



P.O. BOX 850 | COWETA, OKLAHOMA 74429 | PH. (918) 486-2189 | FAX (918) 486-5366 | www.cityofcoweta-ok.gov

AGENDA - REGULAR MEETING
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY
TUESDAY, FEBRUARY 16, 2021, 6:00 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
 - Melanie Lander ____
 - Jessica Morris ____
 - Kathleen Robinson ____
 - Carter Mathews ____
 - Joanna Jones ____

- IV. CONSENT
(All matters under the "Consent Calendar" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Commissioner may, however, remove an item from consent by request.)

- 1. MINUTES OF THE REGULAR MEETING
APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION, REGULAR MEETING, HELD ON DECEMBER 21, 2020.

Documents:

[201221 MINUTES OF THE COWETA PLANNING COMMISSION.PDF](#)

V. PUBLIC HEARINGS

- 1. PUBLIC HEARING-PUD-C 21-01
PUBLIC HEARING TO ACCEPT PUBLIC COMMENT ON AN APPLICATION FOR A PLANNED UNIT DEVELOPMENT, PUD-C 21-01, ON PROPERTY CONSISTING OF APPROXIMATELY 82.73 ACRES, MORE OR LESS, IN COWETA, OKLAHOMA, LOCATED AT THE NORTH WEST CORNER OF THE INTERSECTION OF EAST STATE HIGHWAY 51 AND SOUTH 353RD EAST AVENUE.

Documents:

[210216 PUBLIC HEARING NOTICE PUD-C 21-01.PDF](#)
[PUD-C 21-01 02.03.2021.PDF](#)
[CZ 21-01 PUD-C 21-01 ZONING MAP.PDF](#)
[CZ 21-01 PUD-C 21-01 AERIAL VIEW.PDF](#)
[CZ 21-01 PUD-C 21-01 AERIAL VIEW WITH FLOODPLAIN.PDF](#)

VI. OLD BUSINESS

- 1. PUD-C 21-01
DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON AN APPLICATION FOR A PLANNED UNIT DEVELOPMENT, PUD-C 21-01, ON PROPERTY CONSISTING OF APPROXIMATELY 82.73 ACRES, MORE OR LESS, IN COWETA, OKLAHOMA, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF EAST STATE HIGHWAY 51 AND SOUTH 353RD EAST AVENUE IN SECTION 15, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA.
(CAROLYN BACK, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[210216 STAFF REPORT PUD-C-21-01.PDF](#)
[PUD-C 20-01.PDF](#)
[CZ 21-01 PUD-C 21-01 ZONING MAP.PDF](#)
[CZ 21-01 PUD-C 21-01 AERIAL VIEW.PDF](#)
[CZ 21-01 PUD-C 21-01 AERIAL VIEW WITH FLOODPLAIN.PDF](#)

VII. NEW BUSINESS

VIII. ADJOURNMENT

IF YOU REQUIRE A SPECIAL ACCOMMODATION PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY CITY HALL BY 9:00 A.M. ON THE DATE OF THE MEETING.



**MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL 310 S. BROADWAY
MONDAY, DECEMBER 21, 2020, 6:00 PM**

I. CALL TO ORDER

Chairperson Melanie Lander called the meeting to order at 6:10 p.m.

II. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was performed before the Board of Adjustment meeting, which preceded this meeting. It was not repeated at this meeting.

III. ROLL CALL

Carter Mathews	Present
Kathleen Robinson	Present
Jessica Morris	Absent
Joanna Jones	Present
Melanie Lander	Present

Chairperson Melanie Lander requested that the roll be called, and a quorum was declared to be present.

IV. CONSENT

1. Consideration of the minutes of the regular meeting of October 19, 2020.

Motion was made by Commissioner Carter Mathews and seconded by Commissioner Melanie Lander to approve Consent Agenda.

Motion passed by a vote of 4-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathleen Robinson	Yes – to approve
Jessica Morris	Absent
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

V. PUBLIC HEARINGS

1. Public Hearing-PUD-C 20-03

Public hearing to accept public comment on an application for a Planned Unit Development, PUD-C 20-03, on property consisting of approximately 0.78 acres, more or less, in Coweta, Oklahoma, located at South 257th East Avenue and East State Highway 51, in Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma. This property has a physical address of 25705 East State Highway 51.

The applicant, Mr. Stephen Garcille, was present for this meeting. He gave a presentation on the conceptual idea of The Boxyard, including slides with examples of other similar shipping container commercial properties around the country.

Chairperson Melanie Lander opened the floor for public comment. There were no comments or questions from the citizens in attendance. The public hearing was closed.

2. Public Hearing-CZ 20-14 Rezone

Public hearing to accept public comment on CZ 20-14, an application to change the zoning from CG (Commercial General) to RS-3 (Residential Single-Family) for the following described property: Lots 23, 24, 25 and 26, Block 47, less that part of lots 25 and 26 described as: beginning at the Northeast corner of lot 26, thence West 30 feet, thence South 40 feet, thence East 30 feet, thence North 40 feet, to the point of beginning, New Coweta, Wagoner County, Oklahoma, according to the recorded plat thereof. This property is located at 421 East Sycamore Street, Coweta, OK.

The applicant, Ms. Nancy Marshall, was present for this meeting. She explained her reason for the rezone request to those in attendance at this meeting.

Chairperson Melanie Lander opened the floor for public comment. A citizen, Mr. Samuel Barnes, who owns a residential lot near Ms. Marshall's lots, came forward to get clarification on the rezone procedure. He was concerned that this rezone, if approved, would also rezone his property. Community Development Director, Carolyn Back, assured him that if the rezone request were approved, his property would not be rezoned.

There were no other comments or questions from the citizens in attendance. The public hearing was closed.

3. Public Hearing-Preliminary Plat-The Woods I

Public hearing to accept public comment on a request for preliminary plat approval of The Woods I, a subdivision of approximately 53.601 acres, more or less, with 106 lots located in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma. This plat is part of Planned Unit Development No. R 13-02 with RS-2 (Residential Single Family) and RM-1 (Residential Multi-Family) zoning.

The applicant, Mr. Ricky Jones of Tanner Consulting, representing the developer, was present for this meeting. Mr. Jones gave a presentation on some of the plans for the development. He noted that the Technical Advisory Committee had no issues with Phase I. Discussion on lot sizes, location, etc., took place between the Planning Commission members and Mr. Jones.

Chairperson Melanie Lander opened the floor for public comment. A citizen, Mr. Joseph Miller, came forward and pointed out the location of his property on the map. He expressed concern about stormwater drainage with the new development. He also does not approve of the smaller lots being right up against their larger lots, saying it will bring down their property value. Community Development Director, Carolyn Back, responded to Mr. Miller, saying that the engineering plans are currently under review. The plans have to meet current standards, or they cannot move forward. Mr. Jones was given a chance to rebut and said he had similar discussions with some of Mr. Miller's neighbors, who also had concerns about drainage. He said that hydrology plans have been submitted. He explained that Tanner Consulting is working to ensure that the stormwater runoff is designed to not have a negative impact on surrounding properties.

There were no other comments or questions from the citizens in attendance. The public hearing was closed.

VI. OLD BUSINESS

1. CLS 20-08 Minor Subdivision

Discussion and possible action on the approval, approval with conditions, or denial of a minor subdivision, Case No. CLS 20-08, on property located at 28897 East 141st Street South, in Section 7, Township 17 North, Range 1 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

Chairperson Melanie Lander asked if the Commissioners had any questions. There were none. Commissioner Kathleen Robinson made a motion to approve with conditions listed in the Staff Report. Commissioner Carter Mathews seconded that motion.

Motion passed by a vote of 4-0 with the following votes cast:

Carter Mathews	Yes – to approve with conditions
Kathleen Robinson	Yes – to approve with conditions
Jessica Morris	Absent
Joanna Jones	Yes – to approve with conditions
Melanie Lander	Yes – to approve with conditions

2. PUD-C 20-03

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council on an application for a Planned Unit Development, PUD-C 20-03, on property consisting of approximately 0.78 acres, more or less, in Coweta, Oklahoma, located at South 257th East Avenue and East State Highway 51, in Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma. This property has a physical address of 25705 East State Highway 51.

Community Development Director, Carolyn Back, discussed the Staff Report and gave Staff recommendations. There were no questions from the Commissioners. Commissioner Carter Mathews made a motion to recommend approval to the Coweta City Council per Staff recommendation and conceptual plan. Commissioner Joanna Jones seconded that motion.

Motion passed by a vote of 4-0 with the following votes cast:

Carter Mathews	Yes – to recommend approval
Kathleen Robinson	Yes – to recommend approval
Jessica Morris	Absent
Joanna Jones	Yes – to recommend approval
Melanie Lander	Yes – to recommend approval

3. CZ 20-14 Rezone

Discussion and possible action on the approval, approval with conditions, or denial to the Coweta City Council on CZ 20-14, an application to change the zoning from CG (Commercial General) to RS-3 (Residential Single-Family) at the following described property: Lots 23, 24, 25 and 26 block 47, less that part of lots 25 and 26 described as: beginning at the Northeast corner of lot 26, thence West 30 feet, thence South 40 feet, thence East 30 feet, thence North 40 feet to the point of beginning, New Coweta, Wagoner County, Oklahoma, according to the recorded plat thereof. Located at 421 East Sycamore Street, Coweta, OK.

Community Development Director, Carolyn Back, discussed the Staff Report and gave Staff recommendations. There were no questions from the Commissioners. Commissioner Carter Mathews made a motion to recommend approval to the Coweta City Council. Commissioner Melanie Lander seconded that motion.

Motion passed by a vote of 4-0 with the following votes cast:

Carter Mathews	Yes – to recommend approval
Kathleen Robinson	Yes – to recommend approval

Jessica Morris	Absent
Joanna Jones	Yes – to recommend approval
Melanie Lander	Yes – to recommend approval

4. Preliminary Plat-The Woods I

Discussion and possible action on the approval, approval with conditions, or denial of a request for preliminary plat approval of The Woods I, a subdivision of approximately 53.601 acres, more or less, with 106 lots located in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma. This plat is part of the Planned Unit Development No. R 13-02 with RS-2 (Residential Single-Family) and RM-1 (Residential Multi-Family) zoning.

Community Development Director, Carolyn Back, discussed the Staff Report and gave Staff recommendation to approve the preliminary plat with the conditions listed in the Staff Report. Commissioner Carter Mathews made a motion to recommend approval with conditions listed in the Staff Report. Commissioner Kathleen Robinson seconded that motion.

Motion passed by a vote of 4-0 with the following votes cast:

Carter Mathews	Yes – to recommend approval with conditions
Kathleen Robinson	Yes – to recommend approval with conditions
Jessica Morris	Absent
Joanna Jones	Yes – to recommend approval with conditions
Melanie Lander	Yes – to recommend approval with conditions

VII. NEW BUSINESS

VIII. ADJOURNMENT

Chairperson Melanie Lander moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 6:49 p.m.

Approved:

Chairman

Secretary

Date

NOTICE TO THE PUBLIC OF A HEARING ON A PROPOSED
PLANNED UNIT DEVELOPMENT – PUD NO. PUD-C 21-01

Notice is hereby given that a public hearing will be held before the Coweta Planning Commission at 6:00 PM on Tuesday, February 16, 2021, at Coweta City Hall, 310 S. Broadway, Coweta, Oklahoma, for a proposed Planned Unit Development (“PUD”).

At that time and place, consideration will be given to a proposed land and zoning map amendment, from (AG) Agriculture District, to Planned Unit Development, PUD-C 21-01, with underlying zoning of (CG) General Commercial and (IM) Industrial Moderate. The property is located at East State Highway 51 and 353rd East Avenue, in Section 15, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma more particularly described as follows:

That part of the Northeast Quarter (NE/4) Section Fifteen (15), Township Seventeen (17) North, Range Sixteen (16) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, lying East of the Turnpike (83.28 acres, more or less).

(Location map attached). The property is approximately 83.28 acres +/-.

All persons interested in this matter may be present at this hearing and present their objections to, or arguments for, any or all of the above matters. In the event that the Planning Commission recommends approval, in whole or in part, of the PUD and/or proposed amendment(s), the Planning Commission shall submit its recommendations to the City Council of the City of Coweta, for its consideration and actions, as provided by law.

The City Council’s review of the recommendation of the Planning Commission on the proposed amendment and PUD is tentatively scheduled for the March 1, 2021 City Council meeting, at 6:00 PM, at Coweta City Hall, at the address listed above. Said information to be available from the office of the City Clerk.

Maps showing the proposed change(s) may be inspected in the office of the City Clerk, Coweta, Oklahoma.

Dated this 8th day of January 2021 in Coweta Oklahoma.

PUD-C 21-01

HIGHWAY 51 & 353RD AVE

COMMERCIAL / INDUSTRIAL

Coweta, Oklahoma

February 3, 2021

Prepared for:

W. Paul Sommer 2011 Revocable Trust



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I. Development Concept

Highway 51 & 353rd Ave is a commercial / industrial development on an 82.73-acre tract of presently undeveloped land within the City of Coweta. The project is located on the south side of East 141st Street South and west of South 353rd East Avenue and within the Highway 51 Corridor Overlay District (Ordinance 588).

