



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
MONDAY, NOVEMBER 15, 2021, 6:00 PM**

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
 - Melanie Lander ____
 - Jessica Morris ____
 - Kathy Sloat-Ahlstrom ____
 - 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 REGULAR MEETING OF THE COWETA PLANNING COMMISSION HELD ON OCTOBER 18, 2021.

Documents:

[211018 MINUTES OF THE COWETA PLANNING COMMISSION.PDF](#)

V. PUBLIC HEARINGS

- 1. PUBLIC HEARING - PUD-R 13-02 MAJOR AMENDMENT
PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AN APPLICATION FOR A PLANNED UNIT DEVELOPMENT, PUD-R 13-02 MAJOR AMENDMENT, ON PROPERTY CONSISTING OF APPROXIMATELY 229.490 ACRES, MORE OR LESS, LOCATED NORTH AND EAST OF THE INTERSECTION OF EAST 121ST STREET SOUTH AND STATE HIGHWAY 51, IN SECTION 36, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA.

Documents:

[20019_20211112_PUD AMENDMENT VERSION 5_REDUCED.PDF](#)
[CZ 21-07 PUD-R 13-02 LOCATION MAP.PDF](#)
[CZ 21-07 PUD-R 13-02 ZONING MAP.PDF](#)
[CZ 21-07 PUD-R 13-02 AERIAL VIEW WITH FLOODPLAN.PDF](#)
[CZ 21-07 PUD-R 13-02 AMENDMENT CASEMAPEXHIBIT2.PDF](#)
[211115 PUBLIC HEARING NOTICE PUD-R 13-02 AMENDMENT.PDF](#)
[PUD-R 13-02 SCANNED PETITION.PDF](#)
[PUD-R 13-02 PETITION.PDF](#)

VI. OLD BUSINESS

1. PUD-R 13-02 MAJOR AMENDMENT

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-R 13-02 MAJOR AMENDMENT, ON PROPERTY CONSISTING OF APPROXIMATELY 229.490 ACRES, MORE OR LESS, LOCATED NORTH AND EAST OF THE INTERSECTION OF EAST 121ST STREET SOUTH AND STATE HIGHWAY 51, IN SECTION 36, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. (MARK SEIBOLD, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[211115 STAFF REPORT PUD-R 13-02 AMENDMENT.PDF](#)
[20019_20211112_PUD AMENDMENT VERSION 5_REDUCED.PDF](#)
[CZ 21-07 PUD-R 13-02 LOCATION MAP.PDF](#)
[CZ 21-07 PUD-R 13-02 ZONING MAP.PDF](#)
[CZ 21-07 PUD-R 13-02 AMENDMENT CASEMAPEXHIBIT2.PDF](#)
[CZ 21-07 PUD-R 13-02 AERIAL VIEW WITH FLOODPLAN.PDF](#)
[PUD-R 13-02 SCANNED PETITION.PDF](#)
[PUD-R 13-02 PETITION.PDF](#)

VII. NEW BUSINESS

1. ELECTIONS

DISCUSSION AND POSSIBLE ACTION ON THE ELECTION OF CHAIR, VICE CHAIR AND SECRETARY TO SERVE ON THE COWETA PLANNING COMMISSION.

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, OCTOBER 18, 2021, 6:00 PM**

I. CALL TO ORDER

Chairperson Melanie Lander called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Carter Mathews	Present
Kathy Sloat-Ahlstrom	Present
Jessica Morris	Present
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 September 20, 2021.

Motion was made by Commissioner Jessica Morris and seconded by Commissioner Melanie Lander to approve Consent Agenda.

Motion passed by a vote of 5-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathy Sloat-Ahlstrom	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

V. PUBLIC HEARINGS

1. Public Hearing – Final Plat Wynstone Phase II

Public hearing to receive public comment on a request for approval of the Final Plat of Wynstone, Phase II, a subdivision of approximately 39.37 acres, more or less, with 132 lots located on the corner of South 273rd East Avenue and East 111th Street South in Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

Chairperson Melanie Lander read agenda item and City Planner, Tom E. Young Jr., gave the details of the agenda item. The developer, Mr. Keith Jones of Integrity Development Group, LLC, was present for this meeting. Chairperson Melanie Lander opened the floor for public comment. There were no comments from the citizens in attendance at this meeting. Commissioner Jessica Morris asked Mr. Jones if the plat had changed at all since the preliminary plat was approved. Mr. Jones answered that nothing major had changed on the

plat. City Planner, Mr. Young confirmed that the plat had not changed since the revised preliminary plat had been approved. There were no further questions or comments. The public hearing for this item was closed.

VI. OLD BUSINESS

1. Final Plat Wynstone – Phase II

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council of the final plat of Wynstone, Phase II, a subdivision of approximately 39.47 acres, more or less, with 132 lots located on the corner of South 273rd East Avenue and East 111th Street South in Section 25, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma.

Motion was made by Commissioner Carter Mathews and seconded by Commissioner Jessica Morris to send a recommendation of approval with the condition that the developer meet the comments of the Technical Advisory Committee and the City Engineer, to the City Council.

Motion passed by a vote of 5-0 with the following votes cast:

Carter Mathews	Yes – to approve with conditions
Kathy Sloat-Ahlstrom	Yes – to approve with conditions
Jessica Morris	Yes – to approve with conditions
Joanna Jones	Yes – to approve with conditions
Melanie Lander	Yes – to approve with conditions

VII. NEW BUSINESS

1. Elections

Discussion and possible action on the election of Chair, Vice Chair and Secretary to serve on the Coweta Planning Commission.

Chairperson Melanie Lander moved that the elections for the Planning Commission be held over to the Board of Adjustment meeting. Elections are on the agenda for that meeting, as well, and the positions are the same for both groups. There were no objections.

VIII. ADJOURNMENT

Chairperson Melanie Lander moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 6:06 p.m.

Approved:

Chairman

Secretary

Date

Coweta Crossing

Coweta, Oklahoma

Coweta Crossing, Planned Unit Development No. R 13-02

Submitted for Amendment to PUD No. R 13-02 August 20, 2021
Revised and resubmitted for Amendment to PUD No. R 13-02 November 12, 2021, as

The Woods

214.196 acres North and East of the Intersection of
East 121st Street South and State Highway 51

Owner/Developer:

Tulsa L Dev., LLC
P.O. Box 10560
Fayetteville, AR 72703
Phone: (479) 301-6639

Applicant/Consultant:

Tanner Consulting, LLC
Attn.: Erik Enyart
5323 South Lewis Avenue
Tulsa, OK 74105
Phone: (918) 745-9929
eenyart@tannerbaitshop.com

PUD-R 13-02 Amendment Updated Development Concept

The Woods, within Planned Unit Development (PUD) No. R 13-02 (“Coweta Crossing”), was originally approved with the overall multiple-use PUD in 2014.

The owner/developer proposes to develop the site consistent with the original PUD (single-family residential and multifamily residential), except as modified by this PUD Amendment. The Woods PUD Amendment area consists of 214.196 acres, with 23.531 acres being the original Development Area C and the remaining 190.665 acres falling within proposed new Development Area D. **This PUD proposes to amend Development Area C by setting a maximum number of dwelling units, remove 190.90 acres from the original Development Area B, and create a new Development Area D with it. This PUD also proposes setting a minimum acreage required to be common open space. This PUD amendment only affects the property within The Woods, as shown on Exhibit C.**

The original PUD did not initially establish a maximum number of dwelling units. The maximum residential density allowed under the current PUD defaults to the Zoning Code, which allows eight (8) dwelling units per acre, for a total of 1,713 dwelling units on the 214.196 acres. We propose a maximum of 344 dwelling units assigned to multifamily Development Area C and a maximum of 658 dwelling units in the new single-family residential Development Area D. Development Area D is illustrated on Exhibit C and includes all the property defined in Exhibit A, excluding Development Area C and the potential school site. The conceptual masterplan presented to Coweta Planning Commission on August 17, 2020 showed a total of 598 lots in all phases of The Woods. This PUD will result in an increase of at most 60 single family residential lots from the original conceptual masterplan for The Woods, excluding the potential school tract.

The original PUD also did not impose a minimum amount of common open space for neighborhood amenities; we propose not less than 57.44 acres, which is 26.8% of the PUD Amendment area. Further, this PUD Amendment will require improvements to the open spaces consistent with the Exhibit D “The Woods Conceptual Site and Amenity Plan,” which presently includes over 8,000 linear feet of trails within extensive greenways, multiple parks, playgrounds, pavilion, nature preserves, pond access, and areas for passive and active recreation.

In exchange for the guarantees offered by this PUD Amendment, it proposes the allowance of a limited number of reduced size lots within Development Area D.

DEVELOPMENT AREA C (RESIDENTIAL MULTI-FAMILY)

LAND AREA:

Gross:	23. <u>531</u> acres	<u>1,024,997</u> square feet
Net:	23. <u>531</u> acres	<u>1,024,997</u> square feet

PERMITTED USES (to be allowed by right in the RM-1 zoning district):

Those permitted principal uses, permitted accessory uses and uses permitted by special exception in the RM-1 Zoning District, in accordance with Sections 610,620,630,640 in the Zoning Code. Provided, bars, taverns, night clubs and adult entertainment establishments shall be prohibited, except that any restaurant or eating establishment constructed on the site shall be permitted to serve alcoholic beverages and have a separate bar area as part of the establishment, subject to compliance with State Law regulating the sale of alcoholic beverages.

MINIMUM YARD REQUIREMENTS PER SECTION 600 of the Zoning Code.

<u>MAXIMUM DWELLING UNITS</u>	<u>344</u>
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DEVELOPMENT AREA D (RESIDENTIAL SINGLE-FAMILY)

LAND AREA:

Gross:	190.665 acres	8,305,387 square feet
Net:	190.665 acres	8,305,387 square feet

PERMITTED USES (to be allowed by right):

Those permitted principal and accessory uses as listed in the RS-2 Zoning District in accordance with Zoning Code Sections 410, 420, 430, 440 in the Zoning Code.

MINIMUM YARD REQUIREMENTS: Per Zoning Code Section 450 for RS-2 zoning

MAXIMUM BUILDING HEIGHT: 3 Stories & 45 FT

MINIMUM LOT AREA: 5,000 SF *

MINIMUM LOT WIDTH: 50 FT *

MAXIMUM LOTS: 658

ALL OTHER BULK & AREA REQUIREMENTS: Per RS-2

* A maximum of 205 of the 658 allowed single family residential lots shall be permitted at 4,400 square feet minimum lot area and 40 feet minimum lot width. These lots will be distributed throughout Development Area D. The reduced size lots will not be permitted to share a boundary with a property previously platted at the time of this amendment (November 2021).

DEVELOPMENT STANDARDS FOR DEVELOPMENT AREAS C AND D

LANDSCAPED AREA AND SCREENING (IN ADDITION TO STANDARDS SET FORTH IN ORIGINAL PUD)

Within Development Areas C and D, not less than 57.44 acres shall be preserved as common open space for the enjoyment of the residents of The Woods. The required open space shall be dedicated by subdivision plat within reserve areas or easements and the maintenance thereof shall be assigned to the mandatory property owners' association. Conceptual plans for common open spaces and amenities are represented on Exhibit D "The Woods Conceptual Site and Amenity Plan." Although final designs will vary from the conceptual plan, any major variation shall be subject to the review and approval of the City of Coweta.

ACCESS, CIRCULATION AND PARKING

Within Development Areas C and D, current plans for access, traffic circulation and parking areas are depicted on Exhibit D "The Woods Conceptual Site and Amenity Plan." Some of the drives and parking areas within the PUD may be privately owned and maintained. Public Streets through Development Area D will be publicly owned and maintained.

The Parkway/Collector is a variation from the standard Collector Street section, and proposes 24' of paving, offset within a 60'-wide right-of-way, allowing an extra width, 6'-wide, often meandering sidewalk/trail on one side and generous landscaping on both sides. The Parkway/Collector Street design does not allow driveway connections or on-street parking and minimizes street intersections. Together with the complete street design elements, these features will allow for efficient traffic movement and safe, walkable streets.

A potential school site is contemplated within The Woods, as shown on Exhibit D. Should land for a school site be sold to the School District, access between the abutting phase and the school property shall be determined in concert with the School District and the City of Coweta.

PUD-R 13-02 AMENDMENT HISTORY AND SCOPE

Planned Unit Development No. R 13-02 (“Coweta Crossing”) was affirmatively recommended by the City of Coweta Planning Commission on February 24, 2014, and approved by the Coweta City Council on March 3, 2014, by implementing Ordinance No. 744 with emergency clause attached, making the ordinance effective immediately. The original PUD consisted of approximately 366.28 acres and is located north and east of the intersection of East 121st Street South and State Highway 51. PUD-R 13-02 originally included three (3) development areas permitting multiple uses including, among other things, commercial, multifamily residential, and single family residential.

Within PUD Development Area A, “Coweta Crossing North20” was platted October 16, 2015, and “Coweta Crossing South45” was platted December 17, 2015.

Within PUD Development Areas B and C, “The Woods Blocks 1-5” and “The Woods Blocks 6-9” Preliminary Plats were approved by the Coweta Planning Commission December 21, 2020, and May 17, 2021, respectively. Civil engineering plans for both phases have also been approved. Phase 1 is under construction.

This PUD Amendment is a request to allow 205 reduced size lots in Development Area D within The Woods, impose a maximum residential density for the PUD, and impose a minimum amount of common open space for neighborhood amenities, among other details. The 205 reduced size lots will account for approximately 31% of the total 658 single family residential lots in Development Area D within The Woods.

Unless specifically modified herein, the approved permitted uses and development standards of the original PUD-R 13-02 shall remain in full force and effect. The following exhibits are included in this PUD Amendment:

- Exhibit A: The Woods PUD Amendment Property Description
- Exhibit B: PUD-R 13-02 Development Areas
- Exhibit C: PUD-R 13-02 Amendment Development Areas
- Exhibit D: The Woods Conceptual Site and Amenity Plan

The original PUD and PUD Exhibits may be found at the end of this document.

PUD AMENDMENT EXHIBITS

- Exhibit A: The Woods PUD Amendment Property Description
- Exhibit B: PUD-R 13-02 Development Areas
- Exhibit C: PUD-R 13-02 Amendment Development Areas
- Exhibit D: The Woods Conceptual Site and Amenity Plan

Exhibit A: The Woods PUD Amendment Property Description

A TRACT OF LAND THAT IS PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (W/2 SE/4) AND THE WEST HALF (W/2) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN, COUNTY OF WAGONER, STATE OF OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 36; THENCE SOUTH 1°22'07" EAST AND ALONG THE EAST LINE OF SAID NW/4 FOR A DISTANCE OF 1121.11' TO A POINT AT THE SOUTHEAST CORNER OF BLOCK 4, "THE WOODS AT OAK GROVE II" A SUBDIVISION IN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN BOOK 1334 AT PAGE 888, WAGONER COUNTY RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 1°22'07" EAST AND CONTINUING ALONG SAID EAST LINE OF THE NW/4 FOR A DISTANCE OF 513.26 FEET TO A POINT ON THE WESTERLY LINE OF "REPLAT OF REPLAT OF CELEBRATION AT THE WOODS", AN ADDITION TO THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN BOOK 1987 AT PAGE 601, WAGONER COUNTY RECORDS; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES; NORTH 89°59'53" WEST FOR A DISTANCE OF 17.56 FEET; THENCE SOUTH 0°00'07" WEST FOR A DISTANCE OF 177.15 FEET; THENCE SOUTH 71°32'38" EAST FOR A DISTANCE OF 23.16 FEET TO A POINT ON THE EAST LINE OF SAID NW/4 OF SECTION 36; THENCE SOUTH 1°22'07" EAST AND CONTINUING ALONG SAID EAST LINE FOR A DISTANCE OF 823.07 FEET TO A POINT AT THE NORTHWEST CORNER OF THE W/2 SE/4 OF SAID SECTION 36; THENCE NORTH 88°44'44" EAST AND ALONG THE NORTH LINE OF SAID W/2 SE/4 FOR A DISTANCE OF 1319.03 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID W/2 SE/4;

THENCE SOUTH 1°23'04" EAST AND ALONG THE EAST LINE OF SAID W/2 SE/4 FOR A DISTANCE OF 1743.57; THENCE SOUTH 88°36'56" WEST FOR A DISTANCE OF 362.32 FEET; THENCE NORTH 79°23'46" WEST FOR A DISTANCE OF 237.81 FEET; THENCE NORTH 62°00'00" WEST FOR A DISTANCE OF 177.34 FEET; THENCE SOUTH 1°22'07" EAST FOR A DISTANCE OF 631.99 FEET; THENCE SOUTH 55°34'08" WEST FOR A DISTANCE OF 127.22 FEET; THENCE SOUTH 88°47'01" WEST FOR A DISTANCE OF 463.38 FEET TO A POINT ON THE WEST LINE OF SAID W/2 SE/4; THENCE NORTH 1°22'07" WEST AND ALONG SAID WEST LINE FOR A DISTANCE OF 990.07 FEET TO A POINT AT THE SOUTHEAST CORNER OF THE N/2 SW/4 OF SAID SECTION 36; THENCE SOUTH 88°46'10" WEST AND ALONG THE SOUTH LINE OF SAID N/2 SW/4 AND ALONG THE NORTH LINE OF "CREEK HOLLOW II", AN ADDITION IN WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AS FILED IN BOOK 6, PAGE 34, WAGONER COUNTY RECORDS, FOR A DISTANCE OF 1100.06 FEET; THENCE NORTH 1°10'50" WEST FOR A DISTANCE OF 29.13 FEET; THENCE NORTH 46°10'50" WEST FOR A DISTANCE OF 49.50 FEET; THENCE NORTH 1°10'50" WEST FOR A DISTANCE OF 75.84 FEET; THENCE SOUTH 88°46'10" WEST FOR A

DISTANCE OF 50.00 FEET; THENCE SOUTH 1°10'50" EAST FOR A DISTANCE OF 50.00 FEET; THENCE NORTH 88°45'10" EAST FOR A DISTANCE OF 30.00 FEET; THENCE SOUTH 1°10'50" EAST FOR A DISTANCE OF 34.11 FEET; THENCE SOUTH 46°10'50" EAST FOR A DISTANCE OF 49.50 FEET; THENCE SOUTH 1°10'50" EAST FOR A DISTANCE OF 20.86 FEET TO A POINT ON THE SOUTH LINE OF SAID N/2 SW/4; THENCE SOUTH 88°46'10" WEST AND ALONG SAID LINE FOR A DISTANCE OF 1244.31 FEET; THENCE NORTH 61°40'25" WEST FOR A DISTANCE OF 287.89 FEET; THENCE SOUTH 88°44'21" WEST FOR A DISTANCE OF 25.00 FEET TO A POINT ON THE WEST LINE OF SAID N/2 SW/4; THENCE NORTH 1°24'11" WEST AND ALONG SAID WEST LINE FOR A DISTANCE OF 1177.21 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID N/2 SW/4; THENCE NORTH 1°19'23" WEST AND ALONG THE WEST LINE OF THE NW/4 OF SAID SECTION 36 FOR A DISTANCE OF 909.78 FEET TO A POINT AT THE SOUTHWEST CORNER OF "THE WOODS AT OAK GROVE" A SUBDIVISION IN WAGONER COUNTY, ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN BOOK PLC4 AT PAGE 392, COUNTY OF WAGONER RECORDS; THENCE ALONG SAID SOUTH LINE FOR THE FOLLOWING FOUR (4) COURSES; NORTH 88°40'57" EAST FOR A DISTANCE OF 237.20 FEET; THENCE NORTH 81°30'40" EAST FOR A DISTANCE OF 601.95 FEET; THENCE NORTH 63°51'36" EAST FOR A DISTANCE OF 417.63 FEET; THENCE NORTH 46°34'40" EAST FOR A DISTANCE OF 170.04 FEET TO A POINT ON THE SOUTH LINE OF "THE WOODS AT OAK GROVE II", A SUBDIVISION IN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN BOOK 1334 AT PAGE 888, WAGONER COUNTY RECORDS; THENCE ALONG SAID SOUTH LINE FOR THE FOLLOWING THREE (3) NORTH 46°34'38" EAST FOR A DISTANCE OF 301.74 FEET; THENCE NORTH 84°05'25" EAST FOR A DISTANCE OF 507.91 FEET; THENCE NORTH 88°37'53" EAST FOR A DISTANCE OF 569.09 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 9,330,384 SQUARE FEET OR 214.196 ACRES.

