



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

**AGENDA - REGULAR MEETING
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY
TUESDAY, FEBRUARY 22, 2022, 6:00 PM**

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

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

- 1. MINUTES OF THE REGULAR MEETING
APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF THE COWETA PLANNING COMMISSION HELD ON JANUARY 17, 2022.

Documents:

[220117 MINUTES OF THE COWETA PLANNING COMMISSION.PDF](#)

- V. PUBLIC HEARINGS

- 1. PUBLIC HEARING - CZ 22-01
PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON CZ 22-01, AN APPLICATION FOR A REZONE OF PROPERTY FROM AGRICULTURE (AG) TO RESIDENTIAL SINGLE-FAMILY (RS-2) LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4) OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, NEAR THE INTERSECTION OF SOUTH 273RD EAST AVENUE AND EAST 125TH PLACE SOUTH.

Documents:

[220222 PUBLIC HEARING NOTICE CZ 22-01.PDF](#)
[CZ 22-01 AERIAL VIEW MAP WITH FLOODPLAIN ABUNDANT RAIN MINISTRIES, INC.PDF](#)
[CZ 22-01 LOCATION MAP ABUNDANT RAIN MINISTRIES, INC.PDF](#)
[CZ 22-01 ZONING MAP ABUNDANT RAIN MINISTRIES, INC.PDF](#)

- 2. PUBLIC HEARING CZ 22-02 SUP
PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AN APPLICATION TO ESTABLISH A

SPECIFIC USE PERMIT (SUP) CZ 22-02 SUP FOR AN EDUCATIONAL TECHNICAL TRAINING SCHOOL ON PROPERTY ZONED AGRICULTURE (AG) LOCATED IN SECTION 17, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUTY, STATE OF OKLAHOMA AT 31350 EAST STATE HIGHWAY 51, COWETA, OKLAHOMA.

Documents:

[220222 PUBLIC HEARING NOTICE CZ 22-02 SUP.PDF](#)
[CZ 22-02 SUP 300 FT RADIUS.PDF](#)
[CZ 22-02 SUP APPLICATION.PDF](#)
[CZ 22-02 SUP SURVEY.PDF](#)
[C1.0.PDF](#)
[CZ 22-02 SUP AERIAL VIEW WITH FLOODPLAN.PDF](#)
[CZ 22-02 SUP LOCATION MAP.PDF](#)
[CZ 22-02 SUP ZONING MAP.PDF](#)

3. PUBLIC HEARING - PUD-02 AMENDMENT

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AN APPLICATION FOR A PLANNED UNIT DEVELOPMENT, PUD-02, 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.

Documents:

[220222 PUBLIC HEARING NOTICE CZ 21-08 PUD-02.PDF](#)
[21133_20220106_PUD AMENDMENT 3RD SUBMITTAL.PDF](#)
[21133_STATUS_20211215_PUD AMENDMENT TEXT 3 - CHANGES HIGHLIGHTED.PDF](#)
[CZ 21-08 PUD-02 AMENDMENT AERIAL VIEW MAP WITH FLOODPLAIN.PDF](#)
[CZ 21-08 PUD-02 AMENDMENT LOCATION MAP.PDF](#)
[CZ 21-08 PUD-02 AMENDMENT ZONING MAP.PDF](#)

VI. OLD BUSINESS

1. CZ 22-01

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON CZ 22-01, AN APPLICATION FOR A REZONE OF PROPERTY FROM AGRICULTURE (AG) TO RESIDENTIAL SINGLE-FAMILY (RS-2) LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4) OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, GENERALLY AT THE INTERSECTION OF SOUTH 273RD EAST AVENUE AND EAST 125TH PLACE SOUTH. (MARK SEIBOLD, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[220222 STAFF REPORT CZ 22-01.PDF](#)
[CZ 22-01 AERIAL VIEW MAP WITH FLOODPLAIN ABUNDANT RAIN MINISTRIES, INC.PDF](#)
[CZ 22-01 LOCATION MAP ABUNDANT RAIN MINISTRIES, INC.PDF](#)
[CZ 22-01 ZONING MAP ABUNDANT RAIN MINISTRIES, INC.PDF](#)

2. CZ 22-02

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON AN APPLICATION TO ESTABLISH A SPECIFIC USE PERMIT (SUP) CZ 22-02 SUP FOR AN EDUCATIONAL TECHNICAL TRAINING SCHOOL ON PROPERTY ZONED AGRICULTURE (AG) LOCATED IN SECTION 17, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUTY, STATE OF OKLAHOMA AT 31350 EAST STATE HIGHWAY 51, COWETA, OKLAHOMA. (MARK SEIBOLD, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[220222 STAFF REPORT CZ 22-02 SUP.PDF](#)
[CZ 22-02 SUP APPLICATION.PDF](#)
[CZ 22-02 SUP AERIAL VIEW WITH FLOODPLAN.PDF](#)
[CZ 22-02 SUP LOCATION MAP.PDF](#)
[CZ 22-02 SUP SURVEY.PDF](#)
[CZ 22-02 SUP ZONING MAP.PDF](#)
[C1.0.PDF](#)

3. 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, 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:

[220222 STAFF REPORT CZ 21-08 PUD-02.PDF](#)
[21133_20220106_PUD AMENDMENT 3RD SUBMITTAL.PDF](#)
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[CZ 21-08 PUD-02 AMENDMENT AERIAL VIEW MAP WITH FLOODPLAIN.PDF](#)
[CZ 21-08 PUD-02 AMENDMENT LOCATION MAP.PDF](#)
[CZ 21-08 PUD-02 AMENDMENT ZONING MAP.PDF](#)

4. DISCUSSION OF PLANNING TOPICS

DISCUSSION ON THE PROCESS AND ROLES FOR PLANNING COMMISSION AND BOARD OF ADJUSTMENT, APPROACH TO CONSIDERATION OF APPLICATION, AND THE LIMITS OF RECOMMENDATION POWERS. (MARK SEIBOLD, COMMUNITY DEVELOPMENT DIRECTOR)

VII. NEW BUSINESS

VIII. ADJOURNMENT

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



**MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL 310 S. BROADWAY
MONDAY, JANUARY 17, 2022, 6:00 PM**

I. CALL TO ORDER

Chairperson Jessica Morris called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Carter Mathews	Present
Kathy Sloat-Ahlstrom	Present
Jessica Morris	Present
Joanna Jones	Present
Melanie Lander	Absent

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

IV. CONSENT

1. Consideration of the minutes of the regular meeting of November 15, 2021.

Motion was made by Commissioner Carter Mathews and seconded by Commissioner Kathy Sloat-Ahlstrom to approve Consent Agenda.