Objectives:

- Establish commercial and industrial zoning in accordance with the Coweta Comprehensive Plan
- Better utilization of land than is possible through standard zoning regulations
- Compatibility with surrounding residential neighborhoods

PUD - Legal Description

THAT PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LYING EAST OF THE TURNPIKE (83.28 ACRES, MORE OR LESS). AS RECORDED IN BOOK 2191, PAGE 699, IN THE OFFICE OF THE WAGONER COUNTY CLERK.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; THENCE N 01°25'06" W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING; THENCE S 88°29'48" W, PARALLEL WITH AND 50.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 24.75 FEET, TO A POINT ON THE STATUTORY RIGHT OF WAY OF SAID EAST LINE; THENCE N 01°25'06" W, ALONG THE STATUTORY RIGHT OF WAY OF SAID EAST LINE, A DISTANCE OF 71.39 FEET, TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN REPORT OF COMMISSIONERS RECORDED IN BOOK 1172, PAGE 450, IN THE OFFICE OF THE WAGONER COUNTY CLERK; THENCE S 88°22'41" W, ALONG THE NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 875.45 FEET, TO THE NORTHWEST CORNER OF SAID TRACT OF LAND AND A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 394, PAGE 419, IN THE OFFICE OF THE WAGONER COUNTY CLERK; THENCE N 01°34'30" W, ALONG THE LAST SAID WEST LINE, A DISTANCE OF 644.18 FEET, TO A POINT ON THE OKLAHOMA TURNPIKE AUTHORITY BOUNDARY AS DESCRIBED IN REPORT OF COMMISSIONERS RECORDED IN BOOK 364, PAGE 138, IN THE OFFICE OF THE WAGONER COUNTY CLERK; THENCE N 47°43'45" W, ALONG THE LAST SAID BOUNDARY LINE, A DISTANCE OF 58.23 FEET; THENCE S 88°45'15" W, CONTINUING ALONG THE LAST SAID BOUNDARY LINE, A DISTANCE OF 322.01 FEET, TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS PARCEL NO. 2 IN WAGONER COUNTY DISTRICT COURT CASE No. CV-94-353 JUDGEMENT; THENCE N 39°34'00" W, ALONG THE EAST LINE OF SAID PARCEL NO. 2, A DISTANCE OF 250.17 FEET; THENCE N 31°35'33" W, CONTINUING ALONG THE EAST LINE OF SAID PARCEL NO. 2, A DISTANCE OF 518.08 FEET, TO THE NORTH CORNER OF SAID PARCEL NO. 2 AND A POINT ON THE EAST LINE OF THE OKLAHOMA TURNPIKE AUTHORITY BOUNDARY AS DESCRIBED IN REPORT OF COMMISSIONERS RECORDED IN BOOK 364, PAGE 138, IN THE OFFICE OF THE WAGONER COUNTY CLERK; THENCE ALONG A CURVE TO THE LEFT, ALONG THE EAST LINE OF THE OKLAHOMA TURNPIKE AUTHORITY BOUNDARY AS

DESCRIBED IN REPORT OF COMMISSIONERS RECORDED IN BOOK 364, PAGE 138, IN THE OFFICE OF THE WAGONER COUNTY CLERK, HAVING A RADIUS OF 10261.02 FEET, AN ARC LENGTH OF 152.31 FEET, A CENTRAL ANGLE OF 00°51'02", A CHORD BEARING OF N 06°35'07" W AND A CHORD DISTANCE OF 152.31 FEET; THENCE N 55°49'23" E, CONTINUING ALONG THE EAST LINE OF THE OKLAHOMA TURNPIKE AUTHORITY BOUNDARY AS DESCRIBED IN REPORT OF COMMISSIONERS RECORDED IN BOOK 364, PAGE 138, IN THE OFFICE OF THE WAGONER COUNTY CLERK, A DISTANCE OF 112.26 FEET; THENCE ALONG A CURVE TO THE LEFT, CONTINUING ALONG THE EAST LINE OF THE OKLAHOMA TURNPIKE AUTHORITY BOUNDARY AS DESCRIBED IN REPORT OF COMMISSIONERS RECORDED IN BOOK 364, PAGE 138, IN THE OFFICE OF THE WAGONER COUNTY CLERK, HAVING A RADIUS OF 10361.02 FEET, AN ARC LENGTH OF 614.80 FEET, A CENTRAL ANGLE OF 03°23'59", A CHORD BEARING OF N 08°59'38" W AND A CHORD DISTANCE OF 614.71 FEET; THENCE S 79°18'23" W, CONTINUING ALONG THE EAST LINE OF THE OKLAHOMA TURNPIKE AUTHORITY BOUNDARY AS DESCRIBED IN REPORT OF COMMISSIONERS RECORDED IN BOOK 364, PAGE 138, IN THE OFFICE OF THE WAGONER COUNTY CLERK, A DISTANCE OF 100.00 FEET; THENCE ALONG A CURVE TO THE LEFT, CONTINUING ALONG THE EAST LINE OF THE OKLAHOMA TURNPIKE AUTHORITY BOUNDARY AS DESCRIBED IN REPORT OF COMMISSIONERS RECORDED IN BOOK 364, PAGE 138, IN THE OFFICE OF THE WAGONER COUNTY CLERK, HAVING A RADIUS OF 10261.02 FEET, AN ARC LENGTH OF 391.10 FEET, A CENTRAL ANGLE OF 02°11'02", A CHORD BEARING OF N 11°47'08" W AND A CHORD DISTANCE OF 391.08 FEET, TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4); THENCE N 88°31'06" E, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1850.42 FEET, TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE S 01°25'06" E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 2590.63 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 82.73 ACRES / 3,603,695.86 SQUARE FEET.

THE BASIS OF BEARING BEING N 01° 25' 06" W, ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Development Area 'A' - Legal Description

A PART OF THAT PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LYING EAST OF THE TURNPIKE (83.28 ACRES, MORE OR LESS). AS RECORDED IN BOOK 2191, PAGE 699, IN THE OFFICE OF THE WAGONER COUNTY CLERK.

DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LYING EAST OF THE TURNPIKE, LESS AND EXCEPT THE NORTH 183.48 FEET THEREOF.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF;

THENCE N 01° 25' 06" W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING; THENCE S 88° 29' 48" W, PARALLEL WITH AND 50.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 24.75 FEET, TO A POINT ON THE STATUTORY RIGHT OF WAY OF SAID EAST LINE; THENCE N 01° 25' 06" W, ALONG THE STATUTORY RIGHT OF WAY OF SAID EAST LINE, A DISTANCE OF 71.39 FEET, TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN REPORT OF COMMISSIONERS RECORDED IN BOOK 1172, PAGE 450, IN THE OFFICE OF THE WAGONER COUNTY CLERK; THENCE S 88° 22' 41" W, ALONG THE NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 875.45 FEET, TO THE NORTHWEST CORNER OF SAID TRACT OF LAND AND A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 394, PAGE 419, IN THE OFFICE OF THE WAGONER COUNTY CLERK; THENCE N 01° 34' 30" W, ALONG THE LAST SAID WEST LINE, A DISTANCE OF 644.18 FEET, TO A POINT ON THE OKLAHOMA TURNPIKE AUTHORITY BOUNDARY AS DESCRIBED IN REPORT OF COMMISSIONERS RECORDED IN BOOK 364, PAGE 138, IN THE OFFICE OF THE WAGONER COUNTY CLERK; THENCE N 47° 43' 45" W, ALONG THE LAST SAID BOUNDARY LINE, A DISTANCE OF 58.23 FEET; THENCE S 88° 45' 15" W, CONTINUING ALONG THE LAST SAID BOUNDARY LINE, A DISTANCE OF 322.01 FEET, TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS PARCEL NO. 2 IN WAGONER COUNTY DISTRICT COURT CASE No. CV-94-353 JUDGEMENT; THENCE N 39° 34' 00" W, ALONG THE EAST LINE OF SAID PARCEL NO. 2, A DISTANCE OF 250.17 FEET; THENCE N 31° 35' 33" W, CONTINUING ALONG THE EAST LINE OF SAID PARCEL NO. 2, A DISTANCE OF 155.63 FEET, TO A POINT THAT IS 183.48 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER (S/2 NE/4); THENCE N 88° 30' 27" E, PARALLEL WITH AND 183.48 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER (S/2 NE/4), A DISTANCE OF 1498.82 FEET, TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4); THENCE S 01° 25' 06" E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1086.83 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 24.82 ACRES / 1,081,110.78 SQUARE FEET.

Development Area 'B' - Legal Description

A PART OF THAT PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LYING EAST OF THE TURNPIKE (83.28 ACRES, MORE OR LESS). AS RECORDED IN BOOK 2191, PAGE 699, IN THE OFFICE OF THE WAGONER COUNTY CLERK.

DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER (N/2 NE/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LYING EAST OF THE TURNPIKE, TOGETHER WITH THE NORTH 183.48 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LYING EAST OF THE TURNPIKE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; THENCE S 01° 25' 06" E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1320.32 FEET, TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER (N/2 NE/4); THENCE

CONTINUING S 01° 25' 06" E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 183.48 FEET; THENCE S 88° 30' 27" W, PARALLEL WITH AND 183.48 FEET SOUTH OF THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER (N/2 NE/4), A DISTANCE OF 1498.82 FEET, TO A POINT ON THE EAST LINE OF THAT TRACT OF LAND DESCRIBED AS PARCEL NO. 2 IN WAGONER COUNTY DISTRICT COURT CASE No. CV-94-353 JUDGEMENT; THENCE N 31° 35' 33" W, ALONG THE EAST LINE OF SAID PARCEL NO. 2, A DISTANCE OF 212.08 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER (N/2 NE/4) THENCE CONTINUING N 31° 35' 33" W, CONTINUING ALONG THE EAST LINE OF SAID PARCEL NO. 2, A DISTANCE OF 150.37 FEET, TO THE NORTH CORNER OF SAID PARCEL NO. 2 AND A POINT ON THE EAST LINE OF THE OKLAHOMA TURNPIKE AUTHORITY BOUNDARY AS DESCRIBED IN REPORT OF COMMISSIONERS RECORDED IN BOOK 364, PAGE 138, IN THE OFFICE OF THE WAGONER COUNTY CLERK; THENCE ALONG A CURVE TO THE LEFT, ALONG THE EAST LINE OF THE OKLAHOMA TURNPIKE AUTHORITY BOUNDARY AS DESCRIBED IN REPORT OF COMMISSIONERS RECORDED IN BOOK 364, PAGE 138, IN THE OFFICE OF THE WAGONER COUNTY CLERK, HAVING A RADIUS OF 10261.02 FEET, AN ARC LENGTH OF 152.31 FEET, A CENTRAL ANGLE OF 00° 51' 02", A CHORD BEARING OF N 06° 35' 07" W AND A CHORD DISTANCE OF 152.31 FEET; THENCE N 55° 49' 23" E, CONTINUING ALONG THE EAST LINE OF THE OKLAHOMA TURNPIKE AUTHORITY BOUNDARY AS DESCRIBED IN REPORT OF COMMISSIONERS RECORDED IN BOOK 364, PAGE 138, IN THE OFFICE OF THE WAGONER COUNTY CLERK, A DISTANCE OF 112.26 FEET; THENCE ALONG A CURVE TO THE LEFT, CONTINUING ALONG THE EAST LINE OF THE OKLAHOMA TURNPIKE AUTHORITY BOUNDARY AS DESCRIBED IN REPORT OF COMMISSIONERS RECORDED IN BOOK 364, PAGE 138, IN THE OFFICE OF THE WAGONER COUNTY CLERK, HAVING A RADIUS OF 10361.02 FEET, AN ARC LENGTH OF 614.80 FEET, A CENTRAL ANGLE OF 03° 23' 59", A CHORD BEARING OF N 08° 59' 38" W AND A CHORD DISTANCE OF 614.71 FEET; THENCE S 79° 18' 23" W, CONTINUING ALONG THE EAST LINE OF THE OKLAHOMA TURNPIKE AUTHORITY BOUNDARY AS DESCRIBED IN REPORT OF COMMISSIONERS RECORDED IN BOOK 364, PAGE 138, IN THE OFFICE OF THE WAGONER COUNTY CLERK, A DISTANCE OF 100.00 FEET; THENCE ALONG A CURVE TO THE LEFT, CONTINUING ALONG THE EAST LINE OF THE OKLAHOMA TURNPIKE AUTHORITY BOUNDARY AS DESCRIBED IN REPORT OF COMMISSIONERS RECORDED IN BOOK 364, PAGE 138, IN THE OFFICE OF THE WAGONER COUNTY CLERK, HAVING A RADIUS OF 10261.02 FEET, AN ARC LENGTH OF 391.10 FEET, A CENTRAL ANGLE OF 02° 11' 02", A CHORD BEARING OF N 11° 47' 08" W AND A CHORD DISTANCE OF 391.08 FEET, TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4); THENCE N 88° 31' 06" E, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1850.42 FEET, TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4) AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 57.91 ACRES / 2,522,585.08 SQUARE FEET.