The Woods

EXHIBIT B

PUD-R-13-02 Development Areas (Approved March 3, 2014)



The Woods

EXHIBIT C

PUD-R-13-02 Amendment Development Areas





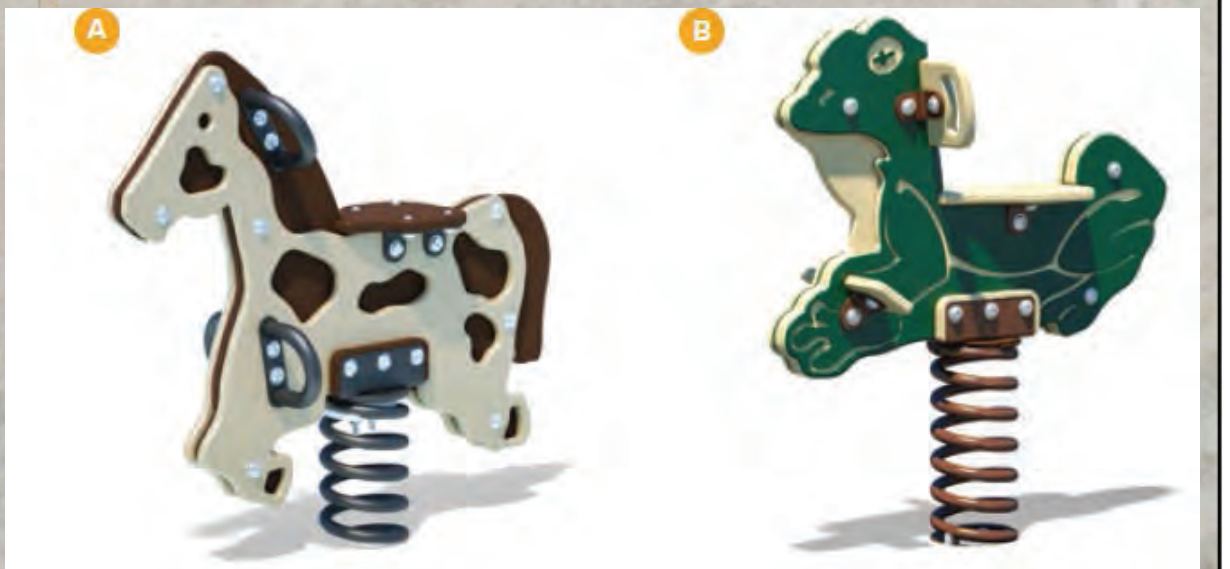
PAVILION EXAMPLES



SITE FURNISHING EXAMPLES

The Woods - Conceptual Site & Amenity Plan EXHIBIT D

Project No. 20019



PLAYGROUND EQUIPMENT EXAMPLES



Coweta Crossing
Coweta, Oklahoma

November 22, 2013

Prepared For:

TJT Enterprises
P.O. Box 250
Inola, Oklahoma 74036

Prepared By:

J.R. Donelson, Inc.
12820 So. Memorial Dr., Office 100
Bixby, Oklahoma 74008

Coweta Crossing

Planned Unit Development Number PUD-R 13-02

DEVELOPMENT CONCEPT

Introduction.

Coweta Crossing is a proposed mixed-use Planned Unit Development (PUD) located north of downtown Coweta, east of State Highway 51. The Proposed PUD is presently zoned CG (Commercial General) under PUD-C 12-02 and RS-2 and CG under "The Woods Golf Community Development" PUD. The overall site totals 366.28 acres and is located on the east side of State Highway 51 and South of E. 111th Street South. The property is in the Northeast Quarter of Section 35, Township 18 North, Range 15 East, and Section 36, Township 18 North, Range 15 East in Wagoner County, Oklahoma. See Exhibit B, which is a Concept Master Plan of the Site.

The Proposed PUD will consist of a number of uses. Those uses will be: restaurant, commercial retail, entertainment, office, single family dwellings, multi-family dwellings, a golf course with a clubhouse, a community center and a Coweta Public School site. The creation of active open space, while emphasizing the preservation of passive open space, is a very important aspect in the planning of Coweta Crossing. Sensitivity to topography, vegetation and surrounding land uses contributed to the planning and execution of the development to fulfill the present and future needs of the Coweta community.

As depicted on Exhibit A, the Concept Master Plan for this Planned Unit Development (PUD) shows five possible land uses within this development.

Development Area A is planned for restaurant, commercial retail, entertainment and office uses.

Development Area B is planned for residential single family dwellings, a municipal community center, public school, public golf course with a driving range and club house.

Development Area C is planned for residential multi-family dwellings, apartments and townhouses.

Legal description is provided as follows: Exhibit B-1 (Overall PUD Site Legal Description).

The public Golf Course will be re-designed and will be a nine (9) hole course with a driving range and club house. The development will feature existing and proposed lakes that will function both aesthetically as well as provide storm water detention. Possible amenities for the residential home owners could be a swimming pool and a tennis court.

Zoning.

The Site will be developed as three (3) Development Areas. The areas will be zoned CG (Commercial General), RS-2 (Residential Single Family), RM-1 (Residential Multi-family) . Uses allowed by right and exception in these zoning districts are allowed in this planned unit development. Attached as Exhibit C is a map that identifies the existing zoning of the site and surrounding areas.

Features of the site and surrounding area; viability and compatibility.

The site is located in North Coweta. A portion of the site is located in Section 35, South of East 111th Street South and East of State Highway 51. A 65 acre portion of the site is located abutting State Highway 51, the primary arterial road in Coweta. A Wal-Mart Center is located north of the Site on the south side of East 111th Street South. Along Highway 51, (west portion of the site) is a building used for commercial purposes. The "Woods Subdivision" is located north of the proposed site in Section 36 and "Creek Hollow" is located south of the proposed site in Section 36. A natural drainage and floodplain area, "Coweta Creek", runs along the East line of Section 35. To the South of the portion West of "Coweta Creek" is an existing mini-storage development along Highway 51 and a larger lot (RS-1) residential development.

There should be no question that development of the site for the uses proposed in this PUD are compatible with and in fact supported by the site features and the surrounding land uses. Compatibility of the proposed planned unit development with the existing and planned uses surrounding the site further is achieved by the development standards explained in the text that follows.

DEVELOPMENT STANDARDS

DEVELOPMENT AREA A (RESTAURANT-RETAIL-OFFICE- OFFICE/WAREHOUSE USE)

LAND AREA:

Gross:	66.245 acres*	2,885,632 square feet
Net:	66.245 acres	2,885,632 square feet

PERMITTED USES (to be allowed by right):

Those permitted principal uses, permitted accessory uses and uses permitted by special exception in the CG Zoning District, in accordance with Sections 1110, 1120 and 1130 in the Zoning Code. Provided, bars, taverns, night clubs and adult entertainment establishments shall be prohibited, except that any restaurant or eating establishment constructed on the site shall be permitted to serve alcoholic beverages and have a separate bar area as part of the establishment, subject to compliance with State Law regulating the sale of alcoholic beverages.

MINIMUM FRONTAGE (per lot) N/A feet

(No minimum lot width is required according to Sections 1160 of the Zoning Code.)

MAXIMUM BUILDING FLOOR AREA (using .75 FAR): 2,164,224square feet

(The maximum FAR allowed in the CG Zoning District is provided for Development Area A, consistent with Section 1170 of the Zoning Code.)

MAXIMUM BUILDING HEIGHT: Five Story
(One story height may vary depending on type of finish.)

MINIMUM BUILDING SETBACKS

From the west boundary (east right-of-way line for Highway 51)	35.0 feet
From the south boundary	25.0 feet
From the north boundary	25.0 feet
From the east boundary	15.0 feet

**DEVELOPMENT AREA B (RESIDENTIAL SINGLE-FAMILY- SCHOOL SITE-
MUNICIPAL COMMUNITY CENTER, GOLF COURSE/DRIVING RANGE)**

LAND AREA:

Gross:	276.735 acres*	12,054,576square feet
Net:	276.735 acres	12,054,576square feet

PERMITTED USES (to be allowed by right):

Those permitted principal uses, permitted accessory uses and uses permitted by special exception in the RS Zoning District, in accordance with Sections 410, 420, 430, 440 in the Zoning Code. Provided, bars, taverns, night clubs and adult entertainment establishments shall be prohibited, except that any restaurant or eating establishment constructed on the site shall be permitted to serve alcoholic beverages and have a separate bar area as part of the establishment, subject to compliance with State Law regulating the sale of alcoholic beverages.

MINIMUM YARD REQUIREMENTS PER SECTION 450 of the Zoning Code.

The minimum yard requirements for RS-2 will apply to all single family residential zoned lots.

MAXIMUM BUILDING HEIGHT: (Three story height may vary depending on type of finish.)	Three Story 45 feet in height
MINIMUM LOT AREA	5,000square feet
MINIMUM LOT WIDTH	50 feet

DEVELOPMENT AREA C (RESIDENTIAL MULTI-FAMILY)

LAND AREA:

Gross:	23.3 acres*	1,014,948square feet
Net:	23.3 acres	1,014,948square feet

PERMITTED USES (to be allowed by right in the RM-1 zoning district):

Those permitted principal uses, permitted accessory uses and uses permitted by special exception in the RM-1 Zoning District, in accordance with Sections 610, 620, 630, 640 in the Zoning Code. Provided, bars, taverns, night clubs and adult entertainment establishments shall be prohibited, except that any restaurant or eating establishment constructed on the site shall be permitted to serve alcoholic beverages and have a separate bar area as part of the establishment, subject to compliance with State Law regulating the sale of alcoholic beverages.

MINIMUM YARD REQUIREMENTS PER SECTION 600 of the Zoning Code.

DEVELOPMENT STANDARDS FOR ALL PROPERTY

LANDSCAPED AREA AND SCREENING

- (1) All development and construction shall comply with Chapter 24 of the Zoning Code.
- (2) The landscaping concept is intended to achieve unity though out the Planned Unit Development as well as provide an attractive view of the project from surrounding streets and neighborhoods.
- (3) Open space along the east side of Development Area A may be utilized and included in open space, landscape area or detention areas. These areas may be subject to detail site plan requirements made by the Coweta City Council.

SIGNS

- 1) Signage shall comply with Chapter 18 of the Zoning Code, with the maximum surface area of a temporary or permanent sign size being 192 square feet.
- 2) No sign permits shall be issued for erection of a sign within the PUD until a detail sign plan for the property has been submitted to the City of Coweta official (who has authority to issue sign permits) and approved as being in compliance with the approved PUD development standards.
- 3) Each and every sign will be architecturally pleasing and well landscaped.

LIGHTING

- (1) Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs with movement shall be prohibited, except as may be permitted by the Coweta zoning code as part of the approved detail sign plan.
- (2) Lighting used to illuminate the development area shall be so arranged as to shield and direct the light away from adjacent residential areas and residential uses within the PUD. No light standard or building-mounted light shall exceed five stories in height.

TRASH, MECHANICAL AND EQUIPMENT AREAS

- (1) There shall be no storage of recyclable materials, trash or similar material outside a screened receptacle. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen from a public street.

TOPOGRAPHY, DRAINAGE AND UTILITIES

- (1) *Drainage.* All storm water drainage structures shall be installed and maintained in accordance with all applicable City of Coweta Ordinances and regulations.

A Professional Engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures serving the Site have been installed in accordance with the approved plans prior to issuance of an Occupancy Permit on that property.

During construction on the property, the owner will provide adequate and reasonable erosion control, and, after construction, they will provide and maintain vegetative, landscaped ground cover so that soil does not erode on or from the property.

- (3) *Utilities.* Utilities are depicted on Exhibit E. Public water and sanitary sewer services are provided by the City of Coweta. AEP/PSO furnishes electricity to the entire site. Oklahoma Natural Gas (ONG) is the supplier of natural gas to the project.

ACCESS, CIRCULATION AND PARKING

Access, traffic circulation and parking areas depicted on Exhibit F. Some of the drives and parking areas within the PUD may be privately owned and maintained. Public Streets through Development Area B will be publicly owned and maintained. Mutual access between and across individual properties and mutual parking privileges within the PUD shall be provided by a mutual access agreement to be recorded in office of the Wagoner County Clerk by the Owner/Developer.

Pedestrian access and circulation shall be depicted on the detailed site plan drawing and/or landscape plan required by the City of Coweta. As stated above, all mutual access drives in the PUD may be private drives, which shall be constructed in accordance with all applicable City of Coweta codes, regulations and standards.

RESTRICTIVE COVENANTS; ENFORCEMENT

If portions of the Site are platted, Restrictive covenants will be adopted and recorded for that PUD portion as platted. Owners of the respective platted parcels and or buildings in the PUD will be required by the covenants to keep and maintain the parcels and improvements in a clean and professional manner (the "Maintenance Covenant"). The Maintenance Covenant will be enforced by the owner or a property owners' association for each platted parcel or building in the PUD.

PERMIT PREREQUISITES

No zoning clearance permit shall be issued until a detail site plan, including all buildings, parking, drives, walkways, and landscape areas, has been submitted to the Coweta City Planner and approved as being in compliance with the PUD development standards and all other applicable standards of the City of Coweta.

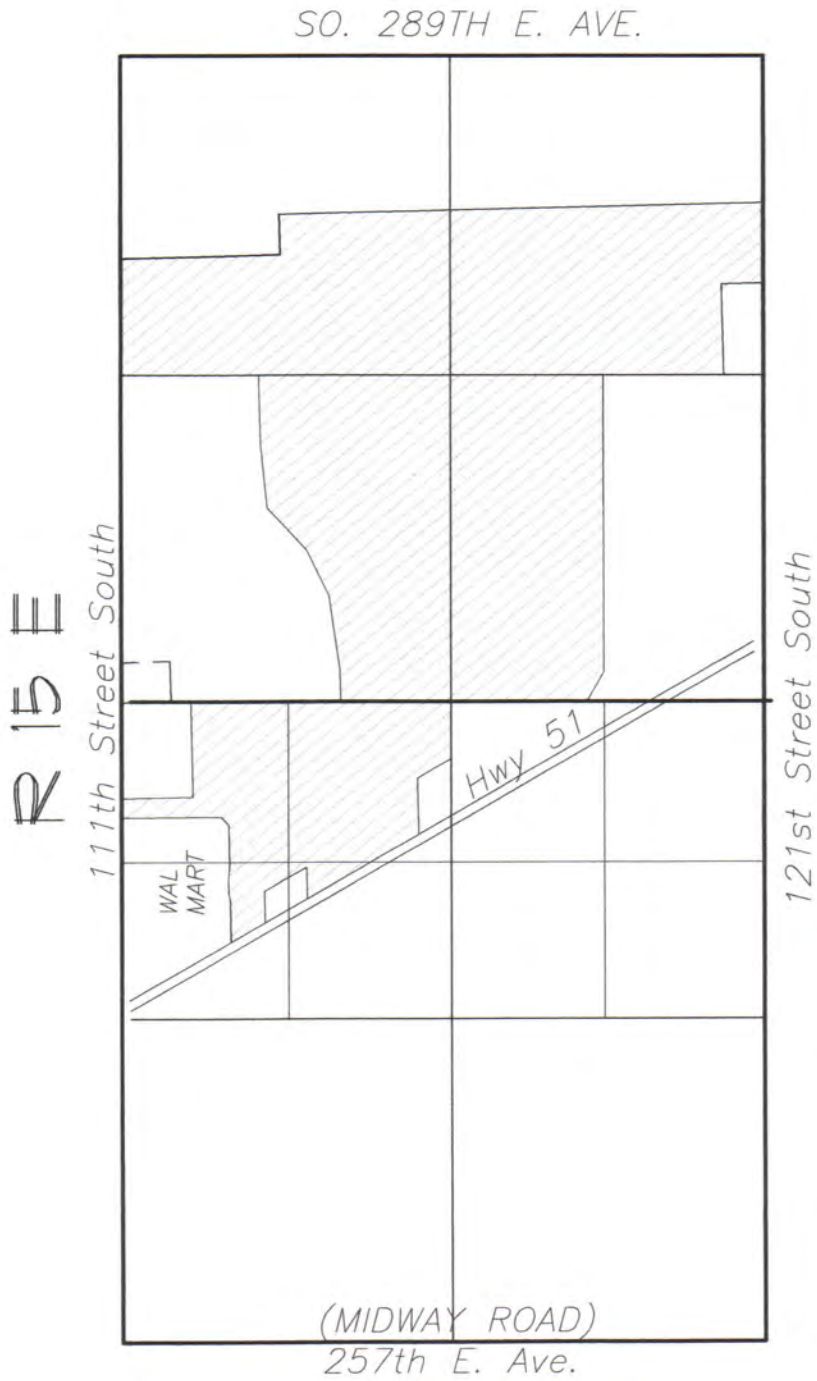
SCHEDULE OF DEVELOPMENT

Development will commence upon the approval of the PUD by the appropriate governmental bodies. The proposed development schedule is as follows:

- | | | |
|----|---------------------------------------|----------|
| 1. | Installation of site erosion control: | 04-14-14 |
| 2. | Begin site clearing and grubbing: | 04-21-14 |
| 3. | Begin CLOMR process | 05-15-14 |
| 4. | CLOMR submitted to FEMA | 09-15-14 |
| 5. | Grading on Coweta Creek | 10-15-14 |

EXHIBITS

- Exhibit A: Location map.
- Exhibit B: Concept Master Plan.
- Exhibit B-1: Overall PUD Site Legal Description.
- Exhibit B-2: Development Area A, Legal Description.
- Exhibit B-3: Development Area C, Legal Description.
- Exhibit B-4: Development Area B, Legal Description
- Exhibit C: Proposed Area Zoning.
- Exhibit D: Development Areas.
- Exhibit E: Proposed Utility Plan.
- Exhibit F: Access and Traffic Circulation Plan.



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SECTION 35 SECTION 36

LOCATION MAP

EXHIBIT A



COWETA CROSSING CONCEPT MASTER PLAN

EXHIBIT B

Overall PUD Site, Legal Description
COWETA CROSSING
Exhibit B-1

A tract of land situated in the Sections 35 and 36, T-18-N, R-15-E, of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the United States Government survey thereof, being more particularly described as follows, to-wit:

Commencing at the Northeast corner of the Northeast Quarter (NE/4) of said Section 35; thence with an assumed bearing of S 01°19'11"E and along the East line of Section 35 for 495.00 feet to the point of beginning; thence S 88°49'27"W for 790.00 feet; thence N01°19'24"W for 495.00 feet to a point on the north line of Section 35; thence S 88°49'27"W and along the North line of said Section 35 for 158.45 feet; thence S00°26'21"E for 721.89 feet; thence S 45°46'58"W for 96.12 feet; thence S89°07'12"W for 344.76 feet; thence N83°59'17"W for 100.00 feet; thence S89°07'12"W for 119.40 feet; thence S 74°41'28"W for 48.16 feet; thence S 89°07'12"W for 341.86 feet to a point on the East Right of Way line of State Highway 51; thence S29°47'51"E and along said East Right of Way line of State Highway 51 for 326.17 feet; thence N88°48'23"E for 248.08 feet; thence S29°47'51"E and parallel to the East Right of Way line of State Highway 51 for 400.00 feet; thence S 88°48'23"W for 248.08 feet to a point on the East Right of Way line of State Highway 51; thence S 29°47'51"E and along the East Right of Way line of State Highway 51 for 1061.49 feet; thence N 88°47'08"E for 450.00 feet; thence S29°47'51"E for 330.00 feet to a point on the South line of the Northeast Quarter (NE/4) of said Section 35; thence N88°47'08"E and along the South line of said NE/4 for 522.15 feet to the Southeast Corner of said Northeast Quarter (NE/4); thence S01°19'11"E and along the East line of said Section 35, also being the West line of Section 36 for 1121.05 feet; thence N 88°35'49"E for 25.00 feet; thence S60°24'46"E for 287.89 feet to a point on the South line of the N/2 of the SW/4 of said Section 36; thence N 89°57'00"E and along said South line of the N/2, SW/4 for 2349.14 feet to the Southeast corner of the N/2 of the SW/4 of said Section 36; thence S 01°22'05"E and along the West line of the SE/4 of said Section 36 for 992.47 feet to the Northwest Corner of the S/2, SW/4, SW/4, SE/4 of said Section 36; thence N88°46'29"E for 659.90 feet to the Northeast corner of the S/2, SW/4, SW/4, SE/4 of said Section 36; thence S 01°22'32"E and along the East line of said S/2, SW/4, SW/4, SE/4 for 330.17 feet to the Southeast Corner of the S/2, SW/4, SW/4, SE/4 of said Section 36; thence N 88°46'53"E and along the south line of said Section 36 for 659.95 feet to the Southeast corner of the W/2, SE/4 of said Section 36; Thence N 01°22'58"W and along the East line of the W/2, SE/4 of said Section 36 for 2641.55 feet to the Northeast corner of the W/2, SE/4 of said Section 36; thence N 01°23'32"W and along the East line of the SW/4, NE/4 of said Section 36 for 1321.20 feet to the Southeast corner of the NW/4, NE/4 of said Section 36; thence S88°44'22"W and along the South line of the NW/4, NE/4 for 330.22 feet; thence N 01°23'23"W for 1321.17 feet to a point on the north line of said Section 36; thence S 88°44'00"W and along the North line of said Section 36 for 987.94 feet to the Northwest corner of the W/2, NE/4 of said Section 36; thence S 01°22'19"E and along the West line of the NE/4 for 1121.11 feet; thence S88°37'41"W and along the South line of "The Woods at Oak Grove" for 569.09 feet; thence

S 84°05'13"W and continuing along the South line of "The Woods at Oak Grove" for 507.91 feet; thence S46°34'28"W and continuing along the South line of "The Woods at Oak Grove" for 471.77 feet; thence S63°51'24"W and continuing along the South line of "The Woods at Oak Grove" for 417.63 feet; thence S81°30'28"W and continuing along the South line of "The Woods at Oak Grove" for 601.95 feet; thence S88°40'45"W and continuing along the South line of "The Woods at Oak Grove" for 237.11 feet to a point on the West line of said Section 36; thence N 01°19'11"W and along the West line of said Section 36 for 1235.81 feet to the point of beginning and containing 366.28 acres more or less.

