



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

**AGENDA - SPECIAL MEETING
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, NOVEMBER 29, 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. PUBLIC HEARINGS

1. PUBLIC HEARING - PUD-02 AMENDMENT

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AN APPLICATION FOR A MAJOR AMENDMENT TO PLANNED UNIT DEVELOPMENT, PUD- 02, ON PROPERTY CONSISTING OF APPROXIMATELY 64.84 ACRES, MORE OR LESS, LOCATED NORTH AND WEST OF THE INTERSECTION OF 121ST STREET SOUTH AND STATE HIGHWAY 51, IN SECTION 35, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA.

Documents:

[TIMBER RIDGE PUD-02 AMENDMENT.PDF](#)
[TIMBER RIDGE STATION PUD DOCS.PDF](#)
[ORDINANCE 796.PDF](#)
[CZ 21-08 PUD-02 AMENDMENT LOCATION MAP.PDF](#)
[CZ 21-08 PUD-02 AMENDMENT AERIAL VIEW MAP WITH FLOODPLAN.PDF](#)
[CZ 21-08 PUD-02 AMENDMENT ZONING MAP.PDF](#)
[211129 NOTICE OF PUBLIC HEARING PUD-02.PDF](#)

V. OLD BUSINESS

1. PUD-02 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-02 MAJOR AMENDMENT, ON PROPERTY CONSISTING OF APPROXIMATELY 64.84 ACRES, MORE OR LESS, LOCATED NORTH AND WEST OF THE INTERSECTION OF EAST 121ST STREET SOUTH AND STATE HIGHWAY 51, IN SECTION 35, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. (MARK SEIBOLD, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[211129 STAFF REPORT PUD 02 AMENDMENT.PDF](#)

[TIMBER RIDGE PUD-02 AMENDMENT.PDF](#)
[TIMBER RIDGE STATION PUD DOCS.PDF](#)
[ORDINANCE 796.PDF](#)
[CZ 21-08 PUD-02 AMENDMENT AERIAL VIEW MAP WITH FLOODPLAN.PDF](#)
[CZ 21-08 PUD-02 AMENDMENT LOCATION MAP.PDF](#)
[CZ 21-08 PUD-02 AMENDMENT ZONING MAP.PDF](#)

VI. NEW BUSINESS

VII. 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.**

Timber Ridge

PUD No. PUD-02 Amendment

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

Coweta, Oklahoma

Owner

Roland Investments Ltd.
P.O. Box 660
Coweta, OK 74429
Phone: (918) 671-7010

Applicant/Consultant

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

October 29, 2021

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I. PROPERTY DESCRIPTION

Timber Ridge within PUD No. PUD-02 is a 64.84-acre multiple use development located north and west of the intersection of East 121st Street South and State Highway 51, in the City of Coweta, Oklahoma, and is more particularly described within the following statement:

ALL OF THE EAST HALF (E/2) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST LYING SOUTH AND WEST OF THE M.K. & T. RAILROAD RIGHT-OF-WAY;

LESS AND EXCEPT THE 63.8 ACRES KNOWN AS "TIMBER RIDGE ESTATES", AN ADDITION TO THE CITY OF COWETA, WAGONER COUNTY, OKLAHOMA;

AND LESS AND EXCEPT THE 30.10 ACRES KNOWN AS "TIMBER RIDGE PLAZA", AN ADDITION TO THE CITY OF COWETA, WAGONER COUNTY, OKLAHOMA;

AND LESS AND EXCEPT THE 30.10 ACRES KNOWN AS "STEEPLECHASE APARTMENTS", AN ADDITION TO THE CITY OF COWETA, WAGONER COUNTY, OKLAHOMA;

AND LESS AND EXCEPT THAT TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED DATED THE 26TH DAY OF MARCH, 2020, AND FILED OF RECORD WITH THE WAGONER COUNTY CLERK APRIL 02, 2020 IN BOOK 2569 ON PAGES 0358, 0359, AND 0360, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FIVE (35) IN TOWNSHIP EIGHTEEN (18) NORTH AND RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), ACCORDING TO THE U.S. GOVERNMENT SURVEY, THEREOF, WAGONER COUNTY, STATE OF OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF THE SE/4 OF SEC. 35, T-18-N, R-15-E, I.B.&M.; THENCE S 88°44'55" W ALONG THE SOUTH LINE OF SAID SE/4 A DISTANCE OF 245.69 FEET; THENCE N 01°07'16" W ALONG THE BOUNDARY OF STEEPLECHASE APARTMENTS, ACCORDING TO THE RECORDED PLAT NO. PLC4-336 A DISTANCE OF 443.00 FEET TO THE POINT OF BEGINNING; THENCE S 88°44'55" W ALONG THE BOUNDARY OF SAID STEEPLECHASE APARTMENTS A DISTANCE OF 470.00 FEET TO THE BOUNDARY OF TIMBER RIDGE PLAZA, ACCORDING TO THE RECORDED PLAT NO. PLC4-310; THENCE N 01°07'16" W ALONG THE BOUNDARY OF SAID TIMBER RIDGE PLAZA A DISTANCE OF 324.58 FEET; THENCE N 88°44'55" E A DISTANCE OF 405.24 FEET; THENCE S 29°47'54" E ALONG A LINE BEING PARALLEL AND 60.00 FEET WEST OF THE PRESENT RAILROAD RIGHT-OF-WAY A DISTANCE OF 369.50 FEET; THENCE S 88°44'55" W A DISTANCE OF 112.55 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.680 ACRES, MORE OR LESS.

The above-described property will hereinafter be referred to as the "Site" or "Subject Property."

II. DEVELOPMENT CONCEPT

Timber Ridge was originally approved by the Coweta City Council as Planned Unit Development (PUD) No. PUD-02 on August 4, 1986, per Coweta Ordinance # 796. Timber Ridge was originally designed as a mixed-use development allowing a wide range of uses from commercial, industrial high-tech office park, garden apartments, and single-family residential. A Preliminary Site Plan dated 1/30/86 was associated with the original PUD and served as the basis for City Staff-written development plan and development standards, which became part of the approved PUD. While the original PUD was intended to be flexible in terms of uses permitted and associated residential densities and nonresidential intensities, the development standards prohibit a number of prospective developments and do not match current conditions or the Zoning Code's provisions pertaining to PUDs. Since the original 1986 PUD, conditions have changed due to earlier development phases, no new railroad crossings to access State Highway 51, and changes in market expectations, among other things.

By this PUD Amendment, the Owner proposes to unlock the full potential of the site and to update and bring clarity to the PUD, which is presently an ad hoc collection of various records assembled through time.

III. PROJECT HISTORY AND SCOPE

Timber Ridge was originally approved by the Coweta City Council as Planned Unit Development (PUD) No. PUD-02 on August 4, 1986, per Coweta Ordinance # 796. Adopted January 8, 2018, Ord. # 796 was approved, now for then, since the original ordinance approving the PUD, if it existed, “cannot be found.”

Within PUD-02, “Timber Ridge Plaza” was platted July 18, 1996, “Steeplechase Apartments” was platted September 25, 1998, and Coweta Trails senior living was sold in March, 2020 and opened in August, 2021. To serve the latest development, S. 273rd E. Ave. has been extended north of 121st St. S. and curves to the northwest to parallel the railroad tracks.

The current zoning map maintained by INCOG reflects the site is zoned RS-3 and with supplemental zoning PUD-02. However, contemporary City staff reports reflect that either approximately 10 acres of CG zoning preexisted the 1986 PUD, or otherwise rezoning case CZ-86-3 should have rezoned, within the original tract, “the southeast 9.0168 [acres] CG” in accordance with what the Owner believed had been approved at the time the property was annexed. As a legal description for the CG district was not included in the record, this may explain why the zoning map does not reflect CG zoning.

Ord. 796 did not delineate underlying zoning districts, but rather approved all of the original PUD area to PUD-02 “with CG Commercial General and RM-1 Residential Multiple Family Mixed-Use Zoning designation PUD-02.” To recognize the comingling of uses in the original PUD and in the PUD approval Ord. 796, together with the Owner’s original intent to maintain use flexibility and present intent to allow true mixed-use development, this PUD Amendment will allow the overlaying of nonresidential intensities and residential densities as allowed by the Coweta Zoning Code over the remaining land within PUD-02.

Zoning Code Section 1660 Intensity of Use suggests PUDs should not exceed the intensities supported by the Comprehensive Plan. This PUD Amendment proposes to honor the intent of this provision and the new Comprehensive Plan, for residential development density, while maximizing the potential of the site for nonresidential development. Nonresidential intensity will be naturally limited by practical restrictions including minimum building setbacks and required off-street parking. Further, all intensities are designed to conform to the Zoning Code and the allowances conferred by the existing approved PUD-02.

The previous Comprehensive Plan Land Use Intensities map designated a deep strip of land along each side of State Highway 51 as “Medium” [intensity] land use, with the balance of the site designated “Low” [intensity]. The “Medium” intensity translated into 50% nonresidential floor area ratio and 17 dwelling units per acre maximums, and the “Low” intensity translated into a maximum of nine (9) dwelling units per acre.¹

¹ Intensity Policies # 6

The new Comprehensive Plan 2020 - 2030, dated October 5, 2020, Anticipated Northwest Growth Area map, does not recognize the approved zoning patterns and designates the entire site as “Residential Low,” which supports a maximum of eight (8) dwelling units per acre and does not support or provide intensities for nonresidential use.² The Comprehensive Plan should be updated as opportunity allows to recognize the approved PUD in accordance with Ord. 796 dated January 8, 2018.

Unless specifically modified herein, the approved permitted uses and development standards of the original PUD-02 shall remain in full force and effect. Exhibit A “Conceptual Site Plan” has been added to this PUD. A Preliminary Site Plan dated 1/30/86 was associated with the original PUD and served as the basis for City Staff-written development plan and development standards, which became part of the approved PUD. A copy is attached to this document for reference. The intent of Exhibit A is to reflect a more likely scope of uses and locations for same as anticipated for the site, and it does not replace the original Preliminary Site Plan.

As used in this document, unless the context clearly qualifies otherwise, “Owner” shall mean Roland Investments, Ltd. and “City” shall mean the City of Coweta, Oklahoma.

² Chapter 20, pages 170, 171, and 177

IV. AMENDED DEVELOPMENT STANDARDS

The following are the amended development standards:

NON-RESIDENTIAL DEVELOPMENT STANDARDS:

Gross Land Area:	2,824,359 SF	64.838 AC
Net Land Area:	2,824,359 SF	64.838AC
Permitted Uses: Uses permitted as a matter of right in the CG General Commercial district plus Commercial High-Tech Office Park a/k/a high-tech, industrial-commercial use as presently permitted within PUD-02.		
Maximum Floor Area Ratio:	No Limitation; Governed by Setbacks and Minimum Off-street Parking	
Maximum Building Floor Area:	No Limitation; Governed by Setbacks and Minimum Off-street Parking	
Maximum Building Height:	No Limitation	
Minimum Lot Width and Street Frontage:	No Limitation *	
Minimum Building Setbacks:		
From Arterial Street Right-of-Way:	50 FT **	
From Non-Arterial Street Right-of-Way:	25 FT **	
From Residential Boundaries:	50 FT ***	
From All Other PUD Perimeter Boundaries:	17.5 FT ***	
From All Other Boundaries:	0 FT	
Minimum Off-Street Parking Multitenant:	1 space per 225 SF Building Floor Area	
Minimum Off-Street Parking All Other Uses:	As required by Zoning Code for use / occupancy	
Maximum Off-Street Parking:	No Limitation	
Minimum Loading Requirements:	None required	
Other Bulk and Area Requirements:	As required within CG District	

* Any interior lot having no street frontage shall be provided access to a public street by access easement(s) approved by the City of Coweta during platting review, and all private access drives shall meet all City of Coweta requirements.

** Where no parking is located between the building and the street, the setback is reduced to 15 feet.

*** Buildings greater than 75 feet in height shall be set back 75 feet plus 1 foot for each 1 foot of building height exceeding 75 feet.

RESIDENTIAL DEVELOPMENT STANDARDS:

Gross Land Area:	2,824,359 SF	64.838 AC
Net Land Area:	2,824,359 SF	64.838 AC
Permitted Uses: Uses permitted as a matter of right in the RM-1 district, neighborhood community playfields and parks including clubhouses, pools, and similar neighborhood amenities, and uses customarily accessory to uses permitted herein.		
Maximum Number of Dwelling Units:	551	
Minimum Lot Width:		
Single-family detached:	50 FT	
Townhouse:	35 FT	
Duplex:	70 FT	
Zero lot line:	50 FT	
Multifamily:	75 FT	
Minimum Lot Frontage:	30 FT	
Minimum Lot Area:		
Single-family detached:	5,000 SF	
Townhouse:	3,800 SF	
Duplex:	7,000 SF	
Zero lot line:	5,000 FT	
Multifamily:	1,742.4 SF per DU	
Minimum Land Area per Dwelling Unit:	Multifamily: 25 DUs/AC.; Other Res.: 8 DUs/AC.	
Maximum Building Height Multifamily:	No Limitation	
Maximum Building Height Other Residential:	No Limitation	
Minimum Yard Setbacks Detached Single-Family: *		
Front Yard:	20 FT	
Rear Yard:	15 FT	
Side Yard (Interior):	5 FT	
Side Yard Abutting a Street:	10 FT	
Any Yard Within 35 Feet of Arterial Street:	35 FT from Arterial Street Right-of-Way	
Minimum Yard Setbacks Townhouse: *		
Front Yard:	20 FT	
Rear Yard:	15 FT	
Side Yard (Interior):	0 FT	
Side Yard Abutting a Street:	10 FT	
Any Yard Within 35 Feet of Arterial Street:	35 FT from Arterial Street Right-of-Way	

Minimum Yard Setbacks Duplex: *	
Front Yard:	20 FT
Rear Yard:	15 FT
Side Yard (Interior):	5 FT
Side Yard Abutting a Street:	15 FT
Any Yard Within 35 Feet of Arterial Street:	35 FT from Arterial Street Right-of-Way
Minimum Yard Setbacks Zero Lot Line: *	
Front Yard:	20 FT
Rear Yard:	15 FT
Side Yard (Interior):	0 FT & 10 FT
Side Yard Abutting a Street:	10 FT
Any Yard Within 35 Feet of Arterial Street:	35 FT from Arterial Street Right-of-Way
Minimum Yard Setbacks Multifamily and Elderly Residential Care Facilities: *	
Front Yard Abutting Arterial Street:	35 FT
Front Yard Abutting Non-Arterial Street:	15 FT
Any Other Yard Abutting Arterial Street:	15 FT
Any Other Yard Abutting Non-Arterial Street:	10 FT
Rear Yard:	17.5 FT
Side Yard <u>Not</u> Abutting a Street:	10 FT
Minimum Off-Street Parking:	As required by Zoning Code for dwelling type
Minimum Loading Requirements:	None required
Other Bulk and Area Requirements:	As required within the RM-1 District

* All street setbacks are measured from the planned ultimate right-of-way line as follows: Measured from the centerline of the abutting street, add the provided setbacks to 1/2 of the right-of-way designated on the Coweta Major Street and Highway Plan. If not designated, add to 1/2 of the ultimate frontage/collector street right-of-way, or 25 FT for all other streets within or adjoining the PUD.

ACCESS AND CIRCULATION: Initial plans for access, traffic circulation and parking areas are depicted on Exhibit A. As shown, a frontage/collector street will parallel the Railroad tracks to the west. The first part of the frontage/collector road has already been constructed in 2021 to serve the Coweta Trails senior living development, as a 3-lane with center turn lane, 36'-wide roadway (between curb faces) within a 60'-wide right-of-way. The frontage/collector road is not designated on any major street plan map, including the Coweta Major Street and Highway Plan map (Figure 5), the Regional Transportation plan map Figure 02 of Comprehensive Plan 2020 - 2030, or the Tulsa Metropolitan Area Major Street and Highway Plan map. Further, it is not specifically mentioned in Transportation Chapter 19 of the Coweta Comprehensive Plan 2020 - 2030. It is anticipated the frontage/collector road will be continued north with the same 36' paving and 60' right-of-way geometries.

While the frontage/collector street shall be public, other streets within the development will have the option to be private, gated streets, per this PUD. Any private streets shall be maintained by a mandatory property owners' association. Whether public or private, streets shall be constructed to meet the minimum standards of the City of Coweta for public streets; provided, however, the City of Coweta may approve alternative street design standards including, but not limited to, alternative designs for the frontage/collector street.

Any divided, boulevard streets separated by private landscaped islands may have one-way lanes meeting right-of-way width requirements in aggregate and shall otherwise be constructed to meet the minimum standards determined by the City of Coweta. Any gates serving private streets or drives shall be designed according to the Fire Code adopted by the City of Coweta and be approved by the Coweta Fire Marshal.