EXHIBIT A

VICINITY MAP

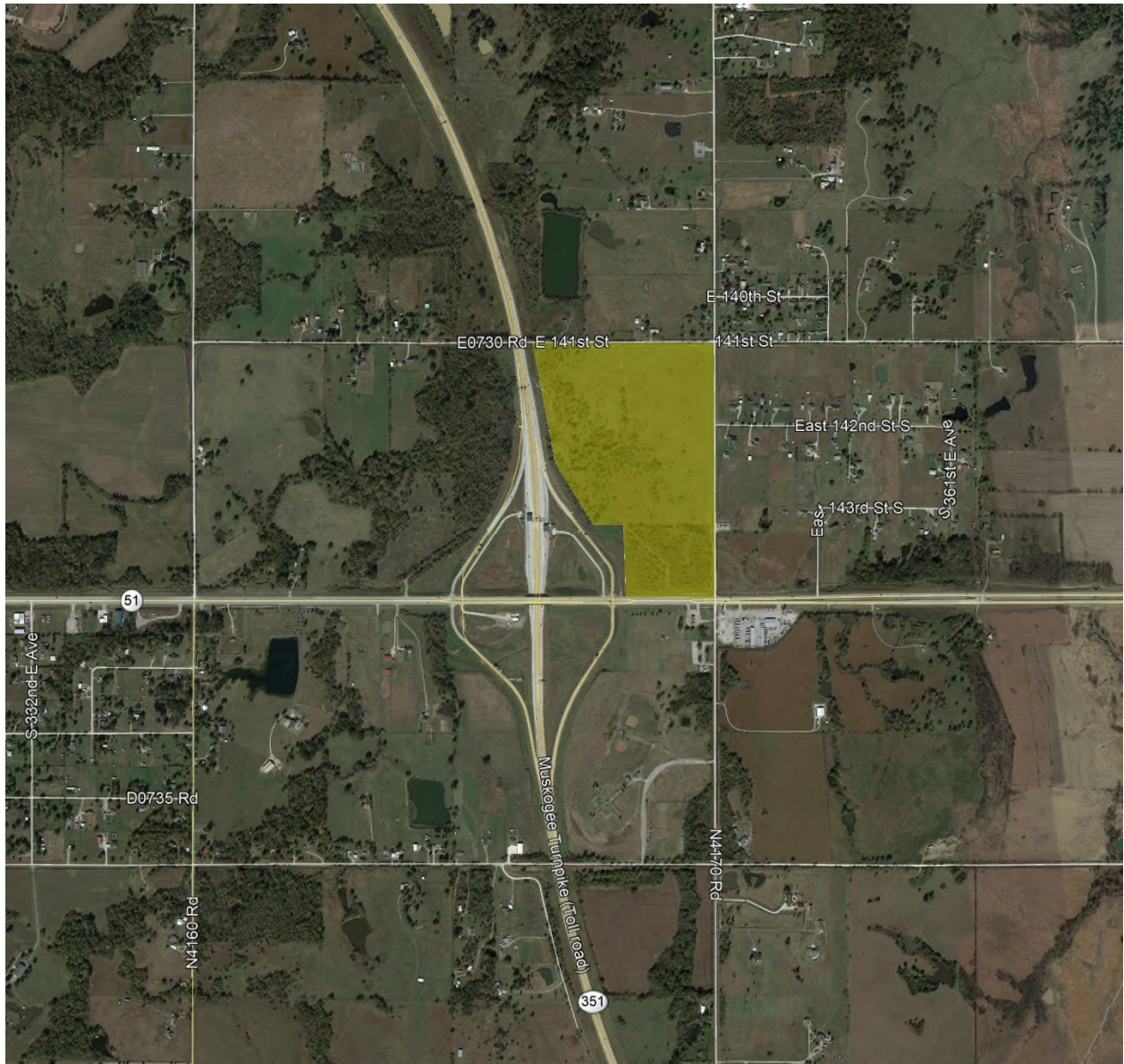


EXHIBIT B
AERIAL PHOTO

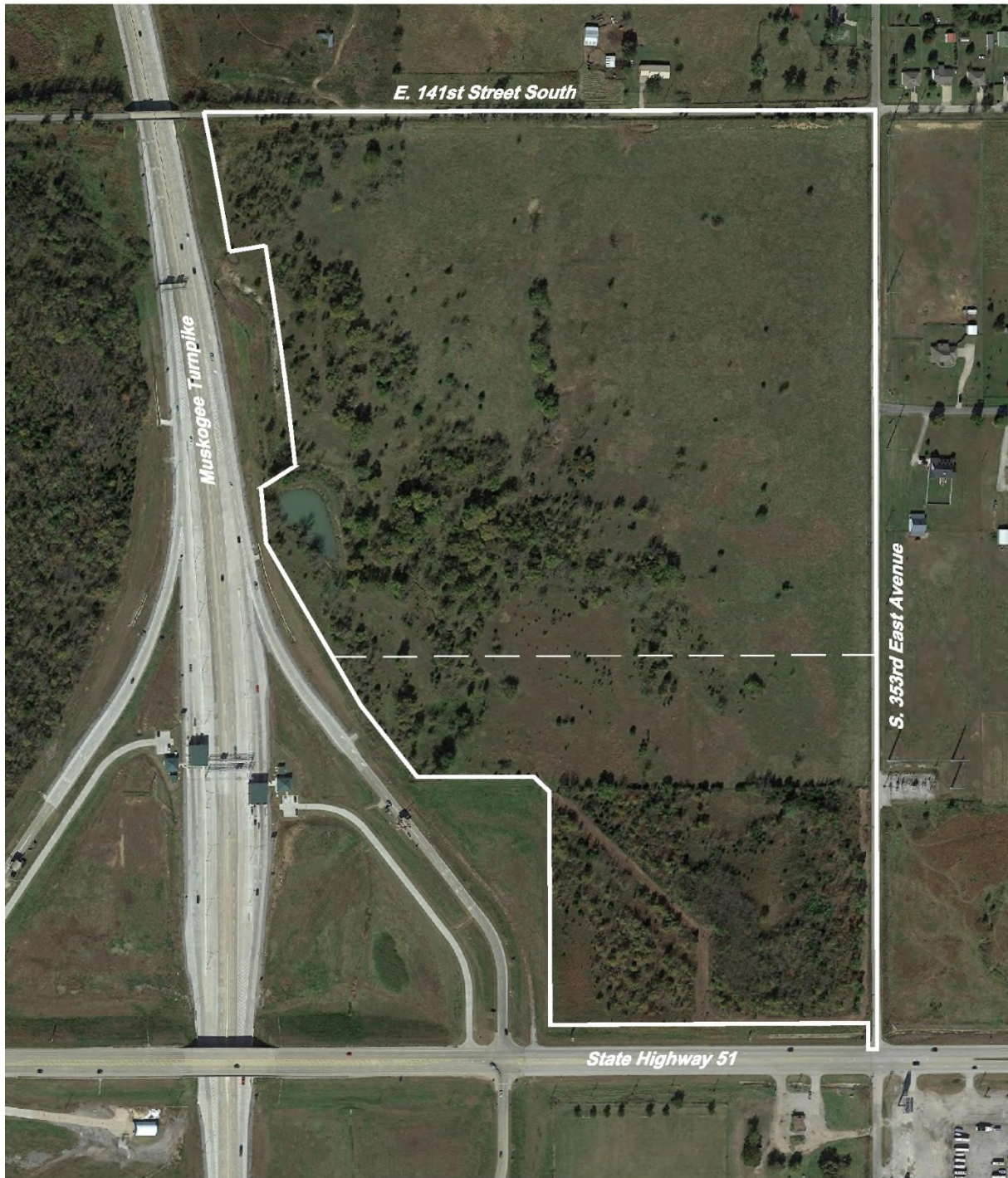


EXHIBIT C
DEVELOPMENT AREAS

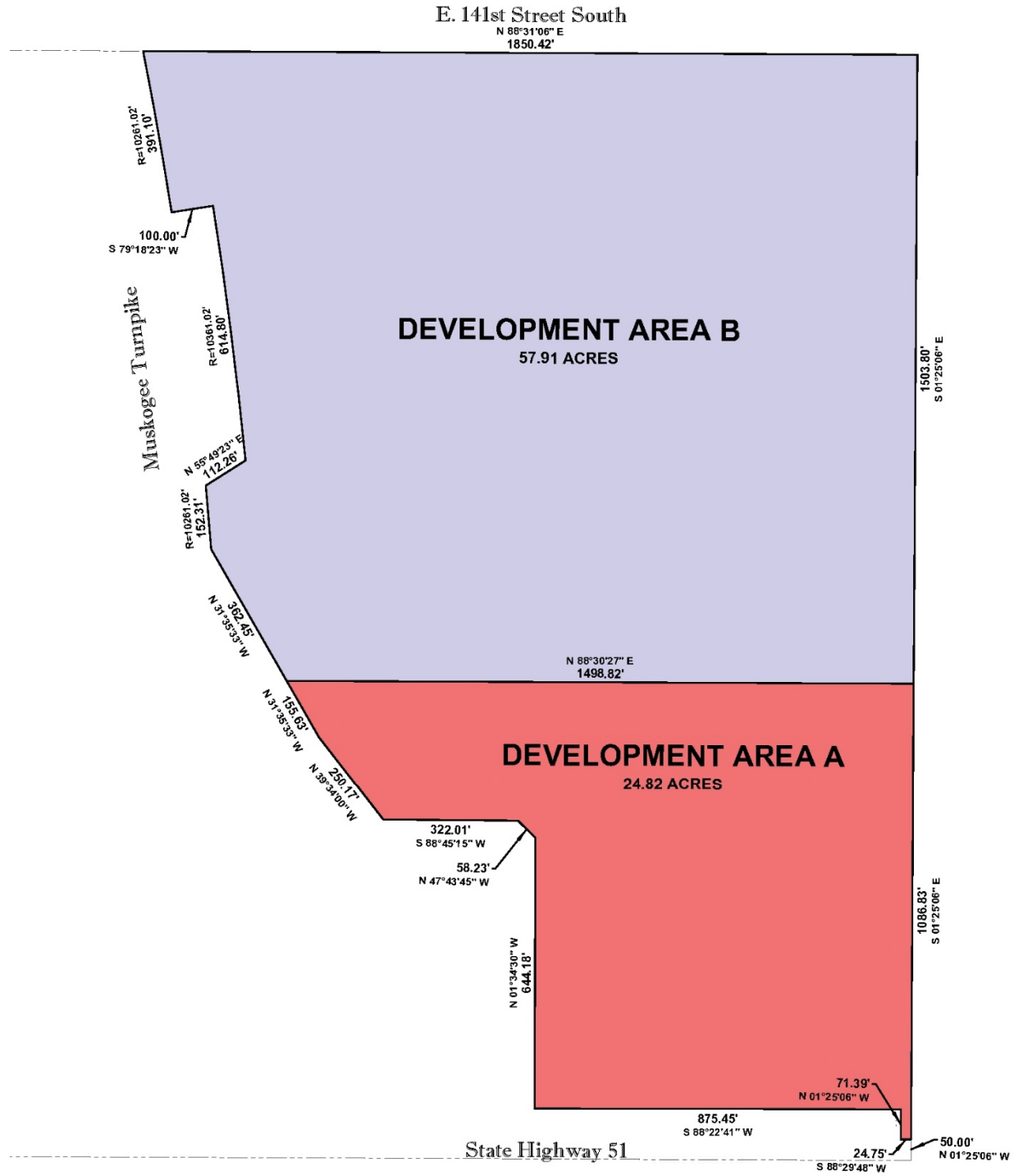


EXHIBIT D
CURRENT ZONING MAP

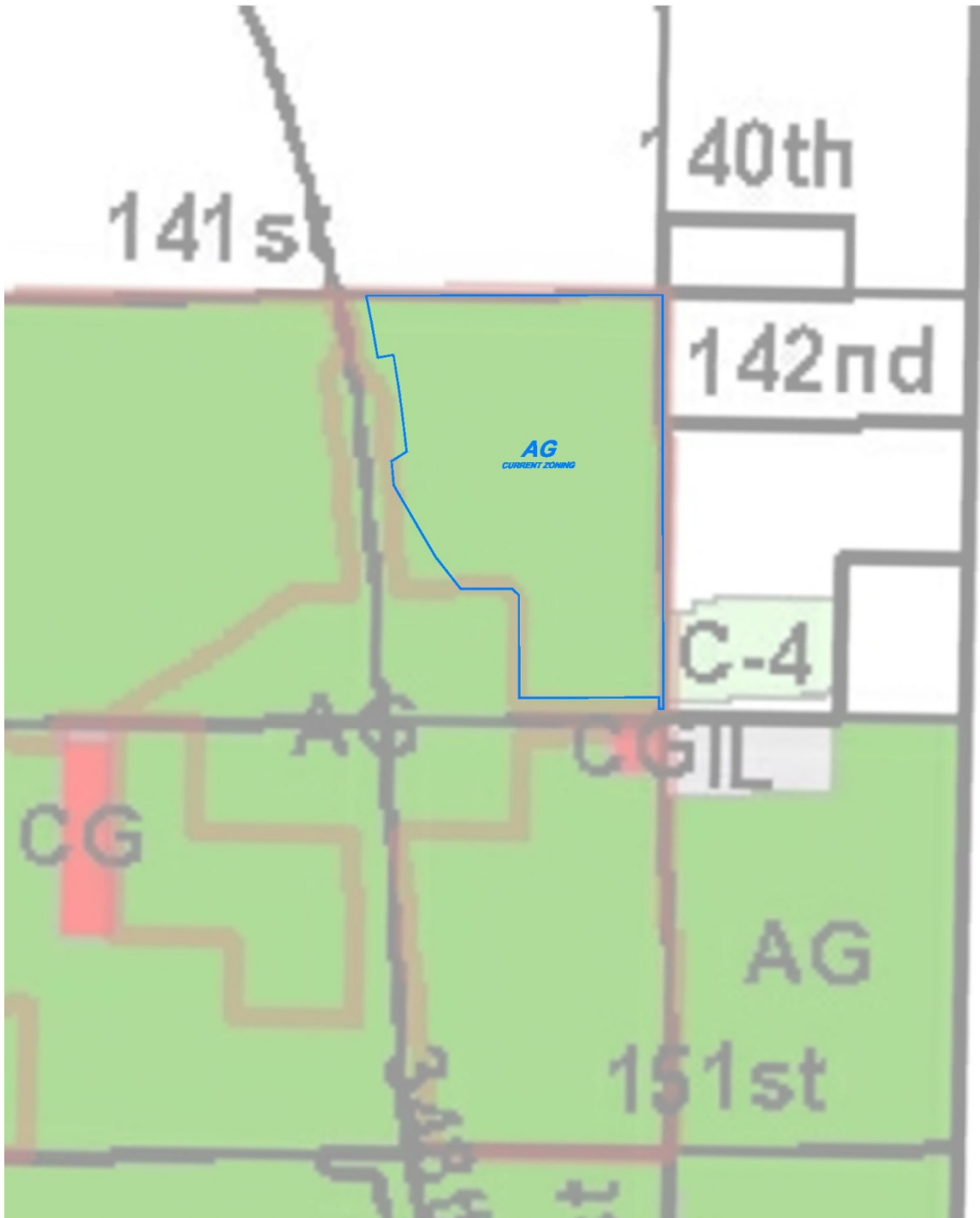
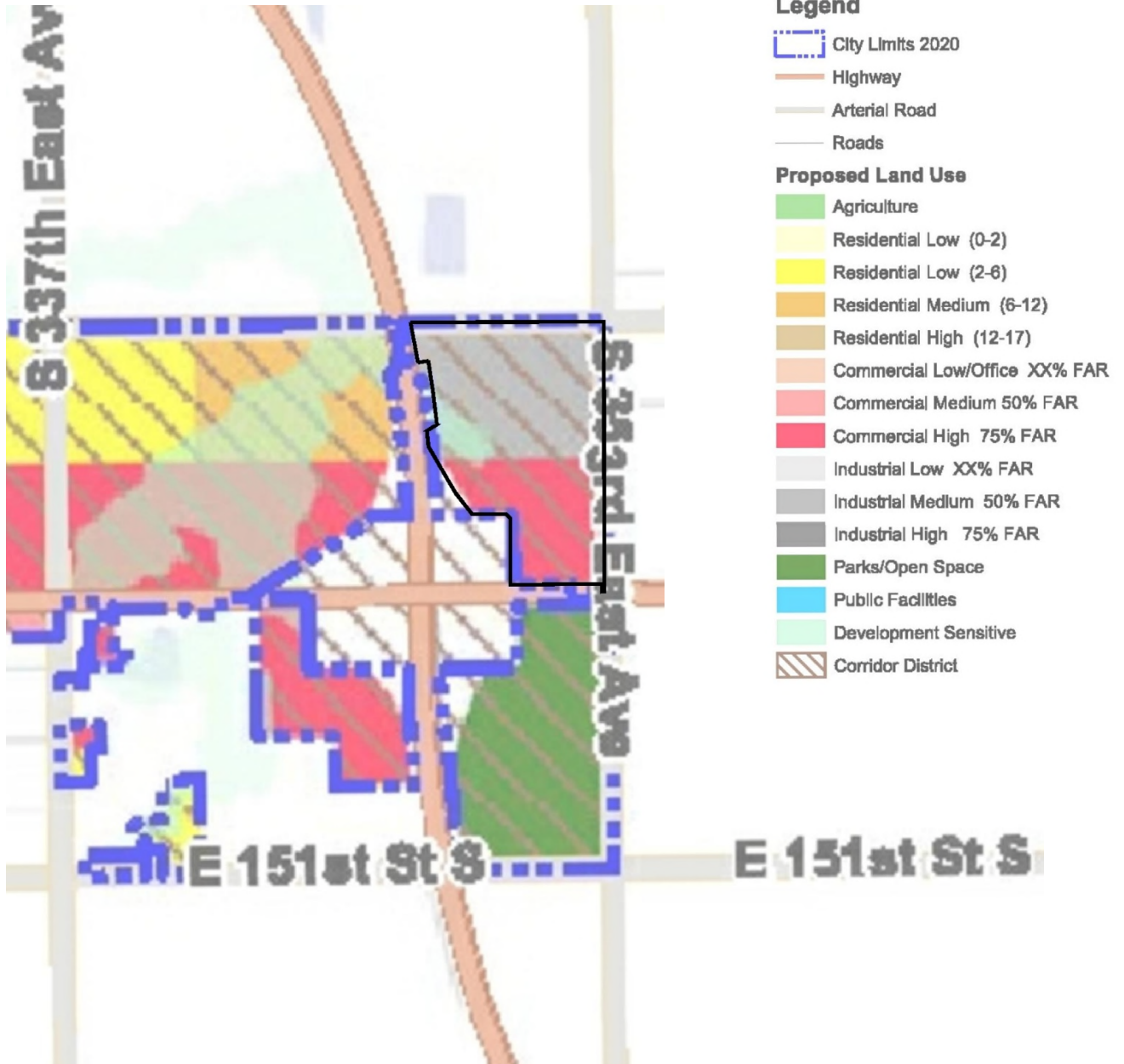


EXHIBIT E

COWETA COMPREHENSIVE PLAN



II. Development Standards

DEVELOPMENT AREA 'A'

Land Area: 24.82 Acres

Zoning: General Commercial (CG)

Permitted Uses: All uses allowed by right in the CG zoning district

DEVELOPMENT AREA 'B'

Land Area: 57.91 Acres

Zoning: Industrial Moderate (IM)

Permitted Uses: All uses allowed by right in the IM zoning district

III. General Provisions

A. Screening:

1. Service equipment (including HVAC equipment) and areas shall be screened so the visual impacts of these functions are fully contained and out of view from a person standing on the ground at the perimeter of the PUD boundary.
2. Screening materials for solid waste collection and loading areas shall be a six-foot tall wooden fence. Trash dumpsters shall have a door, which shall remain closed when not in use.

B. Lighting:

1. All pole-mounted and building-mounted lighting shall be oriented to minimize light leaving the development.
2. All lights shall be designed (or have the ability to control light pattern) to the light leaving the site at the boundary of development.
3. A maximum light level of 0.00-foot candles shall be obtained at the boundary of the development. A photometric study will be provided to verify the 0.00-foot candle measurement at the property line.
4. All lights will face down and away from the boundary of the development.

C. Requirement to Plat:

No building permit shall be issued until a plat containing restrictive covenants memorializing the above development standards is prepared and filed in accordance with the City of Coweta Subdivision Regulations.

D. Drainage & Utilities:

Proposed public utility infrastructure, grading and drainage design shall be submitted to and approved by the City Engineer and in accordance with the City of Coweta Engineering Design Criteria.

E. Vehicular Access and Circulation:

All private driveway and/or street connections shall be subject to the City Engineer curb cut permit approval for any proposed access points, and the Fire Chief's approval of locations, spacing, widths, and curb return radii.

F. Emergency Vehicle Access:

A 26-foot wide fire apparatus road shall be established and maintained for emergency vehicles.

G. Signs:

No sign permit shall be issued until a site plan is prepared and approved by the City of Coweta.

IV. Design Considerations per Ordinance 588

A. Building Scale and Design:

- New development should maintain a "traditional" scale and should provide a unique character for the Highway 51 Corridor.
- New commercial buildings should be primarily one-story in height and should complement the scale and character of adjacent residential neighborhoods. Where feasible, two-story buildings are also considered to be compatible.
- Tall architectural elements, such as a clock tower, spire or light well, may be appropriate as design "highlights" at key locations along the corridor.
- Distinguishing exterior building design features, ornamentation and detailing should be encouraged, such as decorative cornices, pilasters, columns, reliefs, medallions, dormers, eave breaks, etc.
- Covered walkways and colonnades should be encouraged along the fronts of the buildings to create a "pedestrian friendly" orientation.

- Architectural details should be visible from the street. Buildings should not be setback so far as to diminish the aesthetic impact of the building on passing pedestrians and motorists. Buildings should be attractive at both a pedestrian and vehicular scale.
- Buildings can have either a pitched or flat roof, but rooflines must complement the overall design and architecture of the building.
- Rooftop mounted equipment and vents should be screened from views along all sides of a building. Rooftop screening should be incorporated into the overall design of the building and be an integral part of its architecture. Roof pitches should be within the range of 6:12 to 12:12.