COWETA CROSSING

Development Area A, Legal Description

Exhibit B-2

A tract of land situated in the Sections 35 and 36, T-18-N, R-15-E, of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the United States Government survey thereof, being more particularly described as follows, to-wit:

Commencing at the Northeast corner of the Northeast Quarter (NE/4) of said Section 35; thence with an assumed bearing of S 01°19'11"E and along the East line of Section 35 for 495.00 feet to the point of beginning; thence S 88°49'27"W for 790.00 feet; thence N01°19'24"W for 495.00 feet to a point on the north line of Section 35; thence S 88°49'27"W and along the North line of said Section 35 for 158.45 feet; thence S00°26'21"E for 721.89 feet; thence S 45°46'58"W for 96.12 feet; thence S89°07'12"W for 344.76 feet; thence N83°59'17"W for 100.00 feet; thence S89°07'12"W for 119.40 feet; thence S 74°41'28"W for 48.16 feet; thence S 89°07'12"W for 341.86 feet to a point on the East Right of Way line of State Highway 51; thence S29°47'51"E and along said East Right of Way line of State Highway 51 for 326.17 feet; thence N88°48'23"E for 248.08 feet; thence S29°47'51"E and parallel to the East Right of Way line of State Highway 51 for 400.00 feet; thence S 88°48'23"W for 248.08 feet to a point on the East Right of Way line of State Highway 51; thence S 29°47'51"E and along the East Right of Way line of State Highway 51 for 1061.49 feet; thence N 88°47'08"E for 450.00 feet; thence S29°47'51"E for 330.00 feet to a point on the South line of the Northeast Quarter (NE/4) of said Section 35; thence N88°47'08"E and along the South line of said NE/4 for 522.15 feet to the Southeast Corner of said Northeast Quarter (NE/4); thence N01°19'11"W and along the East line of said Section 35, also being the West line of Section 36 for 2145.76 feet to the point of beginning and containing 66.245 acres more or less.

COWETA CROSSING

Development Area B, Legal Description

Exhibit B-4

A tract of land situated in the Sections 35 and 36, T-18-N, R-15-E, of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the United States Government survey thereof, being more particularly described as follows, to-wit:

Commencing at the Northeast corner of the Northeast Quarter (NE/4) of said Section 35; thence with an assumed bearing of S 01°19'11"E and along the East line of Section 35 for 495.00 feet ; thence S 88°49'27"W for 790.00 feet; thence N01°19'24"W for 495.00 feet to a point on the north line of Section 35; thence S 88°49'27"W and along the North line of said Section 35 for 158.45 feet; thence S00°26'21"E for 721.89 feet; thence S 45°46'58"W for 96.12 feet; thence S89°07'12"W for 344.76 feet; thence N83°59'17"W for 100.00 feet; thence S89°07'12"W for 119.40 feet; thence S 74°41'28"W for 48.16 feet; thence S 89°07'12"W for 341.86 feet to a point on the East Right of Way line of State Highway 51; thence S29°47'51"E and along said East Right of Way line of State Highway 51 for 326.17 feet; thence N88°48'23"E for 248.08 feet; thence S29°47'51"E and parallel to the East Right of Way line of State Highway 51 for 400.00 feet; thence S 88°48'23"W for 248.08 feet to a point on the East Right of Way line of State Highway 51; thence S 29°47'51"E and along the East Right of Way line of State Highway 51 for 1061.49 feet; thence N 88°47'08"E for 450.00 feet; thence S29°47'51"E for 330.00 feet to a point on the South line of the Northeast Quarter (NE/4) of said Section 35; thence N88°47'08"E and along the South line of said NE/4 for 522.15 feet to the Southeast Corner of said Northeast Quarter (NE/4) ; thence S01°19'11"E and along the East line of said Section 35, also being the West line of Section 36 for 501.83 feet to the **point of beginning**; thence continuing S 01°19'11"E and along the East line of said Section 35 for 619.22 feet; thence N 88°35'49"E for 25.00 feet; thence S60°24'46"E for 287.89 feet to a point on the South line of the N/2 of the SW/4 of said Section 36; thence N 89°57'00"E and along said South line of the N/2, SW/4 for 2349.14 feet to the Southeast corner of the N/2 of the SW/4 of said Section 36; thence S 01°22'05"E and along the West line of the SE/4 of said Section 36 for 992.47 feet to the Northwest Corner of the S/2, SW/4, SW/4, SE/4 of said Section 36; thence N88°46'29"E for 659.90 feet to the Northeast corner of the S/2, SW/4, SW/4, SE/4 of said Section 36; thence S 01°22'32"E and along the East line of said S/2, SW/4, SW/4, SE/4 for 330.17 feet to the Southeast Corner of the S/2, SW/4, SW/4, SE/4 of said Section 36; thence N 88°46'53"E and along the south line of said Section 36 for 659.95 feet to the Southeast corner of the W/2, SE/4 of said Section 36; Thence N 01°22'58"W and along the East line of the W/2, SE/4 of said Section 36 for 2641.55 feet to the Northeast corner of the W/2, SE/4 of said Section 36; thence N 01°23'32"W and along the East line of the SW/4, NE/4 of said Section 36 for 1321.20 feet to the Southeast corner of the NW/4, NE/4 of said Section 36; thence S88°44'22"W and along the South line of the NW/4, NE/4 for 330.22 feet; thence N 01°23'23"W for 1321.17 feet to a point on the north line of said Section 36; thence S 88°44'00"W and along the North line of said Section 36 for 987.94 feet to the Northwest corner of the W/2, NE/4 of said Section 36; thence S 01°22'19"E and along the West line of the NE/4 for 1121.11 feet; thence S88°37'41"W and along the South line of "The Woods at Oak Grove" for 569.09

feet; thence S 84°05'13"W and continuing along the South line of "The Woods at Oak Grove" for 507.91 feet; thence S46°34'28"W and continuing along the South line of "The Woods at Oak Grove" for 471.77 feet; thence S63°51'24"W and continuing along the South line of "The Woods at Oak Grove" for 417.63 feet; thence S81°30'28"W and continuing along the South line of "The Woods at Oak Grove" for 226.40 feet; thence S 01°42'53"W for 330.98 feet; thence S 29°04'58"E for 532.40 feet; thence S 14°36'44"W for 825.06 feet; thence N 56°24'26"W for 230.48 feet; thence S 89°17'51"W for 415.48 feet to the point of beginning and containing 276.735 acres more or less.

COWETA CROSSING

Development Area C, Legal Description

Exhibit B-3

A tract of land situated in the Sections 35 and 36, T-18-N, R-15-E, of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the United States Government survey thereof, being more particularly described as follows, to-wit:

Commencing at the Northeast corner of the Northeast Quarter (NE/4) of said Section 35; thence with an assumed bearing of S 01°19'11"E and along the East line of Section 35 for 495.00 feet ; thence S 88°49'27"W for 790.00 feet; thence N01°19'24"W for 495.00 feet to a point on the north line of Section 35; thence S 88°49'27"W and along the North line of said Section 35 for 158.45 feet; thence S00°26'21"E for 721.89 feet; thence S 45°46'58"W for 96.12 feet; thence S89°07'12"W for 344.76 feet; thence N83°59'17"W for 100.00 feet; thence S89°07'12"W for 119.40 feet; thence S 74°41'28"W for 48.16 feet; thence S 89°07'12"W for 341.86 feet to a point on the East Right of Way line of State Highway 51; thence S29°47'51"E and along said East Right of Way line of State Highway 51 for 326.17 feet; thence N88°48'23"E for 248.08 feet; thence S29°47'51"E and parallel to the East Right of Way line of State Highway 51 for 400.00 feet; thence S 88°48'23"W for 248.08 feet to a point on the East Right of Way line of State Highway 51; thence S 29°47'51"E and along the East Right of Way line of State Highway 51 for 1061.49 feet; thence N 88°47'08"E for 450.00 feet; thence S29°47'51"E for 330.00 feet to a point on the South line of the Northeast Quarter (NE/4) of said Section 35; thence N88°47'08"E and along the South line of said NE/4 for 522.15 feet to the Southeast Corner of said Northeast Quarter (NE/4) being the point of beginning; thence S01°19'11"E and along the East line of said Section 35, also being the West line of Section 36 for 501.83 feet; thence N89°17'51"E for 415.48 feet; thence S56°24'26"E for 230.48 feet; thence N14°36'44"E for 825.06 feet; thence N29°04'58"W for 532.40 feet; thence N01°42'53"E for 330.98 feet to a point on the South line of "The Woods at Oak Grove"; thence S81°30'28"W and along the South line of "The Woods at Oak Grove" for 375.55 feet; thence S88°40'45"W and continuing along the South line of "The Woods at Oak Grove" for 237.11 feet to a point on the West line of said Section 36; thence S 01°19'11"E and along the West line of said Section 36 for 909.96 feet to the point of beginning and containing 23.3 acres more or less.

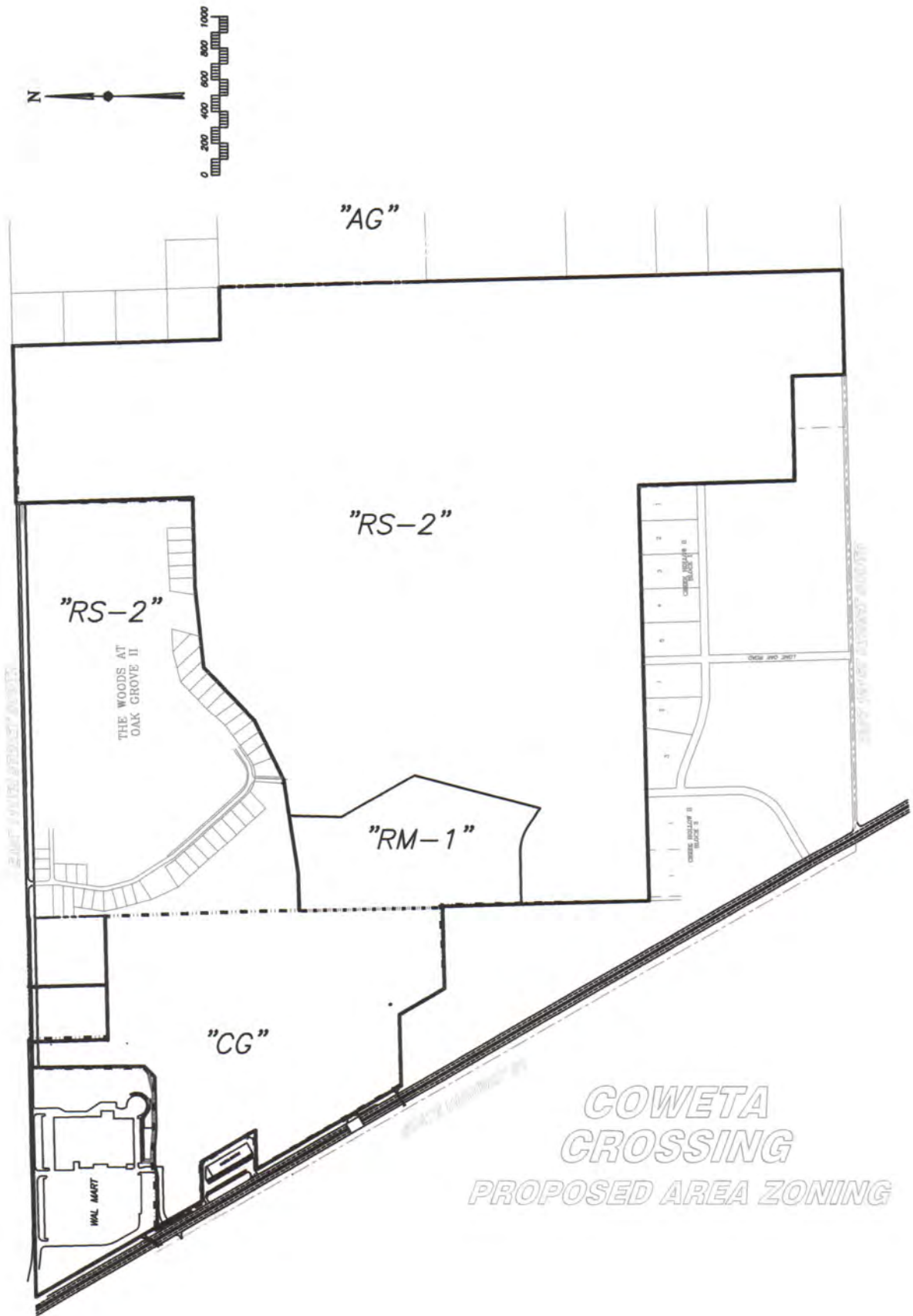


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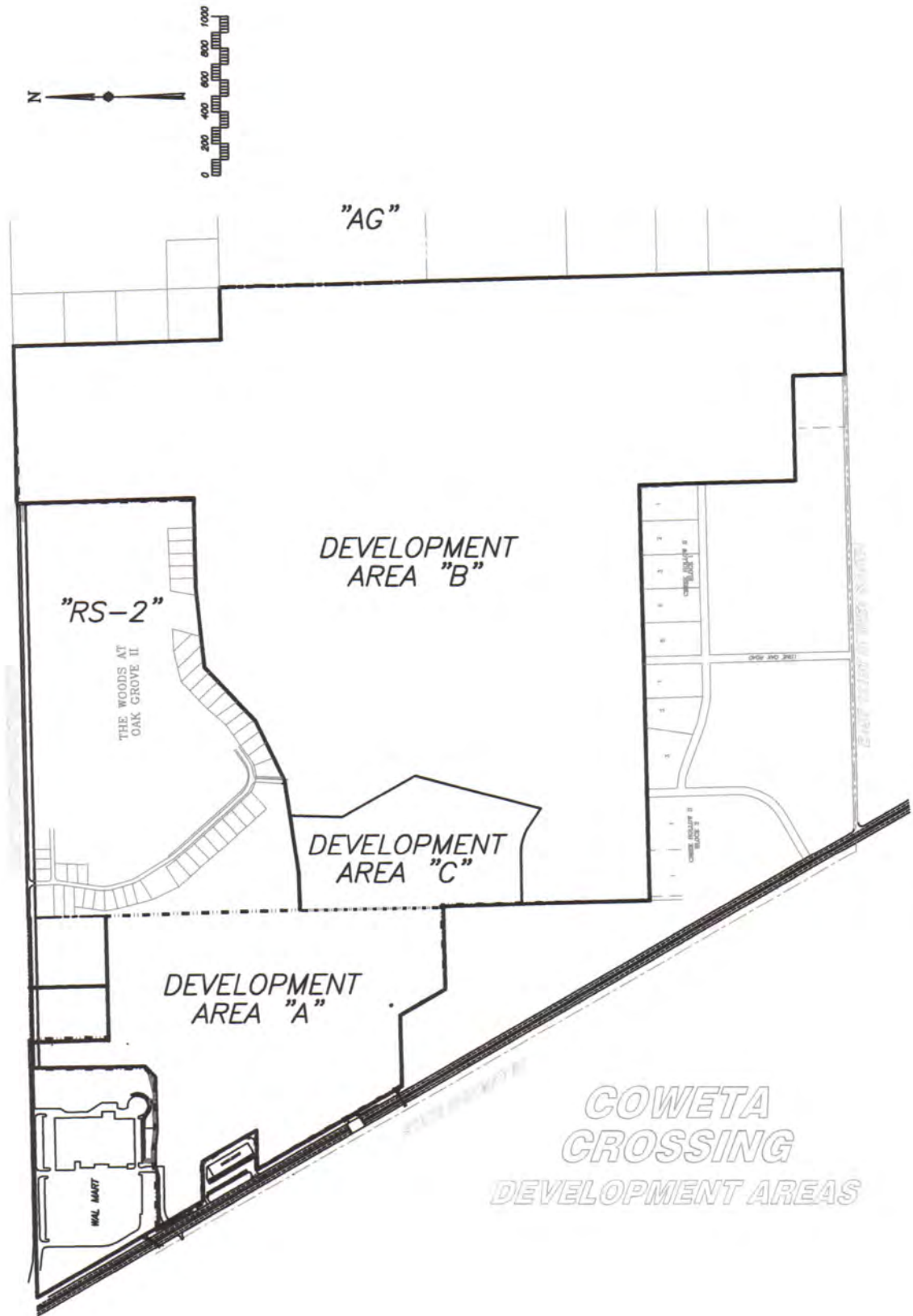