For nonresidential and multifamily development, off-street parking and loading requirements, including minimum parking ratios and design specifications, may be modified by the Coweta Planning Commission upon approval of a voluntary Detailed Site Plan.

The frontage/collector street may be extended to individual development tracts, provided that secondary access must be provided to each tract as required by the Coweta Fire Marshal.

PLATTING AND SITE PLAN REQUIREMENTS: No building permit shall be issued for any development tract until a subdivision plat for said tract has been submitted to and approved by both the Coweta Planning Commission and the Council of the City of Coweta, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved PUD and the City of Coweta shall be a beneficiary thereof. The plat will also serve as the site plan for all detached or attached single-family or duplex residential lots contained within the plat.

Site development tracts may be split and conveyed in accordance with the Minor Subdivision (or 'Lot-Split') provisions of the City of Coweta Subdivision Regulations, provided that not more than three (3) split tracts may result from the Minor Subdivision process at any one time, the remainder deed or splits are not counted against the 3 allowable splits. Upon conveyance of a split tract created by the Minor Subdivision process, the split tract shall be subject to the platting requirement prior to issuance of a building permit. Upon platting such tract, it shall no longer count against the Minor Subdivision maximum of 3 lots at any one time. The remainder tract shall not be included in the maximum tract count, regardless of size, until the final remainder tract is platted and developed. This provision shall not extend to any tract after the platting of such tract.

Prior to the issuance of a building permit for any development tract within the PUD, a site plan shall be submitted to and approved by the City of Coweta as being in conformance with the PUD development standards. Notwithstanding the above, the tract owner may voluntarily submit a site plan for review and approval by the City of Coweta Planning Commission, which shall thereupon have the authority to grant minor modifications to PUD development standards as specifically outlined herein.

Site development tracts shall be developed in accordance with the appropriate nonresidential or residential development standards, except in cases of a vertically-mixed use development, which shall be constructed according to the development standards for nonresidential developments. If the use of residential development standards or any specific such standard is desired, or in the event of any discrepancies, these may be resolved upon Planning Commission approval of a voluntary Detailed Site Plan.

Residential care or housing facilities for elderly individuals which provide medical treatment or housing shall not count against the total number of dwelling units permitted within this amended PUD-02.

MIXED-USE DEVELOPMENT: Buildings containing both residential and nonresidential principal uses shall be developed according to the nonresidential development standards, except any lot containing a dwelling unit shall maintain a minimum of 30 feet of frontage on a public or private street or dedicated right-of-way. Such vertically mixed-use buildings shall be provided and maintain in aggregate parking in number as calculated separately by use type and category. Should nonresidential building floor area be restricted within the PUD, neither structured parking nor the floor area of any residential use component of a mixed-use building shall be counted against the maximum.

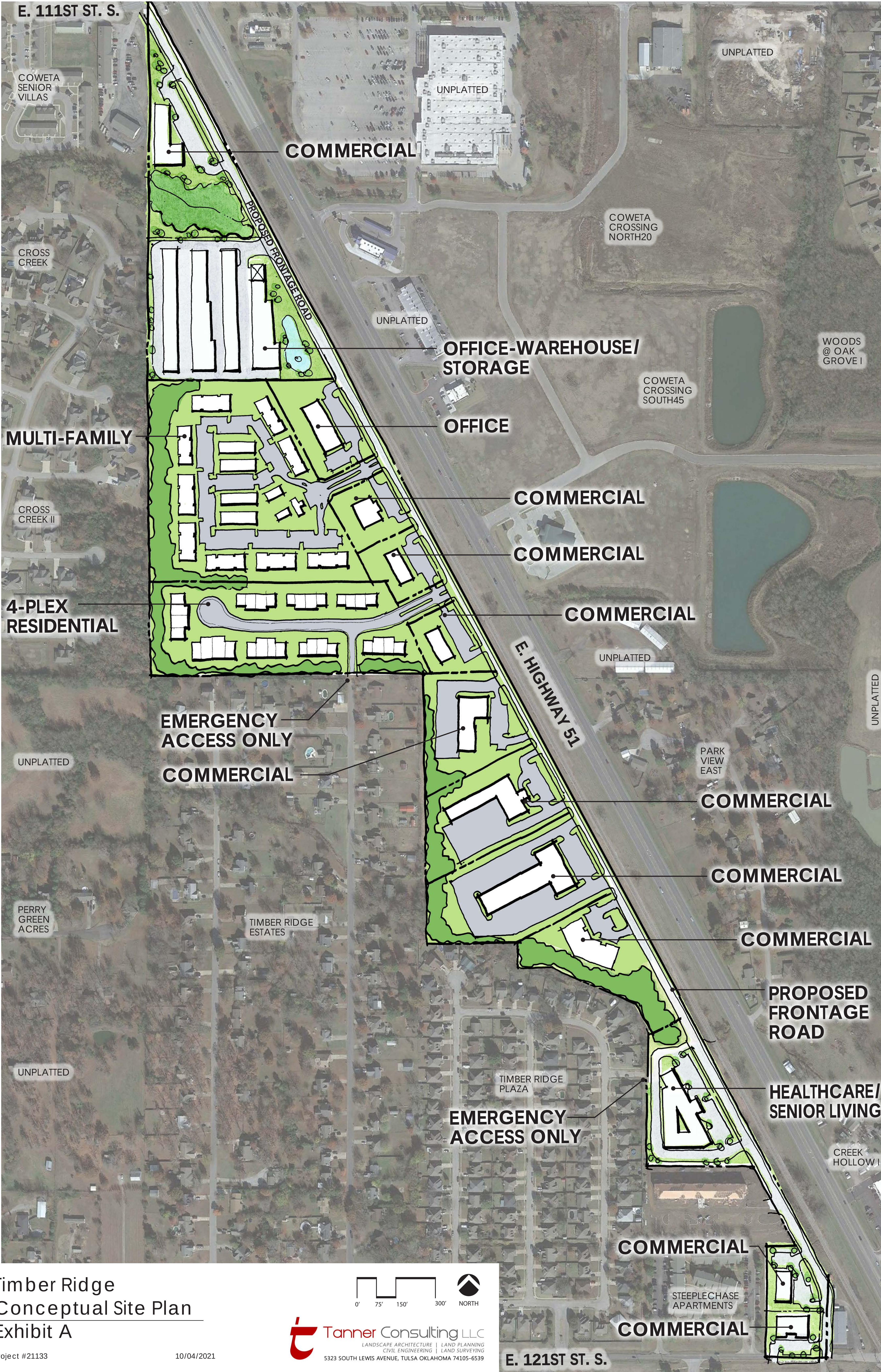
ARCHITECTURAL REVIEW: An Architectural Review Committee (ARC) will be formed. The ARC will review site, landscape, drainage, and architectural and building plans and the selection of architectural building materials. The approval of the ARC of such plan shall be required prior to the submission to the City of an application for the issuance of a building permit. The architectural review requirement is to be established as a private restriction set forth within a recorded instrument and is an important factor in achieving a quality development as originally intended.

The building elevations for dwelling units, offices, and businesses will be designed to express individuality within a development area while simultaneously maintaining the overall character of the community. Attention to all aspects of the building designs will be given to create the individuality desired. Examples of building elements to be studied include roofs, walls, openings, foundations, chimney materials, plazas, and decks. Even though building appearances will vary throughout the development, continuity will be provided through the utilization of additional architectural and non-architectural elements such as lighting, signage, paving, hardscape, and landscape plan material.

The ARC will be designated by Roland Investments, Ltd., its successors or assigns, as the ARC as described herein.

INTENSITY TRANSFER: An initial allocation of intensity (dwelling units and, should nonresidential building floor area be restricted within this amended PUD-02, nonresidential building floor area) shall be made by Roland Investments, Ltd., or its assignees, during the development of each particular area of the PUD. In the event a specific allocation is not made at such time, unallocated intensity shall automatically transfer to the remainder tract within this amended PUD-02 owned by Roland Investments, Ltd. The aggregate intensity shall not exceed the maximum intensity permitted by this amended PUD-02. Notwithstanding the foregoing, any unallocated intensity may be allocated at any time to any area within this amended PUD-02 at the discretion of Roland Investments, Ltd. or its assignees.

SCHEDULE OF DEVELOPMENT: While the original PUD-02 has included three (3) previous developments thus far, development of the remaining PUD site is expected to commence as market conditions permit. All development will be coordinated with the City of Coweta in order to provide adequate traffic circulation and utility service.



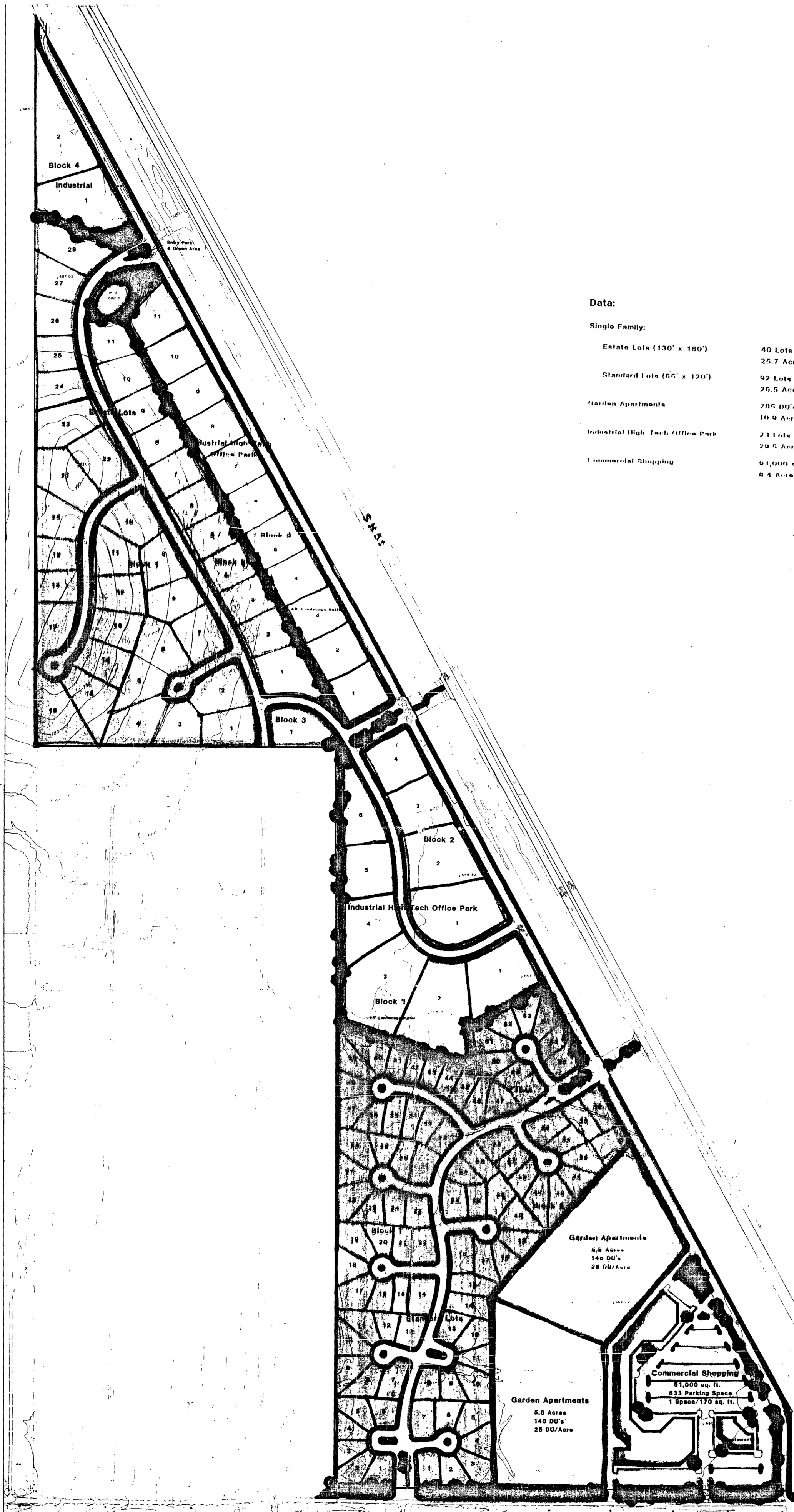
Timber Ridge
Conceptual Site Plan
Exhibit A

Project #21133

10/04/2021



E. 121ST ST. S.



Data:

Single Family:

Estate Lots (130' x 160')	40 Lots
	25.7 Acres
Standard Lots (65' x 120')	92 Lots
	26.5 Acres
Garden Apartments	285 DU's
	10.9 Acres
Industrial High Tech Office Park	23 Lots
	29.5 Acres
Commercial Shopping	31,000 sq. ft.
	0.4 Acres

Preliminary Site Plan for:

Timber Ridge

Coweta, Oklahoma

No. CZ-86-2
S.T.R. 3585
P.C. Hearing May 27, 1986
C.C. Hearing June 2, 1986

STAFF REPORT

APPLICANT: Roland Development, Inc.

EXISTING ZONING: 10 acres is CG General Commercial, and the remainder is RS-3, high density Single Family Residential.

REQUESTED ACTION: Applicant desires a PUD zone which would be in addition to the existing zoning.

PURPOSE: To provide more flexibility to place commercial uses in the most advantageous locations on the tract.

LOCATION: All of the east half of Section 35, Township 18 North, Range 15 East which is south and west of the M.K. & T. railroad right-of-way less and except the 63.8 acres known as Timber-ridge Estates Subdivision.

SIZE: Approximately 102 acres.

EXISTING USE LAND: Vacant.

SURROUNDING DEVELOPMENT:

South - At the southeast corner of the property across 121st Street there are a home and a mobile home. Further south along Hwy. 51 are various commercial developments. Two single family homes are southeast of the tract.

East- Immediately adjacent to the southeast corner of the property at the northwest corner of Highway 51 and 121st Street is a Wagner Transmission Service. Across Highway 51 adjacent to the south half of the tract is a single family residential subdivision. The M.K. & T. railroad right-of-way forms the eastern boundary of the tract.

North - On the north side of 111th Street just west of Highway 51 are the Animal Crackers Day Care Center and a mini storage development.

West - Immediately west of the northern half of the tract the land is vacant. The west side of the southern half of the tract is adjacent to Timberridge Estates Subdivision.

ANALYSIS: The PUD zoning classification does not allow an increase in the amount of development which can occur, but it does permit flexibility in where and how that development is placed on the tract. In addition almost all type of residential development, i.e., single family, duplexes and multifamily maybe allowed if approved by the City Council. Also within a PUD the minimum setback, height and lot size requirements of the underlying zoning districts no longer apply.

In order to assure proper development in a PUD, the developer is required to submit an "Outline Development Plan" which sets forth his plan for development of the tract. This development plan then becomes the guidelines controlling the PUD. The Planning Commission is required to determine the following facts concerning the proposed PUD:

1. Whether the PUD is consistent with the comprehensive plan.
2. Whether the PUD harmonized with the existing and expected development of the surrounding areas.
3. Whether the PUD is a unified treatment of the development possibilities of the project site.
4. Whether the PUD is consistent with the stated purposes and standards of the zoning ordinance.

The only document submitted with the application was the map on the following page showing the types of land uses proposed in the PUD. The zoning ordinance requires that the applicant present an "outline development plan" which contains the following:

- a. Existing topographic character of the land.
- b. Proposed land uses, including public uses and open space and the approximate location of buildings and other structures.
- c. The character and approximate density of dwellings. Density shall be expressed in number of dwelling units and quantitative area of each identifiable segment of the PUD.
- d. The approximate location of streets.
- e. Sufficient surrounding area to demonstrate the relationship of the PUD to adjoining uses, both existing and proposed.
- f. An explanation of the character of the planned development.
- g. The expected schedule of development, provided that it meets the requirements of Section 920.4.

The applicant has stated that a more detailed description of the proposed PUD will be presented at the planning commission meeting. My initial comments on the proposed land uses that have been submitted are:

- a. The high tech industrial which is proposed adjacent to the M.K.&T. railroad right-of-way not allowed in a PUD with underlying zoning of CG and RS-3.
- b. The high tech industrial-commercial area should be buffered from the residential areas to the west and south. This could be done with uses such as garden apartments, duplexes or low intensity offices.
- c. The proposed street pattern, which has not been provided, should be designed to present commercial and high intensity multi-family residential traffic from going through single family residential areas.

PETITION FOR AMENDMENT
COWETA CITY PLANNING COMMISSION

CZ-86-2
P.H. DATE _____
S.T.R. 35-18-15

Petition is hereby made to the Coweta City Planning Commission to consider a recommendation to the City Council of the City of Coweta, Oklahoma, that the following described property be rezoned to a Use District PUD Classification.