- Dumpster enclosures should be of masonry construction and should complement overall building design. Dumpster enclosures should be well landscaped, attached to the building where feasible and located at the rear or sides of buildings.

B. Building Materials:

- Exterior finish building materials such as brick, shingles, limestone and wood clapboard siding should be encouraged.
- High quality materials and design features should be used on all sides of the building, providing an attractive "360 degree" appearance.
- The use of non-traditional materials should be limited; if used, these materials must be compatible with the traditional materials that are representative of the desired character of the area. The non-traditional materials, such as metal, should cover no more than 40% of the surface area of the building.
- The use of Dry-vit (or EIFS), vinyl and aluminum siding, plastic panels and similar exterior surface materials should be avoided.

C. Site Lighting:

- Parking lot lighting should be pedestrian-scaled (12'-16'); tall light standards (25'-40') should be avoided.
- Light poles and light fixtures with an historic or traditional design should be used for all parking lots, walkways and pedestrian areas.
- Bollard lighting can be appropriate as accent lighting and could be used in pedestrian seating areas and to highlight pedestrian walkways and crossings in parking lots.
- Diffused, soft white light should be encouraged; metal halide lighting should be avoided.

D. Building Lighting:

- Front and rear building entries should be adequately lit for overall securing and visibility.
- Most exterior lighting sources should be concealed to provide indirect illumination. Where concealment is not practical, light fixtures should be compatible with architecture.
- Incandescent lighting creates a warm atmosphere and should be encouraged; fluorescent lighting and metal halide lighting should be discouraged.

- Exterior "spotlighting" may be used to illuminate important signs or "accent" prominent building details.

E. Signs:

- The size of signs should complement overall facade proportions, and should not distort the scale of a building.
- The design and color of signs should complement the architectural style of the building.
- Signs consisting of individual projected letters mounted flat on the building face are encouraged.
- When a building contains multiple storefronts, signage for all businesses should be consistent in design, color and placement.
- Exterior signs should be limited to business identification and description; product advertising signs are discouraged.
- Wall-mounted signs should be designed as integrated components of the building facade, and should not cover important architectural details.
- Internal illumination is preferred for building mounted signs. In general, letters should be of a light color and illuminated with a white light source.
- Rooftop signs are inappropriate and are prohibited.
- Attractive, low profile monument signs should be encouraged, but should be limited to one per building.
- Monument signs should be attractively landscaped and constructed of traditional building materials similar to the primary building on site.
- The letters of a monument sign should be internally illuminated with a white light source. External illumination may be appropriate for a natural metal or "engraved" stone monument sign.
- Pylon signs should be avoided. Billboards and other "off-premises" signs should be severely restricted or prohibited.

F. Parking Areas:

- Parking areas adjacent to streets should be no more than 60 feet in depth. This depth is sufficient to accommodate a single driving aisle with 90 degree parking on both sides. Additional parking areas can be provided either behind buildings or behind the front building line.
- The number of curb cuts along Highway 51 should be minimized and cross access between adjacent parking lots should be encouraged. Where possible, parking areas should be accessible from cross streets.
- On-street parking should not be permitted in this corridor or the commercial frontages on side streets. On-street parking should only be permitted for residential traffic in adjacent neighborhoods.
- All parking areas should be paved, striped and have surfaces in good condition.