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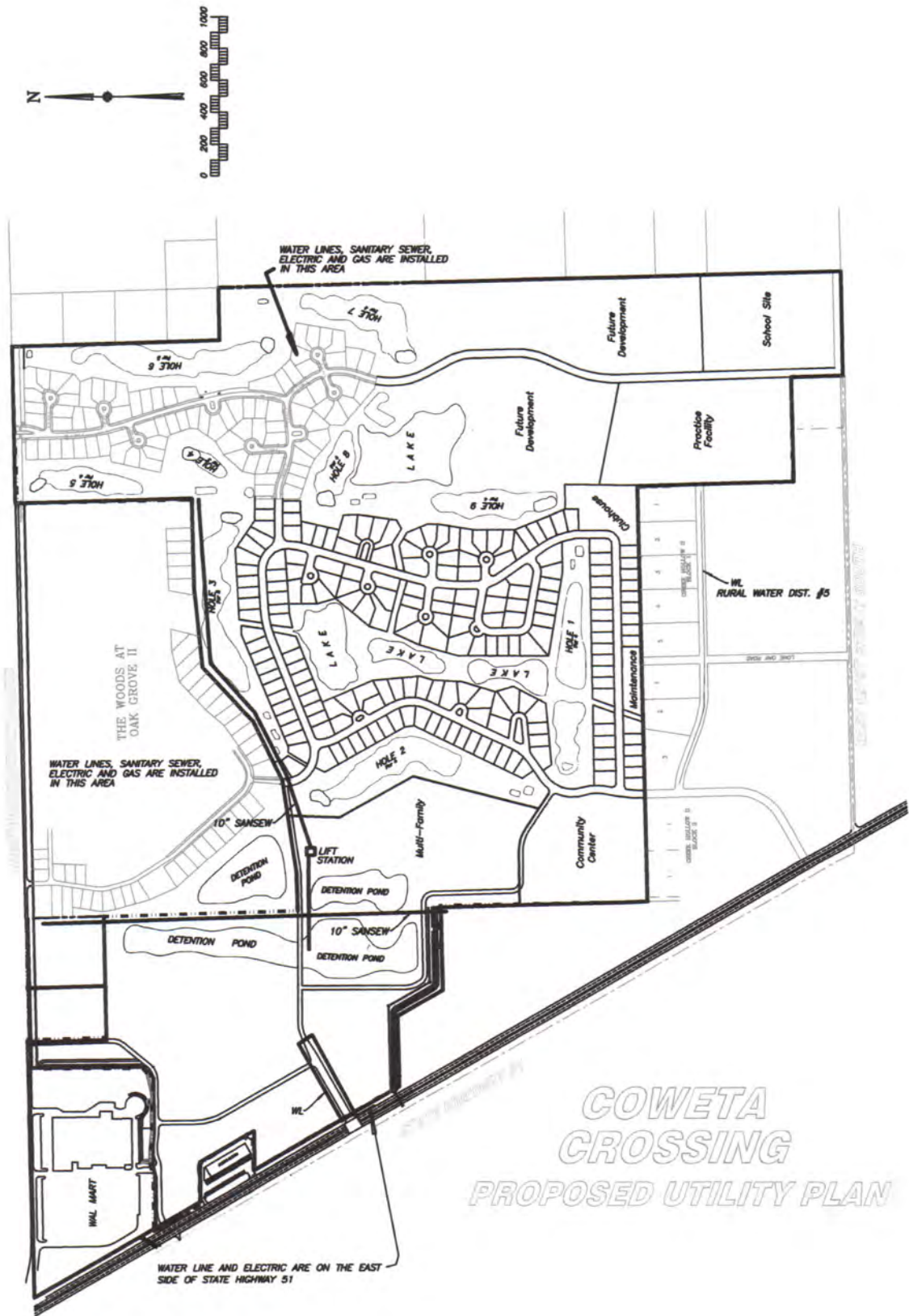
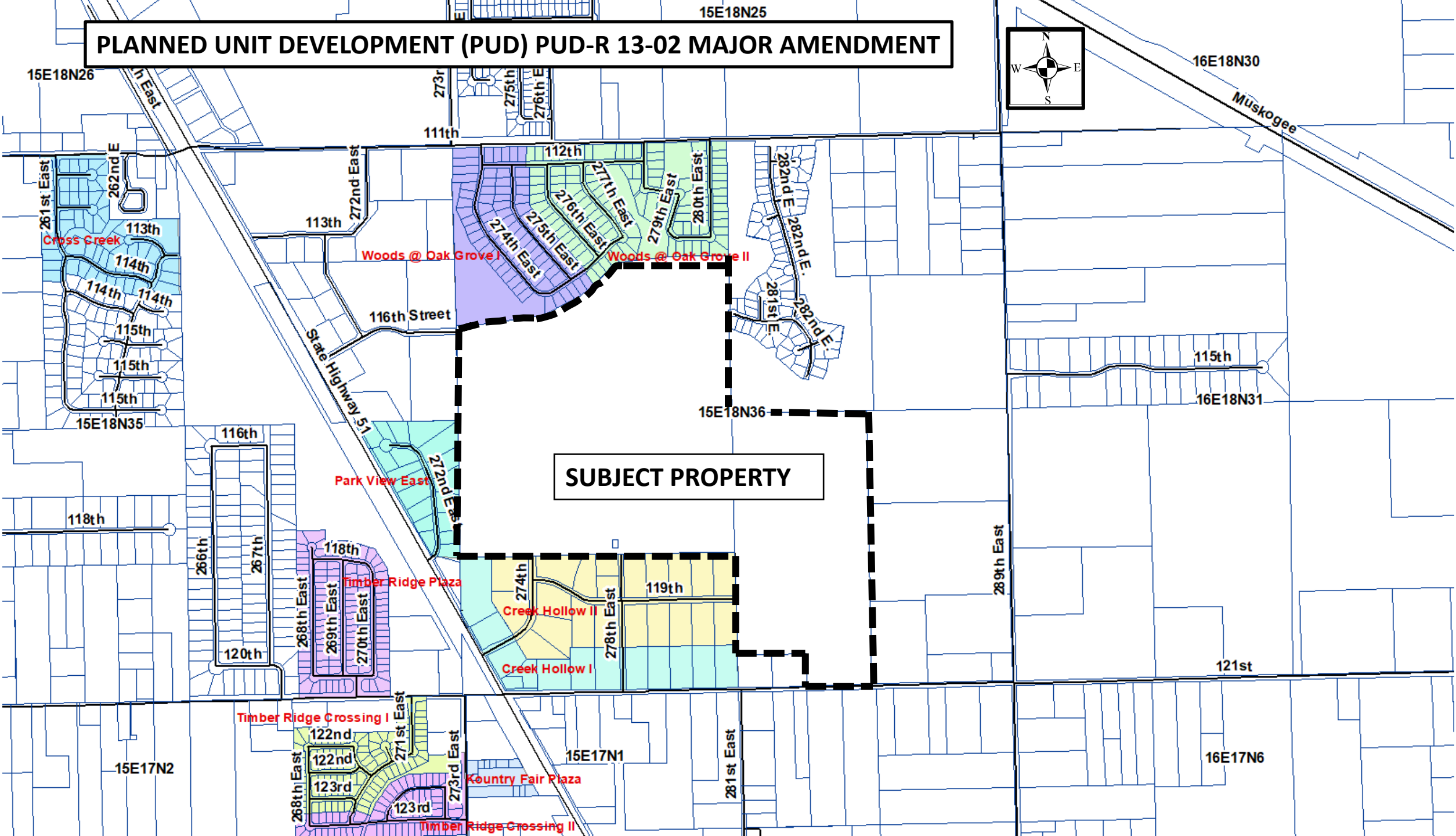
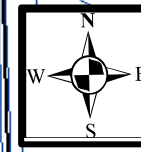


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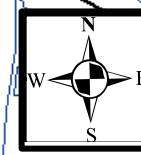


EXHIBIT F

PLANNED UNIT DEVELOPMENT (PUD) PUD-R 13-02 MAJOR AMENDMENT



PLANNED UNIT DEVELOPMENT (PUD) PUD-R 13-02 MAJOR AMENDMENT



SUBJECT PROPERTY

Legend

ZONE_TYPE

- AG Agriculture
- C-4 Wagoner County Zoning
- CG General Commercial
- IH Heavy Industrial
- IL Light Industrial
- RM-1 Residential Multi-Family
- RMH Residential Manufactured Home
- RS 22.5 Wagoner County Zoning
- RS-0 Wagoner County Zoning
- RS-1 Residential Single Family
- RS-2 Residential Single Family
- RS-22.5 Wagoner County Zoning
- RS-3 Residential Single Family

PLANNED UNIT DEVELOPMENT (PUD) PUD-R 13-02 MAJOR AMENDMENT

SUBJECT PROPERTY

108th Pl

15E18N27 15E18N26

261st East

262nd E

113th

114th

114th

115th

115th

115th

15E18N35

15E18N34

118th

266th

268th East 267th

269th East

270th East

120th

116th

118th

122nd

122nd

123rd

15E17N3

15E17N2

15E17N1

281st East

274th

278th East

119th

289th East

121st

16E17N6

16E18N31

115th

282nd E

282nd E

15E18N36

15E18N25

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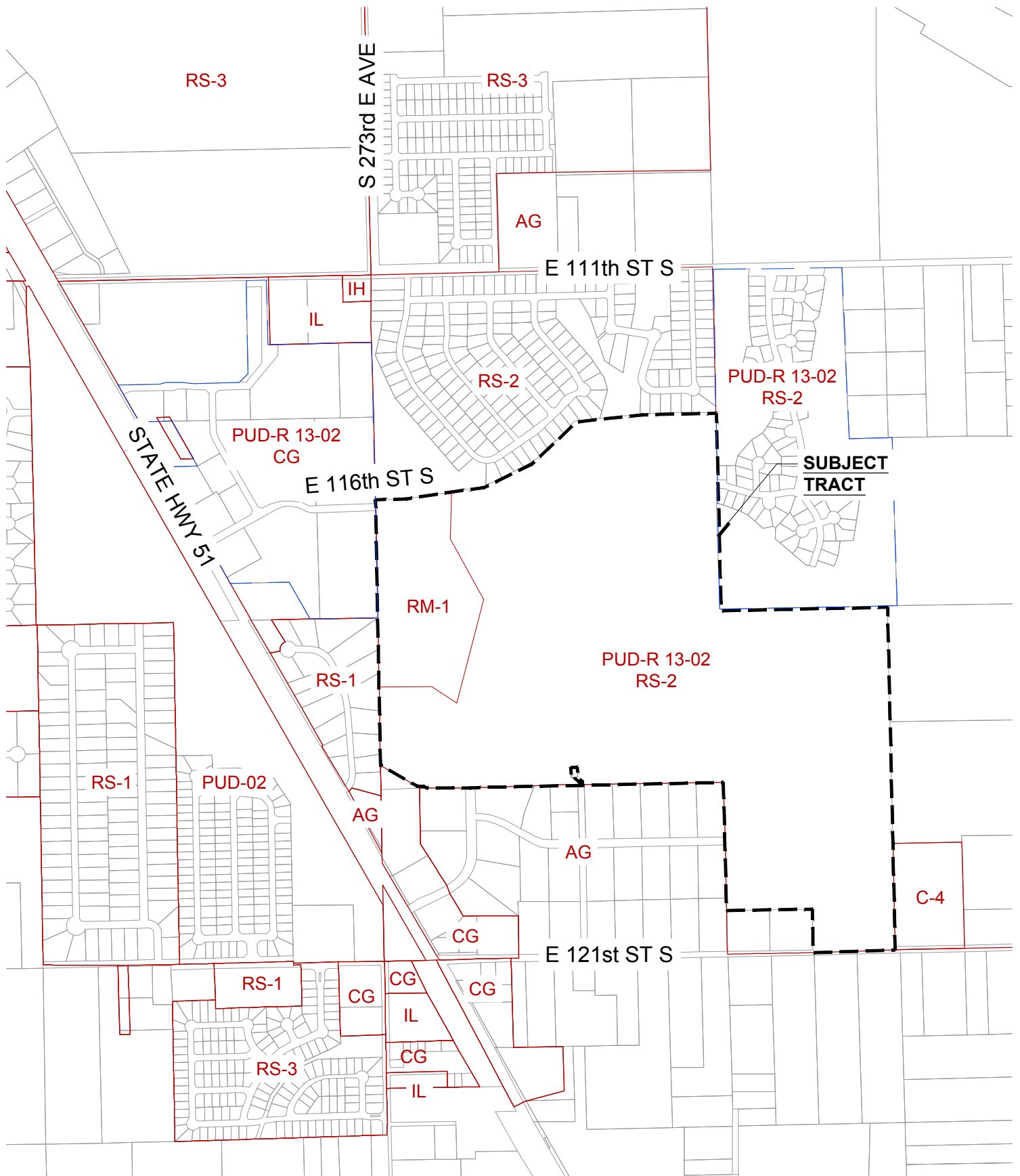
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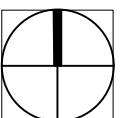
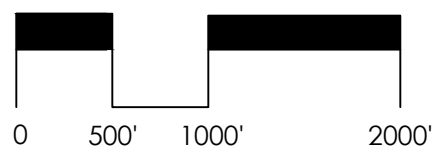
583rd East

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CZ 21-07
PUD No. R13-02 Major Amendment
229.490 Acres

Scale: 1"=1000'-0"



**NOTICE TO THE PUBLIC OF A HEARING TO AMEND A PLANNED UNIT
DEVELOPMENT – PUD NO. PUD-R 13-02 MAJOR AMENDMENT**

Notice is hereby given that a public hearing will be held before the Coweta Planning Commission at 6:00 PM on Monday November 15, 2021 at the 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 change in zoning of land and zoning map amendment, from RS-2 Residential Single Family, RM-1 Residential Multi-Family and CG Commercial General Districts uses, to Planned Unit Development, PUD-R 13-02 Major Amendment. Amendment with underlying zoning of RS-2 Residential Single Family, RM-1 Residential Multi-Family and CG Commercial General. The amendment The Woods development within PUD-R 13-02 Coweta Crossing is an approximately 229.490 acres +/- Residential development located north and east of the intersection of East 121st Street South and State Highway 51, in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, part of Planned Unit Development PUD-R 13-02 located adjacent to and on the east side of State Highway 51 and South of East 111th Street South in the Northeast Quarter of Section 35, Township 18 North, Range 15 East and the West Half of the Northeast Quarter of Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma. (Location map attached).

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 such proposed amendment(s) and PUD, 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 PUD Major Amendment is tentatively scheduled for the December 6, 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 13th day of October 2021 in Coweta Oklahoma.

To: The City of Coweta Planning and Zoning Commission
From: The Residents of Creek Hollow and Creek Hollow II
Re: PUD-R 13-02 (“The Woods” subdivision)

**PETITION IN OPPOSITION TO ACCESS POINTS OF
CREEK HOLLOW ROAD AND WEALD ROAD**

We, the residents, of the Creek Hollow and Creek Hollow II area of Coweta oppose the proposed access points to the new subdivision to be known as “The Woods (PUD-R 13-02). The Preliminary Master Plan indicates that access should be provided by Creek Hollow Road and Weald Road.

Both Creek Hollow Road and Weald Road are small, residential roads and should not be opened up to becoming major points of entry for a 589-home subdivision. Specifically, Weald Road is a dead-end street and should not be opened to provide access to a new subdivision.

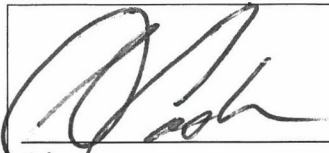
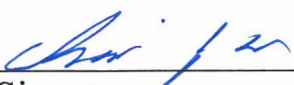
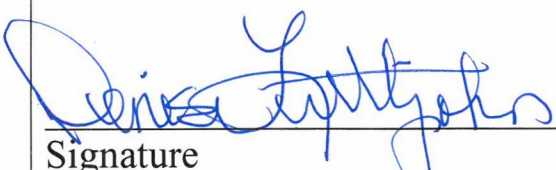
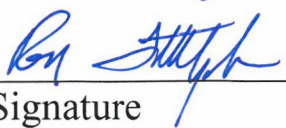
Allowing access to the proposed subdivision via Creek Hollow Road and Weald Road would result in a drastic increase of traffic, noise, and influx of vehicles in the area. It would also result in increased wear on roads which are already narrow and pot-hole ridden. These roads are neighborhood roads, designed for ingress and egress for a small neighborhood. If this access is permitted we would lose the dead-end road that has protected our neighborhood since it was developed. We would lose the safety and protection that the dead-end provides as well as changing the character of our neighborhood. Creek Hollow and Creek Hollow II are quiet neighborhoods, where all of the residents know one another and watch out for each other’s homes. Residents who live in these neighborhoods purchased our homes for the safety, seclusion, quiet, and rural feel provided by the neighborhoods that have been maintained since development. It is important to the residents of Creek Hollow and Creek Hollow II that the rural character of our neighborhoods be preserved. It is important to us, as we have invested in our homes and properties surrounding the planned development and proposed access points, that preservation of our investments is as important to the investments of the development company.

There is a great concern with the increase in traffic on Creek Hollow Road and Weald Road. We are concerned for the safety of the children who play in the streets and residents who walk regularly in our neighborhood as we have no sidewalks to protect them from the traffic on the streets. We are also concerned with the increase in noise and light pollution. The City of Coweta Comprehensive Plan for development clearly states that an objective is to “Prioritize Neighborhood Safety” by “minimiz[ing] through-traffic in neighborhoods.” (Page 45 of City of Coweta Comprehensive Plan). Further Section 4.14 of the City of Coweta Subdivision Regulations (Ordinance No. 717) provides that a Planned Unit Development shall “protect the... character of the surrounding property and the general welfare of the entire community.” (Page 30 of the City of Coweta Subdivision Regulations). Permitting Creek Hollow Road and Weald Road to be access points for the Woods subdivision completely contradict the stated goals of the City of Coweta and will destroy the character of Creek Hollow and Creek Hollow II by increasing traffic, eliminating the rural feel, and endangering the safety of the residents.

Review of the map, indicates that there are numerous other areas, including Highway 51 at the newly installed traffic light by RCB Bank (116th Street) which could be used as access points to the subdivision without adversely affecting the character of the existing Creek Hollow and Creek Hollow II neighborhoods and endangering the safety of the residents of those neighborhoods.

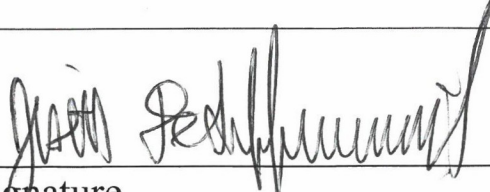
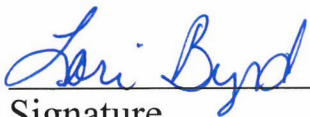
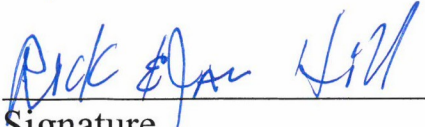
We, the undersigned owners of properties in Creek Hollow and Creek Hollow II, request that the Coweta Planning Commission and Council vote no to allowing access to the proposed subdivision of the Woods (PUD-R 13-02) via Creek Hollow Road and Weald Road.

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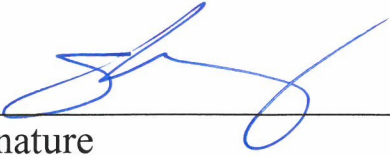
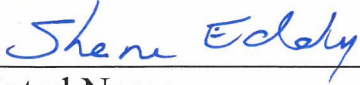
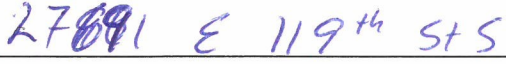
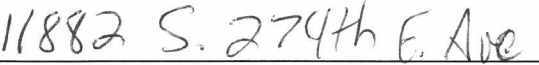
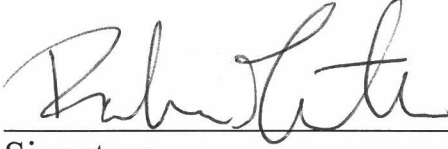
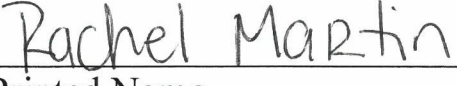
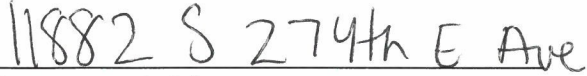
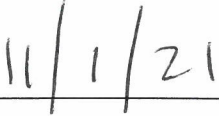
 Signature <u>Adrienne N. Cash</u> Printed Name <u>27924 E 119th St S</u> Property Address <u>Coweta, OK 74429</u>	<u>10/29/2021</u> Date
 Signature <u>Chris J. Cash</u> Printed Name <u>27924 E 119 St S</u> Property Address <u>Coweta OK 74429</u>	<u>10/30/2021</u> Date
 Signature <u>Denise Uttelyohn</u> Printed Name <u>27985 E. 119th St S.</u> Property Address <u>Coweta, OK 74429</u>	<u>10-30-2021</u> Date
 Signature	<u>10-30-2021</u> Date

Printed Name <u>RON LITTLEJOHN</u>	
Property Address <u>27985 E. 119th ST. S</u> <u>COWETA OK</u> <u>74429</u>	
Signature <u>Angela DeGraffenreid</u>	Date
Printed Name <u>11875 S. 274th E. Ave</u> <u>COWETA OK</u> <u>74429</u>	
Property Address 	
Signature <u>Sarel Littlejohn</u>	Date
Printed Name <u>Sarel Littlejohn</u>	
Property Address <u>27985 E. 119th ST. S</u>	
Signature <u>Nicholas Griffith</u>	Date <u>10-31-2021</u>
Printed Name <u>Nicholas Griffith</u>	
Property Address <u>28056 E. 119th ST. S.</u>	

Signature <u>Kassie Griffith</u> Printed Name <u>28056 E. 119th St. S.</u> Property Address	Date <u>10/31/21</u>
Signature <u>Deborah Replogle</u> Printed Name <u>Deborah Replogle</u> Property Address <u>27909 E 119th St S</u>	Date <u>10/31/2021</u>
Signature <u>Martha West</u> Printed Name <u>Martha L. West</u> Property Address <u>27874 E. 119th St. S.</u>	Date <u>10/31/21</u>
Signature <u>Charles A. West</u> Printed Name <u>Charles A. West</u> Property Address <u>27874 E. 119th St</u> <u>Coweta OK 74427</u>	Date

<u></u> Signature <u>Justin DeGraffenreid</u> Printed Name <u>11675 S. 274th E. Ave</u> Property Address	<u>10/31/21</u> Date
<u></u> Signature <u>Lori Byrd</u> Printed Name <u>27548 E 119th St. S.</u> Property Address	<u>10/31/21</u> Date
<u></u> Signature <u>KENT BYRD</u> Printed Name <u>27548 E 119th St. S.</u> Property Address	<u>10/31/21</u> Date
<u></u> Signature <u>Rick Hill</u> Printed Name	<u>10/31/21</u> Date

<u>27753 S. 119th E. Ave</u> Property Address	
<u>Don Rake</u> Signature	<u>10-31-21</u> Date
<u>DON RAKE</u> Printed Name	
<u>27830 E. 119th</u> Property Address	
<u>Kari Eddy</u> Signature	<u>11-2-21</u> Date
<u>Kari Eddy</u> Printed Name	
<u>27691 E 119 St S</u> Property Address	
<u>[Signature]</u> Signature	<u>11-2-21</u> Date
<u>Shelly Eddy</u> Printed Name	
<u>27691 E 119 St S</u> Property Address	