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

Carter Mathews	Yes – to approve
Kathy Sloat-Ahlstrom	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Not present

2. Consideration of the minutes of the special meeting of November 29, 2021.

Motion was made by Commissioner Carter Mathews and seconded by Commissioner Kathy Sloat-Ahlstrom to approve Consent Agenda.

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

Carter Mathews	Yes – to approve
Kathy Sloat-Ahlstrom	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Not present

V. PUBLIC HEARINGS

VI. OLD BUSINESS

VII. NEW BUSINESS

1. Discussion of Planning Topics

This item has been continued to the next meeting.

VIII. ADJOURNMENT

Chairperson Jessica Morris moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 6:02 p.m.

Approved:

Chairman

Secretary

Date

**NOTICE OF PUBLIC HEARING REGARDING A PROPOSED AMENDMENT OF THE
ZONING MAP OF THE CITY OF COWETA**

Notice is hereby given that a Public Hearing will be held before the Coweta Planning Commission at Coweta City Hall, 310 S. Broadway, Coweta, Oklahoma at 6:00 PM on Tuesday, February 22, 2022.

At the above time and place will be heard a request from the Abundant Rain Ministries, Inc., to change the zoning classification of a parcel of land located at South 273rd East Avenue and East 125th Place South, in Section 1, Township 17 North, Range 15 East of the Indian Base and Meridian, more particularly described as follows:

A tract of land situated in the SW1/4 NW1/4 of Section 1, Township 17 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, more particularly described as follows: commencing at the SW corner of the SW1/4 NW1/4 of said Section 1, thence due north along the west line thereof a distance of 250.00 feet; thence N89°45'53"E parallel to the south line of the NW1/4 a distance of 496.75 feet to the point of beginning; thence S7°21'15"E a distance of 251.94 feet; thence N89°45'53"E a distance of 505.79 feet; thence N12°00'16"W a distance of 74.91 feet; thence N29°58'52"W a distance of 125.00 feet; thence N40°20'49"W a distance of 89.09 feet; thence S89°45'53"W a distance of 402.32 feet to the Point of Beginning. Containing 2.70 acres, more or less.

The request is to change the zone of said legal description from (AG) Agriculture to (RS-2) Residential Single-Family, Case Number CZ 22-01.

All persons interested in this matter may be present at the hearing to present their support for/objections against the above request.

In the event that the proposed amendment(s) is (are) approved in whole or part by the Planning Commission, said Commission shall submit its recommendation to the City Council of the City of Coweta for its consideration and action as provided by law.

The City Council's review of the Planning Commission's recommendation on the proposed amendment to the zoning map is tentatively scheduled for the March 7, 2022, City Council meeting, to be held at 6:00 PM at Coweta City Hall, 310 S. Broadway. Said information to be available from the office of the City Clerk.

Maps showing the proposed change(s) may be reviewed at the Community Development office at Coweta City Hall.

Dated at Coweta, Oklahoma this 12th Day of January 2022.

**CZ 22-01 REZONE FROM AG AGRICULTURE TO RS-2 RESIDENTIAL
SINGLE FAMILY ABUNDANT RAIN MINISTRIES, INC., PROPERTY**



SUBJECT PROPERTY

E 125th Pl S

15E17N1

15E17N2

124th

284th East

126th

127th

282nd East

283rd East

276th East

278th East

277th East

275th East

129th

276th East

126th

274th East

275th East

127th

123rd East

273rd East

270th East

123rd

269th East

Highway 51

E 125th P I S

Bridle Trail Estates

Bridle Trail Estates SE

**CZ 22-01 REZONE FROM AG AGRICULTURE TO RS-2 RESIDENTIAL
SINGLE FAMILY ABUNDANT RAIN MINISTRIES, INC., PROPERTY**

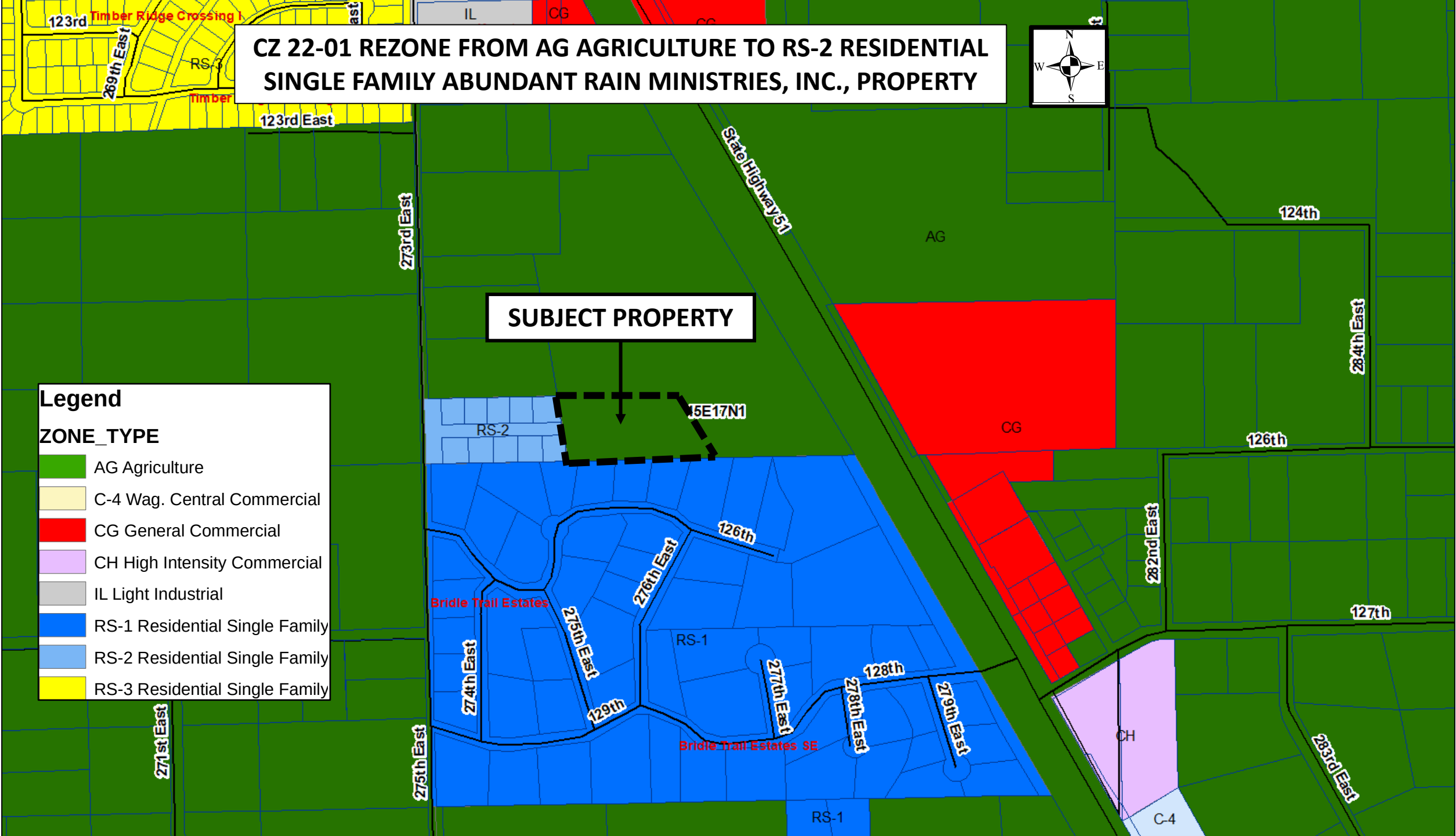
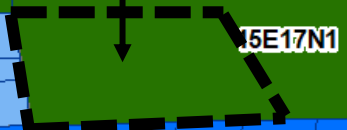