G. Site Landscaping:

Commercial properties should be landscaped in a manner that screens parking, enhances building visibility, and creates an attractive pedestrian environment. All landscaping must be maintained in a healthy and attractive condition. Internal irrigation systems are preferred. Further landscaping controls should be followed as regulated in the Coweta Zoning Code.

H. Other Pedestrian Amenities:

- Amenities such as benches, bike racks, drinking fountains, trash receptacles, pedestrian scaled lighting, and special paving treatments are encouraged as integral parts of the overall site design.
- Sidewalks are required along State Highway 51 on Commercial Frontage and along South 353rd East Avenue.
- New development should provide well delineated, safe and attractive pedestrian access that “connects” public sidewalks to the inner areas of development.
- Sidewalks must provide personal access for safe and convenient movement across curbs to accommodate for physically handicapped persons, including those persons in wheelchairs. All sidewalks must conform to the Americans with Disabilities Act (ADA) requirements.
- Outdoor seating areas, such as those provided by restaurants, should be well landscaped and incorporated into the overall site design. Outdoor seating areas should be set back and screened from parking areas and driving aisles.
- While a variety of uses can be accommodated along the corridor, several have been identified as “desirable” by the community.
 - Grocery Store
 - Pharmacy
 - Restaurants and deli/coffee shops
 - Specialty retail
 - Professional offices
 - Personal services; and
 - Public uses such as a fire station and/or post office branch
 - Hotel
 - Convenience Store with fuel sales

PLANNED UNIT DEVELOPMENT (PUD) NO. PUD-C 21-01



16E17N9

16E17N10

16E17N11

140th

356th East

141st

SUBJECT PROPERTY

142nd

143rd

361st East

C-4

357th East

State Highway 51

16E17N14

146th
RS-1
CG

16E17N16

16E17N15

AG

AG

337th East

353rd East

Legend

ZONE_TYPE

- AG Agriculture District
- C-4 Central Commercial District
- CG General Commercial
- IL Light Industrial
- RMHS-1 Residential Mobile Home Park
- RS-0 Residential Single Family
- RS-1 Residential Single Family

330th East

RMHS-1

332nd East

148th

149th

337th East

147th

CG

CG

CG

IL

AG

151st

353rd East

Muskogee

348th East

16E17N21

AG

16E17N22

AG

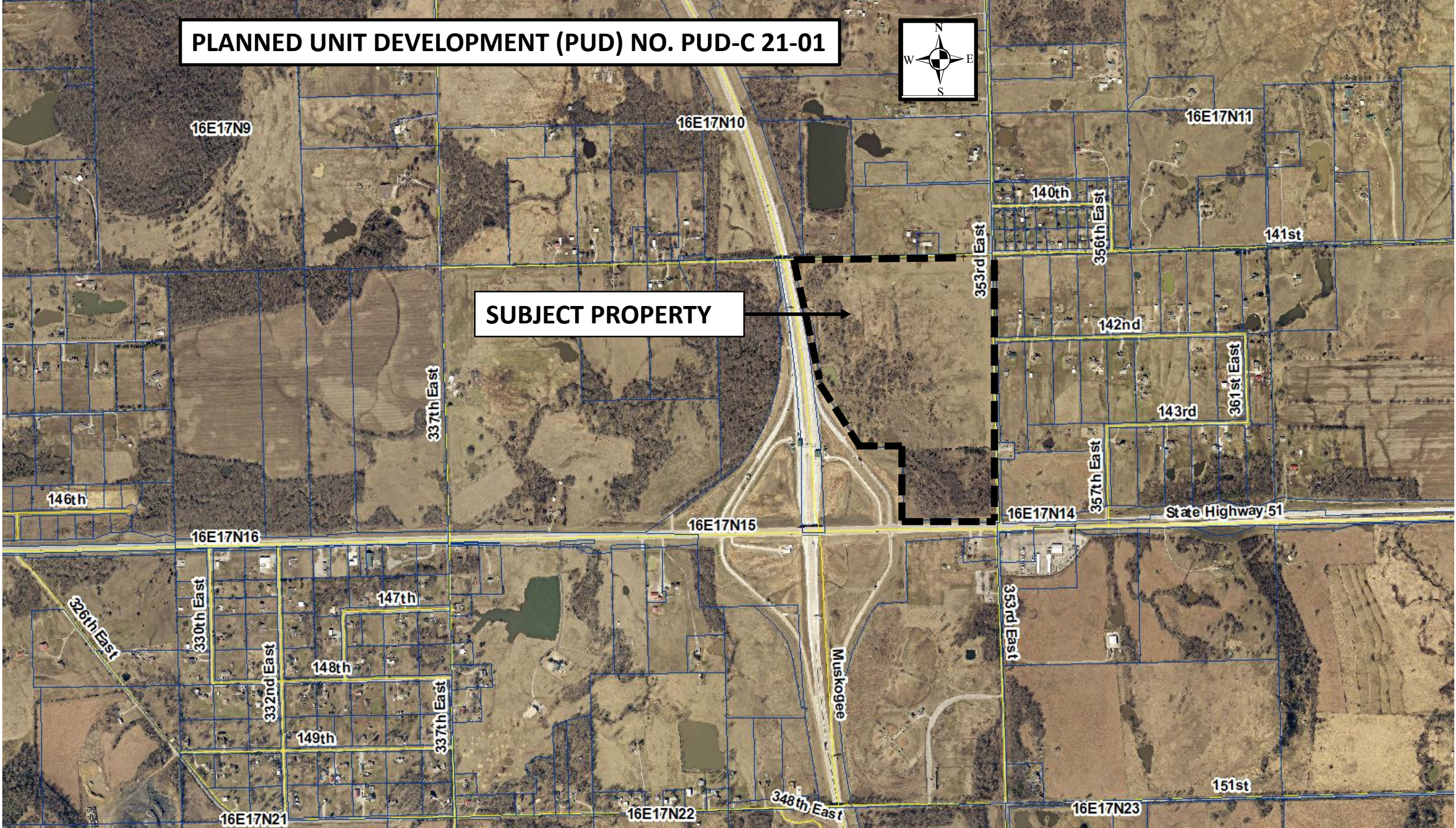
16E17N23

AG

PLANNED UNIT DEVELOPMENT (PUD) NO. PUD-C 21-01



SUBJECT PROPERTY



PLANNED UNIT DEVELOPMENT (PUD) NO. PUD-C 21-01



SUBJECT PROPERTY

16E17N9

16E17N10

16E17N11

140th

141st

142nd

361st East

143rd

146th

337th East

16E17N16

16E17N15

16E17N14

State Highway 51

147th

148th

149th

337th East

16E17N21

16E17N22

16E17N23

151st

Muskogee

348th East

353rd East

353rd East

357th East

356th East

330th East

332nd East

326th East



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Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Carolyn Back, Community Development Director
Location: East State Highway 51 & 353rd E Ave
Current Zoning: Agriculture (AG)
Re: Case Number: CZ 21-01 for PUD-C 21-01
Date: 02-16-2020

BACKGROUND

The applicant, Ryan McCarty with Select Design, is representing his client by seeking a Planned Unit Development (“PUD”) PUD-C 21-01. The property is approximately 82.73 acres +/- in Coweta, Oklahoma located in Section 15, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. The current zoning for the property is Agriculture (AG).

The overall site is situated on the northwest corner of State Highway 51 & 353rd East Ave. in Coweta, Oklahoma. The Planned Unit Development proposes the zoning of Commercial General (CG) and Industrial Moderate (IM).

The property is located within the *Highway 51 Corridor Overlay District Plan*. The Highway 51 Corridor study area is described as that area approximately one-half mile north and south of Highway 51 from 305th East Ave to 353rd East Ave.

The purpose of this Planned Unit Development (PUD) document is to provide appropriate development standards for the anticipated commercial general and industrial moderate uses while aligning with the *Highway 51 Corridor Overlay District Plan*. This PUD will help guide the proposed development and help to ensure compatibility of uses with surrounding properties and within the PUD boundary.

The *Coweta 2020-2030 Comprehensive Plan* land use categories for this area are Commercial High and Industrial Medium. All development will go through site plan submittal and review process with City staff.

Staff finds this request to be in accordance with the *Highway 51 Corridor Overlay District Plan* and to be in accordance with, and meets the objectives of, the *Coweta 2020-2030 Comprehensive Plan*.

STAFF RECOMMENDATION

The Planning Commission may make a recommendation of approval, approval with conditions, or denial of the request to the Coweta City Council to establish a Planned Unit Development PUD-C 21-01. Staff recommends approval.

ATTACHMENTS

1. Memorandum 2. PUD-C 21-01 3. Zoning Map 4. Aerial View Map 5. Aerial with Floodplain

PUD-C 21-01

HIGHWAY 51 & 353RD AVE

COMMERCIAL / INDUSTRIAL

Coweta, Oklahoma

February 11, 2021

Prepared for:

W. Paul Sommer 2011 Revocable Trust



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I. Development Concept

Highway 51 & 353rd Ave is a commercial / industrial development on an 82.73-acre tract of presently undeveloped land within the City of Coweta. The project is located on the south side of East 141st Street South and west of South 353rd East Avenue and within the Highway 51 Corridor Overlay District (Ordinance 588).

Objectives:

- Establish commercial and industrial zoning in accordance with the Coweta Comprehensive Plan
- Better utilization of land than is possible through standard zoning regulations
- Compatibility with surrounding residential neighborhoods

PUD - Legal Description

THAT PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LYING EAST OF THE TURNPIKE (83.28 ACRES, MORE OR LESS). AS RECORDED IN BOOK 2191, PAGE 699, IN THE OFFICE OF THE WAGONER COUNTY CLERK.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; THENCE N 01°25'06" W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING; THENCE S 88°29'48" W, PARALLEL WITH AND 50.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 24.75 FEET, TO A POINT ON THE STATUTORY RIGHT OF WAY OF SAID EAST LINE; THENCE N 01°25'06" W, ALONG THE STATUTORY RIGHT OF WAY OF SAID EAST LINE, A DISTANCE OF 71.39 FEET, TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN REPORT OF COMMISSIONERS RECORDED IN BOOK 1172, PAGE 450, IN THE OFFICE OF THE WAGONER COUNTY CLERK; THENCE S 88°22'41" W, ALONG THE NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 875.45 FEET, TO THE NORTHWEST CORNER OF SAID TRACT OF LAND AND A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 394, PAGE 419, IN THE OFFICE OF THE WAGONER COUNTY CLERK; THENCE N 01°34'30" W, ALONG THE LAST SAID WEST LINE, A DISTANCE OF 644.18 FEET, TO A POINT ON THE OKLAHOMA TURNPIKE AUTHORITY BOUNDARY AS DESCRIBED IN REPORT OF COMMISSIONERS RECORDED IN BOOK 364, PAGE 138, IN THE OFFICE OF THE WAGONER COUNTY CLERK; THENCE N 47°43'45" W, ALONG THE LAST SAID BOUNDARY LINE, A DISTANCE OF 58.23 FEET; THENCE S 88°45'15" W, CONTINUING ALONG THE LAST SAID BOUNDARY LINE, A DISTANCE OF 322.01 FEET, TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS PARCEL NO. 2 IN WAGONER COUNTY DISTRICT COURT CASE No. CV-94-353 JUDGEMENT; THENCE N 39°34'00" W, ALONG THE EAST LINE OF SAID PARCEL NO. 2, A DISTANCE OF 250.17 FEET; THENCE N 31°35'33" W, CONTINUING ALONG THE EAST LINE OF SAID PARCEL NO. 2, A DISTANCE OF 518.08 FEET, TO THE NORTH CORNER OF SAID PARCEL NO. 2 AND A POINT ON THE EAST LINE OF THE OKLAHOMA TURNPIKE AUTHORITY BOUNDARY AS DESCRIBED IN REPORT OF COMMISSIONERS RECORDED IN BOOK 364, PAGE 138, IN THE OFFICE OF THE WAGONER COUNTY CLERK; THENCE ALONG A CURVE TO THE LEFT, ALONG THE EAST LINE OF THE OKLAHOMA TURNPIKE AUTHORITY BOUNDARY AS

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SAID TRACT OF LAND CONTAINING 82.73 ACRES / 3,603,695.86 SQUARE FEET.

THE BASIS OF BEARING BEING N 01° 25' 06" W, ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Development Area 'A' - Legal Description

A PART OF THAT PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LYING EAST OF THE TURNPIKE (83.28 ACRES, MORE OR LESS). AS RECORDED IN BOOK 2191, PAGE 699, IN THE OFFICE OF THE WAGONER COUNTY CLERK.