Legal Description: All that part of the East Half (E/2) of Section Thirty Five (35) Township Eighteen (18) North, Range Fifteen (15) East of the Indian Meridian, Wagoner County, State of Oklahoma, lying South and West of M.K. & T. Railroad less and except the West 63.8 acres of the Southeast Quarter (SE/4), which is also known as Timberridge Estates, a subdivision of the West 63.8 acres of the Southeast Quarter.

Tract Acreage: Approx 102 acres General Location: 121st Street South and Highway 51 Lying West of M.K. & T. Railroad

Present Zoning & Use of Property: RS 3 And High Commercial

Proposed Zoning & Use of Property: PUD

Record Owner of Property: Roland Development, Inc.

Do Private or Deed Restrictions affect the use of this property? No

If so, describe such restrictions _____

Name of Abstract Co. furnishing list of Property Owners in 300' radius. Wagoner County Abstract

I hereby certify that the information herein submitted is complete, true and accurate.

Applicant: Roland Development, Inc.

Owner: _____

Address: P.O. Box 660, Coweta, Okla 74429 Address: _____
(If different than applicant, owner must sign)

Phone: 918-486-5046

Phone: _____

APPLICANT: DO NOT WRITE BELOW THIS LINE

Application received by: _____ Date Received: _____

Receipt # _____

CITY COUNCIL ACTION

DATE: _____ ACTION: _____

COMMENTS: _____

Ordinance # _____

STAFF RECOMMENDATION

APPROVED _____

DENIED _____

DATE: _____

APPROVED AS
MODIFIED _____

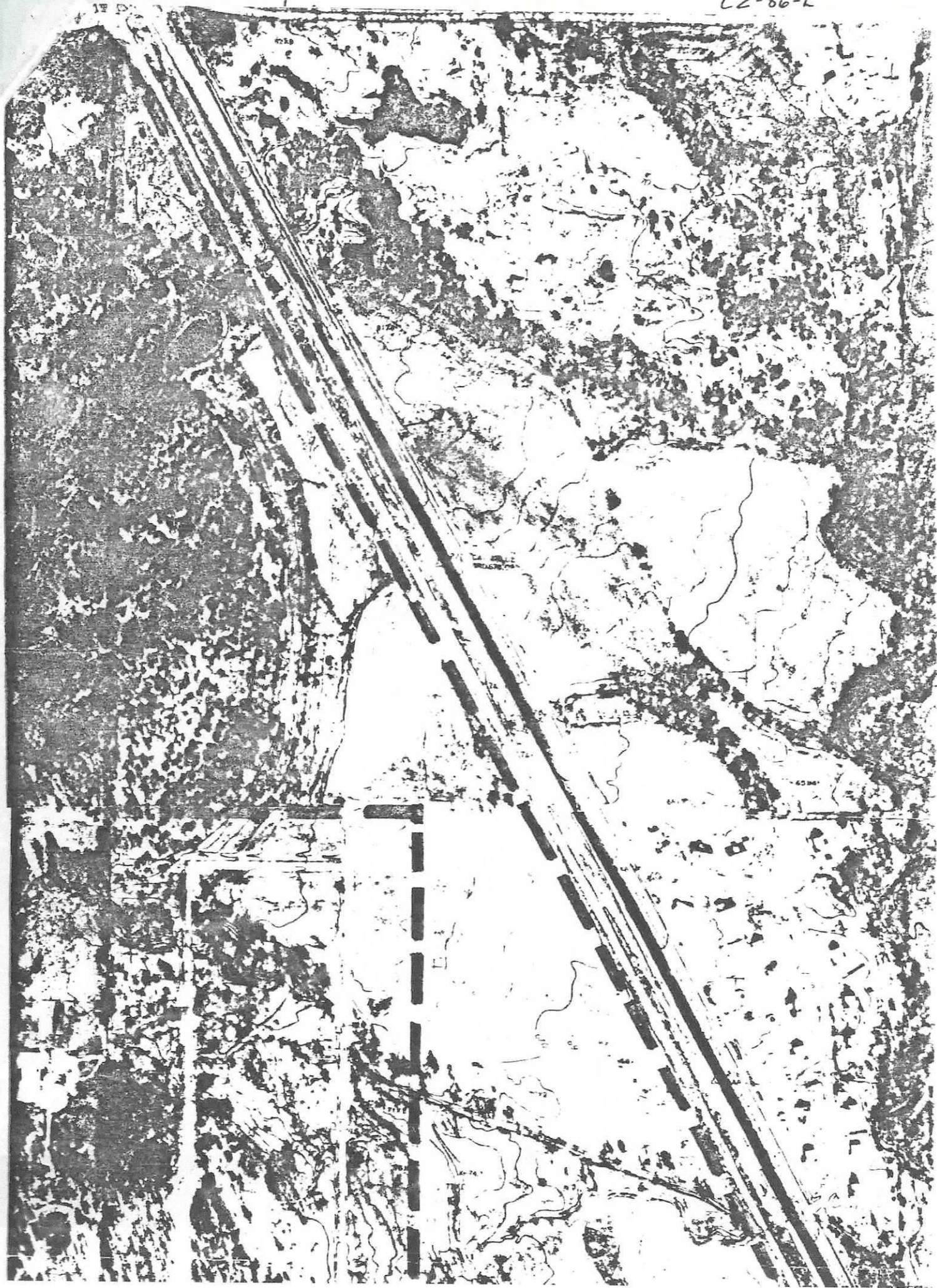
PLANNING COMMISSION ACTION:

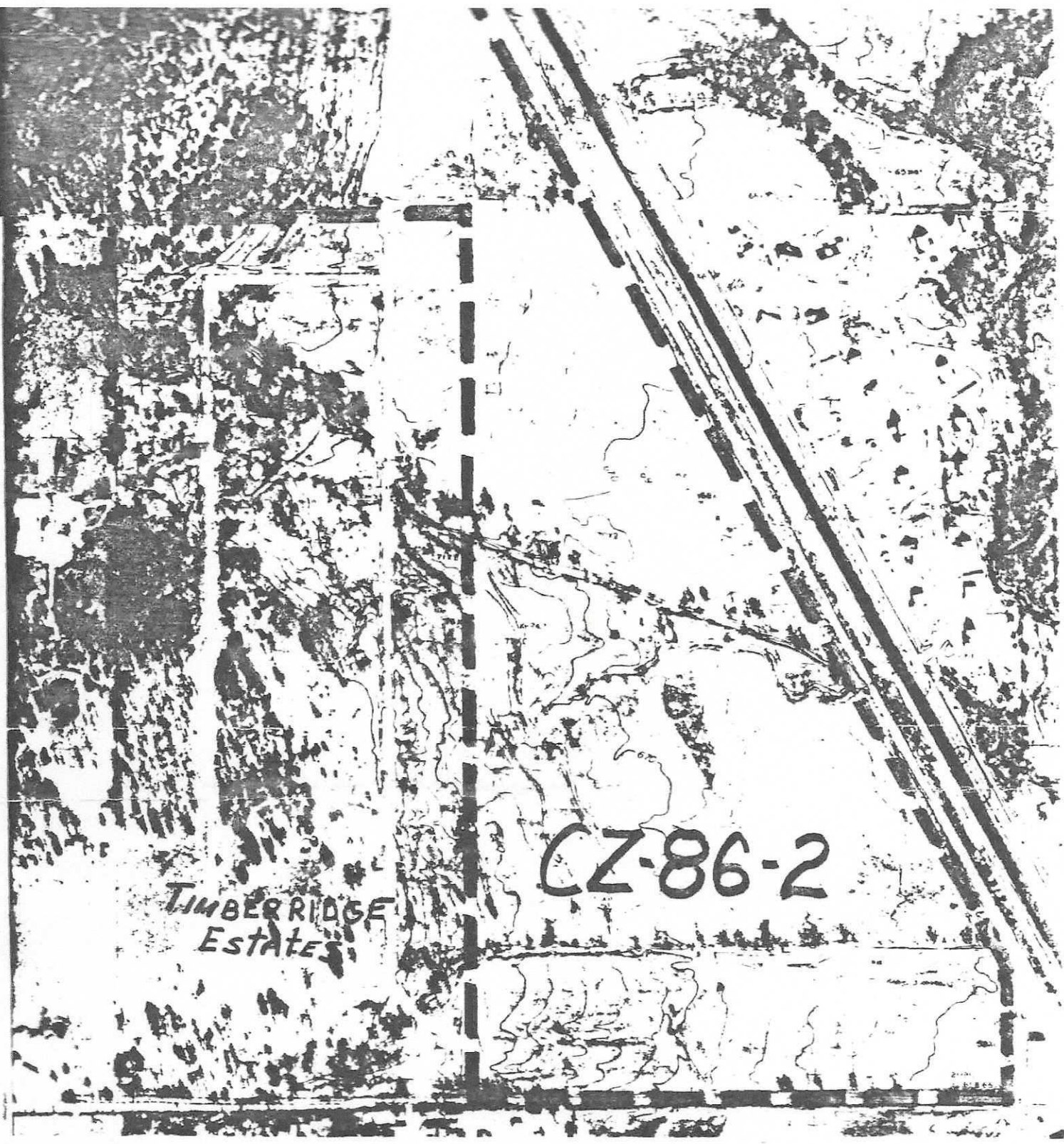
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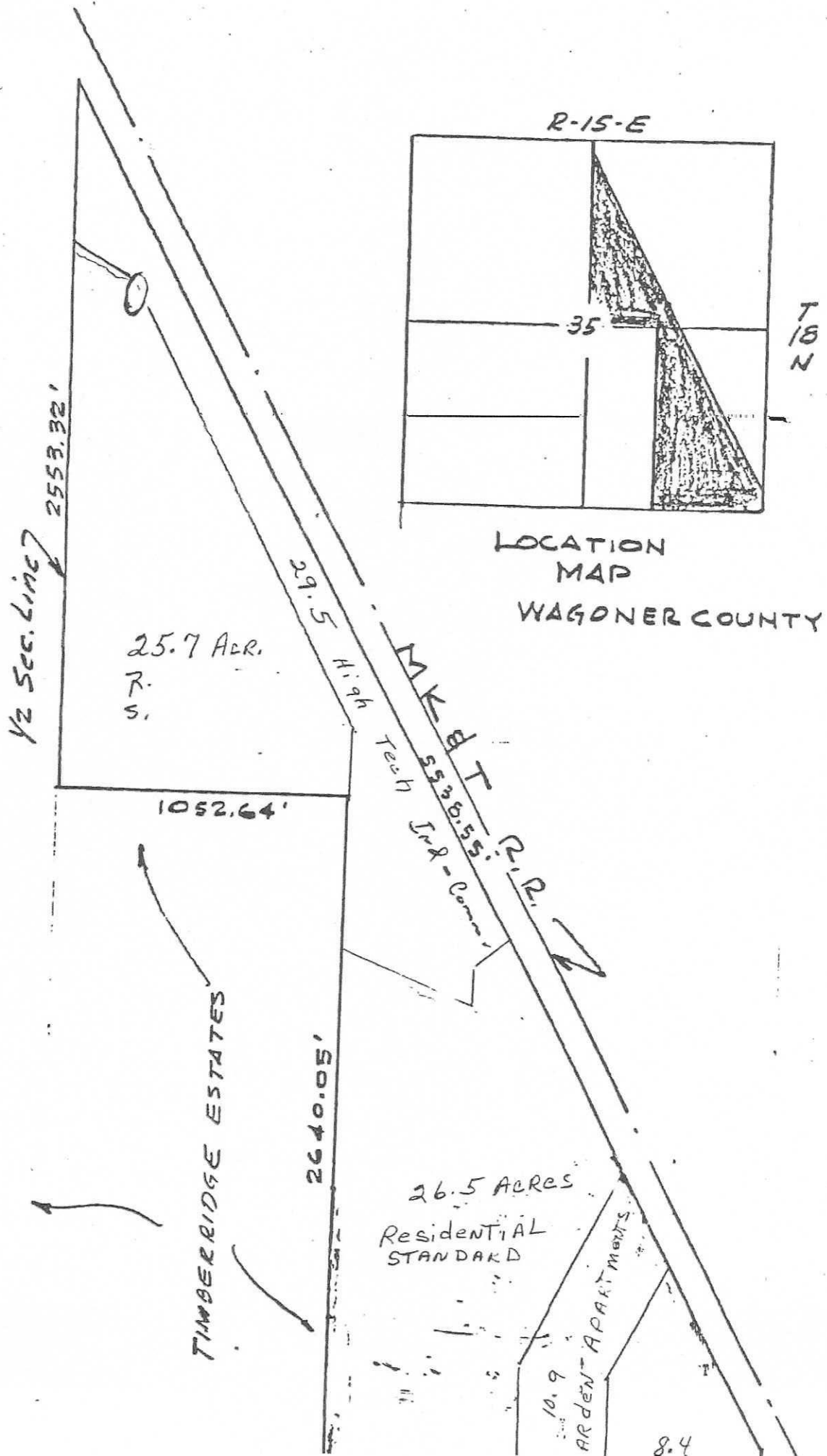


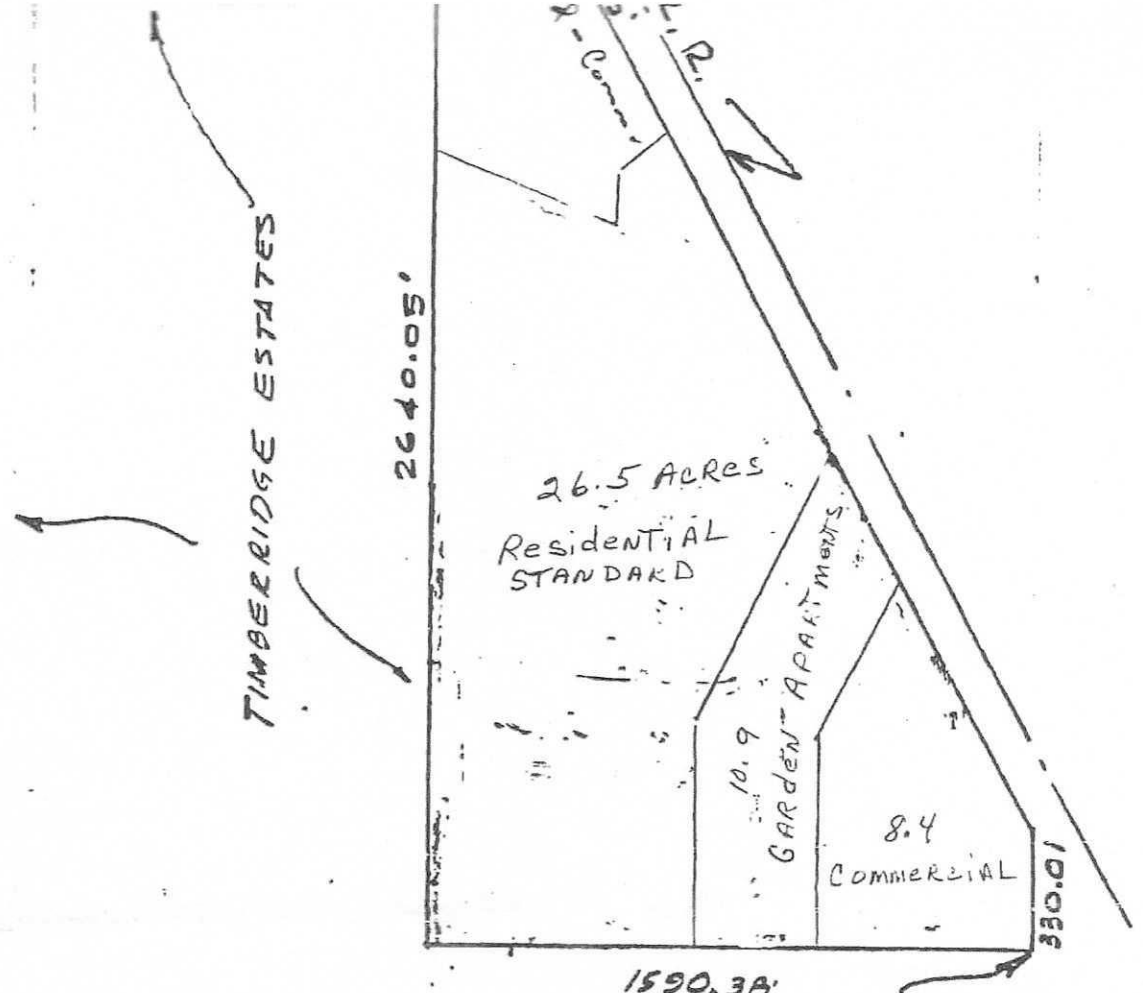


TIMBERRIDGE
ESTATES

CZ-86-2

Jay
Stamm





SE Cor. Sec. 35,
T-18-N,
R-15-E

J-B Engineering Co.
[Signature]



STAFF REPORT

No. CZ-86-3

S.T.R. 3585

P.C. Hearing June 30, 1986

C.C. Hearing July 7, 1986

APPLICANT: Roland Development, Inc.