 Signature  Printed Name  Property Address	 Date
 Signature  Printed Name  Property Address	 Date
 Signature  Printed Name  Property Address	 Date

<u>Rona L Murrell</u> Signature <u>Rona L Murrell</u> Printed Name <u>27986 E. 119 St S.</u> <u>Coweta, OK 74429</u> Property Address	<u>11-07-21</u> Date
<u>11936 S. 274 E. Ave</u> <u>Coweta, OK 7442</u> Signature <u>Lavern M. Cole</u> Printed Name <u>Lavern M. Cole</u> Property Address	<u>11-8-21</u> Date
<u>11936 S. 274th E. Ave</u> <u>Coweta OK 74429</u> Signature <u>Robert G Cole</u> Printed Name <u>Robert G Cole</u> Property Address	<u>11-8-21</u> Date

Kimberly Cehanel
Signature

11/9/2021
Date

Kimberly Cehanel
Printed Name

27877 E 119th St
Property Address
Coneta OK 74429

[Signature]
Signature

11/9/2021
Date

Tommy Cehanel
Printed Name

27827 E 119th St S
Property Address

Coneta OK 74429

[Signature]
Signature

11/9/21
Date

Kristin Hughes
Printed Name

11963 S 274th East Ave
Property Address

<u>Ray Carmody</u> Signature <u>Ray Carmody</u> Printed Name <u>11963 S 274th East Ave</u> Property Address	<u>11/9/21</u> Date
<u>Alan S. Helmer</u> Signature <u>Alan S. Helmer</u> Printed Name <u>27931 E. 119th St S.</u> Property Address	<u>11/9/21</u> Date
<u>Rebecca Helmer</u> Signature <u>Rebecca Helmer</u> Printed Name <u>27931 E. 119th St. S.</u> Property Address	<u>11/9/21</u> Date

**B
&
B**
**BARBER
&
BARTZ**

ATTORNEYS AT LAW

a Professional Corporation

RON B. BARBER
ROBERT J. BARTZ
JOE M. FEARS
ROBERT L. BEARER
RICHARD D. WHITE, JR.
W. TODD HOLMAN
GARY L. MADDUX
STEFAN A. MECKE
KURTIS R. EATON
KELSEY T. PIERCE
KARA PRATT
KARA M. VINCENT
TAYLOR A. BURKE
CHARLES R. WILLING
ADRIENNE CASH
MARIA LUCKERT
JEREMY OWENS
CURTIS J. SHACKLETT, *of
counsel*
STEPHANIE R. MITCHELL, *of
counsel*

PARK CENTRE
525 S. MAIN STREET
SUITE 800
TULSA, OK
74103-4511

TELEPHONE
918 599-7755

FAX
918 599-7756

www.barberbartz.com

November 10, 2021

Tom Young
City of Coweta
310 S. Broadway
Coweta, OK 74429

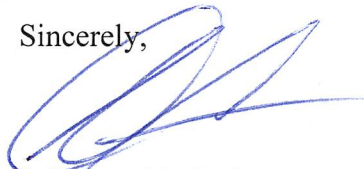
Re: PUD-R 13-02 ("The Woods" subdivision)

Dear Mr. Young:

Enclosed please find a Petition in Opposition to Access Points of Creek Hollow Road and Weald Road as it pertains to the proposed Woods subdivision planned for the location of the former Woods Golf Course. This Petition was presented to all residents of Creek Hollow and Creek Hollow II with residences located on Creek Hollow Road and Weald Road. As you can see, the opposition to the proposed access points is overwhelming. I am forwarding the original copy of the Petition to you prior to the November 15, 2021 meeting pertaining to PUD-R 13-02. Copies will also be sent via electronic means.

On behalf of all of the residents of Creek Hollow and Creek Hollow II, we greatly appreciate the time and consideration of the City of Coweta in hearing our objections and taking into consideration the damage which would be sustained by all residents located along Creek Hollow Road and Weald Road should these small, residential roads be opened up to access a major subdivision.

Sincerely,



Adrienne N. Cash

ANC/s
Enclosure



POST OFFICE BOX 850 • COWETA, OKLAHOMA 74429 • PH. (918) 486-2189 • FAX (918) 486-5366 • www.cityofcoweta-ok.gov

Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Re: CZ 21-07 PUD-R 13-02 Major Amendment
Date: 11-15-2021

BACKGROUND

The applicant, Tanner Consultant, LLC, (The Woods) is seeking a major amendment to Planned Unit Development (“PUD”) No. PUD-R 13-02. The property is approximately 214.196 acres +/- in Coweta, Oklahoma. The property is located north and east of the intersection of East 121st Street South and State Highway 51, in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. The Major Amendment will be developed with underlying zoning of RS-2 Residential Single Family, and RM-1 Residential Multi-Family Districts, and an application has been submitted concurrent with this Planned Unit Development Major Amendment. Note that the applicant has removed 15.294 acres +/- from this Major Amendment application since the publication of the public hearing notice.

The owner/developer proposes to develop the site consistent with the original PUD Development Area B (Residential Single-Family) and Area (C Residential Multi-Family), except as modified by this PUD Major Amendment. The Woods Development is approximately 214.196 acres +/-, with approximately 23.531 acres +/- being (Development Area C Residential Multi-Family). The remaining 190.665 Acres +/- falls within Development Area D (Residential Single-Family), with 50 ft. and 40 ft wide lots.

The multi-family residential development will comply with the City of Coweta Zoning Code for the RM-1 (Residential Multi-Family) District. The multi-family development will go through a Site Plan and a building permitting process, according to the City of Coweta standards. As approved under PUD-R 13-02 Multi-Family residential development by the City Council March 3, 2014.

Planned Unit Development PUD-R 13-02 (Coweta Crossing) is a Residential/Commercial Development with RS-2 Residential Single Family, RM-1 Residential Multi-Family and CG Commercial General Mixed-Use Development for an area approximately 366.28 acres located on the east side of State Highway 51 and South of East 111th Street South in the Northeast Quarter of Section 35, Township 18 North, Range 15 East, and the West Half of the Northeast Quarter of Section 36, Township 18 North Range 15 East in Wagoner County, Oklahoma. PUD-R 13-02 was affirmatively recommended by the Planning Commission on February 24, 2014 and approved by City Council March 3, 2014 by Ordinance No. 744.

Staff received a Petition from the Residents in the Creek Hollow I and Creek Hollow II Addition, in opposition to the proposed access points of South 274th East Avenue (Creek Hollow Road) and East 119th Street South (Weald Road). The access point on South 274th East Avenue was designated in PUD-R 13-02 which was affirmatively recommended by the Planning Commission on February 24, 2014 and approved by the City Council March 3, 2014 by Ordinance No. 744.

Staff finds that this request is in compliance with the objectives of the City of Coweta Comprehensive Plan, Proposed Land Use 2020-2030 Map. If an existing zoning district or rezoning request is neither the land use shown for the area by the Comprehensive Plan nor a use which prevents achievements of the planned use, then it must be determined whether the proposed land use, if implemented, would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan. The Comprehensive Plan adopted October 5th 2020 did not accurately reflect the entitled zoning that was approved by PUD R 13-02 on March 3rd 2014.

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”) PUD-R 13-02 Major Amendment.

ATTACHMENTS

- | | | | |
|--------------------------------|--|--------------------|---------------|
| 1. Public Hearing Notice | 2. Location Map | 3. Aerial View Map | 4. Zoning Map |
| 5. PUD-R 13-02 Major Amendment | 6. Petition in Opposition to Access Points | | |

Coweta Crossing

Coweta, Oklahoma

Coweta Crossing, Planned Unit Development No. R 13-02

Submitted for Amendment to PUD No. R 13-02 August 20, 2021

Revised and resubmitted for Amendment to PUD No. R 13-02 November 12, 2021, as

The Woods

214.196 acres North and East of the Intersection of
East 121st Street South and State Highway 51

Owner/Developer:

Tulsa L Dev., LLC
P.O. Box 10560
Fayetteville, AR 72703
Phone: (479) 301-6639

Applicant/Consultant:

Tanner Consulting, LLC
Attn.: Erik Enyart
5323 South Lewis Avenue
Tulsa, OK 74105
Phone: (918) 745-9929
eenyart@tannerbaitshop.com

PUD-R 13-02 Amendment Updated Development Concept

The Woods, within Planned Unit Development (PUD) No. R 13-02 (“Coweta Crossing”), was originally approved with the overall multiple-use PUD in 2014.

The owner/developer proposes to develop the site consistent with the original PUD (single-family residential and multifamily residential), except as modified by this PUD Amendment. The Woods PUD Amendment area consists of 214.196 acres, with 23.531 acres being the original Development Area C and the remaining 190.665 acres falling within proposed new Development Area D. **This PUD proposes to amend Development Area C by setting a maximum number of dwelling units, remove 190.90 acres from the original Development Area B, and create a new Development Area D with it. This PUD also proposes setting a minimum acreage required to be common open space. This PUD amendment only affects the property within The Woods, as shown on Exhibit C.**

The original PUD did not initially establish a maximum number of dwelling units. The maximum residential density allowed under the current PUD defaults to the Zoning Code, which allows eight (8) dwelling units per acre, for a total of 1,713 dwelling units on the 214.196 acres. We propose a maximum of 344 dwelling units assigned to multifamily Development Area C and a maximum of 658 dwelling units in the new single-family residential Development Area D. Development Area D is illustrated on Exhibit C and includes all the property defined in Exhibit A, excluding Development Area C and the potential school site. The conceptual masterplan presented to Coweta Planning Commission on August 17, 2020 showed a total of 598 lots in all phases of The Woods. This PUD will result in an increase of at most 60 single family residential lots from the original conceptual masterplan for The Woods, excluding the potential school tract.

The original PUD also did not impose a minimum amount of common open space for neighborhood amenities; we propose not less than 57.44 acres, which is 26.8% of the PUD Amendment area. Further, this PUD Amendment will require improvements to the open spaces consistent with the Exhibit D “The Woods Conceptual Site and Amenity Plan,” which presently includes over 8,000 linear feet of trails within extensive greenways, multiple parks, playgrounds, pavilion, nature preserves, pond access, and areas for passive and active recreation.

In exchange for the guarantees offered by this PUD Amendment, it proposes the allowance of a limited number of reduced size lots within Development Area D.

DEVELOPMENT AREA C (RESIDENTIAL MULTI-FAMILY)

LAND AREA:

Gross:	23. <u>531</u> acres	<u>1,024,997</u> square feet
Net:	23. <u>531</u> acres	<u>1,024,997</u> square feet

PERMITTED USES (to be allowed by right in the RM-1 zoning district):

Those permitted principal uses, permitted accessory uses and uses permitted by special exception in the RM-1 Zoning District, in accordance with Sections 610,620,630,640 in the Zoning Code. Provided, bars, taverns, night clubs and adult entertainment establishments shall be prohibited, except that any restaurant or eating establishment constructed on the site shall be permitted to serve alcoholic beverages and have a separate bar area as part of the establishment, subject to compliance with State Law regulating the sale of alcoholic beverages.

MINIMUM YARD REQUIREMENTS PER SECTION 600 of the Zoning Code.

<u>MAXIMUM DWELLING UNITS</u>	<u>344</u>
-------------------------------	------------

DEVELOPMENT AREA D (RESIDENTIAL SINGLE-FAMILY)

LAND AREA:

Gross:	190.665 acres	8,305,387 square feet
Net:	190.665 acres	8,305,387 square feet

PERMITTED USES (to be allowed by right):

Those permitted principal and accessory uses as listed in the RS-2 Zoning District in accordance with Zoning Code Sections 410, 420, 430, 440 in the Zoning Code.

MINIMUM YARD REQUIREMENTS: Per Zoning Code Section 450 for RS-2 zoning

MAXIMUM BUILDING HEIGHT: 3 Stories & 45 FT

MINIMUM LOT AREA: 5,000 SF *

MINIMUM LOT WIDTH: 50 FT *

MAXIMUM LOTS: 658

ALL OTHER BULK & AREA REQUIREMENTS: Per RS-2

* A maximum of 205 of the 658 allowed single family residential lots shall be permitted at 4,400 square feet minimum lot area and 40 feet minimum lot width. These lots will be distributed throughout Development Area D. The reduced size lots will not be permitted to share a boundary with a property previously platted at the time of this amendment (November 2021).

DEVELOPMENT STANDARDS FOR DEVELOPMENT AREAS C AND D

LANDSCAPED AREA AND SCREENING (IN ADDITION TO STANDARDS SET FORTH IN ORIGINAL PUD)

Within Development Areas C and D, not less than 57.44 acres shall be preserved as common open space for the enjoyment of the residents of The Woods. The required open space shall be dedicated by subdivision plat within reserve areas or easements and the maintenance thereof shall be assigned to the mandatory property owners' association. Conceptual plans for common open spaces and amenities are represented on Exhibit D "The Woods Conceptual Site and Amenity Plan." Although final designs will vary from the conceptual plan, any major variation shall be subject to the review and approval of the City of Coweta.

ACCESS, CIRCULATION AND PARKING

Within Development Areas C and D, current plans for access, traffic circulation and parking areas are depicted on Exhibit D "The Woods Conceptual Site and Amenity Plan." Some of the drives and parking areas within the PUD may be privately owned and maintained. Public Streets through Development Area D will be publicly owned and maintained.

The Parkway/Collector is a variation from the standard Collector Street section, and proposes 24' of paving, offset within a 60'-wide right-of-way, allowing an extra width, 6'-wide, often meandering sidewalk/trail on one side and generous landscaping on both sides. The Parkway/Collector Street design does not allow driveway connections or on-street parking and minimizes street intersections. Together with the complete street design elements, these features will allow for efficient traffic movement and safe, walkable streets.

A potential school site is contemplated within The Woods, as shown on Exhibit D. Should land for a school site be sold to the School District, access between the abutting phase and the school property shall be determined in concert with the School District and the City of Coweta.

PUD-R 13-02 AMENDMENT HISTORY AND SCOPE

Planned Unit Development No. R 13-02 (“Coweta Crossing”) was affirmatively recommended by the City of Coweta Planning Commission on February 24, 2014, and approved by the Coweta City Council on March 3, 2014, by implementing Ordinance No. 744 with emergency clause attached, making the ordinance effective immediately. The original PUD consisted of approximately 366.28 acres and is located north and east of the intersection of East 121st Street South and State Highway 51. PUD-R 13-02 originally included three (3) development areas permitting multiple uses including, among other things, commercial, multifamily residential, and single family residential.

Within PUD Development Area A, “Coweta Crossing North20” was platted October 16, 2015, and “Coweta Crossing South45” was platted December 17, 2015.

Within PUD Development Areas B and C, “The Woods Blocks 1-5” and “The Woods Blocks 6-9” Preliminary Plats were approved by the Coweta Planning Commission December 21, 2020, and May 17, 2021, respectively. Civil engineering plans for both phases have also been approved. Phase 1 is under construction.

This PUD Amendment is a request to allow 205 reduced size lots in Development Area D within The Woods, impose a maximum residential density for the PUD, and impose a minimum amount of common open space for neighborhood amenities, among other details. The 205 reduced size lots will account for approximately 31% of the total 658 single family residential lots in Development Area D within The Woods.

Unless specifically modified herein, the approved permitted uses and development standards of the original PUD-R 13-02 shall remain in full force and effect. The following exhibits are included in this PUD Amendment:

- Exhibit A: The Woods PUD Amendment Property Description
- Exhibit B: PUD-R 13-02 Development Areas
- Exhibit C: PUD-R 13-02 Amendment Development Areas
- Exhibit D: The Woods Conceptual Site and Amenity Plan

The original PUD and PUD Exhibits may be found at the end of this document.

PUD AMENDMENT EXHIBITS

- Exhibit A: The Woods PUD Amendment Property Description
- Exhibit B: PUD-R 13-02 Development Areas
- Exhibit C: PUD-R 13-02 Amendment Development Areas
- Exhibit D: The Woods Conceptual Site and Amenity Plan

Exhibit A: The Woods PUD Amendment Property Description

A TRACT OF LAND THAT IS PART OF THE WEST HALF OF THE SOUTHEAST QUARTER (W/2 SE/4) AND THE WEST HALF (W/2) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN, COUNTY OF WAGONER, STATE OF OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 36; THENCE SOUTH 1°22'07" EAST AND ALONG THE EAST LINE OF SAID NW/4 FOR A DISTANCE OF 1121.11' TO A POINT AT THE SOUTHEAST CORNER OF BLOCK 4, "THE WOODS AT OAK GROVE II" A SUBDIVISION IN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN BOOK 1334 AT PAGE 888, WAGONER COUNTY RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 1°22'07" EAST AND CONTINUING ALONG SAID EAST LINE OF THE NW/4 FOR A DISTANCE OF 513.26 FEET TO A POINT ON THE WESTERLY LINE OF "REPLAT OF REPLAT OF CELEBRATION AT THE WOODS", AN ADDITION TO THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN BOOK 1987 AT PAGE 601, WAGONER COUNTY RECORDS; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES; NORTH 89°59'53" WEST FOR A DISTANCE OF 17.56 FEET; THENCE SOUTH 0°00'07" WEST FOR A DISTANCE OF 177.15 FEET; THENCE SOUTH 71°32'38" EAST FOR A DISTANCE OF 23.16 FEET TO A POINT ON THE EAST LINE OF SAID NW/4 OF SECTION 36; THENCE SOUTH 1°22'07" EAST AND CONTINUING ALONG SAID EAST LINE FOR A DISTANCE OF 823.07 FEET TO A POINT AT THE NORTHWEST CORNER OF THE W/2 SE/4 OF SAID SECTION 36; THENCE NORTH 88°44'44" EAST AND ALONG THE NORTH LINE OF SAID W/2 SE/4 FOR A DISTANCE OF 1319.03 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID W/2 SE/4;

THENCE SOUTH 1°23'04" EAST AND ALONG THE EAST LINE OF SAID W/2 SE/4 FOR A DISTANCE OF 1743.57; THENCE SOUTH 88°36'56" WEST FOR A DISTANCE OF 362.32 FEET; THENCE NORTH 79°23'46" WEST FOR A DISTANCE OF 237.81 FEET; THENCE NORTH 62°00'00" WEST FOR A DISTANCE OF 177.34 FEET; THENCE SOUTH 1°22'07" EAST FOR A DISTANCE OF 631.99 FEET; THENCE SOUTH 55°34'08" WEST FOR A DISTANCE OF 127.22 FEET; THENCE SOUTH 88°47'01" WEST FOR A DISTANCE OF 463.38 FEET TO A POINT ON THE WEST LINE OF SAID W/2 SE/4; THENCE NORTH 1°22'07" WEST AND ALONG SAID WEST LINE FOR A DISTANCE OF 990.07 FEET TO A POINT AT THE SOUTHEAST CORNER OF THE N/2 SW/4 OF SAID SECTION 36; THENCE SOUTH 88°46'10" WEST AND ALONG THE SOUTH LINE OF SAID N/2 SW/4 AND ALONG THE NORTH LINE OF "CREEK HOLLOW II", AN ADDITION IN WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AS FILED IN BOOK 6, PAGE 34, WAGONER COUNTY RECORDS, FOR A DISTANCE OF 1100.06 FEET; THENCE NORTH 1°10'50" WEST FOR A DISTANCE OF 29.13 FEET; THENCE NORTH 46°10'50" WEST FOR A DISTANCE OF 49.50 FEET; THENCE NORTH 1°10'50" WEST FOR A DISTANCE OF 75.84 FEET; THENCE SOUTH 88°46'10" WEST FOR A

DISTANCE OF 50.00 FEET; THENCE SOUTH 1°10'50" EAST FOR A DISTANCE OF 50.00 FEET; THENCE NORTH 88°45'10" EAST FOR A DISTANCE OF 30.00 FEET; THENCE SOUTH 1°10'50" EAST FOR A DISTANCE OF 34.11 FEET; THENCE SOUTH 46°10'50" EAST FOR A DISTANCE OF 49.50 FEET; THENCE SOUTH 1°10'50" EAST FOR A DISTANCE OF 20.86 FEET TO A POINT ON THE SOUTH LINE OF SAID N/2 SW/4; THENCE SOUTH 88°46'10" WEST AND ALONG SAID LINE FOR A DISTANCE OF 1244.31 FEET; THENCE NORTH 61°40'25" WEST FOR A DISTANCE OF 287.89 FEET; THENCE SOUTH 88°44'21" WEST FOR A DISTANCE OF 25.00 FEET TO A POINT ON THE WEST LINE OF SAID N/2 SW/4; THENCE NORTH 1°24'11" WEST AND ALONG SAID WEST LINE FOR A DISTANCE OF 1177.21 FEET TO A POINT AT THE NORTHWEST CORNER OF SAID N/2 SW/4; THENCE NORTH 1°19'23" WEST AND ALONG THE WEST LINE OF THE NW/4 OF SAID SECTION 36 FOR A DISTANCE OF 909.78 FEET TO A POINT AT THE SOUTHWEST CORNER OF "THE WOODS AT OAK GROVE" A SUBDIVISION IN WAGONER COUNTY, ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN BOOK PLC4 AT PAGE 392, COUNTY OF WAGONER RECORDS; THENCE ALONG SAID SOUTH LINE FOR THE FOLLOWING FOUR (4) COURSES; NORTH 88°40'57" EAST FOR A DISTANCE OF 237.20 FEET; THENCE NORTH 81°30'40" EAST FOR A DISTANCE OF 601.95 FEET; THENCE NORTH 63°51'36" EAST FOR A DISTANCE OF 417.63 FEET; THENCE NORTH 46°34'40" EAST FOR A DISTANCE OF 170.04 FEET TO A POINT ON THE SOUTH LINE OF "THE WOODS AT OAK GROVE II", A SUBDIVISION IN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, FILED IN BOOK 1334 AT PAGE 888, WAGONER COUNTY RECORDS; THENCE ALONG SAID SOUTH LINE FOR THE FOLLOWING THREE (3) NORTH 46°34'38" EAST FOR A DISTANCE OF 301.74 FEET; THENCE NORTH 84°05'25" EAST FOR A DISTANCE OF 507.91 FEET; THENCE NORTH 88°37'53" EAST FOR A DISTANCE OF 569.09 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 9,330,384 SQUARE FEET OR 214.196 ACRES.