Legend

ZONE_TYPE

- AG Agriculture
- C-4 Wag. Central Commercial
- CG General Commercial
- CH High Intensity Commercial
- IL Light Industrial
- RS-1 Residential Single Family
- RS-2 Residential Single Family
- RS-3 Residential Single Family

SUBJECT PROPERTY



**NOTICE OF A PUBLIC HEARING BY THE COWETA PLANNING COMMISSION:
CASE NUMBER CZ 22-02 SUP**

Notice is hereby given that a Public Hearing will be held before the Coweta Planning Commission at Coweta City Hall, 310 S. Broadway, Coweta, Oklahoma at 6:00 pm on the 22nd day of February 2022.

At the above time and place will be heard CZ 22-02 SUP, a request from Indian Capital Technology Center to establish a Specific Use Permit for an Educational Technical Training School at the new Indian Capital Technology Center Campus on the property zoned Agriculture (AG). The property is located at 31350 East State Highway 51, Coweta, OK, in Section 17, Township 17 North, Range 16 East of the Indian Meridian, more particularly described as follows:

The Northwest Quarter (NW4) of the Southeast Quarter (SE4), lying South of Highway No. 51 all in Section 17, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, said tract being more particularly described as follows:

Commencing at the Northwest Corner of the Southeast Quarter (SE4) of Section 17, said point being a found mag nail, thence S1°40'55"E on the West line of said SE1/4 a distance of 156.89 feet, to a point on the South Right of Way line of State Highway 51, said point being a set ½" iron pin with cap #7232, said point also being the POINT OF BEGINNING; thence continuing S1°40'55"E on the West line of said SE1/4, a distance of 1,161.86 feet to a set ½" iron pin with cap #7232, thence N88°34'31"E a distance of 1,320.62 feet to a set ½" iron pin with cap #7232, thence N1°40'37"W a distance of 1,216.95 feet to a point on the South Right of Way line of State Highway 51, thence S86°11'11"W on the South Right of Way line of Highway 51 a distance of 1,321.63 feet returning to the POINT OF BEGINNING, said tract contains 38.94 acres described.

All persons interested in this matter may be present at the hearing to present their support for/objections against the above request.

In the event that the proposed Specific Use Permit is approved in whole or part by the Planning Commission, said Commission shall submit its recommendation to the City Council of the City of Coweta for its consideration and action as provided by law.

The City Council's review of the Planning Commission's recommendation on the proposed Specific Use Permit is tentatively scheduled for the March 7, 2022 City Council meeting, to be held at 6:00 PM at Coweta City Hall, 310 S. Broadway. Said information to be available from the office of the City Clerk.

For additional information, contact Coweta City Hall at 918-486-2189. Maps showing the Specific Use Permit may be reviewed at the Community Development office of the City of Coweta. Please reference the above case number.

Dated this 12th day of January 2022 in Coweta Oklahoma.

Wagoner County Abstract Company, L.L.C.

