Advisory Committee, City Engineer and City Staff.

This motion was approved by a vote of 3-0, as follows:

Carter Mathews	Yes – to approve
Wade Harrington	Absent
Connie Aston	Absent
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

- B.** Discuss and consider possible action, including recommendation of approval, approval with conditions, or denial of a request from Daniel Simon, Highway 51 Group, Developer, and JR Donelson, Inc., Engineer, for Final Plat re-approval of Coweta51 Addition, a CG Commercial General Development for an area approximately 12.56 acres located on the east side of State Highway 51 and East 111th Street South, in the Northeast Quarter of the SW/4 of Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Public hearing was opened.

City Planner, Tom E Young Jr., presented the Staff Report, and summarized the request by Daniel Simon, Highway 51 Group Developer: JR Donelson, Inc., Engineer: for Amended Final Plat approval of Coweta51 Addition for Scribner Error, a CG Commercial General Development for an area approximately 12.56 acres located on the east side of State Highway 51 and East 111th Street South, in the Northeast Quarter of the SW/4 of Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Mr. JR Donelson, Engineer was present, to present the request for the Amended Final Plat approval of Coweta51 Addition for Scribner Error.

Staff advised that Daniel Simon, Highway 51 Group Developer has requested approval of the amended final plat for Coweta51 Addition for Scribner Error on the legal description of the development. To be in compliance with the Subdivision Regulations, the amended final plat is required to be approved again by the Planning Commission and the City Council.

Staff advised A technical advisory committee meeting was held on Thursday April 20, 2017., Windstream, ONG, AEP/PSO and Cox Cable were all notified. The Engineer/Developer was informed as to what was needed to satisfy the requirements the approval of the amended final plat.

Staff advised on January 30 2017 the Planning Commission voted 4-0 to re-approve this plat; Staff also recommended conditional approval of the plat contingent upon that the developer meet the comments from the Technical Advisory Committee, Staff and the City Engineer. On May 8, 2017 the City Council re-approved the Final Plat for Coweta51 Addition contingent upon that the developer meet the comments from the City Engineer;

General Comments:

1. The final plat has been revised from two (2) lots to four (4) lots.
2. Need revised drainage and detention analysis, or show that the existing detention ponds are built to plan.
3. Need to complete the 30-foot wide Mutual Access Easement along State Highway 51.
4. Need to complete the 40-foot wide Mutual Access Easement connecting an ODOT-approved driveway from S.H. 51, to the Mutual Access Easement that runs northwesterly between McDonald's and Robertson Tire to the Tiger Car Wash.

Chairman Carter Mathews gave the applicants the opportunity to speak on the application request and make them available to answer any questions.

Staff recommends approval of the amended final plat for Scribner Error, with the condition that the developer meet the comments from City Staff and the City Engineer.

Chairman Carter Mathews closed the public hearing and the Commissioners discussed the case, and completed their discussion.

A Motion was made by Joanna Jones, seconded by Melanie Lander, recommend conditional approval of the amended final plat for Scribner Error, with the condition that the developer meet the comments from City Staff and the City Engineer.

This motion was approved by a vote of 3-0, as follows:

Carter Mathews	Yes – to approve
Wade Harrington	Absent
Connie Aston	Absent
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

- C. Discuss and consider possible action, including approval, approval with conditions, or denial of PUD-R 17-01, an application by Truco Development Co. LLC, Cottages At The Park for a Planned Unit Development ("PUD"). Consideration will be given to a proposed change in zoning of land and zoning map amendment, from Agricultural (AG) District, to Planned Unit Development, PUD-R 17-01, with underlying zoning of Residential Multi-Family District (RM-1). The property is located southwest corner of East 141st Street and South 305th East Avenue, in Section 18, Township 17 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S Government Survey thereof. The property is approximately 30.06 acres +/-.

Public hearing was opened.

City Planner, Tom E Young Jr., presented the Staff Report, and summarized the request by Truco Development Co. LLC, Cottages At The Park for a Planned Unit Development

("PUD"). Consideration will be given to a proposed change in zoning of land and zoning map amendment, from Agricultural (AG) District, to Planned Unit Development, PUD-R 17-01, with underlying zoning of Residential Multi-Family District (RM-1).