The Woods

EXHIBIT B

PUD-R-13-02 Development Areas (Approved March 3, 2014)



The Woods

EXHIBIT C

PUD-R-13-02 Amendment Development Areas





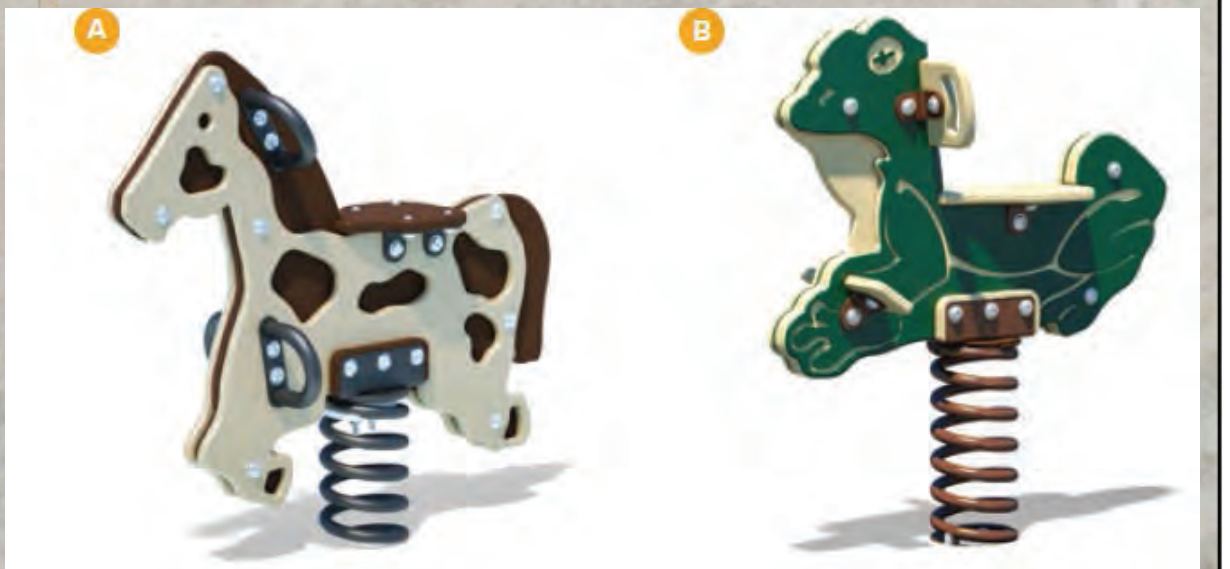
PAVILION EXAMPLES



SITE FURNISHING EXAMPLES

The Woods - Conceptual Site & Amenity Plan EXHIBIT D

Project No. 20019



PLAYGROUND EQUIPMENT EXAMPLES

Coweta Crossing
Coweta, Oklahoma

November 22, 2013

Prepared For:

TJT Enterprises
P.O. Box 250
Inola, Oklahoma 74036

Prepared By:

J.R. Donelson, Inc.
12820 So. Memorial Dr., Office 100
Bixby, Oklahoma 74008

Coweta Crossing

Planned Unit Development Number PUD-R 13-02

DEVELOPMENT CONCEPT

Introduction.

Coweta Crossing is a proposed mixed-use Planned Unit Development (PUD) located north of downtown Coweta, east of State Highway 51. The Proposed PUD is presently zoned CG (Commercial General) under PUD-C 12-02 and RS-2 and CG under "The Woods Golf Community Development" PUD. The overall site totals 366.28 acres and is located on the east side of State Highway 51 and South of E. 111th Street South. The property is in the Northeast Quarter of Section 35, Township 18 North, Range 15 East, and Section 36, Township 18 North, Range 15 East in Wagoner County, Oklahoma. See Exhibit B, which is a Concept Master Plan of the Site.

The Proposed PUD will consist of a number of uses. Those uses will be: restaurant, commercial retail, entertainment, office, single family dwellings, multi-family dwellings, a golf course with a clubhouse, a community center and a Coweta Public School site. The creation of active open space, while emphasizing the preservation of passive open space, is a very important aspect in the planning of Coweta Crossing. Sensitivity to topography, vegetation and surrounding land uses contributed to the planning and execution of the development to fulfill the present and future needs of the Coweta community.

As depicted on Exhibit A, the Concept Master Plan for this Planned Unit Development (PUD) shows five possible land uses within this development.

Development Area A is planned for restaurant, commercial retail, entertainment and office uses.

Development Area B is planned for residential single family dwellings, a municipal community center, public school, public golf course with a driving range and club house.

Development Area C is planned for residential multi-family dwellings, apartments and townhouses.

Legal description is provided as follows: Exhibit B-1 (Overall PUD Site Legal Description).

The public Golf Course will be re-designed and will be a nine (9) hole course with a driving range and club house. The development will feature existing and proposed lakes that will function both aesthetically as well as provide storm water detention. Possible amenities for the residential home owners could be a swimming pool and a tennis court.

Zoning.

The Site will be developed as three (3) Development Areas. The areas will be zoned CG (Commercial General), RS-2 (Residential Single Family), RM-1 (Residential Multi-family) . Uses allowed by right and exception in these zoning districts are allowed in this planned unit development. Attached as Exhibit C is a map that identifies the existing zoning of the site and surrounding areas.

Features of the site and surrounding area; viability and compatibility.

The site is located in North Coweta. A portion of the site is located in Section 35, South of East 111th Street South and East of State Highway 51. A 65 acre portion of the site is located abutting State Highway 51, the primary arterial road in Coweta. A Wal-Mart Center is located north of the Site on the south side of East 111th Street South. Along Highway 51, (west portion of the site) is a building used for commercial purposes. The "Woods Subdivision" is located north of the proposed site in Section 36 and "Creek Hollow" is located south of the proposed site in Section 36. A natural drainage and floodplain area, "Coweta Creek", runs along the East line of Section 35. To the South of the portion West of "Coweta Creek" is an existing mini-storage development along Highway 51 and a larger lot (RS-1) residential development.

There should be no question that development of the site for the uses proposed in this PUD are compatible with and in fact supported by the site features and the surrounding land uses. Compatibility of the proposed planned unit development with the existing and planned uses surrounding the site further is achieved by the development standards explained in the text that follows.

DEVELOPMENT STANDARDS

DEVELOPMENT AREA A (RESTAURANT-RETAIL-OFFICE- OFFICE/WAREHOUSE USE)

LAND AREA:

Gross:	66.245 acres*	2,885,632 square feet
Net:	66.245 acres	2,885,632 square feet

PERMITTED USES (to be allowed by right):

Those permitted principal uses, permitted accessory uses and uses permitted by special exception in the CG Zoning District, in accordance with Sections 1110, 1120 and 1130 in the Zoning Code. Provided, bars, taverns, night clubs and adult entertainment establishments shall be prohibited, except that any restaurant or eating establishment constructed on the site shall be permitted to serve alcoholic beverages and have a separate bar area as part of the establishment, subject to compliance with State Law regulating the sale of alcoholic beverages.

MINIMUM FRONTAGE (per lot) N/A feet

(No minimum lot width is required according to Sections 1160 of the Zoning Code.)

MAXIMUM BUILDING FLOOR AREA (using .75 FAR): 2,164,224square feet

(The maximum FAR allowed in the CG Zoning District is provided for Development Area A, consistent with Section 1170 of the Zoning Code.)

MAXIMUM BUILDING HEIGHT: Five Story
(One story height may vary depending on type of finish.)

MINIMUM BUILDING SETBACKS

From the west boundary (east right-of-way line for Highway 51)	35.0 feet
From the south boundary	25.0 feet
From the north boundary	25.0 feet
From the east boundary	15.0 feet

**DEVELOPMENT AREA B (RESIDENTIAL SINGLE-FAMILY- SCHOOL SITE-
MUNICIPAL COMMUNITY CENTER, GOLF COURSE/DRIVING RANGE)**

LAND AREA:

Gross:	276.735 acres*	12,054,576square feet
Net:	276.735 acres	12,054,576square feet

PERMITTED USES (to be allowed by right):

Those permitted principal uses, permitted accessory uses and uses permitted by special exception in the RS Zoning District, in accordance with Sections 410, 420, 430, 440 in the Zoning Code. Provided, bars, taverns, night clubs and adult entertainment establishments shall be prohibited, except that any restaurant or eating establishment constructed on the site shall be permitted to serve alcoholic beverages and have a separate bar area as part of the establishment, subject to compliance with State Law regulating the sale of alcoholic beverages.

MINIMUM YARD REQUIREMENTS PER SECTION 450 of the Zoning Code.

The minimum yard requirements for RS-2 will apply to all single family residential zoned lots.

MAXIMUM BUILDING HEIGHT: (Three story height may vary depending on type of finish.)	Three Story 45 feet in height
MINIMUM LOT AREA	5,000square feet
MINIMUM LOT WIDTH	50 feet

DEVELOPMENT AREA C (RESIDENTIAL MULTI-FAMILY)

LAND AREA:

Gross:	23.3 acres*	1,014,948square feet
Net:	23.3 acres	1,014,948square feet

PERMITTED USES (to be allowed by right in the RM-1 zoning district):

Those permitted principal uses, permitted accessory uses and uses permitted by special exception in the RM-1 Zoning District, in accordance with Sections 610, 620, 630, 640 in the Zoning Code. Provided, bars, taverns, night clubs and adult entertainment establishments shall be prohibited, except that any restaurant or eating establishment constructed on the site shall be permitted to serve alcoholic beverages and have a separate bar area as part of the establishment, subject to compliance with State Law regulating the sale of alcoholic beverages.

MINIMUM YARD REQUIREMENTS PER SECTION 600 of the Zoning Code.

DEVELOPMENT STANDARDS FOR ALL PROPERTY

LANDSCAPED AREA AND SCREENING

- (1) All development and construction shall comply with Chapter 24 of the Zoning Code.
- (2) The landscaping concept is intended to achieve unity though out the Planned Unit Development as well as provide an attractive view of the project from surrounding streets and neighborhoods.
- (3) Open space along the east side of Development Area A may be utilized and included in open space, landscape area or detention areas. These areas may be subject to detail site plan requirements made by the Coweta City Council.

SIGNS

- 1) Signage shall comply with Chapter 18 of the Zoning Code, with the maximum surface area of a temporary or permanent sign size being 192 square feet.
- 2) No sign permits shall be issued for erection of a sign within the PUD until a detail sign plan for the property has been submitted to the City of Coweta official (who has authority to issue sign permits) and approved as being in compliance with the approved PUD development standards.
- 3) Each and every sign will be architecturally pleasing and well landscaped.

LIGHTING

- (1) Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs with movement shall be prohibited, except as may be permitted by the Coweta zoning code as part of the approved detail sign plan.
- (2) Lighting used to illuminate the development area shall be so arranged as to shield and direct the light away from adjacent residential areas and residential uses within the PUD. No light standard or building-mounted light shall exceed five stories in height.

TRASH, MECHANICAL AND EQUIPMENT AREAS

- (1) There shall be no storage of recyclable materials, trash or similar material outside a screened receptacle. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen from a public street.

TOPOGRAPHY, DRAINAGE AND UTILITIES

- (1) *Drainage.* All storm water drainage structures shall be installed and maintained in accordance with all applicable City of Coweta Ordinances and regulations.

A Professional Engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures serving the Site have been installed in accordance with the approved plans prior to issuance of an Occupancy Permit on that property.

During construction on the property, the owner will provide adequate and reasonable erosion control, and, after construction, they will provide and maintain vegetative, landscaped ground cover so that soil does not erode on or from the property.

- (3) *Utilities.* Utilities are depicted on Exhibit E. Public water and sanitary sewer services are provided by the City of Coweta. AEP/PSO furnishes electricity to the entire site. Oklahoma Natural Gas (ONG) is the supplier of natural gas to the project.

ACCESS, CIRCULATION AND PARKING

Access, traffic circulation and parking areas depicted on Exhibit F. Some of the drives and parking areas within the PUD may be privately owned and maintained. Public Streets through Development Area B will be publicly owned and maintained. Mutual access between and across individual properties and mutual parking privileges within the PUD shall be provided by a mutual access agreement to be recorded in office of the Wagoner County Clerk by the Owner/Developer.

Pedestrian access and circulation shall be depicted on the detailed site plan drawing and/or landscape plan required by the City of Coweta. As stated above, all mutual access drives in the PUD may be private drives, which shall be constructed in accordance with all applicable City of Coweta codes, regulations and standards.

RESTRICTIVE COVENANTS; ENFORCEMENT

If portions of the Site are platted, Restrictive covenants will be adopted and recorded for that PUD portion as platted. Owners of the respective platted parcels and or buildings in the PUD will be required by the covenants to keep and maintain the parcels and improvements in a clean and professional manner (the "Maintenance Covenant"). The Maintenance Covenant will be enforced by the owner or a property owners' association for each platted parcel or building in the PUD.

PERMIT PREREQUISITES

No zoning clearance permit shall be issued until a detail site plan, including all buildings, parking, drives, walkways, and landscape areas, has been submitted to the Coweta City Planner and approved as being in compliance with the PUD development standards and all other applicable standards of the City of Coweta.

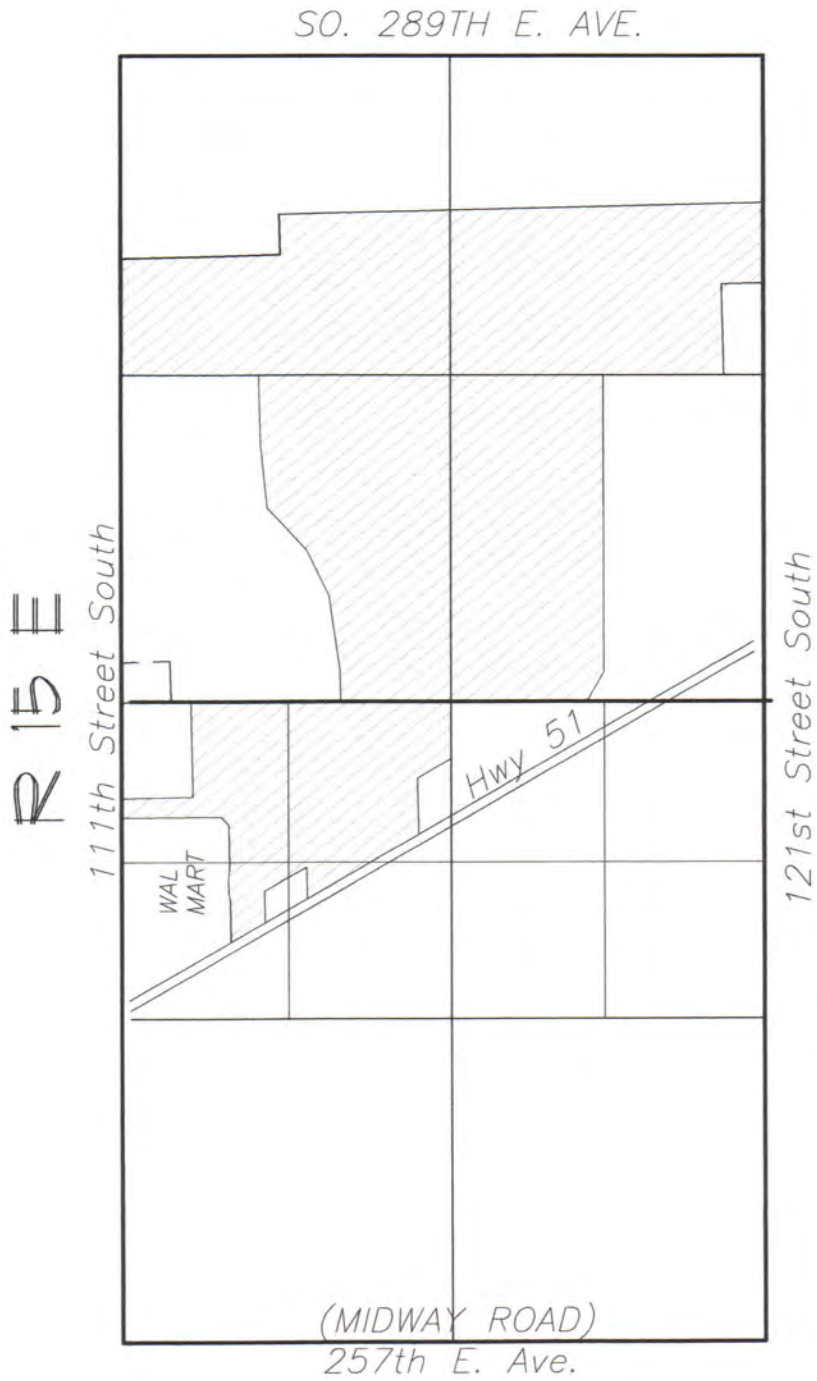
SCHEDULE OF DEVELOPMENT

Development will commence upon the approval of the PUD by the appropriate governmental bodies. The proposed development schedule is as follows:

- | | | |
|----|---------------------------------------|----------|
| 1. | Installation of site erosion control: | 04-14-14 |
| 2. | Begin site clearing and grubbing: | 04-21-14 |
| 3. | Begin CLOMR process | 05-15-14 |
| 4. | CLOMR submitted to FEMA | 09-15-14 |
| 5. | Grading on Coweta Creek | 10-15-14 |

EXHIBITS

- Exhibit A: Location map.
- Exhibit B: Concept Master Plan.
- Exhibit B-1: Overall PUD Site Legal Description.
- Exhibit B-2: Development Area A, Legal Description.
- Exhibit B-3: Development Area C, Legal Description.
- Exhibit B-4: Development Area B, Legal Description
- Exhibit C: Proposed Area Zoning.
- Exhibit D: Development Areas.
- Exhibit E: Proposed Utility Plan.
- Exhibit F: Access and Traffic Circulation Plan.