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MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF;

THENCE N 01° 25' 06" W, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING; THENCE S 88° 29' 48" W, PARALLEL WITH AND 50.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 24.75 FEET, TO A POINT ON THE STATUTORY RIGHT OF WAY OF SAID EAST LINE; THENCE N 01° 25' 06" W, ALONG THE STATUTORY RIGHT OF WAY OF SAID EAST LINE, A DISTANCE OF 71.39 FEET, TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN REPORT OF COMMISSIONERS RECORDED IN BOOK 1172, PAGE 450, IN THE OFFICE OF THE WAGONER COUNTY CLERK; THENCE S 88° 22' 41" W, ALONG THE NORTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 875.45 FEET, TO THE NORTHWEST CORNER OF SAID TRACT OF LAND AND A POINT ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 394, PAGE 419, IN THE OFFICE OF THE WAGONER COUNTY CLERK; THENCE N 01° 34' 30" W, ALONG THE LAST SAID WEST LINE, A DISTANCE OF 644.18 FEET, TO A POINT ON THE OKLAHOMA TURNPIKE AUTHORITY BOUNDARY AS DESCRIBED IN REPORT OF COMMISSIONERS RECORDED IN BOOK 364, PAGE 138, IN THE OFFICE OF THE WAGONER COUNTY CLERK; THENCE N 47° 43' 45" W, ALONG THE LAST SAID BOUNDARY LINE, A DISTANCE OF 58.23 FEET; THENCE S 88° 45' 15" W, CONTINUING ALONG THE LAST SAID BOUNDARY LINE, A DISTANCE OF 322.01 FEET, TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS PARCEL NO. 2 IN WAGONER COUNTY DISTRICT COURT CASE No. CV-94-353 JUDGEMENT; THENCE N 39° 34' 00" W, ALONG THE EAST LINE OF SAID PARCEL NO. 2, A DISTANCE OF 250.17 FEET; THENCE N 31° 35' 33" W, CONTINUING ALONG THE EAST LINE OF SAID PARCEL NO. 2, A DISTANCE OF 155.63 FEET, TO A POINT THAT IS 183.48 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER (S/2 NE/4); THENCE N 88° 30' 27" E, PARALLEL WITH AND 183.48 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER (S/2 NE/4), A DISTANCE OF 1498.82 FEET, TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4); THENCE S 01° 25' 06" E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1086.83 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 24.82 ACRES / 1,081,110.78 SQUARE FEET.

Development Area 'B' - Legal Description

A PART OF THAT PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LYING EAST OF THE TURNPIKE (83.28 ACRES, MORE OR LESS). AS RECORDED IN BOOK 2191, PAGE 699, IN THE OFFICE OF THE WAGONER COUNTY CLERK.

DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER (N/2 NE/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LYING EAST OF THE TURNPIKE, TOGETHER WITH THE NORTH 183.48 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER (S/2 NE/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LYING EAST OF THE TURNPIKE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; THENCE S 01° 25' 06" E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1320.32 FEET, TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER (N/2 NE/4); THENCE

CONTINUING S 01° 25' 06" E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 183.48 FEET; THENCE S 88° 30' 27" W, PARALLEL WITH AND 183.48 FEET SOUTH OF THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER (N/2 NE/4), A DISTANCE OF 1498.82 FEET, TO A POINT ON THE EAST LINE OF THAT TRACT OF LAND DESCRIBED AS PARCEL NO. 2 IN WAGONER COUNTY DISTRICT COURT CASE No. CV-94-353 JUDGEMENT; THENCE N 31° 35' 33" W, ALONG THE EAST LINE OF SAID PARCEL NO. 2, A DISTANCE OF 212.08 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER (N/2 NE/4) THENCE CONTINUING N 31° 35' 33" W, CONTINUING ALONG THE EAST LINE OF SAID PARCEL NO. 2, A DISTANCE OF 150.37 FEET, TO THE NORTH CORNER OF SAID PARCEL NO. 2 AND A POINT ON THE EAST LINE OF THE OKLAHOMA TURNPIKE AUTHORITY BOUNDARY AS DESCRIBED IN REPORT OF COMMISSIONERS RECORDED IN BOOK 364, PAGE 138, IN THE OFFICE OF THE WAGONER COUNTY CLERK; THENCE ALONG A CURVE TO THE LEFT, ALONG THE EAST LINE OF THE OKLAHOMA TURNPIKE AUTHORITY BOUNDARY AS DESCRIBED IN REPORT OF COMMISSIONERS RECORDED IN BOOK 364, PAGE 138, IN THE OFFICE OF THE WAGONER COUNTY CLERK, HAVING A RADIUS OF 10261.02 FEET, AN ARC LENGTH OF 152.31 FEET, A CENTRAL ANGLE OF 00° 51' 02", A CHORD BEARING OF N 06° 35' 07" W AND A CHORD DISTANCE OF 152.31 FEET; THENCE N 55° 49' 23" E, CONTINUING ALONG THE EAST LINE OF THE OKLAHOMA TURNPIKE AUTHORITY BOUNDARY AS DESCRIBED IN REPORT OF COMMISSIONERS RECORDED IN BOOK 364, PAGE 138, IN THE OFFICE OF THE WAGONER COUNTY CLERK, A DISTANCE OF 112.26 FEET; THENCE ALONG A CURVE TO THE LEFT, CONTINUING ALONG THE EAST LINE OF THE OKLAHOMA TURNPIKE AUTHORITY BOUNDARY AS DESCRIBED IN REPORT OF COMMISSIONERS RECORDED IN BOOK 364, PAGE 138, IN THE OFFICE OF THE WAGONER COUNTY CLERK, HAVING A RADIUS OF 10361.02 FEET, AN ARC LENGTH OF 614.80 FEET, A CENTRAL ANGLE OF 03° 23' 59", A CHORD BEARING OF N 08° 59' 38" W AND A CHORD DISTANCE OF 614.71 FEET; THENCE S 79° 18' 23" W, CONTINUING ALONG THE EAST LINE OF THE OKLAHOMA TURNPIKE AUTHORITY BOUNDARY AS DESCRIBED IN REPORT OF COMMISSIONERS RECORDED IN BOOK 364, PAGE 138, IN THE OFFICE OF THE WAGONER COUNTY CLERK, A DISTANCE OF 100.00 FEET; THENCE ALONG A CURVE TO THE LEFT, CONTINUING ALONG THE EAST LINE OF THE OKLAHOMA TURNPIKE AUTHORITY BOUNDARY AS DESCRIBED IN REPORT OF COMMISSIONERS RECORDED IN BOOK 364, PAGE 138, IN THE OFFICE OF THE WAGONER COUNTY CLERK, HAVING A RADIUS OF 10261.02 FEET, AN ARC LENGTH OF 391.10 FEET, A CENTRAL ANGLE OF 02° 11' 02", A CHORD BEARING OF N 11° 47' 08" W AND A CHORD DISTANCE OF 391.08 FEET, TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4); THENCE N 88° 31' 06" E, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1850.42 FEET, TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4) AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 57.91 ACRES / 2,522,585.08 SQUARE FEET.