(Established in 1907)

~~~~~ Abstracts - Title Insurance - Escrows ~~~~~

219 East Cherokee

Wagoner, Oklahoma 74467

Phone: (918) 485-2215

FAX: (918) 485- 9162

P.O. Box 188

Wagoner, OK 74467

FILE NO. 22-ZC-007

STATE OF OKLAHOMA,  
COUNTY OF WAGONER, §

Wagoner County Abstract Company, being a duly and lawfully bonded abstractor in and for said County and State, hereby states:

The public records of Wagoner County, State of Oklahoma, indicate that the last vesting deed indicates the owners of land within 300 feet of the following described property, to-wit:

The NW¼ of the SE¼, lying South of Highway No. 51 all in Section 17, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, said tract being more particularly described as follows:

Commencing at the NW Corner of the SE¼ of Section 17, said point being a mag nail, thence S1°40'55"E on the West line of said SE¼ a distance of 156.89 feet, to a point on the South Right of Way line of State Highway 51, said point being a set ½" iron pin with cap #7232, said point also being the POINT OF BEGINNING; thence continuing S1°40'55"E on the West line of said SE¼, a distance of 1,161.86 feet to a set ½" iron pin with cap #7232, thence N88°34'31"E a distance of 1,320.62 feet to a set ½" iron pin with cap #7232, thence N1°40'37"W a distance of 1,216.95 feet to a point on the South Right of Way line of State Highway 51, thence S86°11'11"W on the South Right of Way line of State Highway 51 a distance of 1,321.63 feet returning to the POINT OF BEGINNING

are:

Oklahoma Department of Transportation

200 NE 21<sup>st</sup> Street, Oklahoma City, OK 73105-3204

George Sutton and Marilyn Sutton

30572 E. 137<sup>th</sup> Street South, Coweta, OK 74429

Velda Withers, Trustee of The Velda J. Withers Trust,

dated the 26 day of March, 2015

P.O. Box 782, Coweta, OK 74429

Laurence R. Wasson and Denise A. Wasson

P.O. Box 360, Coweta, OK 74429

United States of America In Trust for the

Muscogee (Creek) Nation

P.O. Box 580, Okmulgee, OK 74447

Brook & Broom LLC

1548 W. Huisache Avenue, San Antonio, TX 78201

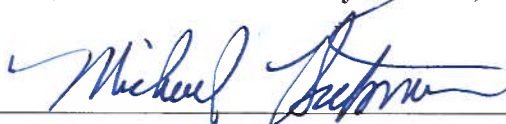
DATED this 5<sup>th</sup> day of January, 2022 at 5:01 p.m.

WAGONER COUNTY ABSTRACT COMPANY, L.L.C.

(Certificate of Authority No. 0032)

(SEAL)

By:



Abstractor No. 4400

SUBSCRIBED AND SWORN to before me this 5<sup>th</sup> day of January, 2022

  
NOTARY PUBLIC



Oklahoma Department of  
Transportation  
200 NE 21<sup>st</sup> Street,  
Oklahoma City, OK 73105-3204

George Sutton and  
Marilyn Sutton  
30572 E. 137<sup>th</sup> Street South,  
Coweta, OK 74429

The Velda J. Withers Trust,  
P.O. Box 782,  
Coweta, OK 74429

Laurence R. Wasson and  
Denise A. Wasson  
P.O. Box 360,  
Coweta, OK 74429

United States of America In Trust for  
the Muscogee (Creek) Nation  
P.O. Box 580,  
Okmulgee, OK 74447

Brook & Broom LLC  
1548 W. Huisache Avenue,  
San Antonio, TX 78201

Oklahoma Department of  
Transportation  
200 NE 21<sup>st</sup> Street,  
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San Antonio, TX 78201



# COWETA PLANNING COMMISSION

## REZONING APPLICATION

[ ] ZONING [ ] PUD [ ] PUD MAJOR AMENDMENT [X] SPECIFIC USE PERMIT

Coweta City Hall 310 South Broadway - Coweta, Oklahoma 74429- (918) 486-2189 - FAX (918) 486-5366 www.cityofcoweta-ok.gov

### APPLICATION INFORMATION

RECEIVED BY: TYOUNG DATE FILED: 01-07-22 PC HEARING DATE: 02-22-22 CC HEARING DATE: 03-07-22 CASE NUMBER C22242 SUP  
[ ] RES [X] NON-RES [ ] COMBO RELATED ZONING OR PUD #: \_\_\_\_\_ BUILDING PERMIT APPLICATION NUMBER \_\_\_\_\_

### SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 31350 . State Highway 51 TRACT SIZE: 36.06 acres

LEGAL DESCRIPTION: see attached

PRESENT USE: none PRESENT ZONING A S-T-R \_\_\_\_\_ CZM \_\_\_\_\_ Wagoner Co. Tax ID#: county-owned

### INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: N/A Spec. Use DEV. AREAS AFFECTED BY PUD AMENDMENT: Total. PUD PROPOSAL ATTACHED [ ] Y [X] N

PROPOSED USE: Vocational Technical NATURE OF PUD AMENDMENT: \_\_\_\_\_

| APPLICANT INFORMATION                                                                               | PROPERTY OWNER INFORMATION            |
|-----------------------------------------------------------------------------------------------------|---------------------------------------|
| NAME Mass Architects, Inc.                                                                          | NAME Indian Capitol Technology Center |
| ADDRESS 1225 N Broadway Place                                                                       | ADDRESS 2403 N 41st St E              |
| CITY, ST, ZIP Oklahoma City, OK 73103                                                               | CITY, ST, ZIP Muskogee, OK 74403      |
| DAYTIME PHONE 405.231.1990                                                                          | DAYTIME PHONE 918.348.7984            |
| EMAIL duane@massarch.com                                                                            | EMAIL tony.pivec@ictech.edu           |
| FAX                                                                                                 | FAX                                   |
| I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT. |                                       |
| SIGNATURE & DATE: <u>Duane Olsen</u> 01/05/2022                                                     |                                       |

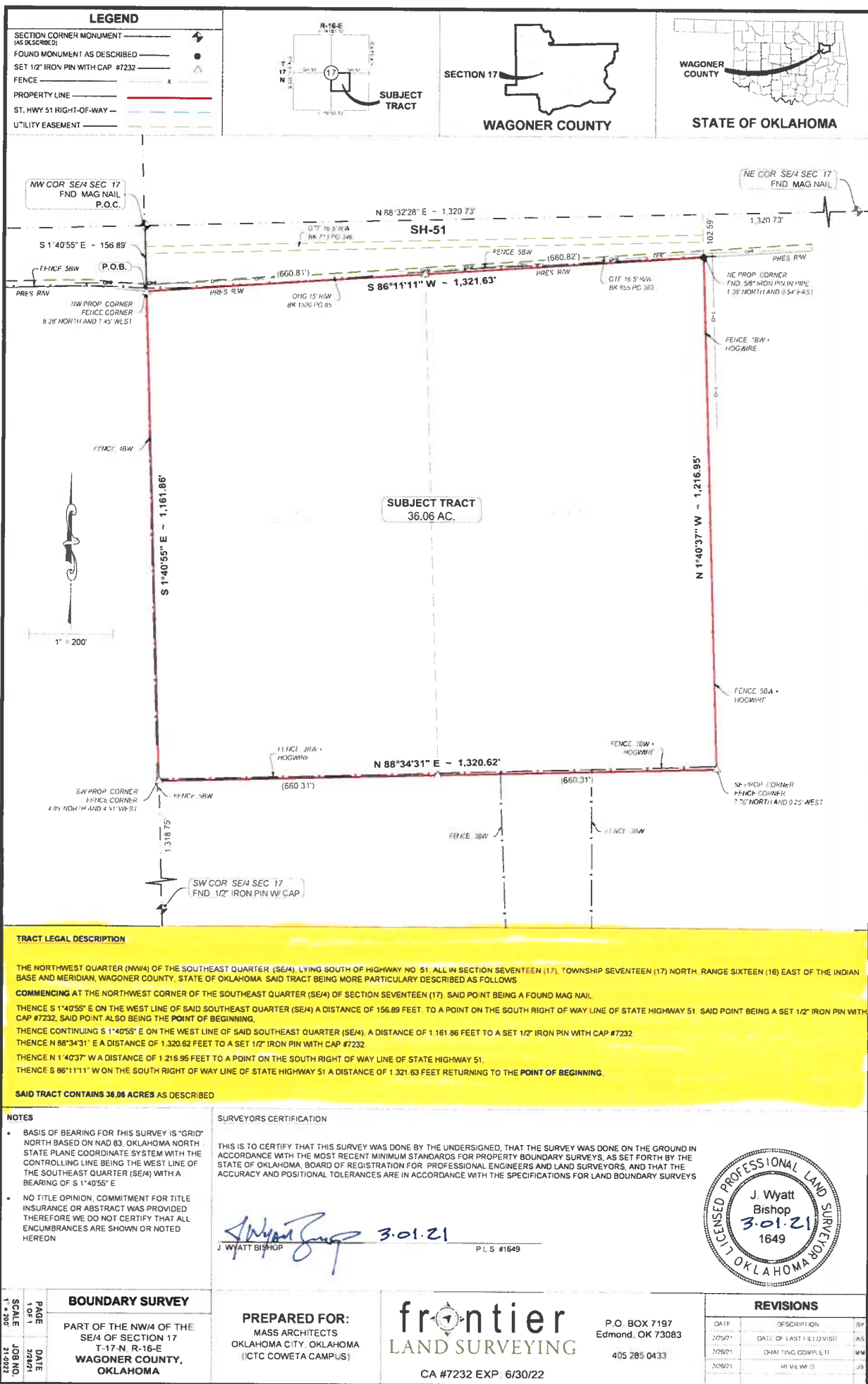
DOES OWNER CONSENT TO THIS APPLICATION [X] Y [ ] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Architect of Record

| APPLICATION FEES                                           |              |                      |                          |
|------------------------------------------------------------|--------------|----------------------|--------------------------|
| BASE APPLICATION FEE                                       | \$ 100.00    |                      |                          |
|                                                            | \$ 100.00    | APPLICATION SUBTOTAL | \$ 100.00                |
| NEWSPAPER PUBLICATION                                      | \$           |                      |                          |
| SIGN FEE                                                   | \$50 X 1 =   | \$ 50.00             |                          |