EXISTING ZONING: AG, Agriculture.

REQUESTED ACTION: Rezoning the southeast 9.0168 CG, General Commercial and 93 acres of RS-3, High Density Single Family Residential.

PURPOSE: To allow the development of a mixed use PUD as proposed in CZ-86-2.

LOCATION: All of the East Half of Section 35, Township 18 North, Range 15 East which is south and west of the M.K.&T. railroad right-of-way less and except the 63.8 acres known as Timberridge Estates Subdivision.

SIZE: Approximately 102 acres.

EXISTING USE OF LAND: Vacant.

SURROUNDING DEVELOPMENT:

South - At the southeast corner of the property across 121st Street there are a home and a mobile home. Further south along Hwy. 51 are various commercial developments. Two single family homes are southeast of the tract.

East - Immediately adjacent to the southeast corner of the property at the northwest corner of Hwy. 51 and 121st Street is a Wagner Transmission Service. Across Highway 51 adjacent to the south half of the tract is a single family residential subdivision. The M.K.&T. railroad right-of-way forms the eastern boundary of the tract.

North - On the north side of 111th Street just west of Hwy. 51 are the Animal Crackers Day Care Center and a mini-storage development.

West - Immediately west of the northern half of the tract the land is vacant. The west side of the southern half of the tract is adjacent to Timberridge Estates Subdivision.

ANALYSIS: When this tract was annexed to the City of Coweta, the Planning Commission recommended the property be zoned as is proposed in this request. Unfortunately, there was a mix-up and the ordinance passed by City Council which annexed the tract did not

specify any zoning district classification. This means it is automatically zoned AG, Agriculture.

This request is intended to rectify the oversight and provide the zoning the owner thought he always had.

ANALYSIS: The PUD zoning classification does not allow an increase in the amount of development which can occur, but it does permit flexibility in where and how that development is placed on the tract. In addition almost all type of residential development, i.e., single family, duplexes and multifamily may be allowed if approved by the City Council. Also within a PUD the minimum setback, height and lot size requirements of the underlying zoning districts no longer apply.

In order to assure proper development in a PUD, the developer is required to submit an "Outline Development Plan" which sets forth his plan for development of the tract. This development plan then becomes the guidelines controlling the PUD. The facts concerning the proposed PUD:

1. Whether the PUD is consistent with the comprehensive plan.
2. Whether the PUD harmonized with the existing and expected development of the surrounding areas.
3. Whether the PUD is a unified treatment of the development possibilities of the project site.
4. Whether the PUD is consistent with the stated purposes and standards of the zoning ordinance.

The Outline Development Plan of the applicant proposes the following development areas and uses.

1. Commercial Shopping - 8.4 acres with 91,000 sq. ft. of buildings.
2. Garden Apartments - 10.9 acres containing 285 dwelling units.
3. Commercial High-Tech Office Park - 29.5 acres containing 23 lots.
4. Single Family Estate Lots (approximately 130' x 160') - 25.7 acres containing 60 lots
5. Single Family Standard Lots (approximately 65' x 120') - 26.5 acres containing 92 lots.

The developer plans to begin work on the Estate Lots in 12 to 18 months and then work on the Standard Lots area.

PETITION FOR AMENDMENT
COWETA CITY PLANNING COMMISSION

CZ-86-3
P.H. DATE June 30, 1986
S.T.R. 35-18-15

Petition is hereby made to the Coweta City Planning Commission to consider a recommendation to the City Council of the City of Coweta, Oklahoma, that the following described property be rezoned to a Use District RS-3 & CG Classification.

Legal Description: All that part of the East Half (E/2) of Section Thirty-Five (35) Township Eighteen (18) North, Range Fifteen (15) East of the Indian Meridian, Wagoner County, State of Oklahoma, lying South and West of M.K. & T.

Railroad less and except the West 63.8 acres of the Southeast Quarter (SE/4), which is also known as Timberridge Estates, a subdivision of the West 63.8 acres of the West 63.8 acres of the Southeast Quarter
Tract Acreage: Approx 102 General Location: 121st Street South and Highway 51 Lying West of M.K. & T. Railroad

Present Zoning & Use of Property: AG-vacant

Proposed Zoning & Use of Property: 9.0168 acres of CG at the SE corner of property and remainder RS-3

Record Owner of Property: Roland Development, Inc.

Do Private or Deed Restrictions affect the use of this property? NO

If so, describe such restrictions

Name of Abstract Co. furnishing list of

Property Owners in 300' radius. Wagoner County Abstract

I hereby certify that the information herein submitted is complete, true and accurate.

Applicant: _____

Owner: _____

(If different than applicant, owner must sign)

Address: P.O. Box 660, Coweta, OK 74429 Address: _____

Phone: 918-486-5046

Phone: _____

APPLICANT: DO NOT WRITE BELOW THIS LINE

Application received by: _____ Date Received: _____

Receipt # _____

CITY COUNCIL ACTION

DATE: _____ ACTION: _____

COMMENTS: _____

Ordinance # _____

STAFF RECOMMENDATION

APPROVED _____

DENIED _____

DATE: _____

APPROVED AS _____

MODIFIED _____

PLANNING COMMISSION ACTION:

APPROVED _____

DENIED _____

DATE: _____

APPROVED AS _____

MODIFIED _____

STAFF REPORT

No. CCZ-86-3

S.T.R. 3585

P.C. Hearing June 30, 1986

C.C. Hearing July 7, 1986

APPLICANT: Roland Development, Inc.

EXISTING ZONING: AG, Agriculture.

REQUESTED ACTION: Rezoning the southeast 9.0168 CG, General Commercial and 93 acres of RS-3, High Density Single Family Residential.

PURPOSE: To allow the development of a mixed use PUD as proposed in CZ-86-2.

LOCATION: All of the East Half of Section 35, Township 18 North, Range 15 East which is south and west of the M.K.&T. railroad right-of-way less and except the 63.8 acres known as Timberridge Estates Subdivision.

SIZE: Approximately 102 acres.

EXISTING USE OF LAND: Vacant.

SURROUNDING DEVELOPMENT:

South - At the southeast corner of the property across 121st Street there are a home and a mobile home. Further south along Hwy. 51 are various commercial developments. Two single family homes are southeast of the tract.

East - Immediately adjacent to the southeast corner of the property at the northwest corner of Hwy. 51 and 121st Street is a Wagner Transmission Service. Across Highway 51 adjacent to the south half of the tract is a single family residential subdivision. The M.K.&T. railroad right-of-way forms the eastern boundary of the tract.

North - On the north side of 111th Street just west of Hwy. 51 are the Animal Crackers Day Care Center and a mini-storage development.

West - Immediately west of the northern half of the tract the land is vacant. The west side of the southern half of the tract is adjacent to Timberridge Estates Subdivision.

ANALYSIS: When this tract was annexed to the City of Coweta, the Planning Commission recommended the property be zoned as is proposed in this request. Unfortunately, there was a mix-up and the ordinance passed by City Council which annexed the tract did not

specify any zoning district classification. This means it is automatically zoned AG, Agriculture.

This request is intended to rectify the oversight and provide the zoning the owner thought he always had.

MEMO

To: Coweta City Council
From: Jay Stump, Acting Secretary of the Planning Commission *JS*
Date: July 25, 1986
Subject: Rezoning Cases CZ-86-2 and CZ-86-3

The Coweta Planning Commission at their July 24, 1986 meeting took action on two rezoning requests which were before them, CZ-86-2 and CZ-86-3. Both requests concerned the same tract of land located northwest of 121st Street and Highway 51 and containing approximately 102 acres.

The Planning Commission considered request number CZ-86-3 first, since it was for the basic zoning of the tract. The Planning Commission recommended approval of the request as presented, which was to change the present AG, Agricultural zoning to 9.0168 acres of CG, General Commercial district in the southeast corner of the tract and the remainder of the tract an RS-3, high density single-family residential district. A map of the requested zoning and a staff report form are enclosed.

The Planning Commission then took action on CZ-86-2 which was for an over-lay zoning category of PUD, Planned Unit Development. The Planning Commission recommended approval of the PUD with the following conditions in addition to those presented by the applicant.

1. The total amount of commercial floor area in the entire PUD will not exceed 294,579 sq. ft. and may be distributed between the Commercial Shopping area and the Commercial High-Tech Office Park as the developer feels appropriate so long as the total floor area limit is not exceeded.
2. The total number of dwelling units will not exceed 482 and the total number of multi-family units will not exceed 285. The minimum lot size for any single-family home will be 6,900 sq. ft. The number of single family dwelling units may vary within the Estate Lots area and the Standard Lots area so long as the total number of dwelling units in the PUD does not exceed 482 and the total number of lots in the Estate Lots area does not exceed 60.

3. Block 1 of the Commercial High-Tech Office Park area may be developed commercially or converted to a residential area with standard lots.
4. If possible the PUD should have two railroad crossings as proposed but if only one can be obtained, it should be at the center of the development. Also every effort should be made by the developer and the City to extend the frontage road north approximately 66' to 111th St.
5. The developer must assure that if screening fences are used for buffering adjacent land uses they will be of a low maintenance and consistent design.

A map of the development area is enclosed along with a staff report.

Enc.



ORDINANCE 796

AN ORDINANCE ADOPTING AN AMENDMENT TO ORDINANCE 377, NOW FOR THEN, CREATING A PLANNED UNIT DEVELOPMENT OVERLAY (PUD-02) FOR A TRACT OF LAND LOCATED IN THE CITY OF COWETA, WAGONER COUNTY, OKLAHOMA, AS MORE PARTICULARLY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith AND DECLARING AN EMERGENCY.

RECITALS

WHEREAS, on August 4th, 1986, the City Council of the City of Coweta, Oklahoma accepted the recommendation of the City of Coweta, Oklahoma Planning Commission to approve CZ 86-2, and CZ 86-3 establishing a Planned Unit Development designation over the then current RS-3 District with, CG Commercial General and Residential Multiple Family RM-1 use for this property known as PUD-02, for the following described property, to wit:

All of the east half of Section 35, Township 18 North, Range 15 East which is south and west of the M.K. & T. railroad right-of-way less and except the 63.8 acres known as Timber Ridge Estates Subdivision.

The Development Plan adopted consisted of the following development areas and uses:

1. Commercial Shopping – 8.4 acres with 91,000 Sq. Ft. of buildings
2. Garden Apartments – 10.9 acres containing 285 dwelling units.
3. Commercial High-Tech Office Park 29.5 acres containing 23 lots.
4. Single family Estate lots (approximately 130' x 160') 25.7 acres containing 60 lots.
5. Single Family Standard Lots (approximately 65' x 120') 26.5 acres containing 92 lots.

WHEREAS, On July 6, 1987 the City Council of the City of Coweta Oklahoma, approved Ordinance No. 377 adopting the Updated Zoning Code of the City of Coweta and the Zoning Map for the City as recommended by the Planning Commission of the City of Coweta, Oklahoma, incorporating all prior actions taken related thereto; and

WHEREAS, on June 17, 1996, the City Council for the City of Coweta, Oklahoma, consistent with the approval of PUD-02, approved the Plat for Timber Ridge Plaza being part of PUD-02, and that on July 18, 1996 the plat for Timber Ridge Plaza was filed for record in the Wagoner County Clerk's office; and

WHEREAS, on July 6th, 1998 the City Council for the City of Coweta, Oklahoma, consistent with the approval of PUD-02, approved CLS 98-06, such being a lot split of a part of PUD-02 and containing approximately 4.1 acres, creating a lot on which to build 96 apartments; and

WHEREAS, an Ordinance creating PUD-02 cannot be found and by reason thereof it is now necessary and proper that this Ordinance be adopted, now for then, ratifying the action heretofore taken on August 4, 1986 by the City Council of the City of Coweta, Oklahoma approving an amendment of Ordinance No. 377 by placing a Planned Unit Development designation over the then current RS-3 District with CG Commercial General and RM-1 Residential Multiple Family Mixed-Use Zoning designation PUD-02, for the following described property, to wit:

All of the east half of Section 35, Township 18 North, Range 15 East which is south and west of the M.K. & T. railroad right-of-way less and except the 63.8 acres known as Timber Ridge Estates Subdivision.

IT IS THEREFORE HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF COWETA, OKLAHOMA, THAT, TO-WIT:

SECTION ONE: Ordinance No. 377 is hereby amended, now for then, by placing a Planned Unit Development designation over the then current RS-3 District with CG Commercial General and RM-1 Residential Multiple Family Mixed-Use Zoning designation PUD-02, for the following described property, to wit:

All of the east half of Section 35, Township 18 North, Range 15 East which is south and west of the M.K. & T. railroad right-of-way less and except the 63.8 acres known as Timber Ridge Estates Subdivision,

SECTION 2: That all Ordinances or parts of Ordinances in conflict herewith be and same are hereby expressly repealed.

SECTION 3: That because the rezoning hereby enacted is essential to the proper and orderly growth of the City of Coweta, Oklahoma, an Emergency is hereby declared to exist for the preservation of public health, peace and safety and by reason whereof, this Ordinance shall take effect immediately upon its passage.

Doc H 2018-386 B: 2408 P: 0503
01/10/2018 10:40:06 AM Pg: 2 of Pgs: 3
Fee: \$ 17.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma





PASSED AND APPROVED with the Emergency Clause ruled on separately this 8th day of January, 2018.

Evette Morris

EVETTE MORRIS, MAYOR

ATTEST:

Brittany Long
Brittany Long, CITY CLERK



APPROVED AS TO FORM:

Ronald D. Cates
Ronald D. Cates, CITY ATTORNEY



Owasso Reporter • Sand Springs Leader
Skiatook Journal • Wagoner County American-Tribune
Tulsa Business & Legal News

OKLAHOMA WEEKLY GROUP
P.O. BOX 1770
TULSA, OK 74102-1770

Account Number

1007674

Date

January 17, 2018

CITY OF COWETA
PO BOX 850
ATTN: JOYCE TERRY
COWETA, OK 74429

Date	Category	Description	Ad Size	Total Cost
01/17/2018	Legal Notices	ORDINANCE NO. 796	2 x 28.00 CL	35.84

Proof of Publication

443026
Published in the Wagoner County American-Tribune,
Wagoner, Wagoner County, Oklahoma, January 17,
2018.

CITY OF COWETA OKLAHOMA ORDINANCE NO. 796

AN ORDINANCE ADOPTING AN AMENDMENT TO
ORDINANCE 377, NOW FOR THEN, CREATING A
PLANNED UNIT DEVELOPMENT OVERLAY (PUD-
02) FOR A TRACT OF LAND LOCATED IN THE CITY
OF COWETA, WAGONER COUNTY, OKLAHOMA, AS
MORE PARTICULARLY HEREINAFTER DESCRIBED,
REPEALING ALL ORDINANCES OR PARTS OF
ORDINANCES IN CONFLICT HERewith AND DE-
CLARING AN EMERGENCY.

PASSED AND APPROVED with emergency clause vot-
ed upon separately this 8th day of January, 2018.