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EXHIBIT A

SECTION 35 SECTION 36

LOCATION MAP



EXHIBIT B

Overall PUD Site, Legal Description
COWETA CROSSING
Exhibit B-1

A tract of land situated in the Sections 35 and 36, T-18-N, R-15-E, of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the United States Government survey thereof, being more particularly described as follows, to-wit:

Commencing at the Northeast corner of the Northeast Quarter (NE/4) of said Section 35; thence with an assumed bearing of S 01°19'11"E and along the East line of Section 35 for 495.00 feet to the point of beginning; thence S 88°49'27"W for 790.00 feet; thence N01°19'24"W for 495.00 feet to a point on the north line of Section 35; thence S 88°49'27"W and along the North line of said Section 35 for 158.45 feet; thence S00°26'21"E for 721.89 feet; thence S 45°46'58"W for 96.12 feet; thence S89°07'12"W for 344.76 feet; thence N83°59'17"W for 100.00 feet; thence S89°07'12"W for 119.40 feet; thence S 74°41'28"W for 48.16 feet; thence S 89°07'12"W for 341.86 feet to a point on the East Right of Way line of State Highway 51; thence S29°47'51"E and along said East Right of Way line of State Highway 51 for 326.17 feet; thence N88°48'23"E for 248.08 feet; thence S29°47'51"E and parallel to the East Right of Way line of State Highway 51 for 400.00 feet; thence S 88°48'23"W for 248.08 feet to a point on the East Right of Way line of State Highway 51; thence S 29°47'51"E and along the East Right of Way line of State Highway 51 for 1061.49 feet; thence N 88°47'08"E for 450.00 feet; thence S29°47'51"E for 330.00 feet to a point on the South line of the Northeast Quarter (NE/4) of said Section 35; thence N88°47'08"E and along the South line of said NE/4 for 522.15 feet to the Southeast Corner of said Northeast Quarter (NE/4); thence S01°19'11"E and along the East line of said Section 35, also being the West line of Section 36 for 1121.05 feet; thence N 88°35'49"E for 25.00 feet; thence S60°24'46"E for 287.89 feet to a point on the South line of the N/2 of the SW/4 of said Section 36; thence N 89°57'00"E and along said South line of the N/2, SW/4 for 2349.14 feet to the Southeast corner of the N/2 of the SW/4 of said Section 36; thence S 01°22'05"E and along the West line of the SE/4 of said Section 36 for 992.47 feet to the Northwest Corner of the S/2, SW/4, SW/4, SE/4 of said Section 36; thence N88°46'29"E for 659.90 feet to the Northeast corner of the S/2, SW/4, SW/4, SE/4 of said Section 36; thence S 01°22'32"E and along the East line of said S/2, SW/4, SW/4, SE/4 for 330.17 feet to the Southeast Corner of the S/2, SW/4, SW/4, SE/4 of said Section 36; thence N 88°46'53"E and along the south line of said Section 36 for 659.95 feet to the Southeast corner of the W/2, SE/4 of said Section 36; Thence N 01°22'58"W and along the East line of the W/2, SE/4 of said Section 36 for 2641.55 feet to the Northeast corner of the W/2, SE/4 of said Section 36; thence N 01°23'32"W and along the East line of the SW/4, NE/4 of said Section 36 for 1321.20 feet to the Southeast corner of the NW/4, NE/4 of said Section 36; thence S88°44'22"W and along the South line of the NW/4, NE/4 for 330.22 feet; thence N 01°23'23"W for 1321.17 feet to a point on the north line of said Section 36; thence S 88°44'00"W and along the North line of said Section 36 for 987.94 feet to the Northwest corner of the W/2, NE/4 of said Section 36; thence S 01°22'19"E and along the West line of the NE/4 for 1121.11 feet; thence S88°37'41"W and along the South line of "The Woods at Oak Grove" for 569.09 feet; thence

S 84°05'13"W and continuing along the South line of "The Woods at Oak Grove" for 507.91 feet; thence S46°34'28"W and continuing along the South line of "The Woods at Oak Grove" for 471.77 feet; thence S63°51'24"W and continuing along the South line of "The Woods at Oak Grove" for 417.63 feet; thence S81°30'28"W and continuing along the South line of "The Woods at Oak Grove" for 601.95 feet; thence S88°40'45"W and continuing along the South line of "The Woods at Oak Grove" for 237.11 feet to a point on the West line of said Section 36; thence N 01°19'11"W and along the West line of said Section 36 for 1235.81 feet to the point of beginning and containing 366.28 acres more or less.

COWETA CROSSING

Development Area A, Legal Description

Exhibit B-2

A tract of land situated in the Sections 35 and 36, T-18-N, R-15-E, of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the United States Government survey thereof, being more particularly described as follows, to-wit:

Commencing at the Northeast corner of the Northeast Quarter (NE/4) of said Section 35; thence with an assumed bearing of S 01°19'11"E and along the East line of Section 35 for 495.00 feet to the point of beginning; thence S 88°49'27"W for 790.00 feet; thence N01°19'24"W for 495.00 feet to a point on the north line of Section 35; thence S 88°49'27"W and along the North line of said Section 35 for 158.45 feet; thence S00°26'21"E for 721.89 feet; thence S 45°46'58"W for 96.12 feet; thence S89°07'12"W for 344.76 feet; thence N83°59'17"W for 100.00 feet; thence S89°07'12"W for 119.40 feet; thence S 74°41'28"W for 48.16 feet; thence S 89°07'12"W for 341.86 feet to a point on the East Right of Way line of State Highway 51; thence S29°47'51"E and along said East Right of Way line of State Highway 51 for 326.17 feet; thence N88°48'23"E for 248.08 feet; thence S29°47'51"E and parallel to the East Right of Way line of State Highway 51 for 400.00 feet; thence S 88°48'23"W for 248.08 feet to a point on the East Right of Way line of State Highway 51; thence S 29°47'51"E and along the East Right of Way line of State Highway 51 for 1061.49 feet; thence N 88°47'08"E for 450.00 feet; thence S29°47'51"E for 330.00 feet to a point on the South line of the Northeast Quarter (NE/4) of said Section 35; thence N88°47'08"E and along the South line of said NE/4 for 522.15 feet to the Southeast Corner of said Northeast Quarter (NE/4); thence N01°19'11"W and along the East line of said Section 35, also being the West line of Section 36 for 2145.76 feet to the point of beginning and containing 66.245 acres more or less.

COWETA CROSSING

Development Area B, Legal Description

Exhibit B-4

A tract of land situated in the Sections 35 and 36, T-18-N, R-15-E, of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the United States Government survey thereof, being more particularly described as follows, to-wit:

Commencing at the Northeast corner of the Northeast Quarter (NE/4) of said Section 35; thence with an assumed bearing of S 01°19'11"E and along the East line of Section 35 for 495.00 feet ; thence S 88°49'27"W for 790.00 feet; thence N01°19'24"W for 495.00 feet to a point on the north line of Section 35; thence S 88°49'27"W and along the North line of said Section 35 for 158.45 feet; thence S00°26'21"E for 721.89 feet; thence S 45°46'58"W for 96.12 feet; thence S89°07'12"W for 344.76 feet; thence N83°59'17"W for 100.00 feet; thence S89°07'12"W for 119.40 feet; thence S 74°41'28"W for 48.16 feet; thence S 89°07'12"W for 341.86 feet to a point on the East Right of Way line of State Highway 51; thence S29°47'51"E and along said East Right of Way line of State Highway 51 for 326.17 feet; thence N88°48'23"E for 248.08 feet; thence S29°47'51"E and parallel to the East Right of Way line of State Highway 51 for 400.00 feet; thence S 88°48'23"W for 248.08 feet to a point on the East Right of Way line of State Highway 51; thence S 29°47'51"E and along the East Right of Way line of State Highway 51 for 1061.49 feet; thence N 88°47'08"E for 450.00 feet; thence S29°47'51"E for 330.00 feet to a point on the South line of the Northeast Quarter (NE/4) of said Section 35; thence N88°47'08"E and along the South line of said NE/4 for 522.15 feet to the Southeast Corner of said Northeast Quarter (NE/4) ; thence S01°19'11"E and along the East line of said Section 35, also being the West line of Section 36 for 501.83 feet to the **point of beginning**; thence continuing S 01°19'11"E and along the East line of said Section 35 for 619.22 feet; thence N 88°35'49"E for 25.00 feet; thence S60°24'46"E for 287.89 feet to a point on the South line of the N/2 of the SW/4 of said Section 36; thence N 89°57'00"E and along said South line of the N/2, SW/4 for 2349.14 feet to the Southeast corner of the N/2 of the SW/4 of said Section 36; thence S 01°22'05"E and along the West line of the SE/4 of said Section 36 for 992.47 feet to the Northwest Corner of the S/2, SW/4, SW/4, SE/4 of said Section 36; thence N88°46'29"E for 659.90 feet to the Northeast corner of the S/2, SW/4, SW/4, SE/4 of said Section 36; thence S 01°22'32"E and along the East line of said S/2, SW/4, SW/4, SE/4 for 330.17 feet to the Southeast Corner of the S/2, SW/4, SW/4, SE/4 of said Section 36; thence N 88°46'53"E and along the south line of said Section 36 for 659.95 feet to the Southeast corner of the W/2, SE/4 of said Section 36; Thence N 01°22'58"W and along the East line of the W/2, SE/4 of said Section 36 for 2641.55 feet to the Northeast corner of the W/2, SE/4 of said Section 36; thence N 01°23'32"W and along the East line of the SW/4, NE/4 of said Section 36 for 1321.20 feet to the Southeast corner of the NW/4, NE/4 of said Section 36; thence S88°44'22"W and along the South line of the NW/4, NE/4 for 330.22 feet; thence N 01°23'23"W for 1321.17 feet to a point on the north line of said Section 36; thence S 88°44'00"W and along the North line of said Section 36 for 987.94 feet to the Northwest corner of the W/2, NE/4 of said Section 36; thence S 01°22'19"E and along the West line of the NE/4 for 1121.11 feet; thence S88°37'41"W and along the South line of "The Woods at Oak Grove" for 569.09

feet; thence S 84°05'13"W and continuing along the South line of "The Woods at Oak Grove" for 507.91 feet; thence S46°34'28"W and continuing along the South line of "The Woods at Oak Grove" for 471.77 feet; thence S63°51'24"W and continuing along the South line of "The Woods at Oak Grove" for 417.63 feet; thence S81°30'28"W and continuing along the South line of "The Woods at Oak Grove" for 226.40 feet; thence S 01°42'53"W for 330.98 feet; thence S 29°04'58"E for 532.40 feet; thence S 14°36'44"W for 825.06 feet; thence N 56°24'26"W for 230.48 feet; thence S 89°17'51"W for 415.48 feet to the point of beginning and containing 276.735 acres more or less.

COWETA CROSSING

Development Area C, Legal Description

Exhibit B-3

A tract of land situated in the Sections 35 and 36, T-18-N, R-15-E, of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the United States Government survey thereof, being more particularly described as follows, to-wit:

Commencing at the Northeast corner of the Northeast Quarter (NE/4) of said Section 35; thence with an assumed bearing of S 01°19'11"E and along the East line of Section 35 for 495.00 feet ; thence S 88°49'27"W for 790.00 feet; thence N01°19'24"W for 495.00 feet to a point on the north line of Section 35; thence S 88°49'27"W and along the North line of said Section 35 for 158.45 feet; thence S00°26'21"E for 721.89 feet; thence S 45°46'58"W for 96.12 feet; thence S89°07'12"W for 344.76 feet; thence N83°59'17"W for 100.00 feet; thence S89°07'12"W for 119.40 feet; thence S 74°41'28"W for 48.16 feet; thence S 89°07'12"W for 341.86 feet to a point on the East Right of Way line of State Highway 51; thence S29°47'51"E and along said East Right of Way line of State Highway 51 for 326.17 feet; thence N88°48'23"E for 248.08 feet; thence S29°47'51"E and parallel to the East Right of Way line of State Highway 51 for 400.00 feet; thence S 88°48'23"W for 248.08 feet to a point on the East Right of Way line of State Highway 51; thence S 29°47'51"E and along the East Right of Way line of State Highway 51 for 1061.49 feet; thence N 88°47'08"E for 450.00 feet; thence S29°47'51"E for 330.00 feet to a point on the South line of the Northeast Quarter (NE/4) of said Section 35; thence N88°47'08"E and along the South line of said NE/4 for 522.15 feet to the Southeast Corner of said Northeast Quarter (NE/4) being the point of beginning; thence S01°19'11"E and along the East line of said Section 35, also being the West line of Section 36 for 501.83 feet; thence N89°17'51"E for 415.48 feet; thence S56°24'26"E for 230.48 feet; thence N14°36'44"E for 825.06 feet; thence N29°04'58"W for 532.40 feet; thence N01°42'53"E for 330.98 feet to a point on the South line of "The Woods at Oak Grove"; thence S81°30'28"W and along the South line of "The Woods at Oak Grove" for 375.55 feet; thence S88°40'45"W and continuing along the South line of "The Woods at Oak Grove" for 237.11 feet to a point on the West line of said Section 36; thence S 01°19'11"E and along the West line of said Section 36 for 909.96 feet to the point of beginning and containing 23.3 acres more or less.

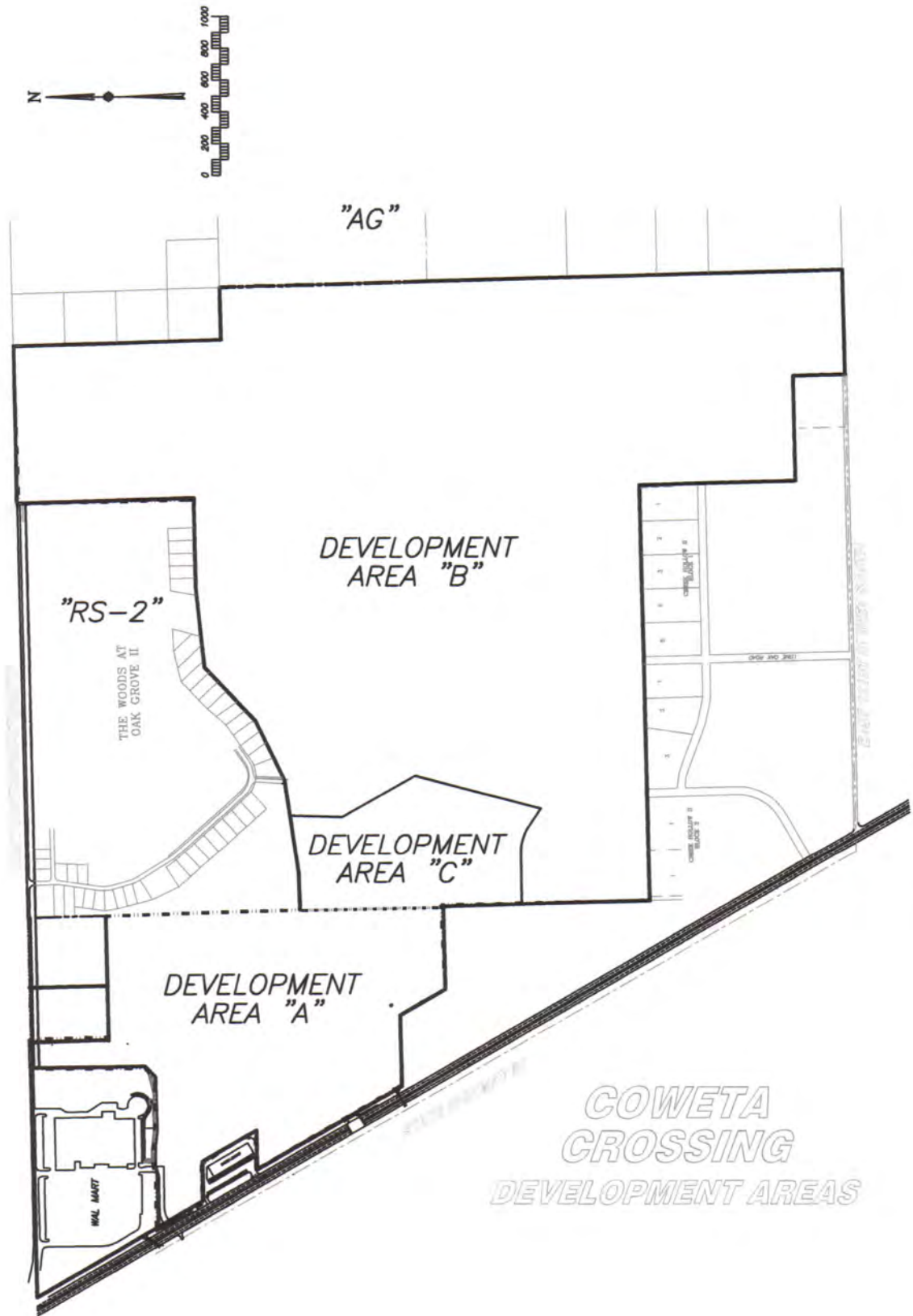


EXHIBIT D

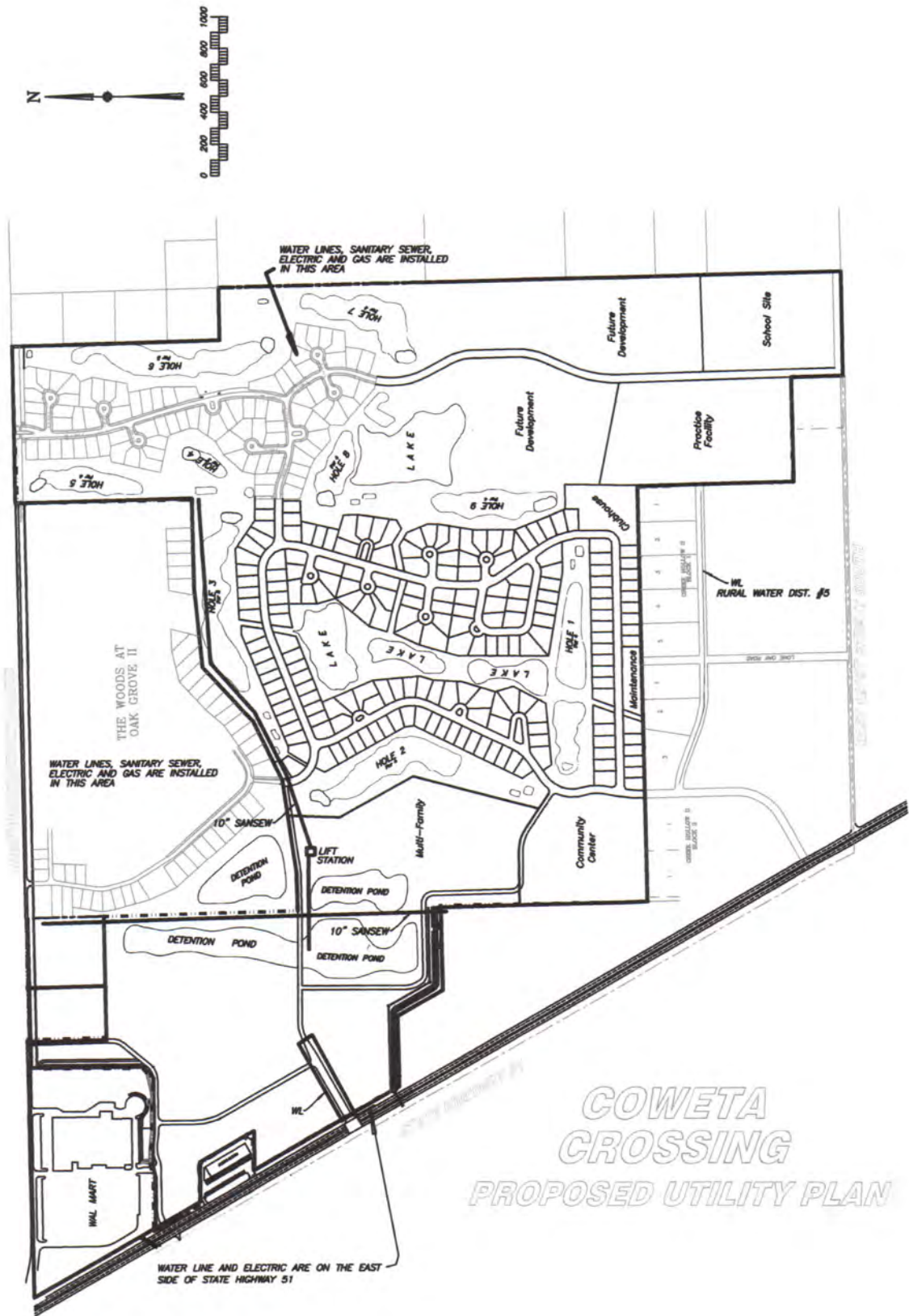
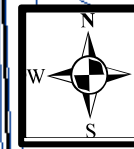


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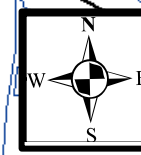
EXHIBIT F