| 300' PROPERTY OWNERS NOTICE SENT<br>CERTIFICATE OF MAILING | 5 X \$1.65 = | \$ 8.25              | NOTICE SUBTOTAL \$ 58.25 |
| RECEIPT NUMBER:                                            |              | TOTAL AMOUNT DUE     | \$ 158.25                |

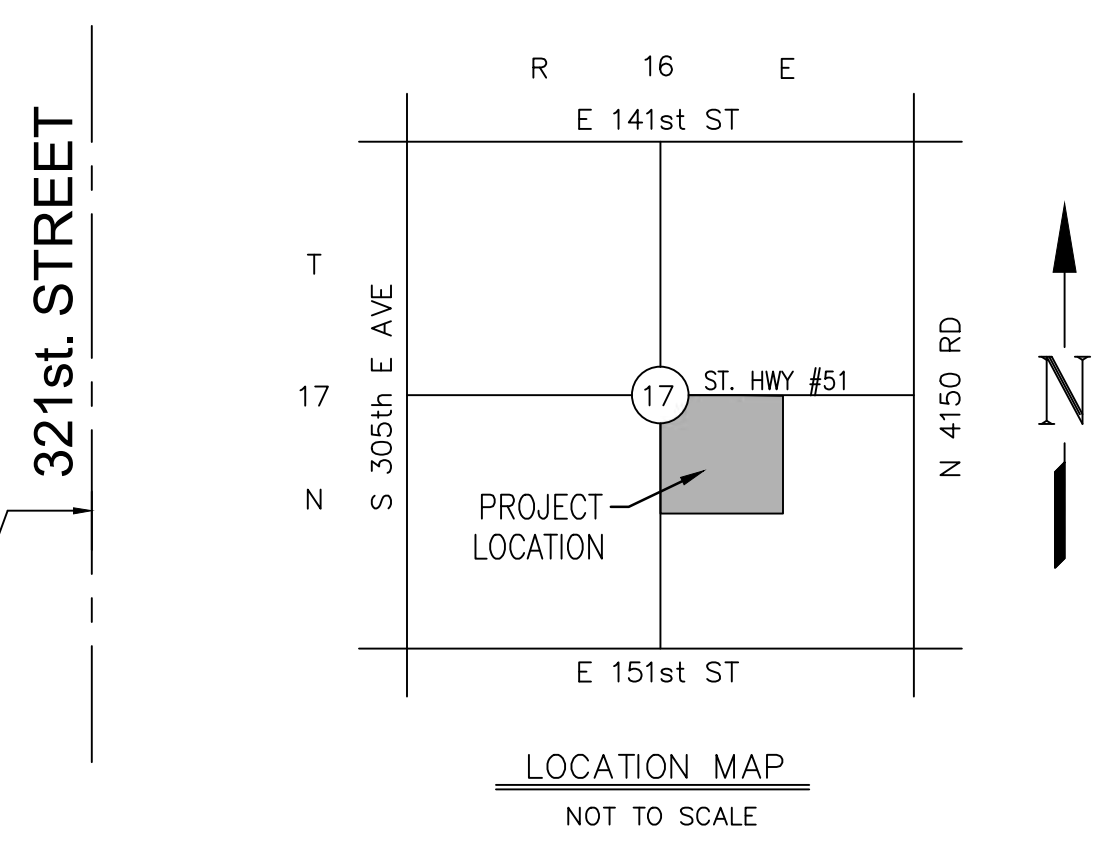
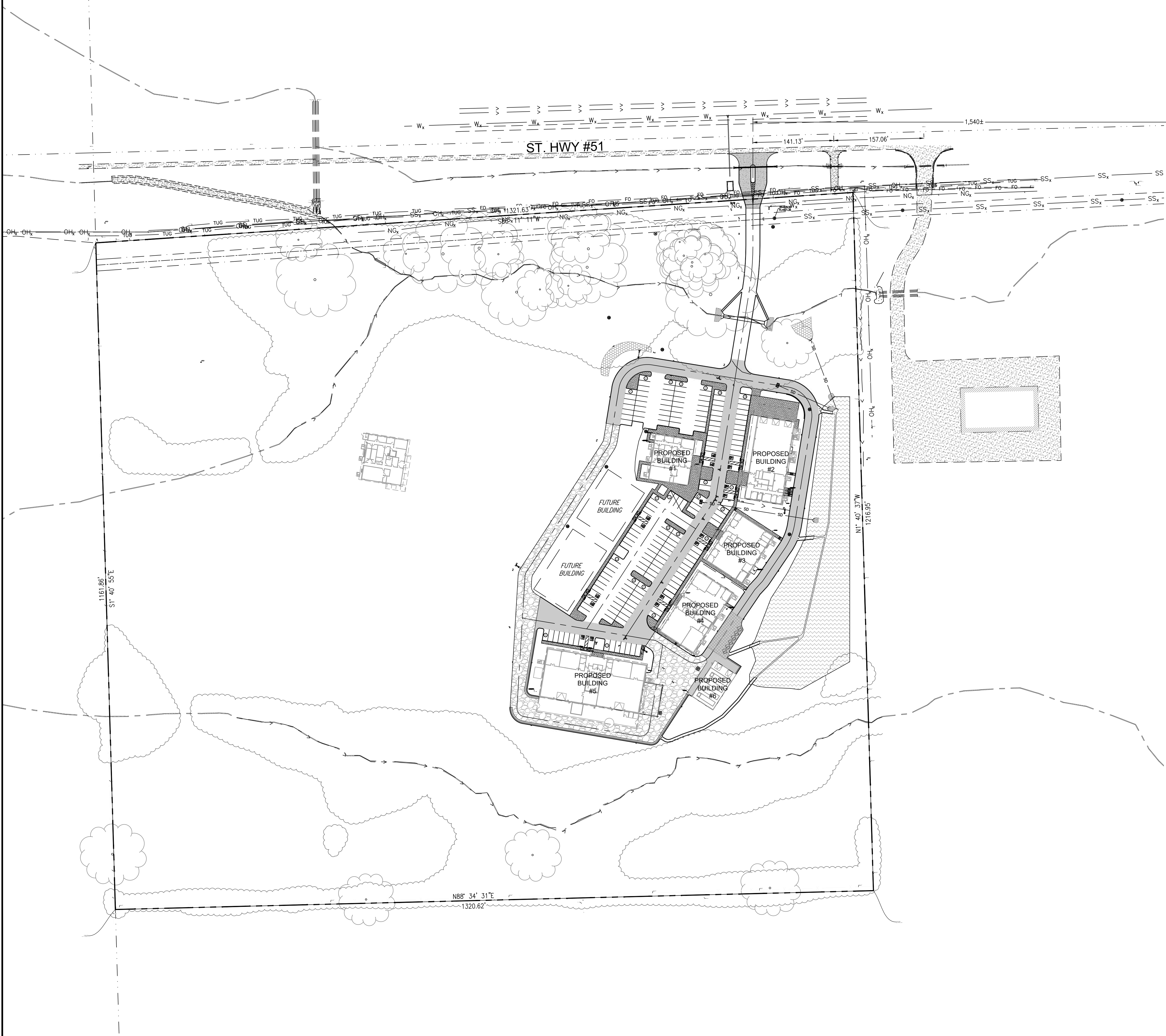
### DISPOSITION

|           |                           |
|-----------|---------------------------|
| PC REC.   | COUNCIL/COMMISSION ACTION |
|           | DATE/VOTE                 |
| DATE/VOTE | ORDINANCE/RESOLUTION NO.  |
| PLAT NAME | PLAT WAIVER [ ] Y [ ] N   |









- GENERAL CONSTRUCTION NOTES
1. ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL CONFORM TO THE CITY OF COWETA "STANDARDS AND SPECIFICATIONS" AND THE "SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS".
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES WHO MIGHT HAVE UTILITY LINES ON OR ABOUT THE PREMISES, OR WHO MIGHT BE AFFECTED BY THE CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE HIS ACTIVITIES WITH THE UTILITY COMPANIES TO ENSURE COMPLIANCE WITH THE PROJECT SCHEDULE. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO LOCATE AND PROTECT EXISTING UTILITY LINES, AND SHALL REPAIR ANY DAMAGES.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CONSTRUCTION STAKING.
  4. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
  5. ALL PAVEMENT STRIPING SHALL BE APPLIED IN TWO COATS, FOUR (4) INCHES WIDE, WHITE COLOR UNLESS SHOWN OTHERWISE ON THE PLANS.
  6. IN DRIVE AND PARKING AREAS WHERE NEW CONCRETE PAVING IS TO ABUT EXISTING PAVING, THE CONTRACTOR SHALL CONSTRUCT A 10" THICKENED EDGE IN THE CONCRETE.
  7. UNLESS OTHERWISE DIRECTED THE CONTRACTOR SHALL PROVIDE A MEDIUM BROOM FINISH ON ALL CONCRETE WALKS, RAMPS, STAIRS AND PAVED SURFACES (REFER TO ARCHITECTURAL PLANS & SPECS. FOR SIDEWALK FINISH AROUND BUILDING)
  8. THE CONTRACTOR MUST FILE A "NOTICE OF INTENT" WITH THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE CITY OF COWETA, PRIOR TO COMMENCING EARTHWORK, CLEARING OR DEMOLITION OPERATIONS.
  9. REFER TO ARCHITECTURAL PLANS AND SPECS. FOR CONSTRUCTION INFORMATION AND DETAILS FOR BUILDING ERECTION.
  10. ANY AND ALL QUANTITIES SHOWN ARE FOR REFERENCE ONLY AND HAVE BEEN CALCULATED FOR MUNICIPAL OR OWNER PLANNING PURPOSES ONLY. THE CONTRACTOR(S) IS RESPONSIBLE TO VERIFY ALL QUANTITIES AND CONSTRUCT THE PROJECT AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS. PRICE BID SHALL INCLUDE ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO CONSTRUCT AND FURNISH A FULLY FUNCTIONAL AND COMPLETE SITE.
  11. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL PLANS FOR SITE AMENITIES, LANDSCAPE AREAS, PAVERS AND SPECIAL SIDEWALK FINISHED.

LEGEND

|  |                              |
|--|------------------------------|
|  | CURB & GUTTER                |
|  | PAVING LIGHT DUTY            |
|  | CONCRETE ENTRANCE (PER ODOT) |
|  | PAVING HEAVY DUTY            |
|  | REINFORCED DUMPSTER PAD      |
|  | CONCRETE SIDEWALK            |
|  | GRAVEL DRIVE                 |
|  | PROPERTY LINE                |
|  | CONCRETE WHEEL STOP          |

**UTILITY WARNING:**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM RECORD DOCUMENTS OR FIELD LOCATIONS BY THE OPERATOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY ELEVATIONS AND SIZES MAY HAVE BEEN MEASURED UNDER ADVERSE FIELD CONDITIONS. UPON EXPOSING THE UTILITY, ELEVATIONS AND LINE SIZES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHOULD VERIFY CRITICAL ELEVATIONS USING THE BENCHMARK PROVIDED BY THE SURVEYOR OR ENGINEER. ANY DISCREPANCIES SHOULD BE IMMEDIATELY BROUGHT TO THE ENGINEER'S AND SURVEYOR'S ATTENTION.

Indian Capital Technology Center Campus  
31350 E. State Highway 51  
Coweta, Oklahoma 74429

BWR DESIGN GROUP, LLC  
PO BOX 31732  
EDMOND, OK 73003  
405-761-5517  
CA 7227, EXP. 06/30/2022

BRYAN W. RICHARDS, P.E.  
Expires: 11/30/2022

© 2020 | MASS ARCHITECTS, INC. | 1225 North Broadway Place Oklahoma City OK 73103  
Tel: 405.231.1600 Fax: 405.231.1601 WWW.MASSARCH.COM  
SALVADORIA CERTIFICATE OF AUTHORITY No. 01231

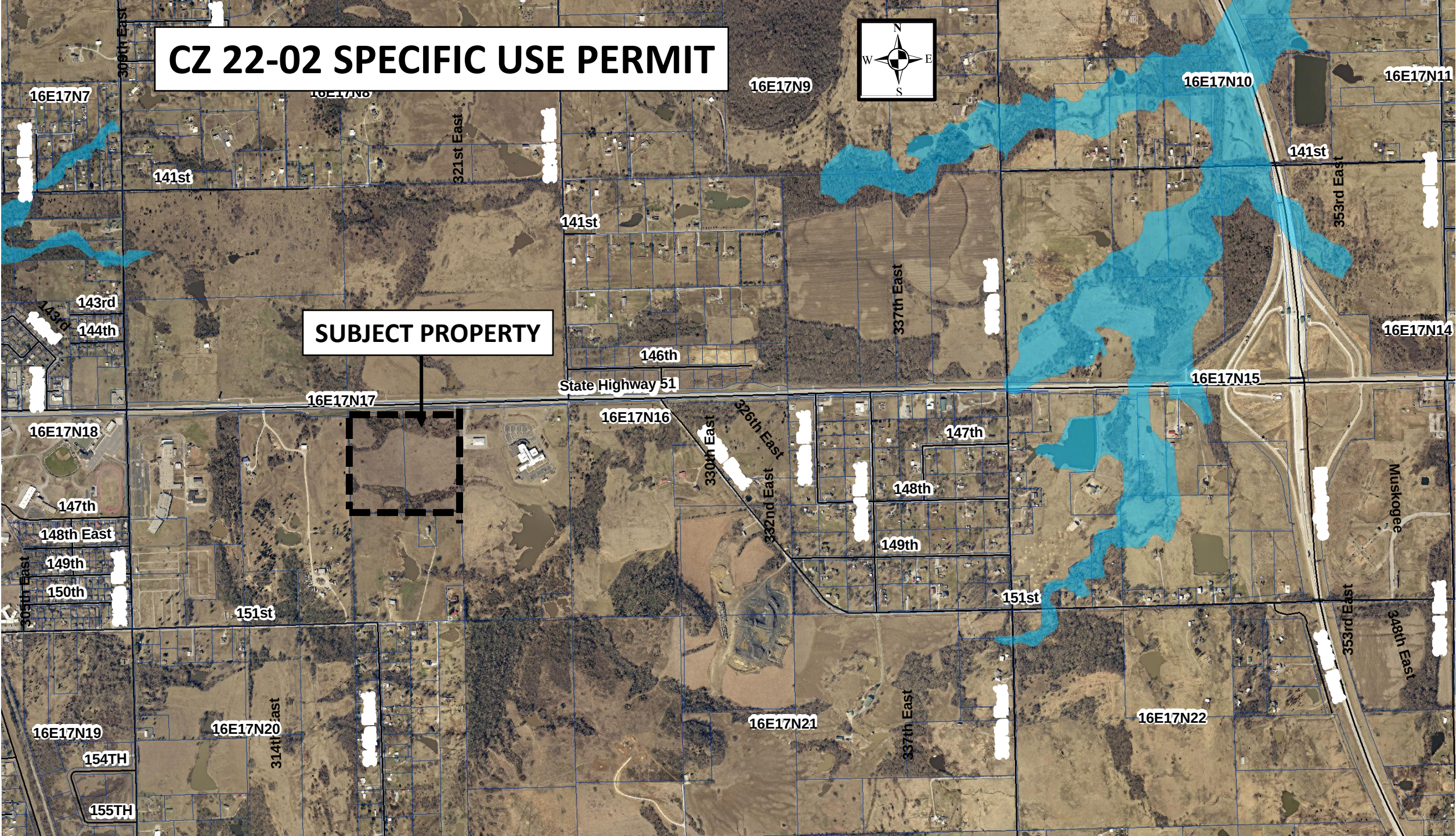
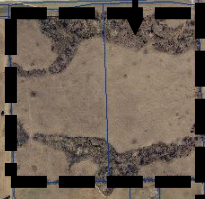
|                             |                   |
|-----------------------------|-------------------|
| Project No.                 | 1915              |
| Date                        | 12.17.2021        |
| Sheet Contents              | OVERALL SITE PLAN |
| Scale                       | 1" = 80'          |
| Sheet No.                   | C1.0              |
| 100% CONSTRUCTION DOCUMENTS |                   |



# CZ 22-02 SPECIFIC USE PERMIT



**SUBJECT PROPERTY**





# CZ 22-02 SPECIFIC USE PERMIT



SUBJECT PROPERTY

State Highway 51

16E17N17

16E17N16

Terrawood

321st East

146th

Saddle Creek Estates

326th East

305th East

16E17N18

Eastside School

Cocke Addition

149th

150th

16E17N19

16E17N20

151st

Happy Hollow

16E17N21

# CZ 22-02 SPECIFIC USE PERMIT



SUBJECT PROPERTY

State Highway 51

321st East

146th

RS-1

329th E

326th East

16E17N17

AG

AG

16E17N18

16E17N16

AG

CG

## Legend

2022 Coweta\_Zoning\_Jan2022

### ZONE\_TYPE

- AG Agriculture
- CG General Commercial
- Residential Two Family
- RM-1 Residential Multi-Family
- RS-0 Residential Single Family
- RS-1 Residential Single Family
- RS-3 Residential Single Family

151st

RS-0

AG

16E17N21

AG

16E17N20

AG

16E17N19

AG

CG

RD

RS-3

305th East



## **REVISED MEETING DATE**

### **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 Tuesday February 22, 2022, 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 for **CZ 21-08 PUD-02 Timber Ridge Amendment**. This tract of land is an approximately 64.84 acres +/- Multiple Use development located north and west of the intersection of East 121<sup>st</sup> 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).

This is a resubmission of the previously considered CZ 21-08 PUD-02 Timber Ridge Amendment from Coweta Planning Commission Meeting, November 29<sup>th</sup>, 2021.

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 March 7, 2022, 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 12<sup>th</sup> day of January 2022 in Coweta Oklahoma.

# Timber Ridge

PUD No. PUD-02 Amendment

64.84 acres North and West of the Intersection of  