EXHIBIT A

VICINITY MAP

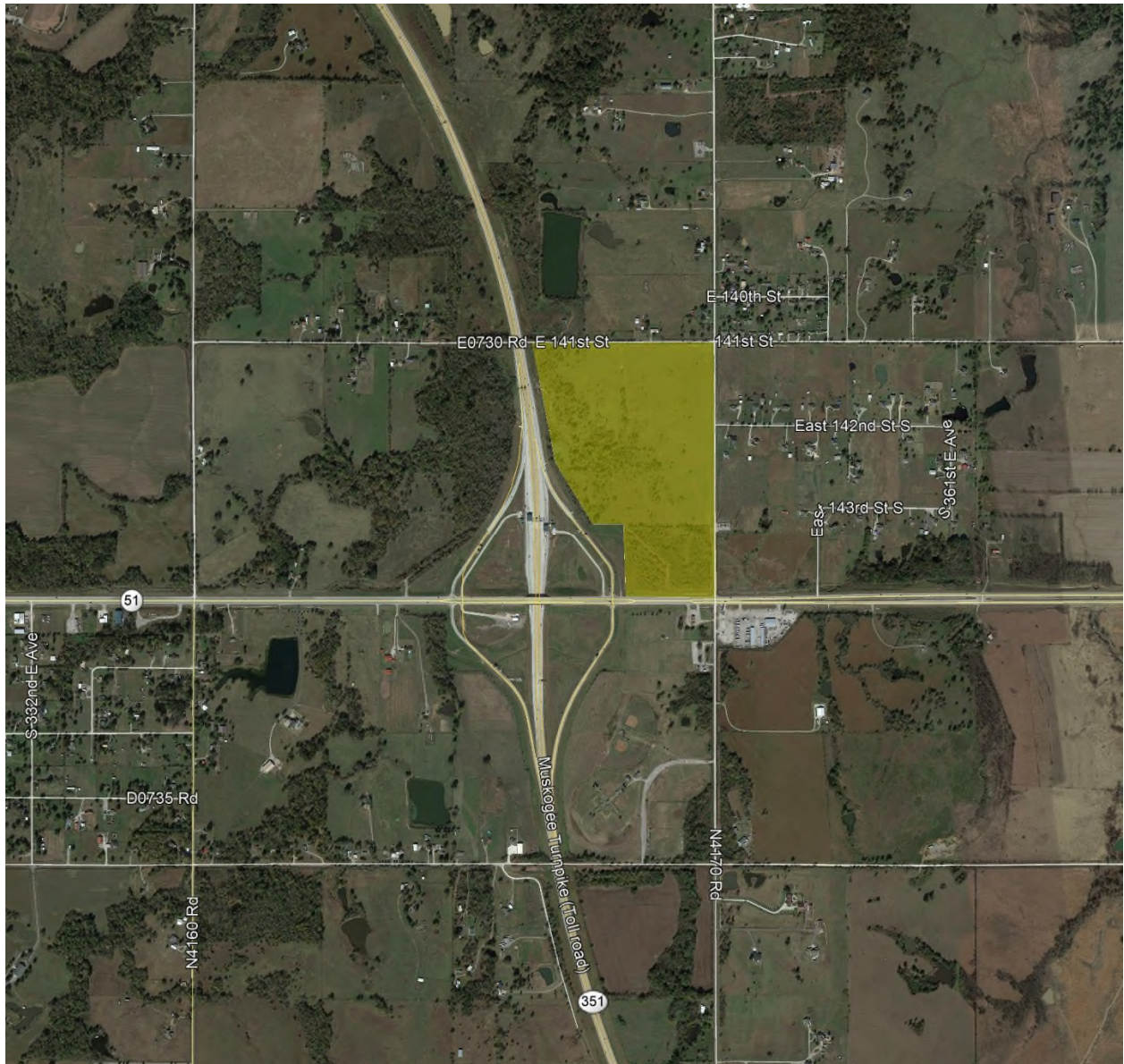


EXHIBIT B
AERIAL PHOTO

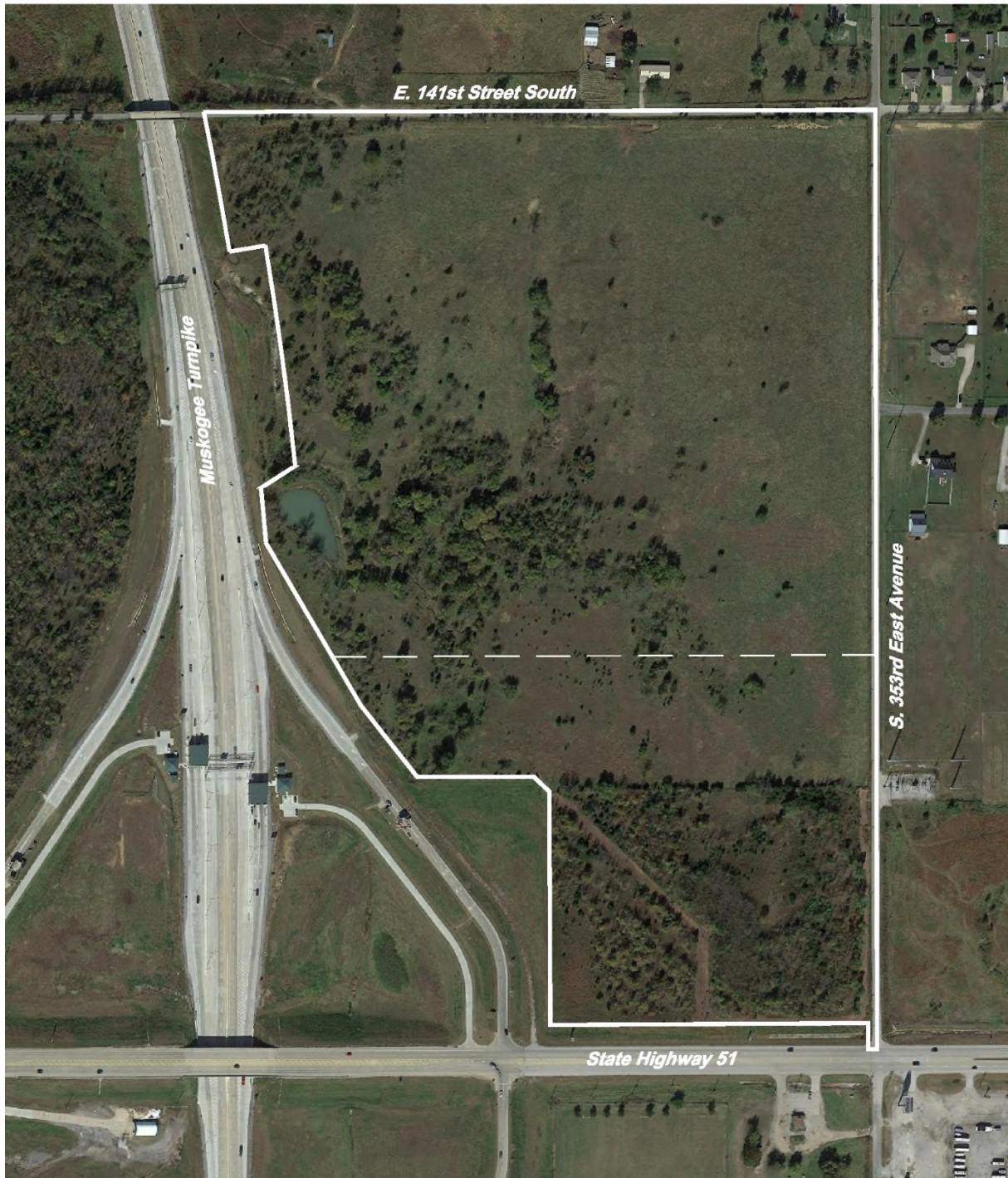


EXHIBIT C

DEVELOPMENT AREAS

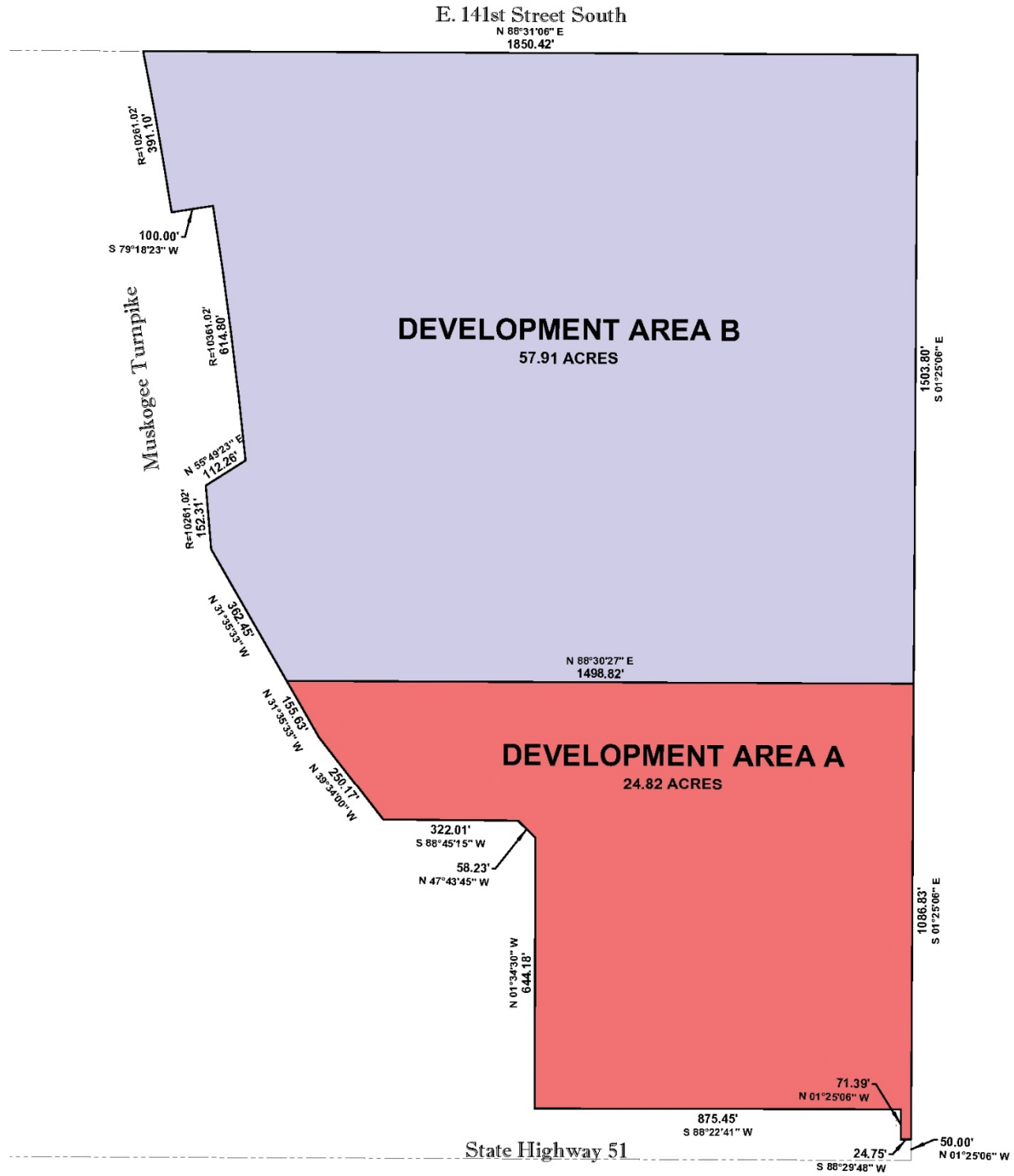


EXHIBIT D
CURRENT ZONING MAP

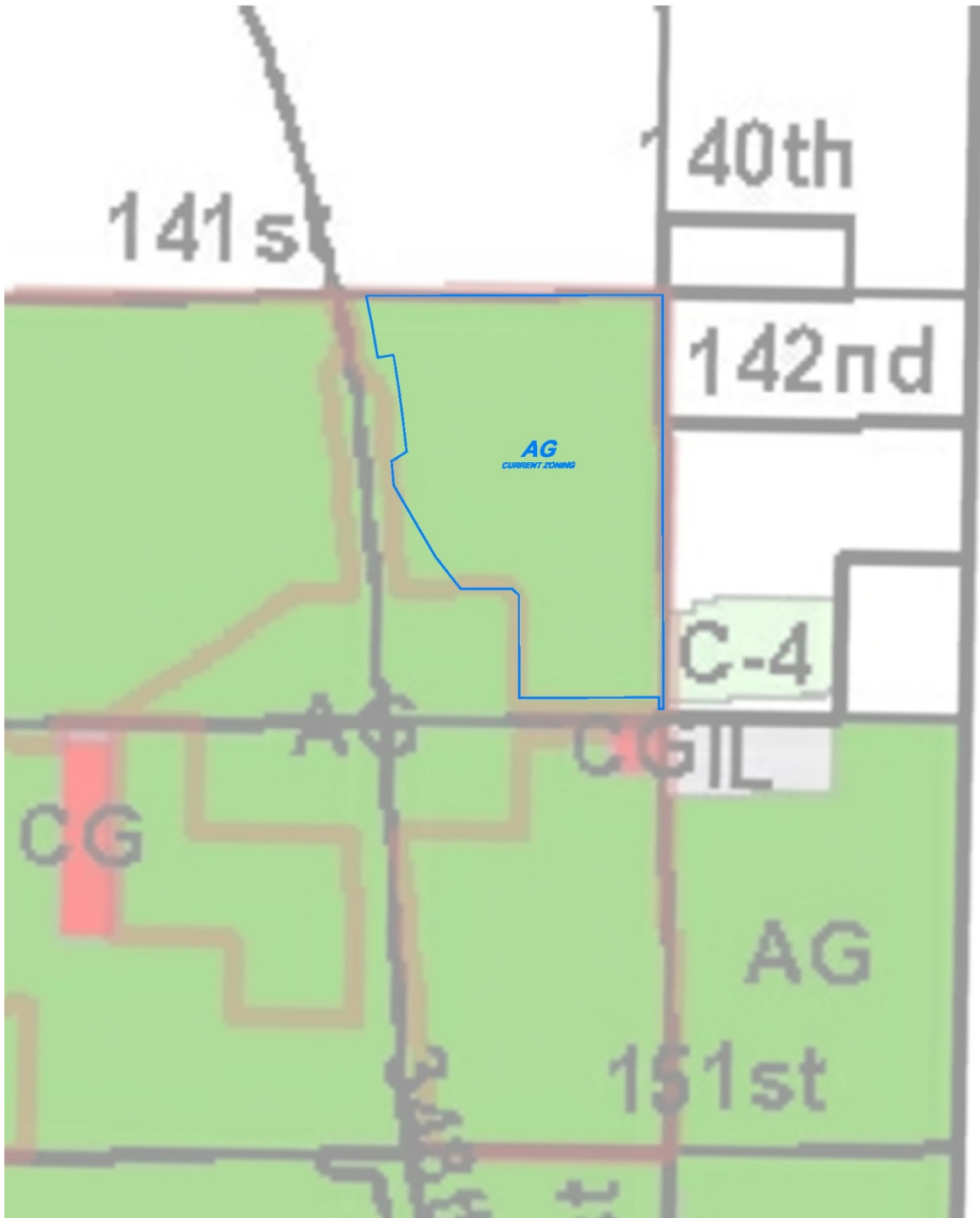
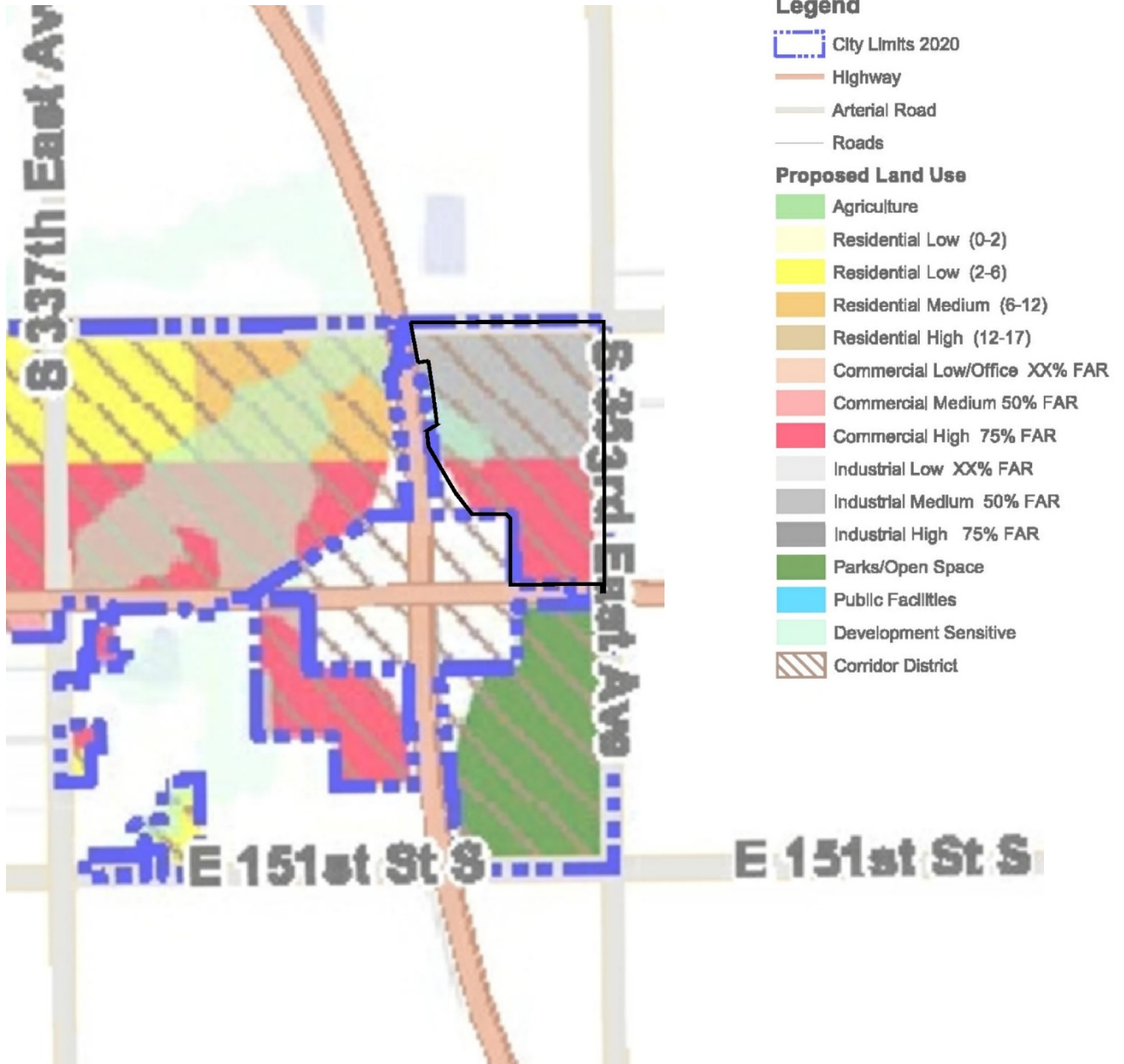


EXHIBIT E

COWETA COMPREHENSIVE PLAN



II. Development Standards

DEVELOPMENT AREA 'A'

Land Area: 24.82 Acres

Zoning: General Commercial (CG)

Permitted Uses: All uses allowed by right in the CG zoning district

DEVELOPMENT AREA 'B'

Land Area: 57.91 Acres

Zoning: Industrial Moderate (IM)

Permitted Uses: All uses allowed by right in the IM zoning district

III. General Provisions

A. Screening:

1. Service equipment (including HVAC equipment) and areas shall be screened so the visual impacts of these functions are fully contained and out of view from a person standing on the ground at the perimeter of the PUD boundary.
2. Screening materials for solid waste collection and loading areas shall be a six-foot tall wooden fence. Trash dumpsters shall have a door, which shall remain closed when not in use.