PLANNED UNIT DEVELOPMENT (PUD) PUD-R 13-02 MAJOR AMENDMENT



SUBJECT PROPERTY

PLANNED UNIT DEVELOPMENT (PUD) PUD-R 13-02 MAJOR AMENDMENT

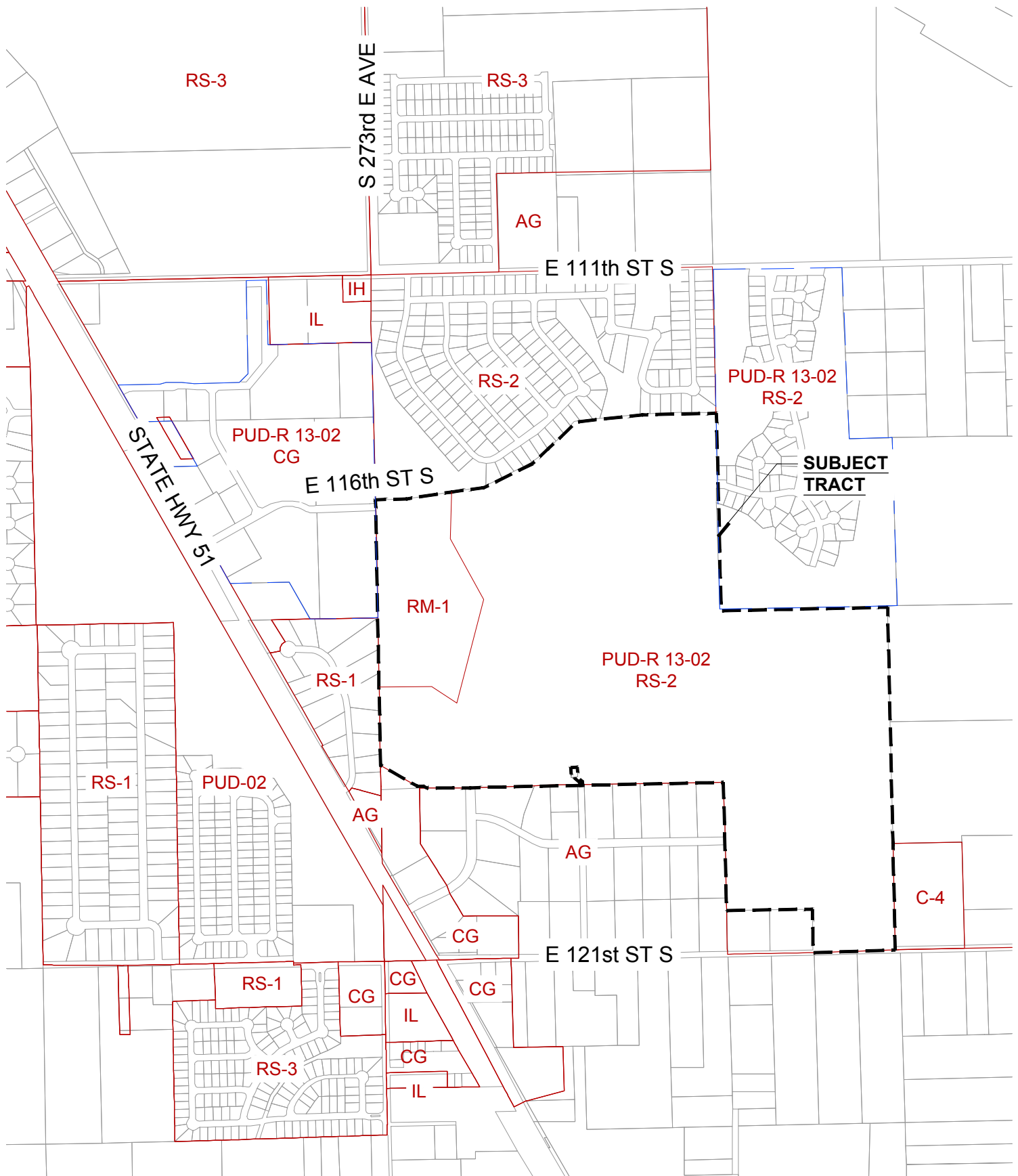


SUBJECT PROPERTY

Legend

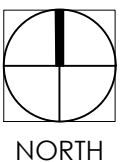
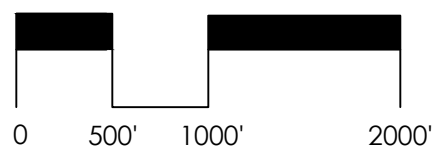
ZONE_TYPE

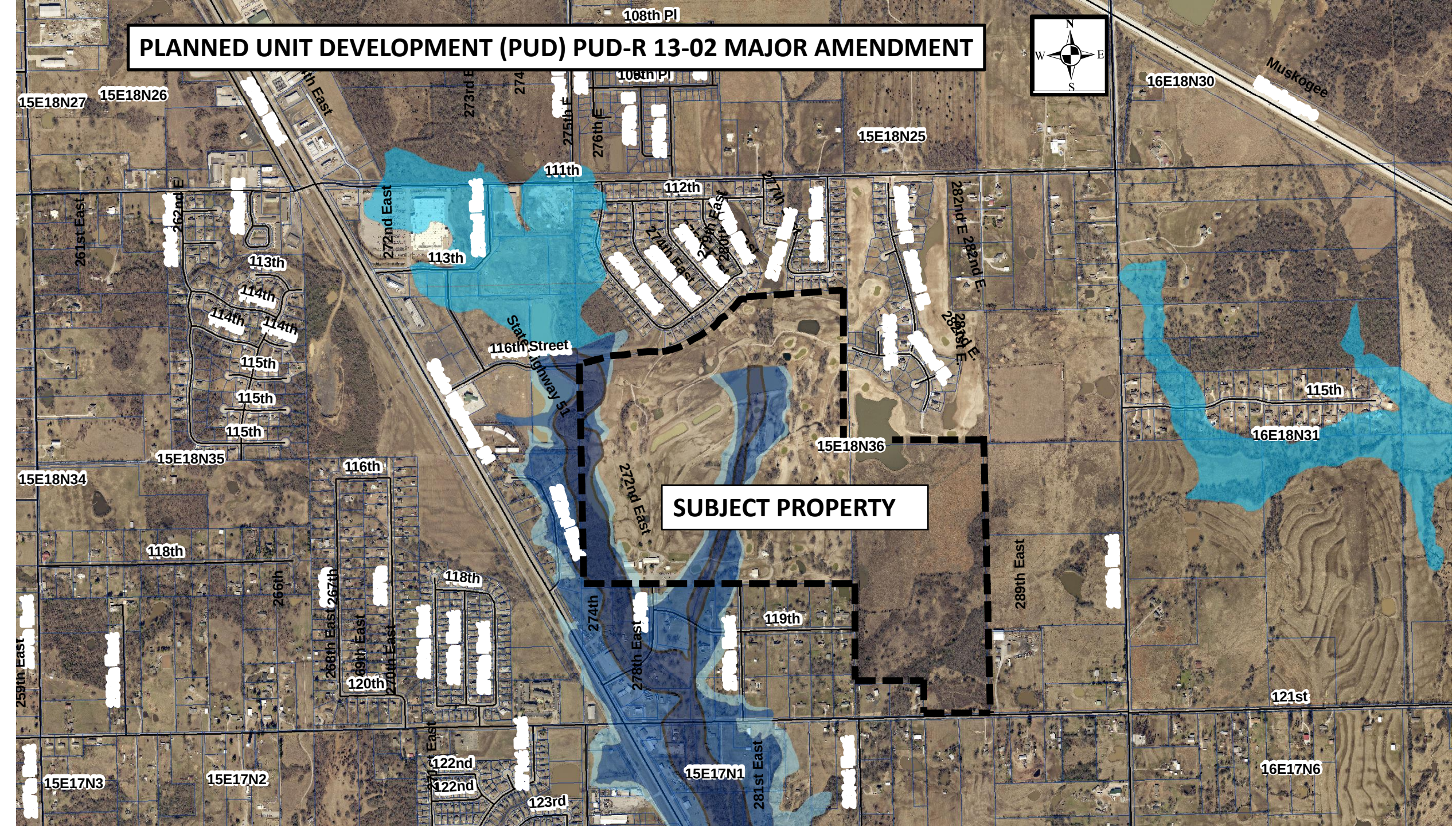
- AG Agriculture
- C-4 Wagoner County Zoning
- CG General Commercial
- IH Heavy Industrial
- IL Light Industrial
- RM-1 Residential Multi-Family
- RMH Residential Manufactured Home
- RS-22.5 Wagoner County Zoning
- RS-0 Wagoner County Zoning
- RS-1 Residential Single Family
- RS-2 Residential Single Family
- RS-22.5 Wagoner County Zoning
- RS-3 Residential Single Family



CZ 21-07
PUD No. R13-02 Major Amendment
 229.490 Acres

Scale: 1"=1000'-0"





To: The City of Coweta Planning and Zoning Commission
From: The Residents of Creek Hollow and Creek Hollow II
Re: PUD-R 13-02 (“The Woods” subdivision)

**PETITION IN OPPOSITION TO ACCESS POINTS OF
CREEK HOLLOW ROAD AND WEALD ROAD**

We, the residents, of the Creek Hollow and Creek Hollow II area of Coweta oppose the proposed access points to the new subdivision to be known as “The Woods (PUD-R 13-02). The Preliminary Master Plan indicates that access should be provided by Creek Hollow Road and Weald Road.

Both Creek Hollow Road and Weald Road are small, residential roads and should not be opened up to becoming major points of entry for a 589-home subdivision. Specifically, Weald Road is a dead-end street and should not be opened to provide access to a new subdivision.

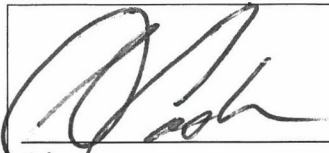
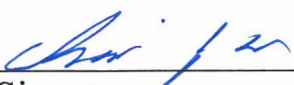
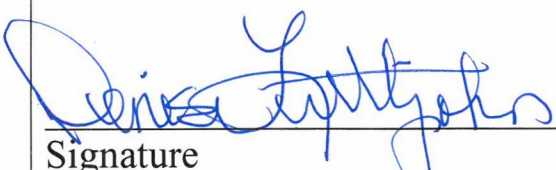
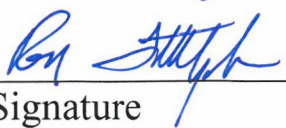
Allowing access to the proposed subdivision via Creek Hollow Road and Weald Road would result in a drastic increase of traffic, noise, and influx of vehicles in the area. It would also result in increased wear on roads which are already narrow and pot-hole ridden. These roads are neighborhood roads, designed for ingress and egress for a small neighborhood. If this access is permitted we would lose the dead-end road that has protected our neighborhood since it was developed. We would lose the safety and protection that the dead-end provides as well as changing the character of our neighborhood. Creek Hollow and Creek Hollow II are quiet neighborhoods, where all of the residents know one another and watch out for each other’s homes. Residents who live in these neighborhoods purchased our homes for the safety, seclusion, quiet, and rural feel provided by the neighborhoods that have been maintained since development. It is important to the residents of Creek Hollow and Creek Hollow II that the rural character of our neighborhoods be preserved. It is important to us, as we have invested in our homes and properties surrounding the planned development and proposed access points, that preservation of our investments is as important to the investments of the development company.

There is a great concern with the increase in traffic on Creek Hollow Road and Weald Road. We are concerned for the safety of the children who play in the streets and residents who walk regularly in our neighborhood as we have no sidewalks to protect them from the traffic on the streets. We are also concerned with the increase in noise and light pollution. The City of Coweta Comprehensive Plan for development clearly states that an objective is to “Prioritize Neighborhood Safety” by “minimiz[ing] through-traffic in neighborhoods.” (Page 45 of City of Coweta Comprehensive Plan). Further Section 4.14 of the City of Coweta Subdivision Regulations (Ordinance No. 717) provides that a Planned Unit Development shall “protect the... character of the surrounding property and the general welfare of the entire community.” (Page 30 of the City of Coweta Subdivision Regulations). Permitting Creek Hollow Road and Weald Road to be access points for the Woods subdivision completely contradict the stated goals of the City of Coweta and will destroy the character of Creek Hollow and Creek Hollow II by increasing traffic, eliminating the rural feel, and endangering the safety of the residents.

Review of the map, indicates that there are numerous other areas, including Highway 51 at the newly installed traffic light by RCB Bank (116th Street) which could be used as access points to the subdivision without adversely affecting the character of the existing Creek Hollow and Creek Hollow II neighborhoods and endangering the safety of the residents of those neighborhoods.

We, the undersigned owners of properties in Creek Hollow and Creek Hollow II, request that the Coweta Planning Commission and Council vote no to allowing access to the proposed subdivision of the Woods (PUD-R 13-02) via Creek Hollow Road and Weald Road.

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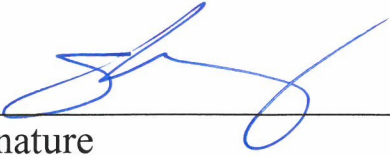
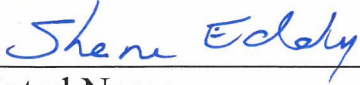
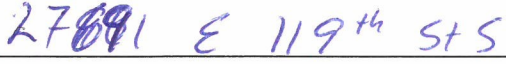
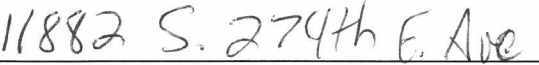
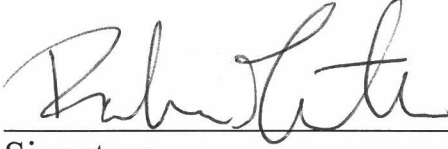
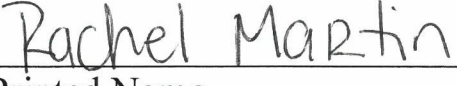
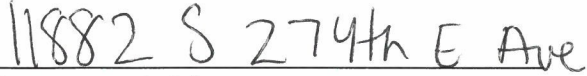
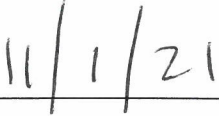
 Signature <u>Adrienne N. Cash</u> Printed Name <u>27924 E 119th St S</u> Property Address <u>Coweta, OK 74429</u>	<u>10/29/2021</u> Date
 Signature <u>Chris J. Cash</u> Printed Name <u>27924 E 119 St S</u> Property Address <u>Coweta OK 74429</u>	<u>10/30/2021</u> Date
 Signature <u>Denise Uttelyohn</u> Printed Name <u>27985 E. 119th St S.</u> Property Address <u>Coweta, OK 74429</u>	<u>10-30-2021</u> Date
 Signature	<u>10-30-2021</u> Date

Printed Name <u>RON LITTLEJOHN</u> Property Address <u>27985 E. 119th ST. S</u> <u>COWETA OK</u> <u>74429</u>	
Signature <u>Angela DeGraffenreid</u> Printed Name <u>11875 S. 274th E. Ave</u> <u>COWETA OK</u> Property Address <u>74429</u>	Date
Signature <u>Sarel Littlejohn</u> Printed Name <u>Sarel Littlejohn</u> Property Address <u>27985 E. 119th ST. S</u>	Date
Signature <u>Nicholas Griffith</u> Printed Name <u>Nicholas Griffith</u> Property Address <u>28056 E. 119th ST. S.</u>	Date <u>10-31-2021</u>

Signature <u>Kassie Griffith</u> Printed Name <u>28056 E. 119th St. S.</u> Property Address	Date <u>10/31/21</u>
Signature <u>Deborah Replogle</u> Printed Name <u>Deborah Replogle</u> Property Address <u>27909 E 119th St S</u>	Date <u>10/31/2021</u>
Signature <u>Martha West</u> Printed Name <u>Martha L. West</u> Property Address <u>27874 E. 119th St. S.</u>	Date <u>10/31/21</u>
Signature <u>Charles A. West</u> Printed Name <u>Charles A. West</u> Property Address <u>27874 E. 119th St</u> <u>Coweta OK 74427</u>	Date

<u>Justin DeGraffenreid</u> Signature <u>Justin DeGraffenreid</u> Printed Name <u>11675 S. 274th E. Ave</u> Property Address	<u>10/31/21</u> Date
<u>Lori Byrd</u> Signature <u>Lori Byrd</u> Printed Name <u>27548 E 119th St. S.</u> Property Address	<u>10/31/21</u> Date
<u>ICENT BYRD</u> Signature <u>ICENT BYRD</u> Printed Name <u>27548 E 119th St. S.</u> Property Address	<u>10/31/21</u> Date
<u>Rick Hill</u> Signature <u>Rick Hill</u> Printed Name	<u>10/31/21</u> Date

<u>27753 S. 119th E. Ave</u> Property Address	
<u>Don Rake</u> Signature	<u>10-31-21</u> Date
<u>DON RAKE</u> Printed Name	
<u>27830 E. 119th</u> Property Address	
<u>Kari Eddy</u> Signature	<u>11-2-21</u> Date
<u>Kari Eddy</u> Printed Name	
<u>27691 E 119 St S</u> Property Address	
<u>[Signature]</u> Signature	<u>11-2-21</u> Date
<u>Shelly Eddy</u> Printed Name	
<u>27691 E 119 St S</u> Property Address	

 Signature  Printed Name  Property Address	 Date
 Signature  Printed Name  Property Address	 Date
 Signature  Printed Name  Property Address	 Date

<u>Rona L Murrell</u> Signature <u>Rona L Murrell</u> Printed Name <u>27986 E. 119 St S.</u> <u>Coweta, OK 74429</u> Property Address	<u>11-07-21</u> Date
<u>11936 S. 274 E. Ave</u> <u>Coweta, OK 7442</u> Signature <u>Lavern M Cole</u> Printed Name <u>Lavern M. Cole</u> Property Address	<u>11-8-21</u> Date
<u>11936 S 274th E AVE</u> <u>Coweta OK 74429</u> Signature <u>Robert G Cole</u> Printed Name <u>Robert G Cole</u> Property Address	<u>11-8-21</u> Date

Kimberly Cehanel
Signature

11/9/2021
Date

Kimberly Cehanel
Printed Name

27877 E 119th St
Property Address
Coneta OK 74429

[Signature]
Signature

11/9/2021
Date

Tommy Cehanel
Printed Name

27827 E 119th St S
Property Address

Coneta OK 74429

[Signature]
Signature

11/9/21
Date

Kristin Hughes
Printed Name

11963 S 274th East Ave
Property Address

<u>Ray Carmody</u> Signature <u>Ray Carmody</u> Printed Name <u>11963 S 274th East Ave</u> Property Address	<u>11/9/21</u> Date
<u>Alan S. Helmer</u> Signature <u>Alan S. Helmer</u> Printed Name <u>27931 E. 119th St S.</u> Property Address	<u>11/9/21</u> Date
<u>Rebecca Helmer</u> Signature <u>Rebecca Helmer</u> Printed Name <u>27931 E. 119th St. S.</u> Property Address	<u>11/9/21</u> Date

**B
&
B**
**BARBER
&
BARTZ**

ATTORNEYS AT LAW

a Professional Corporation

RON B. BARBER
ROBERT J. BARTZ
JOE M. FEARS
ROBERT L. BEARER
RICHARD D. WHITE, JR.
W. TODD HOLMAN
GARY L. MADDUX
STEFAN A. MECKE
KURTIS R. EATON
KELSEY T. PIERCE
KARA PRATT
KARA M. VINCENT
TAYLOR A. BURKE
CHARLES R. WILLING
ADRIENNE CASH
MARIA LUCKERT
JEREMY OWENS
CURTIS J. SHACKLETT, *of
counsel*
STEPHANIE R. MITCHELL, *of
counsel*

PARK CENTRE
525 S. MAIN STREET
SUITE 800
TULSA, OK
74103-4511

TELEPHONE
918 599-7755

FAX
918 599-7756

www.barberbartz.com

November 10, 2021

Tom Young
City of Coweta
310 S. Broadway
Coweta, OK 74429

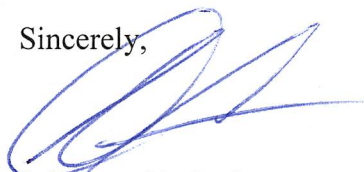
Re: PUD-R 13-02 ("The Woods" subdivision)

Dear Mr. Young:

Enclosed please find a Petition in Opposition to Access Points of Creek Hollow Road and Weald Road as it pertains to the proposed Woods subdivision planned for the location of the former Woods Golf Course. This Petition was presented to all residents of Creek Hollow and Creek Hollow II with residences located on Creek Hollow Road and Weald Road. As you can see, the opposition to the proposed access points is overwhelming. I am forwarding the original copy of the Petition to you prior to the November 15, 2021 meeting pertaining to PUD-R 13-02. Copies will also be sent via electronic means.

On behalf of all of the residents of Creek Hollow and Creek Hollow II, we greatly appreciate the time and consideration of the City of Coweta in hearing our objections and taking into consideration the damage which would be sustained by all residents located along Creek Hollow Road and Weald Road should these small, residential roads be opened up to access a major subdivision.

Sincerely,



Adrienne N. Cash

ANC/s
Enclosure