East 121<sup>st</sup> 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

January 6, 2022

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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 121<sup>st</sup> 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 4.78 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. 273<sup>rd</sup> E. Ave. has been extended north of 121<sup>st</sup> 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 maximize the potential of the site for nonresidential development. Nonresidential intensity and residential densities will be naturally limited by practical restrictions including minimum building setbacks, required off-street parking, and the amount of land available. Further, all intensities are designed to conform to the Zoning Code and the allowances conferred by the existing approved PUD-02.

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.

## IV. AMENDED DEVELOPMENT STANDARDS

The following are the amended development standards:

### NON-RESIDENTIAL DEVELOPMENT STANDARDS:

|                                                                                                                                                                                                                         |                                                                    |           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|-----------|
| <b>Gross Land Area:</b>                                                                                                                                                                                                 | 2,824,359 SF                                                       | 64.838 AC |
| <b>Net Land Area:</b>                                                                                                                                                                                                   | 2,824,359 SF                                                       | 64.838AC  |
| <b>Permitted Uses:</b> 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. |                                                                    |           |
| <b>Maximum Floor Area Ratio:</b>                                                                                                                                                                                        | No Limitation; Governed by Setbacks and Minimum Off-street Parking |           |
| <b>Maximum Building Floor Area:</b>                                                                                                                                                                                     | No Limitation; Governed by Setbacks and Minimum Off-street Parking |           |
| <b>Maximum Building Height:</b>                                                                                                                                                                                         | 45 FT or 4 Stories                                                 |           |
| <b>Minimum Lot Width:</b>                                                                                                                                                                                               | No Limitation                                                      |           |
| <b>Minimum Street Frontage:</b>                                                                                                                                                                                         | 30 FT *                                                            |           |
| <b>Minimum Building Setbacks:</b>                                                                                                                                                                                       |                                                                    |           |
| 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                                                               |           |
| <b>Minimum Off-Street Parking Multitenant:</b>                                                                                                                                                                          | 1 space per 225 SF Building Floor Area                             |           |
| <b>Minimum Off-Street Parking All Other Uses:</b>                                                                                                                                                                       | Per Zoning Code for use / occupancy ****                           |           |
| <b>Maximum Off-Street Parking:</b>                                                                                                                                                                                      | No Limitation                                                      |           |
| <b>Minimum Loading Requirements:</b>                                                                                                                                                                                    | Per Zoning Code for use / occupancy ****                           |           |
| <b>Other Bulk and Area Requirements:</b>                                                                                                                                                                                | 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 45 feet in height shall be set back 45 feet plus 1 foot for each 1 foot of building height exceeding 45 feet.

\*\*\*\* Minimum parking ratios and design specifications may be modified by the Coweta Planning Commission upon approval of a voluntary Detailed Site Plan.

## RESIDENTIAL DEVELOPMENT STANDARDS:

|                                                                                                                                                                                                                                                                                                                                                                                                                 |                                              |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-----------|