B. Lighting:

1. All pole-mounted and building-mounted lighting shall be oriented to minimize light leaving the development.
2. All lights shall be designed (or have the ability to control light pattern) to the light leaving the site at the boundary of development.
3. A maximum light level of 0.00-foot candles shall be obtained at the boundary of the development. A photometric study will be provided to verify the 0.00-foot candle measurement at the property line.
4. All lights will face down and away from the boundary of the development.

C. Requirement to Plat:

No building permit shall be issued until a plat containing restrictive covenants memorializing the above development standards is prepared and filed in accordance with the City of Coweta Subdivision Regulations.

D. Drainage & Utilities:

Proposed public utility infrastructure, grading and drainage design shall be submitted to and approved by the City Engineer and in accordance with the City of Coweta Engineering Design Criteria.

E. Vehicular Access and Circulation:

All private driveway and/or street connections shall be subject to the City Engineer curb cut permit approval for any proposed access points, and the Fire Chief's approval of locations, spacing, widths, and curb return radii.

F. Emergency Vehicle Access:

A 26-foot wide fire apparatus road shall be established and maintained for emergency vehicles.

G. Signs:

No sign permit shall be issued until a site plan is prepared and approved by the City of Coweta.

Development within this PUD shall address their compliance with the Highway 51 Corridor District Guidelines listed in Ordinance 588 and implement the appropriate Design Considerations per Ordinance 588 as listed within this PUD.

IV. Design Considerations per Ordinance 588

A. Building Scale and Design:

- New development should maintain a "traditional" scale and should provide a unique character for the Highway 51 Corridor.
- New commercial buildings should be primarily one-story in height and should complement the scale and character of adjacent residential neighborhoods. Where feasible, two-story buildings are also considered to be compatible.
- Tall architectural elements, such as a clock tower, spire or light well, may be appropriate as design "highlights" at key locations along the corridor.
- Distinguishing exterior building design features, ornamentation and detailing should be encouraged, such as decorative cornices, pilasters, columns, reliefs, medallions, dormers, eave breaks, etc.

- Covered walkways and colonnades should be encouraged along the fronts of the buildings to create a "pedestrian friendly" orientation.
- Architectural details should be visible from the street. Buildings should not be setback so far as to diminish the aesthetic impact of the building on passing pedestrians and motorists. Buildings should be attractive at both a pedestrian and vehicular scale.
- Buildings can have either a pitched or flat roof, but rooflines must complement the overall design and architecture of the building.
- Rooftop mounted equipment and vents should be screened from views along all sides of a building. Rooftop screening should be incorporated into the overall design of the building and be an integral part of its architecture. Roof pitches should be within the range of 6:12 to 12:12.
- Dumpster enclosures should be of masonry construction and should complement overall building design. Dumpster enclosures should be well landscaped, attached to the building where feasible and located at the rear or sides of buildings.

B. Building Materials:

- Exterior finish building materials such as brick, shingles, limestone and wood clapboard siding should be encouraged.
- High quality materials and design features should be used on all sides of the building, providing an attractive "360 degree" appearance.
- The use of non-traditional materials should be limited; if used, these materials must be compatible with the traditional materials that are representative of the desired character of the area. The non-traditional materials, such as metal, should cover no more than 40% of the surface area of the building.
- The use of Dry-vit (or EIFS), vinyl and aluminum siding, plastic panels and similar exterior surface materials should be avoided.

C. Site Lighting:

- Parking lot lighting should be pedestrian-scaled (12'-16'); tall light standards (25'-40') should be avoided.
- Light poles and light fixtures with an historic or traditional design should be used for all parking lots, walkways and pedestrian areas.
- Bollard lighting can be appropriate as accent lighting and could be used in pedestrian seating areas and to highlight pedestrian walkways and crossings in parking lots.
- Diffused, soft white light should be encouraged; metal halide lighting should be avoided.

D. Building Lighting:

- Front and rear building entries should be adequately lit for overall securing and visibility.
- Most exterior lighting sources should be concealed to provide indirect illumination. Where concealment is not practical, light fixtures should be compatible with architecture.

- Incandescent lighting creates a warm atmosphere and should be encouraged; fluorescent lighting and metal halide lighting should be discouraged.
- Exterior "spotlighting" may be used to illuminate important signs or "accent" prominent building details.

E. Signs:

- The size of signs should complement overall facade proportions, and should not distort the scale of a building.
- The design and color of signs should complement the architectural style of the building.
- Signs consisting of individual projected letters mounted flat on the building face are encouraged.
- When a building contains multiple storefronts, signage for all businesses should be consistent in design, color and placement.
- Exterior signs should be limited to business identification and description; product advertising signs are discouraged.
- Wall-mounted signs should be designed as integrated components of the building facade, and should not cover important architectural details.
- Internal illumination is preferred for building mounted signs. In general, letters should be of a light color and illuminated with a white light source.
- Rooftop signs are inappropriate and are prohibited.
- Attractive, low profile monument signs should be encouraged, but should be limited to one per building.
- Monument signs should be attractively landscaped and constructed of traditional building materials similar to the primary building on site.
- The letters of a monument sign should be internally illuminated with a white light source. External illumination may be appropriate for a natural metal or "engraved" stone monument sign.
- Pylon signs should be avoided. Billboards and other "off-premises" signs should be severely restricted or prohibited.

F. Parking Areas:

- Parking areas adjacent to streets should be no more than 60 feet in depth. This depth is sufficient to accommodate a single driving aisle with 90 degree parking on both sides. Additional parking areas can be provided either behind buildings or behind the front building line.
- The number of curb cuts along Highway 51 should be minimized and cross access between adjacent parking lots should be encouraged. Where possible, parking areas should be accessible from cross streets.
- On-street parking should not be permitted in this corridor or the commercial frontages on side streets. On-street parking should only be permitted for residential traffic in adjacent neighborhoods.
- All parking areas should be paved, striped and have surfaces in good condition.

G. Site Landscaping:

Commercial properties should be landscaped in a manner that screens parking, enhances building visibility, and creates an attractive pedestrian environment. All landscaping must be maintained in a healthy and attractive condition. Internal irrigation systems are preferred. Further landscaping controls should be followed as regulated in the Coweta Zoning Code.

H. Other Pedestrian Amenities:

- Amenities such as benches, bike racks, drinking fountains, trash receptacles, pedestrian scaled lighting, and special paving treatments are encouraged as integral parts of the overall site design.
- Sidewalks are required along State Highway 51 on Commercial Frontage and along South 353rd East Avenue.
- New development should provide well delineated, safe and attractive pedestrian access that “connects” public sidewalks to the inner areas of development.
- Sidewalks must provide personal access for safe and convenient movement across curbs to accommodate for physically handicapped persons, including those persons in wheelchairs. All sidewalks must conform to the Americans with Disabilities Act (ADA) requirements.
- Outdoor seating areas, such as those provided by restaurants, should be well landscaped and incorporated into the overall site design. Outdoor seating areas should be set back and screened from parking areas and driving aisles.
- While a variety of uses can be accommodated along the corridor, several have been identified as “desirable” by the community.
 - Grocery Store
 - Pharmacy
 - Restaurants and deli/coffee shops
 - Specialty retail
 - Professional offices
 - Personal services; and
 - Public uses such as a fire station and/or post office branch
 - Hotel
 - Convenience Store with fuel sales

PLANNED UNIT DEVELOPMENT (PUD) NO. PUD-C 21-01



16E17N9

16E17N10

16E17N11

140th

356th East

141st

SUBJECT PROPERTY

142nd

143rd

361st East

C-4

357th East

State Highway 51

16E17N14

146th
RS-1
CG
16E17N16

16E17N15
AG
CH

CG

CG

IL

Legend

ZONE_TYPE

- AG Agriculture District
- C-4 Central Commercial District
- CG General Commercial
- IL Light Industrial
- RMHS-1 Residential Mobile Home Park
- RS-0 Residential Single Family
- RS-1 Residential Single Family

16E17N21

AG

16E17N22

AG

16E17N23

AG

151st

Muskogee

348th East

353rd East

337th East

353rd East

330th East

332nd East

337th East

147th

148th

149th

RMHS-1

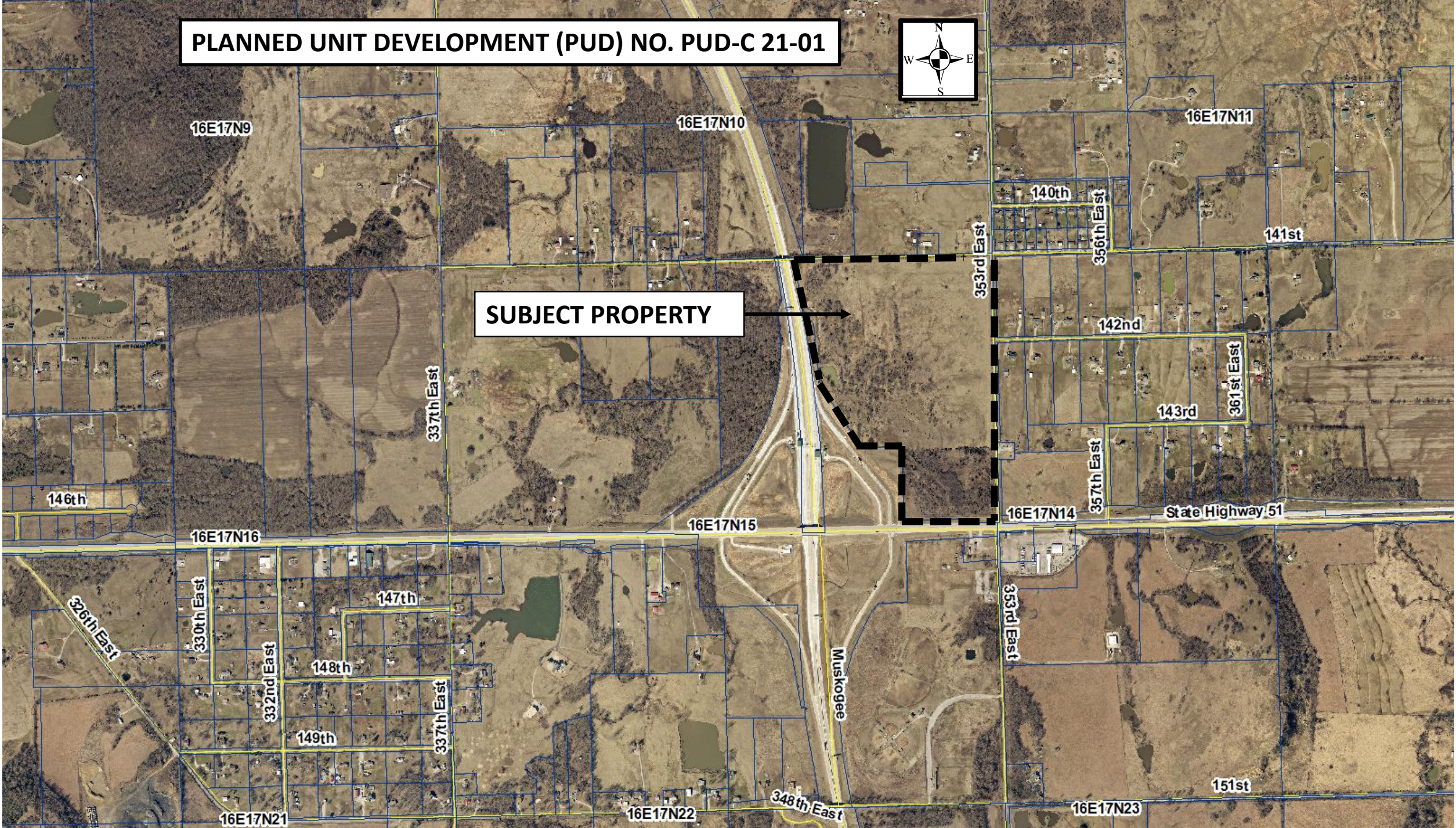
CG

AG

PLANNED UNIT DEVELOPMENT (PUD) NO. PUD-C 21-01



SUBJECT PROPERTY



PLANNED UNIT DEVELOPMENT (PUD) NO. PUD-C 21-01



SUBJECT PROPERTY

16E17N9

16E17N10

16E17N11

140th

141st

142nd

361st East

143rd

146th

337th East

16E17N16

16E17N15

16E17N14

State Highway 51

147th

148th

149th

337th East

16E17N21

16E17N22

16E17N23

151st

Muskogee

348th East

353rd East

353rd East

357th East

356th East

330th East

332nd East

326th East