/s/ Evette Morris, Mayor

ATTEST: /s/ Brittany Long, City Clerk

APPROVED AS TO FORM:
/s/ Ronald D. Cates, City Attorney

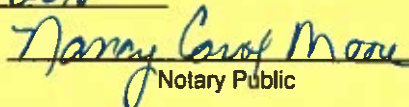
I, of lawful age, being duly sworn, am a legal representative of
Wagoner County American-Tribune of Wagoner, Oklahoma, a
Weekly newspaper of general circulation in Wagoner, Oklahoma,
a newspaper qualified to publish legal notices, advertisements
and publications as provided in Section 106 or Title 25, Oklahoma
Statutes 1971 and 1982 as amended, and thereafter, and complies
with all other requirements of the laws of Oklahoma with
reference to legal publications. That said notice, a true copy of
which is attached hereto was published in the regular edition of
said newspaper during the period and time of publication and not
in a supplement, on the DATE(S) LISTED BELOW

01/17/2018

Newspaper reference: 0000443026


Legal Representative

Sworn to and subscribed before me this date:

1-17-2018

Notary Public

My Commission expires: 12-08-2018

NOTARY PUBLIC-STATE OF OKLAHOMA



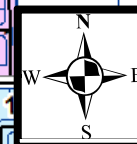
NANCY CAROL MOORE
COMMISSION # 06011684
TULSA COUNTY

15E18N27

PLANNED UNIT DEVELOPMENT (PUD) PUD-02 AMENDMENT

Wynstone Phase

15E18N25



261st East

111th

Coweta Senior Villas

Cross Creek 113th

114th

114th

114th

264th East

Cross Creek II

115th

15E18N35

15E18N34

117th

257th East

Perry Green Acres

118th

120th

259th East

15E17N3

257th East

15E17N2

Timberidge Estates

116th

PUD-02

118th

Timber Ridge Plaza

120th

267th East

Steeplechase Apartments

Timber Ridge Crossing I

122nd

Timber Ridge Crossing II

Kountry Fair Plaza

113th

Coweta Crossing North20

PUD-R0702/PUD-C 12-02

Coweta Crossing South45

SUBJECT PROPERTY

272nd East

274th East

275th East

113th

Woods @ Oak Grove I

Woods @ Oak Grove II

112th

280th East

113th

Celebration at the Woods I

282nd E

281st E

115th

15E18N36

PUD-R0701

PUD-R 13-02

Park View East

272nd East

State Highway 51

274th

Creek Hollow II

119th

Creek Hollow I

PUD-C 20-01

121st

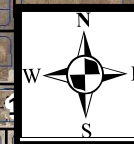
15E17N1

281st East

15E18N27

PLANNED UNIT DEVELOPMENT (PUD) PUD-02 AMENDMENT

15E18N25



111th

112th

113th

114th

114th

115th

115th

272nd East

113th

271st East

116th Street

SUBJECT PROPERTY

Highway 51

272nd East

274th

278th East

15E18N36

119th

121st

15E18N34

117th

257th East

15E18N35

118th

120th

266th

116th

267th

268th East

269th East

120th

270th East

118th

120th

122nd

122nd

273rd East

15E17N1

281st East

15E17N3

15E17N2

259th East

282nd E

282nd E

281st E

115th

112th

15E18N27

AG

PLANNED UNIT DEVELOPMENT (PUD) PUD-02 AMENDMENT

Wynstone Phase

RS-3

15E18N25



Coweta Senior Villas

RM-1

112th

Cross Creek

113th

114th

114th

115th

Cross Creek II

115th

15E18N35

AG

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-2.5 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

in Acres

RS-0

118th

20th

259th East

AG

RS-0

15E17N3

AG

15E17N2

AG

C-4

AG

RS-1

AG

Timber Ridge Crossing I

122nd

RS-3

Timber Ridge Estates

RS-1

Timber Ridge Estates

266th

267th

120th

266th East

267th East

268th East

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270th East

271st East

272nd East

273rd East

274th East

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

Notice is hereby given that a public hearing will be held before the Coweta Planning Commission Special Meeting at 6:00 PM on Monday November 29, 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-3 Residential Single Family, RM-1 Residential Multi-Family and CG Commercial General Districts uses, to Planned Unit Development, PUD-02 Amendment. Amendment with underlying zoning of RS-3 Residential Single Family, RM-1 Residential Multi-Family and CG Commercial General. The amendment within CZ-86-02 PUD-02 Timber Ridge is an approximately 64.84 acres +/- Multiple Use development located north and west of the intersection of East 121st Street South and State Highway 51, lying south and west of the M.K. & T. Railroad Right-of-way, in Section 35, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma, part of Planned Unit Development CZ-86-02 PUD-02. (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 5th day of November 2021 in Coweta Oklahoma.



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 21-08 PUD-02 Amendment
Date: 11-29-2021

BACKGROUND

The applicant, Tanner Consulting, LLC, (Timber Ridge Development) is seeking an amendment to Planned Unit Development (“PUD”) No. PUD-02. The property is approximately 64.84 acres +/- in Coweta, Oklahoma. The property is located north and west of the intersection of East 121st Street South and State Highway 51, in Section 35, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma), with uses allowed in the Residential Single Family, RM-1 Residential Multi-Family and CG General Commercial Districts, and an application has been submitted concurrent with this Planned Unit Development Amendment.

Timber Ridge PUD-02 was originally approved by Coweta City Council as a Planned Unit Development (PUD) on August 4, 1986. PUD-02 was designed as a mixed-use development allowing a wide range of uses from commercial, industrial, high-tech office park, garden apartments, and single family residential. A Preliminary Site Plan dated 01/30/1986 was associated with the original PUD and served as the basis for the development plan and development standards, which became part of the approved PUD. The PUD was amended by Ordinance 796 approved on the 8th Day of January 2018.

The development under the proposed amendment to Timber Ridge PUD-02 will comply with the City of Coweta Zoning Code for the RM-1 (Residential Multi-Family) and CG (General Commercial) Districts. The multi-family commercial developments will go through a Site Plan and a building permitting process, according to the City of Coweta standards.

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.

PLANNING COMMISSION ACTION

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-02 Major Amendment.

ATTACHMENTS

- | | | |
|--------------------------|---------------------------|--------------------|
| 1. Public Hearing Notice | 2. Location Map | 3. Aerial View Map |
| 4. Zoning Map | 5. PUD-02 Major Amendment | |

Timber Ridge

PUD No. PUD-02 Amendment

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

Coweta, Oklahoma

Owner

Roland Investments Ltd.
P.O. Box 660
Coweta, OK 74429
Phone: (918) 671-7010

Applicant/Consultant

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

October 29, 2021

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I. PROPERTY DESCRIPTION

Timber Ridge within PUD No. PUD-02 is a 64.84-acre multiple use development located north and west of the intersection of East 121st Street South and State Highway 51, in the City of Coweta, Oklahoma, and is more particularly described within the following statement:

ALL OF THE EAST HALF (E/2) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST LYING SOUTH AND WEST OF THE M.K. & T. RAILROAD RIGHT-OF-WAY;

LESS AND EXCEPT THE 63.8 ACRES KNOWN AS "TIMBER RIDGE ESTATES", AN ADDITION TO THE CITY OF COWETA, WAGONER COUNTY, OKLAHOMA;

AND LESS AND EXCEPT THE 30.10 ACRES KNOWN AS "TIMBER RIDGE PLAZA", AN ADDITION TO THE CITY OF COWETA, WAGONER COUNTY, OKLAHOMA;

AND LESS AND EXCEPT THE 30.10 ACRES KNOWN AS "STEEPLECHASE APARTMENTS", AN ADDITION TO THE CITY OF COWETA, WAGONER COUNTY, OKLAHOMA;

AND LESS AND EXCEPT THAT TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED DATED THE 26TH DAY OF MARCH, 2020, AND FILED OF RECORD WITH THE WAGONER COUNTY CLERK APRIL 02, 2020 IN BOOK 2569 ON PAGES 0358, 0359, AND 0360, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FIVE (35) IN TOWNSHIP EIGHTEEN (18) NORTH AND RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), ACCORDING TO THE U.S. GOVERNMENT SURVEY, THEREOF, WAGONER COUNTY, STATE OF OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF THE SE/4 OF SEC. 35, T-18-N, R-15-E, I.B.&M.; THENCE S 88°44'55" W ALONG THE SOUTH LINE OF SAID SE/4 A DISTANCE OF 245.69 FEET; THENCE N 01°07'16" W ALONG THE BOUNDARY OF STEEPLECHASE APARTMENTS, ACCORDING TO THE RECORDED PLAT NO. PLC4-336 A DISTANCE OF 443.00 FEET TO THE POINT OF BEGINNING; THENCE S 88°44'55" W ALONG THE BOUNDARY OF SAID STEEPLECHASE APARTMENTS A DISTANCE OF 470.00 FEET TO THE BOUNDARY OF TIMBER RIDGE PLAZA, ACCORDING TO THE RECORDED PLAT NO. PLC4-310; THENCE N 01°07'16" W ALONG THE BOUNDARY OF SAID TIMBER RIDGE PLAZA A DISTANCE OF 324.58 FEET; THENCE N 88°44'55" E A DISTANCE OF 405.24 FEET; THENCE S 29°47'54" E ALONG A LINE BEING PARALLEL AND 60.00 FEET WEST OF THE PRESENT RAILROAD RIGHT-OF-WAY A DISTANCE OF 369.50 FEET; THENCE S 88°44'55" W A DISTANCE OF 112.55 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.680 ACRES, MORE OR LESS.

The above-described property will hereinafter be referred to as the "Site" or "Subject Property."

II. DEVELOPMENT CONCEPT

Timber Ridge was originally approved by the Coweta City Council as Planned Unit Development (PUD) No. PUD-02 on August 4, 1986, per Coweta Ordinance # 796. Timber Ridge was originally designed as a mixed-use development allowing a wide range of uses from commercial, industrial high-tech office park, garden apartments, and single-family residential. A Preliminary Site Plan dated 1/30/86 was associated with the original PUD and served as the basis for City Staff-written development plan and development standards, which became part of the approved PUD. While the original PUD was intended to be flexible in terms of uses permitted and associated residential densities and nonresidential intensities, the development standards prohibit a number of prospective developments and do not match current conditions or the Zoning Code's provisions pertaining to PUDs. Since the original 1986 PUD, conditions have changed due to earlier development phases, no new railroad crossings to access State Highway 51, and changes in market expectations, among other things.

By this PUD Amendment, the Owner proposes to unlock the full potential of the site and to update and bring clarity to the PUD, which is presently an ad hoc collection of various records assembled through time.

III. PROJECT HISTORY AND SCOPE

Timber Ridge was originally approved by the Coweta City Council as Planned Unit Development (PUD) No. PUD-02 on August 4, 1986, per Coweta Ordinance # 796. Adopted January 8, 2018, Ord. # 796 was approved, now for then, since the original ordinance approving the PUD, if it existed, “cannot be found.”

Within PUD-02, “Timber Ridge Plaza” was platted July 18, 1996, “Steeplechase Apartments” was platted September 25, 1998, and Coweta Trails senior living was sold in March, 2020 and opened in August, 2021. To serve the latest development, S. 273rd E. Ave. has been extended north of 121st St. S. and curves to the northwest to parallel the railroad tracks.

The current zoning map maintained by INCOG reflects the site is zoned RS-3 and with supplemental zoning PUD-02. However, contemporary City staff reports reflect that either approximately 10 acres of CG zoning preexisted the 1986 PUD, or otherwise rezoning case CZ-86-3 should have rezoned, within the original tract, “the southeast 9.0168 [acres] CG” in accordance with what the Owner believed had been approved at the time the property was annexed. As a legal description for the CG district was not included in the record, this may explain why the zoning map does not reflect CG zoning.

Ord. 796 did not delineate underlying zoning districts, but rather approved all of the original PUD area to PUD-02 “with CG Commercial General and RM-1 Residential Multiple Family Mixed-Use Zoning designation PUD-02.” To recognize the comingling of uses in the original PUD and in the PUD approval Ord. 796, together with the Owner’s original intent to maintain use flexibility and present intent to allow true mixed-use development, this PUD Amendment will allow the overlaying of nonresidential intensities and residential densities as allowed by the Coweta Zoning Code over the remaining land within PUD-02.

Zoning Code Section 1660 Intensity of Use suggests PUDs should not exceed the intensities supported by the Comprehensive Plan. This PUD Amendment proposes to honor the intent of this provision and the new Comprehensive Plan, for residential development density, while maximizing the potential of the site for nonresidential development. Nonresidential intensity will be naturally limited by practical restrictions including minimum building setbacks and required off-street parking. Further, all intensities are designed to conform to the Zoning Code and the allowances conferred by the existing approved PUD-02.

The previous Comprehensive Plan Land Use Intensities map designated a deep strip of land along each side of State Highway 51 as “Medium” [intensity] land use, with the balance of the site designated “Low” [intensity]. The “Medium” intensity translated into 50% nonresidential floor area ratio and 17 dwelling units per acre maximums, and the “Low” intensity translated into a maximum of nine (9) dwelling units per acre.¹

¹ Intensity Policies # 6

The new Comprehensive Plan 2020 - 2030, dated October 5, 2020, Anticipated Northwest Growth Area map, does not recognize the approved zoning patterns and designates the entire site as “Residential Low,” which supports a maximum of eight (8) dwelling units per acre and does not support or provide intensities for nonresidential use.² The Comprehensive Plan should be updated as opportunity allows to recognize the approved PUD in accordance with Ord. 796 dated January 8, 2018.

Unless specifically modified herein, the approved permitted uses and development standards of the original PUD-02 shall remain in full force and effect. Exhibit A “Conceptual Site Plan” has been added to this PUD. A Preliminary Site Plan dated 1/30/86 was associated with the original PUD and served as the basis for City Staff-written development plan and development standards, which became part of the approved PUD. A copy is attached to this document for reference. The intent of Exhibit A is to reflect a more likely scope of uses and locations for same as anticipated for the site, and it does not replace the original Preliminary Site Plan.

As used in this document, unless the context clearly qualifies otherwise, “Owner” shall mean Roland Investments, Ltd. and “City” shall mean the City of Coweta, Oklahoma.

² Chapter 20, pages 170, 171, and 177

IV. AMENDED DEVELOPMENT STANDARDS

The following are the amended development standards:

NON-RESIDENTIAL DEVELOPMENT STANDARDS:

Gross Land Area:	2,824,359 SF	64.838 AC
Net Land Area:	2,824,359 SF	64.838AC
Permitted Uses: Uses permitted as a matter of right in the CG General Commercial district plus Commercial High-Tech Office Park a/k/a high-tech, industrial-commercial use as presently permitted within PUD-02.		
Maximum Floor Area Ratio:	No Limitation; Governed by Setbacks and Minimum Off-street Parking	
Maximum Building Floor Area:	No Limitation; Governed by Setbacks and Minimum Off-street Parking	
Maximum Building Height:	No Limitation	
Minimum Lot Width and Street Frontage:	No Limitation *	
Minimum Building Setbacks:		
From Arterial Street Right-of-Way:	50 FT **	
From Non-Arterial Street Right-of-Way:	25 FT **	
From Residential Boundaries:	50 FT ***	
From All Other PUD Perimeter Boundaries:	17.5 FT ***	
From All Other Boundaries:	0 FT	
Minimum Off-Street Parking Multitenant:	1 space per 225 SF Building Floor Area	
Minimum Off-Street Parking All Other Uses:	As required by Zoning Code for use / occupancy	
Maximum Off-Street Parking:	No Limitation	
Minimum Loading Requirements:	None required	
Other Bulk and Area Requirements:	As required within CG District	

* Any interior lot having no street frontage shall be provided access to a public street by access easement(s) approved by the City of Coweta during platting review, and all private access drives shall meet all City of Coweta requirements.

** Where no parking is located between the building and the street, the setback is reduced to 15 feet.

*** Buildings greater than 75 feet in height shall be set back 75 feet plus 1 foot for each 1 foot of building height exceeding 75 feet.