| <b>Gross Land Area:</b>                                                                                                                                                                                                                                                                                                                                                                                         | 2,824,359 SF                                 | 64.838 AC |
| <b>Net Land Area:</b>                                                                                                                                                                                                                                                                                                                                                                                           | 2,824,359 SF                                 | 64.838 AC |
| <b>Permitted Uses:</b> Uses permitted as a matter of right in the RM-1 district, including only single-family detached dwellings, townhouses, duplexes, zero lot line dwellings, and multifamily and elderly residential care facilities; neighborhood community playfields and parks including clubhouses, pools, and similar neighborhood amenities; and uses customarily accessory to uses permitted herein. |                                              |           |
| <b>Minimum Lot Width:</b>                                                                                                                                                                                                                                                                                                                                                                                       |                                              |           |
| Single-family detached:                                                                                                                                                                                                                                                                                                                                                                                         | 50 FT                                        |           |
| Townhouse:                                                                                                                                                                                                                                                                                                                                                                                                      | 35 FT                                        |           |
| Duplex:                                                                                                                                                                                                                                                                                                                                                                                                         | 70 FT                                        |           |
| Zero lot line:                                                                                                                                                                                                                                                                                                                                                                                                  | 50 FT                                        |           |
| Multifamily and Elderly Residential Care Facilities:                                                                                                                                                                                                                                                                                                                                                            | 75 FT                                        |           |
| <b>Minimum Lot Frontage:</b>                                                                                                                                                                                                                                                                                                                                                                                    | 30 FT                                        |           |
| <b>Minimum Lot Area and Land Area:</b>                                                                                                                                                                                                                                                                                                                                                                          |                                              |           |
| Single-family detached:                                                                                                                                                                                                                                                                                                                                                                                         | 5,000 SF                                     |           |
| Townhouse:                                                                                                                                                                                                                                                                                                                                                                                                      | 3,800 SF                                     |           |