Mr. Jed Ballew, KKT Architects, Nicole Watts, KKT Architects, and Chris Truitt, Truco Development, Applicant were present, to present the request for the approval of PUD-R 17-01.

Staff advised the public hearing before the Planning Commission is for an amendment to the City zoning map repealing the existing base zoning designation and recommendation for a new zoning district, PUD-R 17-01.

Staff advised the applicant, Truco Development Co. LLC, (Cottages at the Park) is seeking a Planned Unit Development ("PUD"). The PUD-R 17-01 The property is 30.06 acres in Coweta, Oklahoma located on the southwest corner of East 141st Street and South 305th East Avenue. (Section 18, Township 17 North, Range 16 East). The project will be developed with RM-1 development guidelines in Coweta. For Multi-Family and single family detached dwellings. The current zoning for the property is AG Agricultural District and an application has been submitted concurrent with this Planned Unit Development to request rezoning the property to RM-1 Residential Multi-Family.

The Project will enhance the standard of living in the City of Coweta with creating a gated mixed single and multi-family community that is arranged in such a way to resemble a single-family subdivision with numerous amenities. The layout of the development intends to create a clustered neighborhood feel with duplexes and fourplexes.

The purposes of PUD No. PUD-R 17-01 is to provide Development Standards for the mixed-use development. In particular, PUD No. PUD-R 17-01 intends to develop a complex of duplexes and fourplexes and also single family homes on this tract of land on individual lots with the private roads and amenities in Reserve Areas.

A number of residents were present to state their concerns and interests regarding the proposed Multi-Family development, and some residents provided input by way of phone call prior to the meeting. Those concerns and interests are summarized as follows: 1) increased crime, 2) increased traffic on East 141st Street and South 305th East Ave., 3) reduction in property values, 4) concerns for privacy.

Resident John Robertson applauded the developer and architects for doing a great job with their drawings and ideas, and agreed that the project would be an asset for Coweta. He just believe it's being proposed in the wrong place. You don't typically put residential multi-family between two neighborhoods, he commended. When you drop it between two neighborhoods that do not have curb and gutter, you're going to create a lot of water shed problems. I understand you have a water retention pond, but traffic is also a major issue and the roads will not handle it. Everyone is talking about the road issue, but tax revenue generated with the project would give the city an opportunity to address this issue, Truitt responded

Resident Frank Dobbins, voiced multiple concerns about the project. He then referenced other multi-family complexes in the area. in this quadrant of the city, there are eight units of multi-family units consisting of 82 separate households. This quadrant of the city is already overburdened with multi-family dwellings, Dobbins said. I really like the concept, I think it's a good one. It's just in the wrong place. This is not the place for it. I don't want

someone to build and turn my place into a flood zone, my property value would go down, he added.

Dottie Allen said she does not want to lose the best of county living in the city. People who live there have worked hard for what we have to make it a place to live, retire and have our grandchildren over, she said. We do not want multi-family dwellings in our backyards. I don't think any of the (commission members) would want it in your yards.

Mr. Truitt responded ^{EVERYONE} very one is talking about the road issue, but tax revenue generated with the project would give the city an opportunity to address this issue.

Staff Recommendation: The Planning Commission can approve, conditionally approve, or disapprove the PUD. Staff recommends approval for PUD-R 17-01.

Chairman Carter Mathews closed the public hearing and the Commissioners discussed the case, and completed their discussion.

A Motion was made by Melanie Lander, seconded by Joanna Jones, to recommend to City Council, for denial for the rezone request PUD-R 17-01.
deny

This motion was approved for denial by a vote of 3-0, as follows:

Carter Mathews	Yes – for denial
Wade Harrington	Absent
Connie Aston	Absent
Joanna Jones	Yes – for denial
Melanie Lander	Yes – for denial

6. New Business

NONE

7. Adjournment

Motion by Commissioner Melanie Lander, seconded by Commissioner ^{JOANNA JONES} Wade Harrington, to adjourn the meeting. The motion was approved, 3-0, by the following vote:

Carter Mathews	Yes – to approve
Wade Harrington	Absent
Connie Aston	Absent
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

The meeting adjourned at 9:00 PM.

Approved:



Chairman

07/24/2017

Date



Secretary