RESIDENTIAL DEVELOPMENT STANDARDS:

Gross Land Area:	2,824,359 SF	64.838 AC
Net Land Area:	2,824,359 SF	64.838 AC
Permitted Uses: Uses permitted as a matter of right in the RM-1 district, neighborhood community playfields and parks including clubhouses, pools, and similar neighborhood amenities, and uses customarily accessory to uses permitted herein.		
Maximum Number of Dwelling Units:	551	
Minimum Lot Width:		
Single-family detached:	50 FT	
Townhouse:	35 FT	
Duplex:	70 FT	
Zero lot line:	50 FT	
Multifamily:	75 FT	
Minimum Lot Frontage:	30 FT	
Minimum Lot Area:		
Single-family detached:	5,000 SF	
Townhouse:	3,800 SF	
Duplex:	7,000 SF	
Zero lot line:	5,000 FT	
Multifamily:	1,742.4 SF per DU	
Minimum Land Area per Dwelling Unit:	Multifamily: 25 DUs/AC.; Other Res.: 8 DUs/AC.	
Maximum Building Height Multifamily:	No Limitation	
Maximum Building Height Other Residential:	No Limitation	
Minimum Yard Setbacks Detached Single-Family: *		
Front Yard:	20 FT	
Rear Yard:	15 FT	
Side Yard (Interior):	5 FT	
Side Yard Abutting a Street:	10 FT	
Any Yard Within 35 Feet of Arterial Street:	35 FT from Arterial Street Right-of-Way	
Minimum Yard Setbacks Townhouse: *		
Front Yard:	20 FT	
Rear Yard:	15 FT	
Side Yard (Interior):	0 FT	
Side Yard Abutting a Street:	10 FT	
Any Yard Within 35 Feet of Arterial Street:	35 FT from Arterial Street Right-of-Way	

Minimum Yard Setbacks Duplex: *	
Front Yard:	20 FT
Rear Yard:	15 FT
Side Yard (Interior):	5 FT
Side Yard Abutting a Street:	15 FT
Any Yard Within 35 Feet of Arterial Street:	35 FT from Arterial Street Right-of-Way
Minimum Yard Setbacks Zero Lot Line: *	
Front Yard:	20 FT
Rear Yard:	15 FT
Side Yard (Interior):	0 FT & 10 FT
Side Yard Abutting a Street:	10 FT
Any Yard Within 35 Feet of Arterial Street:	35 FT from Arterial Street Right-of-Way
Minimum Yard Setbacks Multifamily and Elderly Residential Care Facilities: *	
Front Yard Abutting Arterial Street:	35 FT
Front Yard Abutting Non-Arterial Street:	15 FT
Any Other Yard Abutting Arterial Street:	15 FT
Any Other Yard Abutting Non-Arterial Street:	10 FT
Rear Yard:	17.5 FT
Side Yard <u>Not</u> Abutting a Street:	10 FT
Minimum Off-Street Parking:	As required by Zoning Code for dwelling type
Minimum Loading Requirements:	None required
Other Bulk and Area Requirements:	As required within the RM-1 District

* *All street setbacks are measured from the planned ultimate right-of-way line as follows: Measured from the centerline of the abutting street, add the provided setbacks to 1/2 of the right-of-way designated on the Coweta Major Street and Highway Plan. If not designated, add to 1/2 of the ultimate frontage/collector street right-of-way, or 25 FT for all other streets within or adjoining the PUD.*

ACCESS AND CIRCULATION: Initial plans for access, traffic circulation and parking areas are depicted on Exhibit A. As shown, a frontage/collector street will parallel the Railroad tracks to the west. The first part of the frontage/collector road has already been constructed in 2021 to serve the Coweta Trails senior living development, as a 3-lane with center turn lane, 36'-wide roadway (between curb faces) within a 60'-wide right-of-way. The frontage/collector road is not designated on any major street plan map, including the Coweta Major Street and Highway Plan map (Figure 5), the Regional Transportation plan map Figure 02 of Comprehensive Plan 2020 - 2030, or the Tulsa Metropolitan Area Major Street and Highway Plan map. Further, it is not specifically mentioned in Transportation Chapter 19 of the Coweta Comprehensive Plan 2020 - 2030. It is anticipated the frontage/collector road will be continued north with the same 36' paving and 60' right-of-way geometries.

While the frontage/collector street shall be public, other streets within the development will have the option to be private, gated streets, per this PUD. Any private streets shall be maintained by a mandatory property owners' association. Whether public or private, streets shall be constructed to meet the minimum standards of the City of Coweta for public streets; provided, however, the City of Coweta may approve alternative street design standards including, but not limited to, alternative designs for the frontage/collector street.

Any divided, boulevard streets separated by private landscaped islands may have one-way lanes meeting right-of-way width requirements in aggregate and shall otherwise be constructed to meet the minimum standards determined by the City of Coweta. Any gates serving private streets or drives shall be designed according to the Fire Code adopted by the City of Coweta and be approved by the Coweta Fire Marshal.

For nonresidential and multifamily development, off-street parking and loading requirements, including minimum parking ratios and design specifications, may be modified by the Coweta Planning Commission upon approval of a voluntary Detailed Site Plan.

The frontage/collector street may be extended to individual development tracts, provided that secondary access must be provided to each tract as required by the Coweta Fire Marshal.

PLATTING AND SITE PLAN REQUIREMENTS: No building permit shall be issued for any development tract until a subdivision plat for said tract has been submitted to and approved by both the Coweta Planning Commission and the Council of the City of Coweta, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved PUD and the City of Coweta shall be a beneficiary thereof. The plat will also serve as the site plan for all detached or attached single-family or duplex residential lots contained within the plat.

Site development tracts may be split and conveyed in accordance with the Minor Subdivision (or 'Lot-Split') provisions of the City of Coweta Subdivision Regulations, provided that not more than three (3) split tracts may result from the Minor Subdivision process at any one time, the remainder deed or splits are not counted against the 3 allowable splits. Upon conveyance of a split tract created by the Minor Subdivision process, the split tract shall be subject to the platting requirement prior to issuance of a building permit. Upon platting such tract, it shall no longer count against the Minor Subdivision maximum of 3 lots at any one time. The remainder tract shall not be included in the maximum tract count, regardless of size, until the final remainder tract is platted and developed. This provision shall not extend to any tract after the platting of such tract.

Prior to the issuance of a building permit for any development tract within the PUD, a site plan shall be submitted to and approved by the City of Coweta as being in conformance with the PUD development standards. Notwithstanding the above, the tract owner may voluntarily submit a site plan for review and approval by the City of Coweta Planning Commission, which shall thereupon have the authority to grant minor modifications to PUD development standards as specifically outlined herein.

Site development tracts shall be developed in accordance with the appropriate nonresidential or residential development standards, except in cases of a vertically-mixed use development, which shall be constructed according to the development standards for nonresidential developments. If the use of residential development standards or any specific such standard is desired, or in the event of any discrepancies, these may be resolved upon Planning Commission approval of a voluntary Detailed Site Plan.

Residential care or housing facilities for elderly individuals which provide medical treatment or housing shall not count against the total number of dwelling units permitted within this amended PUD-02.

MIXED-USE DEVELOPMENT: Buildings containing both residential and nonresidential principal uses shall be developed according to the nonresidential development standards, except any lot containing a dwelling unit shall maintain a minimum of 30 feet of frontage on a public or private street or dedicated right-of-way. Such vertically mixed-use buildings shall be provided and maintain in aggregate parking in number as calculated separately by use type and category. Should nonresidential building floor area be restricted within the PUD, neither structured parking nor the floor area of any residential use component of a mixed-use building shall be counted against the maximum.

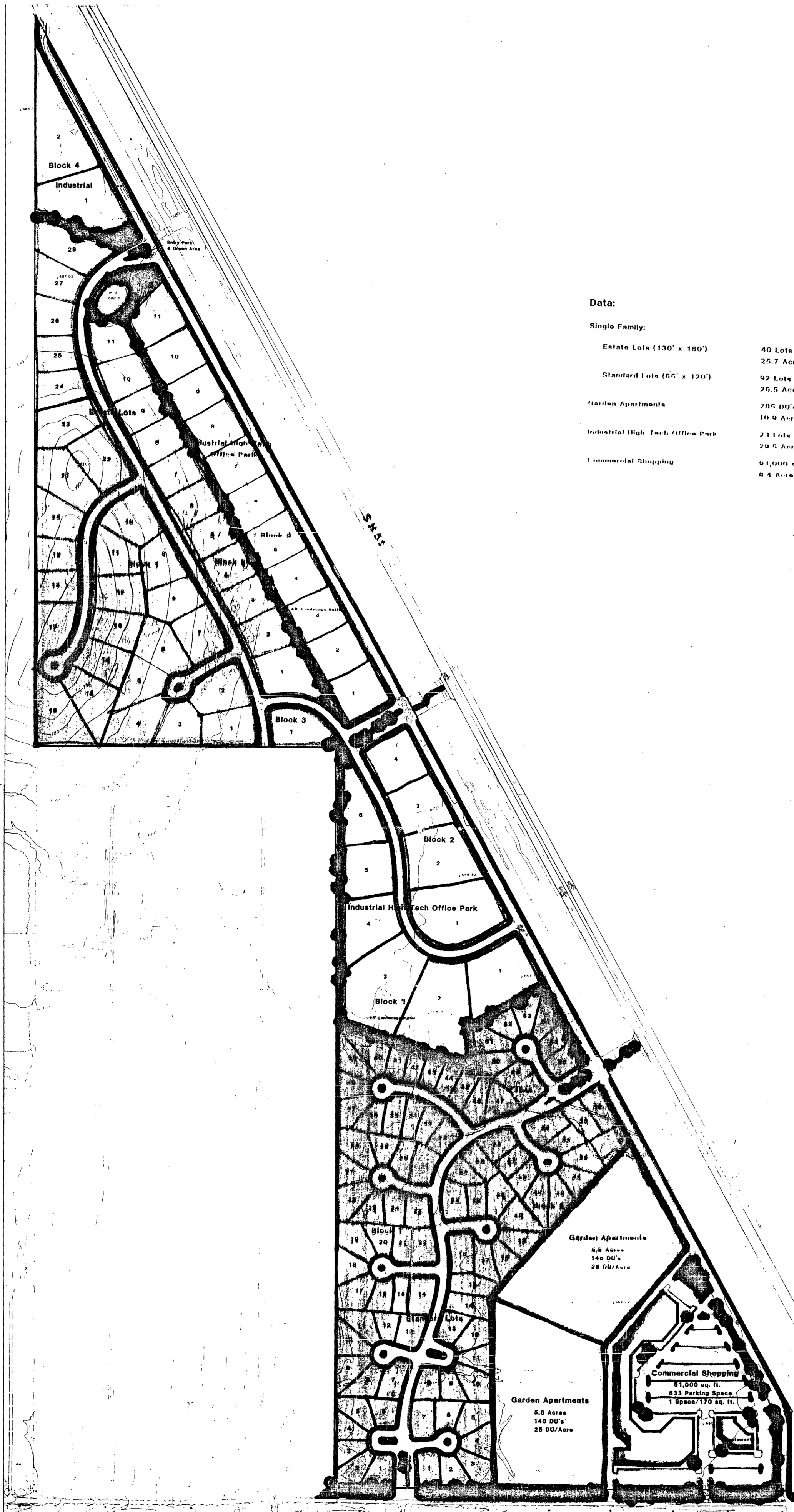
ARCHITECTURAL REVIEW: An Architectural Review Committee (ARC) will be formed. The ARC will review site, landscape, drainage, and architectural and building plans and the selection of architectural building materials. The approval of the ARC of such plan shall be required prior to the submission to the City of an application for the issuance of a building permit. The architectural review requirement is to be established as a private restriction set forth within a recorded instrument and is an important factor in achieving a quality development as originally intended.

The building elevations for dwelling units, offices, and businesses will be designed to express individuality within a development area while simultaneously maintaining the overall character of the community. Attention to all aspects of the building designs will be given to create the individuality desired. Examples of building elements to be studied include roofs, walls, openings, foundations, chimney materials, plazas, and decks. Even though building appearances will vary throughout the development, continuity will be provided through the utilization of additional architectural and non-architectural elements such as lighting, signage, paving, hardscape, and landscape plan material.

The ARC will be designated by Roland Investments, Ltd., its successors or assigns, as the ARC as described herein.

INTENSITY TRANSFER: An initial allocation of intensity (dwelling units and, should nonresidential building floor area be restricted within this amended PUD-02, nonresidential building floor area) shall be made by Roland Investments, Ltd., or its assignees, during the development of each particular area of the PUD. In the event a specific allocation is not made at such time, unallocated intensity shall automatically transfer to the remainder tract within this amended PUD-02 owned by Roland Investments, Ltd. The aggregate intensity shall not exceed the maximum intensity permitted by this amended PUD-02. Notwithstanding the foregoing, any unallocated intensity may be allocated at any time to any area within this amended PUD-02 at the discretion of Roland Investments, Ltd. or its assignees.

SCHEDULE OF DEVELOPMENT: While the original PUD-02 has included three (3) previous developments thus far, development of the remaining PUD site is expected to commence as market conditions permit. All development will be coordinated with the City of Coweta in order to provide adequate traffic circulation and utility service.



Preliminary Site Plan for:

Timber Ridge

Coweta, Oklahoma

No. CZ-86-2
S.T.R. 3585
P.C. Hearing May 27, 1986
C.C. Hearing June 2, 1986

STAFF REPORT

APPLICANT: Roland Development, Inc.

EXISTING ZONING: 10 acres is CG General Commercial, and the remainder is RS-3, high density Single Family Residential.

REQUESTED ACTION: Applicant desires a PUD zone which would be in addition to the existing zoning.

PURPOSE: To provide more flexibility to place commercial uses in the most advantageous locations on the tract.

LOCATION: All of the east half of Section 35, Township 18 North, Range 15 East which is south and west of the M.K. & T. railroad right-of-way less and except the 63.8 acres known as Timber-ridge Estates Subdivision.

SIZE: Approximately 102 acres.

EXISTING USE LAND: Vacant.

SURROUNDING DEVELOPMENT:

South - At the southeast corner of the property across 121st Street there are a home and a mobile home. Further south along Hwy. 51 are various commercial developments. Two single family homes are southeast of the tract.

East- Immediately adjacent to the southeast corner of the property at the northwest corner of Highway 51 and 121st Street is a Wagner Transmission Service. Across Highway 51 adjacent to the south half of the tract is a single family residential subdivision. The M.K. & T. railroad right-of-way forms the eastern boundary of the tract.

North - On the north side of 111th Street just west of Highway 51 are the Animal Crackers Day Care Center and a mini storage development.

West - Immediately west of the northern half of the tract the land is vacant. The west side of the southern half of the tract is adjacent to Timberridge Estates Subdivision.

ANALYSIS: The PUD zoning classification does not allow an increase in the amount of development which can occur, but it does permit flexibility in where and how that development is placed on the tract. In addition almost all type of residential development, i.e., single family, duplexes and multifamily maybe allowed if approved by the City Council. Also within a PUD the minimum setback, height and lot size requirements of the underlying zoning districts no longer apply.

In order to assure proper development in a PUD, the developer is required to submit an "Outline Development Plan" which sets forth his plan for development of the tract. This development plan then becomes the guidelines controlling the PUD. The Planning Commission is required to determine the following facts concerning the proposed PUD:

1. Whether the PUD is consistent with the comprehensive plan.
2. Whether the PUD harmonized with the existing and expected development of the surrounding areas.
3. Whether the PUD is a unified treatment of the development possibilities of the project site.
4. Whether the PUD is consistent with the stated purposes and standards of the zoning ordinance.

The only document submitted with the application was the map on the following page showing the types of land uses proposed in the PUD. The zoning ordinance requires that the applicant present an "outline development plan" which contains the following:

- a. Existing topographic character of the land.
- b. Proposed land uses, including public uses and open space and the approximate location of buildings and other structures.
- c. The character and approximate density of dwellings. Density shall be expressed in number of dwelling units and quantitative area of each identifiable segment of the PUD.
- d. The approximate location of streets.
- e. Sufficient surrounding area to demonstrate the relationship of the PUD to adjoining uses, both existing and proposed.
- f. An explanation of the character of the planned development.
- g. The expected schedule of development, provided that it meets the requirements of Section 920.4.

The applicant has stated that a more detailed description of the proposed PUD will be presented at the planning commission meeting. My initial comments on the proposed land uses that have been submitted are:

- a. The high tech industrial which is proposed adjacent to the M.K.&T. railroad right-of-way not allowed in a PUD with underlying zoning of CG and RS-3.
- b. The high tech industrial-commercial area should be buffered from the residential areas to the west and south. This could be done with uses such as garden apartments, duplexes or low intensity offices.
- c. The proposed street pattern, which has not been provided, should be designed to present commercial and high intensity multi-family residential traffic from going through single family residential areas.

PETITION FOR AMENDMENT
COWETA CITY PLANNING COMMISSION

CZ-86-2
P.H. DATE _____
S.T.R. 35-18-15

Petition is hereby made to the Coweta City Planning Commission to consider a recommendation to the City Council of the City of Coweta, Oklahoma, that the following described property be rezoned to a Use District PUD Classification.

Legal Description: All that part of the East Half (E/2) of Section Thirty Five (35) Township Eighteen (18) North, Range Fifteen (15) East of the Indian Meridian, Wagoner County, State of Oklahoma, lying South and West of M.K. & T. Railroad less and except the West 63.8 acres of the Southeast Quarter (SE/4), which is also known as Timberridge Estates, a subdivision of the West 63.8 acres of the Southeast Quarter.

Tract Acreage: Approx 102 acres General Location: 121st Street South and Highway 51 Lying West of M.K. & T. Railroad

Present Zoning & Use of Property: RS 3 And High Commercial

Proposed Zoning & Use of Property: PUD

Record Owner of Property: Roland Development, Inc.

Do Private or Deed Restrictions affect the use of this property? No

If so, describe such restrictions _____

Name of Abstract Co. furnishing list of

Property Owners in 300' radius. Wagoner County Abstract

I hereby certify that the information herein submitted is complete, true and accurate.

Applicant: Roland Development, Inc.

Owner: _____

Compteland (If different than applicant, owner must sign)
Address: P.O. Box 660, Coweta, Okla 74429 Address: _____

Phone: 918-486-5046

Phone: _____

APPLICANT: DO NOT WRITE BELOW THIS LINE

Application received by: _____ Date Received: _____

Receipt # _____

CITY COUNCIL ACTION

DATE: _____ ACTION: _____

COMMENTS: _____

Ordinance # _____

STAFF RECOMMENDATION

APPROVED _____

DENIED _____

DATE: _____

APPROVED AS
MODIFIED _____

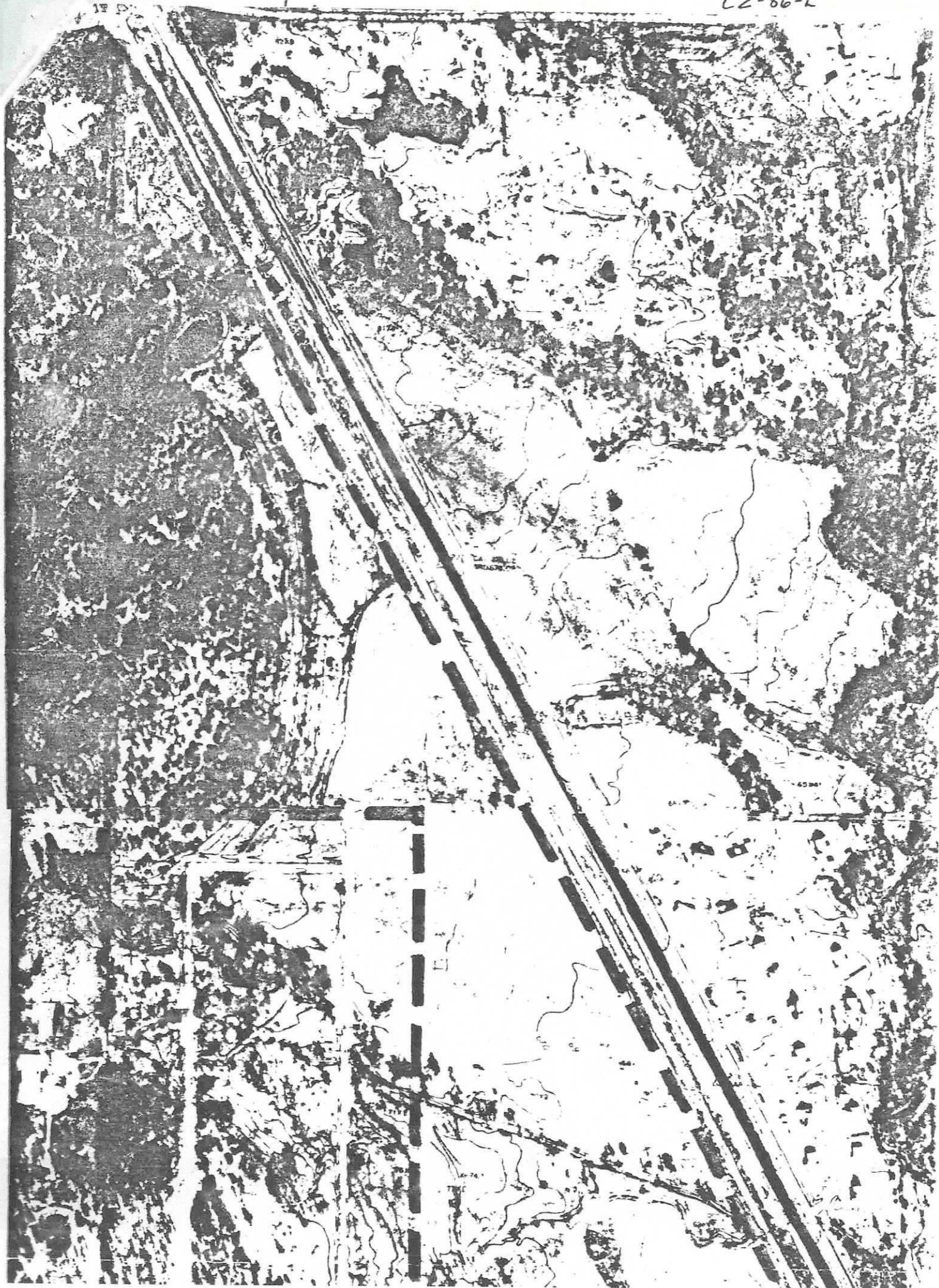
PLANNING COMMISSION ACTION:

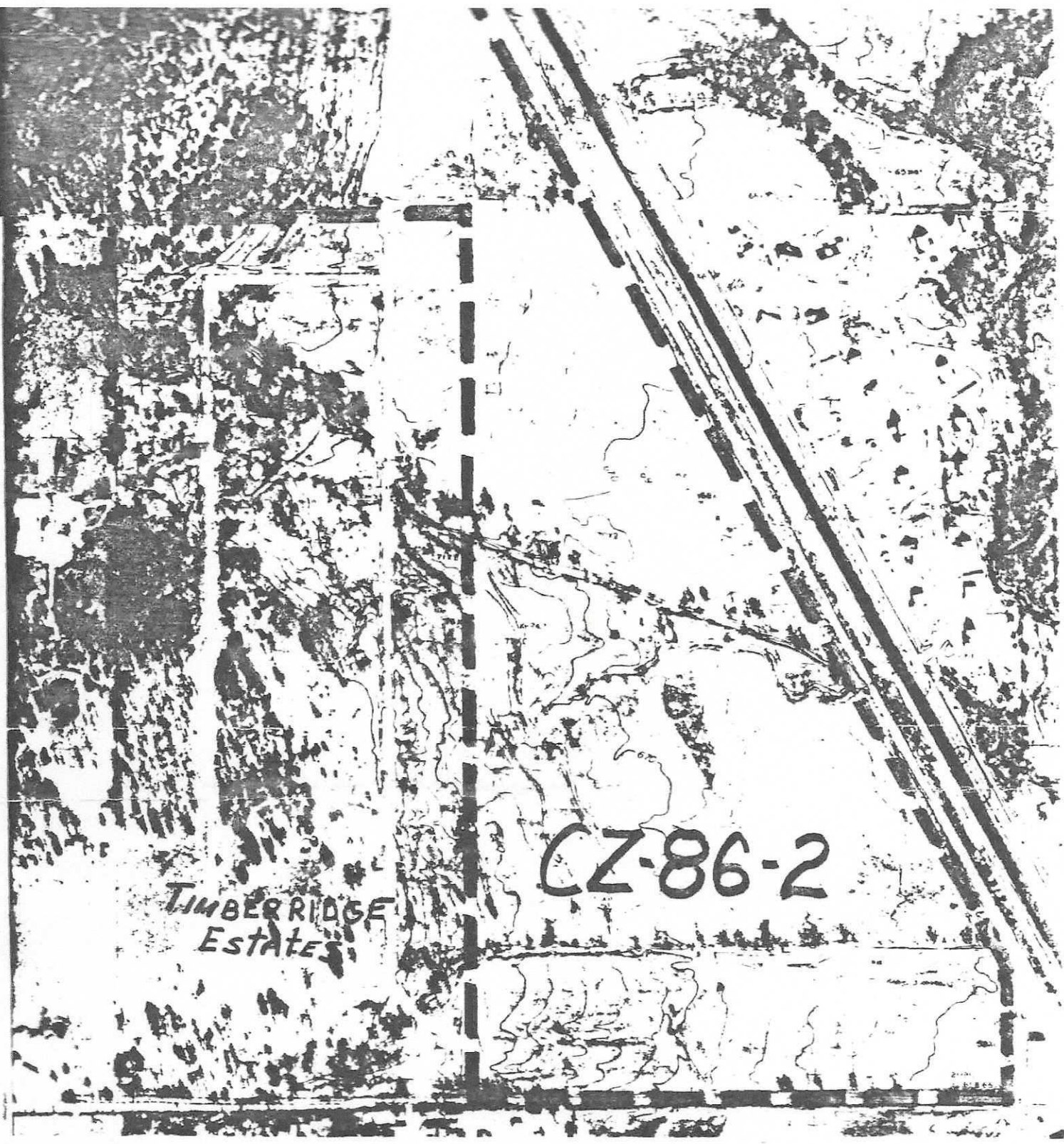
APPROVED _____

DENIED _____

DATE: _____

APPROVED AS
MODIFIED _____

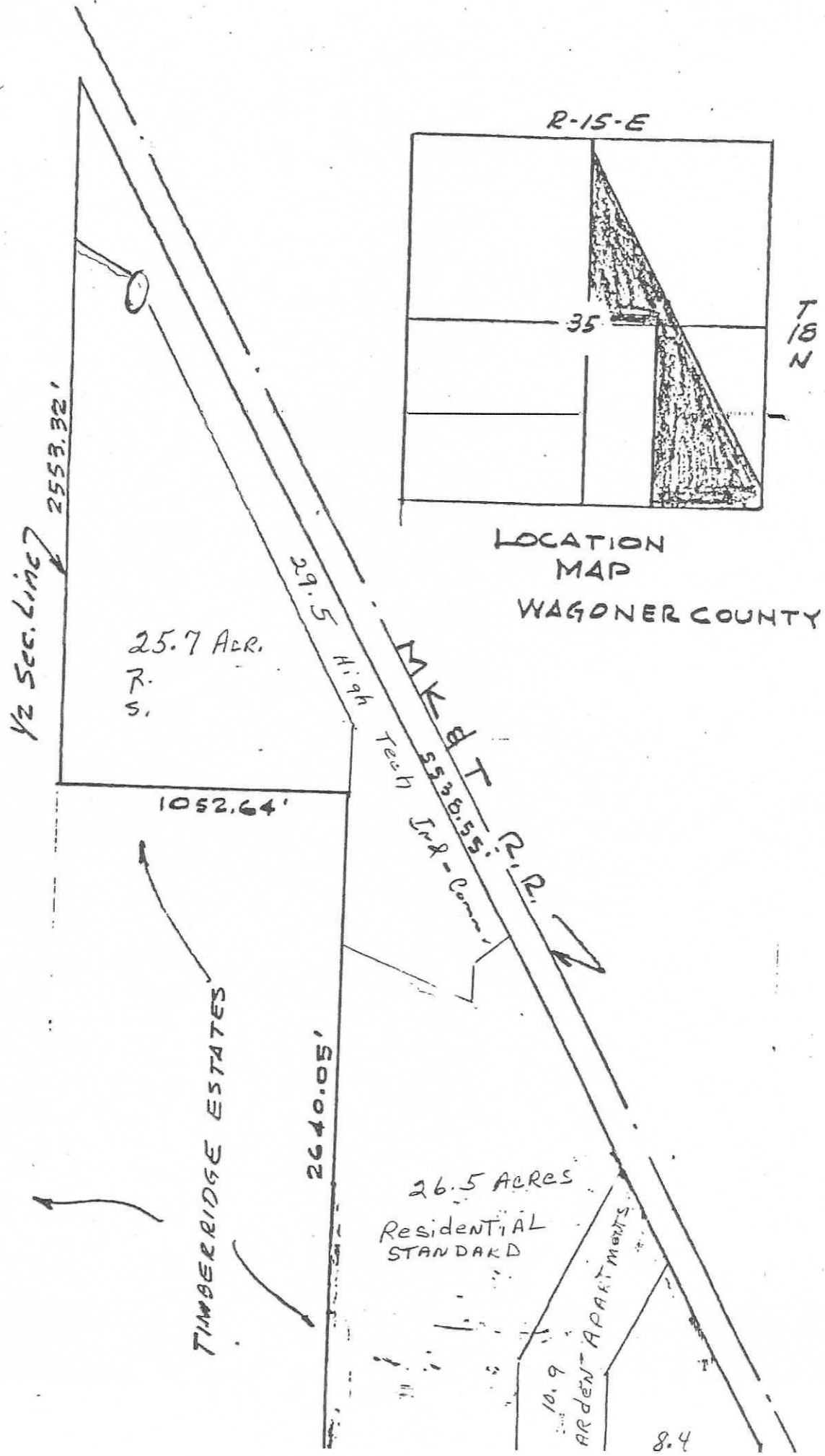


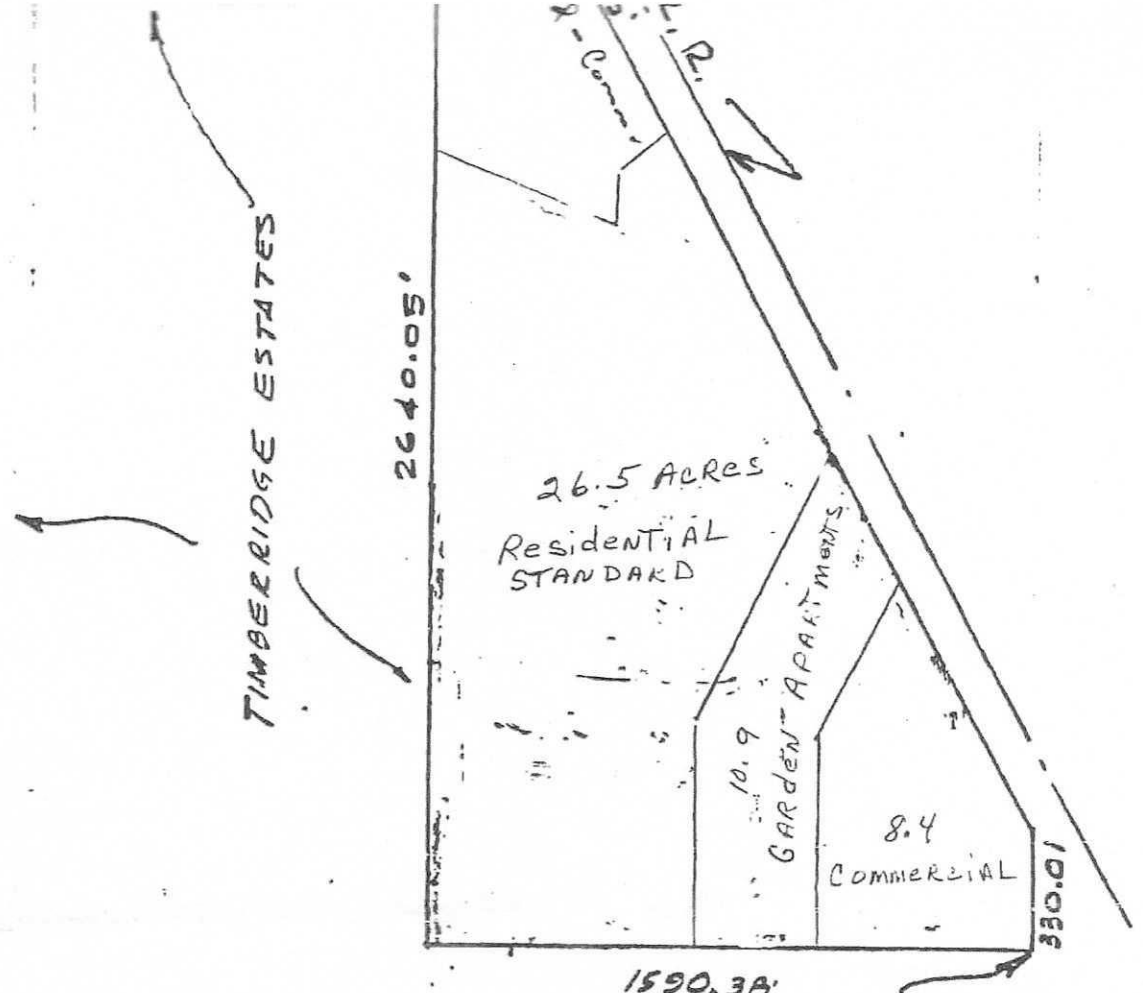


TIMBERRIDGE
Estates

CZ-86-2

Jay
Stamm





SE Cor. Sec. 35,
T-18-N,
R-15-E

J-B Engineering Co.
[Signature]



STAFF REPORT

No. CZ-86-3

S.T.R. 3585

P.C. Hearing June 30, 1986

C.C. Hearing July 7, 1986

APPLICANT: Roland Development, Inc.

EXISTING ZONING: AG, Agriculture.

REQUESTED ACTION: Rezoning the southeast 9.0168 CG, General Commercial and 93 acres of RS-3, High Density Single Family Residential.

PURPOSE: To allow the development of a mixed use PUD as proposed in CZ-86-2.

LOCATION: All of the East Half of Section 35, Township 18 North, Range 15 East which is south and west of the M.K.&T. railroad right-of-way less and except the 63.8 acres known as Timberridge Estates Subdivision.

SIZE: Approximately 102 acres.

EXISTING USE OF LAND: Vacant.

SURROUNDING DEVELOPMENT:

South - At the southeast corner of the property across 121st Street there are a home and a mobile home. Further south along Hwy. 51 are various commercial developments. Two single family homes are southeast of the tract.

East - Immediately adjacent to the southeast corner of the property at the northwest corner of Hwy. 51 and 121st Street is a Wagner Transmission Service. Across Highway 51 adjacent to the south half of the tract is a single family residential subdivision. The M.K.&T. railroad right-of-way forms the eastern boundary of the tract.

North - On the north side of 111th Street just west of Hwy. 51 are the Animal Crackers Day Care Center and a mini-storage development.

West - Immediately west of the northern half of the tract the land is vacant. The west side of the southern half of the tract is adjacent to Timberridge Estates Subdivision.

ANALYSIS: When this tract was annexed to the City of Coweta, the Planning Commission recommended the property be zoned as is proposed in this request. Unfortunately, there was a mix-up and the ordinance passed by City Council which annexed the tract did not

specify any zoning district classification. This means it is automatically zoned AG, Agriculture.

This request is intended to rectify the oversight and provide the zoning the owner thought he always had.

ANALYSIS: The PUD zoning classification does not allow an increase in the amount of development which can occur, but it does permit flexibility in where and how that development is placed on the tract. In addition almost all type of residential development, i.e., single family, duplexes and multifamily may be allowed if approved by the City Council. Also within a PUD the minimum setback, height and lot size requirements of the underlying zoning districts no longer apply.

In order to assure proper development in a PUD, the developer is required to submit an "Outline Development Plan" which sets forth his plan for development of the tract. This development plan then becomes the guidelines controlling the PUD. The facts concerning the proposed PUD:

1. Whether the PUD is consistent with the comprehensive plan.
2. Whether the PUD harmonized with the existing and expected development of the surrounding areas.
3. Whether the PUD is a unified treatment of the development possibilities of the project site.
4. Whether the PUD is consistent with the stated purposes and standards of the zoning ordinance.

The Outline Development Plan of the applicant proposes the following development areas and uses.

1. Commercial Shopping - 8.4 acres with 91,000 sq. ft. of buildings.
2. Garden Apartments - 10.9 acres containing 285 dwelling units.
3. Commercial High-Tech Office Park - 29.5 acres containing 23 lots.
4. Single Family Estate Lots (approximately 130' x 160') - 25.7 acres containing 60 lots
5. Single Family Standard Lots (approximately 65' x 120') - 26.5 acres containing 92 lots.

The developer plans to begin work on the Estate Lots in 12 to 18 months and then work on the Standard Lots area.

PETITION FOR AMENDMENT
COWETA CITY PLANNING COMMISSION

CZ-86-3
P.H. DATE June 30, 1986
S.T.R. 35-18-15

Petition is hereby made to the Coweta City Planning Commission to consider a recommendation to the City Council of the City of Coweta, Oklahoma, that the following described property be rezoned to a Use District RS-3 & CG Classification.

Legal Description: All that part of the East Half (E/2) of Section Thirty-Five (35) Township Eighteen (18) North, Range Fifteen (15) East of the Indian Meridian, Wagoner County, State of Oklahoma, lying South and West of M.K. & T.

Railroad less and except the West 63.8 acres of the Southeast Quarter (SE/4), which is also known as Timberridge Estates, a subdivision of the West 63.8 acres of the West 63.8 acres of the Southeast Quarter
Tract Acreage: Approx 102 General Location: 121st Street South and Highway 51 Lying West of M.K. & T. Railroad

Present Zoning & Use of Property: AG-vacant

Proposed Zoning & Use of Property: 9.0168 acres of CG at the SE corner of property and remainder RS-3

Record Owner of Property: Roland Development, Inc.

Do Private or Deed Restrictions affect the use of this property? NO

If so, describe such restrictions

Name of Abstract Co. furnishing list of

Property Owners in 300' radius. Wagoner County Abstract

I hereby certify that the information herein submitted is complete, true and accurate.

Applicant: _____

Owner: _____

(If different than applicant, owner must sign)

Address: P.O. Box 660, Coweta, OK 74429 Address: _____

Phone: 918-486-5046

Phone: _____

APPLICANT: DO NOT WRITE BELOW THIS LINE

Application received by: _____ Date Received: _____

Receipt # _____

CITY COUNCIL ACTION

DATE: _____ ACTION: _____

COMMENTS: _____

Ordinance # _____

STAFF RECOMMENDATION

APPROVED _____

DENIED _____

DATE: _____

APPROVED AS

MODIFIED _____

PLANNING COMMISSION ACTION:

APPROVED _____

DENIED _____

DATE: _____

APPROVED AS

MODIFIED _____

STAFF REPORT

No. CCZ-86-3

S.T.R. 3585

P.C. Hearing June 30, 1986

C.C. Hearing July 7, 1986

APPLICANT: Roland Development, Inc.

EXISTING ZONING: AG, Agriculture.

REQUESTED ACTION: Rezoning the southeast 9.0168 CG, General Commercial and 93 acres of RS-3, High Density Single Family Residential.

PURPOSE: To allow the development of a mixed use PUD as proposed in CZ-86-2.

LOCATION: All of the East Half of Section 35, Township 18 North, Range 15 East which is south and west of the M.K.&T. railroad right-of-way less and except the 63.8 acres known as Timberridge Estates Subdivision.

SIZE: Approximately 102 acres.

EXISTING USE OF LAND: Vacant.

SURROUNDING DEVELOPMENT:

South - At the southeast corner of the property across 121st Street there are a home and a mobile home. Further south along Hwy. 51 are various commercial developments. Two single family homes are southeast of the tract.

East - Immediately adjacent to the southeast corner of the property at the northwest corner of Hwy. 51 and 121st Street is a Wagner Transmission Service. Across Highway 51 adjacent to the south half of the tract is a single family residential subdivision. The M.K.&T. railroad right-of-way forms the eastern boundary of the tract.

North - On the north side of 111th Street just west of Hwy. 51 are the Animal Crackers Day Care Center and a mini-storage development.

West - Immediately west of the northern half of the tract the land is vacant. The west side of the southern half of the tract is adjacent to Timberridge Estates Subdivision.

ANALYSIS: When this tract was annexed to the City of Coweta, the Planning Commission recommended the property be zoned as is proposed in this request. Unfortunately, there was a mix-up and the ordinance passed by City Council which annexed the tract did not

specify any zoning district classification. This means it is automatically zoned AG, Agriculture.

This request is intended to rectify the oversight and provide the zoning the owner thought he always had.

MEMO

To: Coweta City Council
From: Jay Stump, Acting Secretary of the Planning Commission *JS*
Date: July 25, 1986
Subject: Rezoning Cases CZ-86-2 and CZ-86-3

The Coweta Planning Commission at their July 24, 1986 meeting took action on two rezoning requests which were before them, CZ-86-2 and CZ-86-3. Both requests concerned the same tract of land located northwest of 121st Street and Highway 51 and containing approximately 102 acres.

The Planning Commission considered request number CZ-86-3 first, since it was for the basic zoning of the tract. The Planning Commission recommended approval of the request as presented, which was to change the present AG, Agricultural zoning to 9.0168 acres of CG, General Commercial district in the southeast corner of the tract and the remainder of the tract an RS-3, high density single-family residential district. A map of the requested zoning and a staff report form are enclosed.

The Planning Commission then took action on CZ-86-2 which was for an over-lay zoning category of PUD, Planned Unit Development. The Planning Commission recommended approval of the PUD with the following conditions in addition to those presented by the applicant.

1. The total amount of commercial floor area in the entire PUD will not exceed 294,579 sq. ft. and may be distributed between the Commercial Shopping area and the Commercial High-Tech Office Park as the developer feels appropriate so long as the total floor area limit is not exceeded.
2. The total number of dwelling units will not exceed 482 and the total number of multi-family units will not exceed 285. The minimum lot size for any single-family home will be 6,900 sq. ft. The number of single family dwelling units may vary within the Estate Lots area and the Standard Lots area so long as the total number of dwelling units in the PUD does not exceed 482 and the total number of lots in the Estate Lots area does not exceed 60.

3. Block 1 of the Commercial High-Tech Office Park area may be developed commercially or converted to a residential area with standard lots.
4. If possible the PUD should have two railroad crossings as proposed but if only one can be obtained, it should be at the center of the development. Also every effort should be made by the developer and the City to extend the frontage road north approximately 66' to 111th St.
5. The developer must assure that if screening fences are used for buffering adjacent land uses they will be of a low maintenance and consistent design.

A map of the development area is enclosed along with a staff report.

Enc.



ORDINANCE 796

AN ORDINANCE ADOPTING AN AMENDMENT TO ORDINANCE 377, NOW FOR THEN, CREATING A PLANNED UNIT DEVELOPMENT OVERLAY (PUD-02) FOR A TRACT OF LAND LOCATED IN THE CITY OF COWETA, WAGONER COUNTY, OKLAHOMA, AS MORE PARTICULARLY HEREINAFTER DESCRIBED, REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith AND DECLARING AN EMERGENCY.

RECITALS

WHEREAS, on August 4th, 1986, the City Council of the City of Coweta, Oklahoma accepted the recommendation of the City of Coweta, Oklahoma Planning Commission to approve CZ 86-2, and CZ 86-3 establishing a Planned Unit Development designation over the then current RS-3 District with, CG Commercial General and Residential Multiple Family RM-1 use for this property known as PUD-02, for the following described property, to wit:

All of the east half of Section 35, Township 18 North, Range 15 East which is south and west of the M.K. & T. railroad right-of-way less and except the 63.8 acres known as Timber Ridge Estates Subdivision.

The Development Plan adopted consisted of the following development areas and uses:

1. Commercial Shopping – 8.4 acres with 91,000 Sq. Ft. of buildings
2. Garden Apartments – 10.9 acres containing 285 dwelling units.
3. Commercial High-Tech Office Park 29.5 acres containing 23 lots.
4. Single family Estate lots (approximately 130' x 160') 25.7 acres containing 60 lots.
5. Single Family Standard Lots (approximately 65' x 120') 26.5 acres containing 92 lots.

WHEREAS, On July 6, 1987 the City Council of the City of Coweta Oklahoma, approved Ordinance No. 377 adopting the Updated Zoning Code of the City of Coweta and the Zoning Map for the City as recommended by the Planning Commission of the City of Coweta, Oklahoma, incorporating all prior actions taken related thereto; and

WHEREAS, on June 17, 1996, the City Council for the City of Coweta, Oklahoma, consistent with the approval of PUD-02, approved the Plat for Timber Ridge Plaza being part of PUD-02, and that on July 18, 1996 the plat for Timber Ridge Plaza was filed for record in the Wagoner County Clerk's office; and

WHEREAS, on July 6th, 1998 the City Council for the City of Coweta, Oklahoma, consistent with the approval of PUD-02, approved CLS 98-06, such being a lot split of a part of PUD-02 and containing approximately 4.1 acres, creating a lot on which to build 96 apartments; and

WHEREAS, an Ordinance creating PUD-02 cannot be found and by reason thereof it is now necessary and proper that this Ordinance be adopted, now for then, ratifying the action heretofore taken on August 4, 1986 by the City Council of the City of Coweta, Oklahoma approving an amendment of Ordinance No. 377 by placing a Planned Unit Development designation over the then current RS-3 District with CG Commercial General and RM-1 Residential Multiple Family Mixed-Use Zoning designation PUD-02, for the following described property, to wit:

All of the east half of Section 35, Township 18 North, Range 15 East which is south and west of the M.K. & T. railroad right-of-way less and except the 63.8 acres known as Timber Ridge Estates Subdivision.

IT IS THEREFORE HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF COWETA, OKLAHOMA, THAT, TO-WIT:

SECTION ONE: Ordinance No. 377 is hereby amended, now for then, by placing a Planned Unit Development designation over the then current RS-3 District with CG Commercial General and RM-1 Residential Multiple Family Mixed-Use Zoning designation PUD-02, for the following described property, to wit:

All of the east half of Section 35, Township 18 North, Range 15 East which is south and west of the M.K. & T. railroad right-of-way less and except the 63.8 acres known as Timber Ridge Estates Subdivision,

SECTION 2: That all Ordinances or parts of Ordinances in conflict herewith be and same are hereby expressly repealed.

SECTION 3: That because the rezoning hereby enacted is essential to the proper and orderly growth of the City of Coweta, Oklahoma, an Emergency is hereby declared to exist for the preservation of public health, peace and safety and by reason whereof, this Ordinance shall take effect immediately upon its passage.

Doc H 2018-386 B: 2408 P: 0503
01/10/2018 10:40:06 AM Pg: 2 of Pgs: 3
Fee: \$ 17.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma





PASSED AND APPROVED with the Emergency Clause ruled on separately this 8th day of January, 2018.

Evette Morris

EVETTE MORRIS, MAYOR

ATTEST:

Brittany Long
Brittany Long, CITY CLERK



APPROVED AS TO FORM:

Ronald D. Cates
Ronald D. Cates, CITY ATTORNEY

Oklahoma Weekly Group

Owasso Reporter • Sand Springs Leader
Skiatook Journal • Wagoner County American-Tribune
Tulsa Business & Legal News

OKLAHOMA WEEKLY GROUP
P.O. BOX 1770
TULSA, OK 74102-1770

Account Number

1007674

Date

January 17, 2018

CITY OF COWETA
PO BOX 850
ATTN: JOYCE TERRY
COWETA, OK 74429

Date	Category	Description	Ad Size	Total Cost
01/17/2018	Legal Notices	ORDINANCE NO. 796	2 x 28.00 CL	35.84

Proof of Publication

443026
Published in the Wagoner County American-Tribune,
Wagoner, Wagoner County, Oklahoma, January 17,
2018.

CITY OF COWETA OKLAHOMA ORDINANCE NO. 796

AN ORDINANCE ADOPTING AN AMENDMENT TO
ORDINANCE 377, NOW FOR THEN, CREATING A
PLANNED UNIT DEVELOPMENT OVERLAY (PUD-
02) FOR A TRACT OF LAND LOCATED IN THE CITY
OF COWETA, WAGONER COUNTY, OKLAHOMA, AS
MORE PARTICULARLY HEREINAFTER DESCRIBED,
REPEALING ALL ORDINANCES OR PARTS OF
ORDINANCES IN CONFLICT HERewith AND DE-
CLARING AN EMERGENCY.

PASSED AND APPROVED with emergency clause vot-
ed upon separately this 8th day of January, 2018.

/s/ Evette Morris, Mayor

ATTEST: /s/ Brittany Long, City Clerk

APPROVED AS TO FORM:
/s/ Ronald D. Cates, City Attorney

I, of lawful age, being duly sworn, am a legal representative of
Wagoner County American-Tribune of Wagoner, Oklahoma, a
Weekly newspaper of general circulation in Wagoner, Oklahoma,
a newspaper qualified to publish legal notices, advertisements
and publications as provided in Section 106 or Title 25, Oklahoma
Statutes 1971 and 1982 as amended, and thereafter, and complies
with all other requirements of the laws of Oklahoma with
reference to legal publications. That said notice, a true copy of
which is attached hereto was published in the regular edition of
said newspaper during the period and time of publication and not
in a supplement, on the DATE(S) LISTED BELOW

01/17/2018

Newspaper reference: 0000443026

M. Marshall
Legal Representative

Sworn to and subscribed before me this date:

1-17-2018
Nancy Carol Moore
Notary Public

My Commission expires: 12-08-2018

NOTARY PUBLIC-STATE OF OKLAHOMA



NANCY CAROL MOORE
COMMISSION # 06011684
TULSA COUNTY

15E18N27

PLANNED UNIT DEVELOPMENT (PUD) PUD-02 AMENDMENT

15E18N25



111th

112th

113th

114th

114th

114th

115th

115th

272nd East

113th

271st East

116th Street

112th

113th

113th

112th

282nd E.

281st E.

115th

15E18N34

117th

257th East

15E18N35

118th

120th

116th

268th East

269th East

118th

120th

270th East

122nd

122nd

273rd East

Highway 51

272nd East

274th

278th East

15E18N36

119th

121st

15E17N3

15E17N2

15E17N1

281st East

SUBJECT PROPERTY

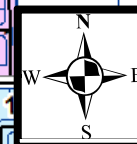


15E18N27

PLANNED UNIT DEVELOPMENT (PUD) PUD-02 AMENDMENT

Wynstone Phase

15E18N25



261st East

111th

Coweta Senior Villas

Cross Creek 113th

114th

114th

114th

264th East

Cross Creek II

115th

15E18N35

15E18N34

117th

257th East

Perry Green Acres

118th

120th

259th East

15E17N3

257th East

15E17N2

116th

PUD-02

Timberidge Estates

118th

Timber Ridge Plaza

120th

267th East

Steeplechase Apartments

Timber Ridge Crossing I

122nd

Timber Ridge Crossing II

Kountry Fair Plaza

113th

Coweta Crossing North20

PUD-R0702/PUD-C 12-02

Coweta Crossing South45

SUBJECT PROPERTY

272nd East

113th

Woods @ Oak Grove I

Woods @ Oak Grove II

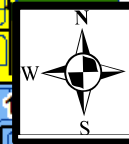
112th

280th East

113th

Celebration at the Woods I

PLANNED UNIT DEVELOPMENT (PUD) PUD-02 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 |