| Duplex:                                                                                                                                                                                                                                                                                                                                                                                                         | 7,000 SF                                     |           |
| Zero lot line:                                                                                                                                                                                                                                                                                                                                                                                                  | 5,000 SF                                     |           |
| Multifamily and Elderly Residential Care Facilities:                                                                                                                                                                                                                                                                                                                                                            | 1,742.4 SF per DU                            |           |
| <b>Maximum Dwelling Units per Acre:</b>                                                                                                                                                                                                                                                                                                                                                                         | Multifamily: 25 DUs/AC; Other Res.: 8 DUs/AC |           |
| <b>Maximum Building Height Multifamily:</b>                                                                                                                                                                                                                                                                                                                                                                     | 45 FT or 4 Stories                           |           |
| <b>Maximum Building Height Other Residential:</b>                                                                                                                                                                                                                                                                                                                                                               | 45 FT or 4 Stories                           |           |
| <b>Minimum Yard Setbacks Detached Single-Family: *</b>                                                                                                                                                                                                                                                                                                                                                          |                                              |           |
| 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      |           |
| <b>Minimum Yard Setbacks Townhouse: *</b>                                                                                                                                                                                                                                                                                                                                                                       |                                              |           |
| 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      |           |



|                                                                                     |                                              |
|-------------------------------------------------------------------------------------|----------------------------------------------|
| <b>Minimum Yard Setbacks Duplex: *</b>                                              |                                              |
| 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      |
| <b>Minimum Yard Setbacks Zero Lot Line: *</b>                                       |                                              |
| 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      |
| <b>Minimum Yard Setbacks Multifamily and Elderly Residential Care Facilities: *</b> |                                              |
| 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                                        |
| <b>Minimum Off-Street Parking:</b>                                                  | As required by Zoning Code for dwelling type |
| <b>Minimum Loading Requirements:</b>                                                | None required                                |
| <b>Other Bulk and Area Requirements:</b>                                            | 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. Since traffic volumes and queueing requirements diminish with distance from the intersection, and as there is no possibility of eastbound turning movements due to the railroad, it is anticipated the frontage/collector road will be continued north with 30' paving and 50' 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.

Upon site plan review, emergency-access-only gates ('crash gates') shall be installed at existing stub streets if required by the City of Coweta and allowed by the Fire Marshal.

Due to the desire to preserve natural grades and treed areas to the extent possible, residential and nonresidential street grades, including collector and local, minor streets, shall be permitted up to 11%.

**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. All lots are required to be platted.

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.

Nonresidential development adjoining existing residential shall install and maintain a landscaped buffer at least 17.5 feet in width along the shared boundary, which buffer shall contain at least one (1) landscape tree per each 1,500 square feet of zoning setback area as provided herein. The site developer shall make all efforts to preserve existing trees and only remove and replace with the required landscape buffer trees if necessary.

**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.

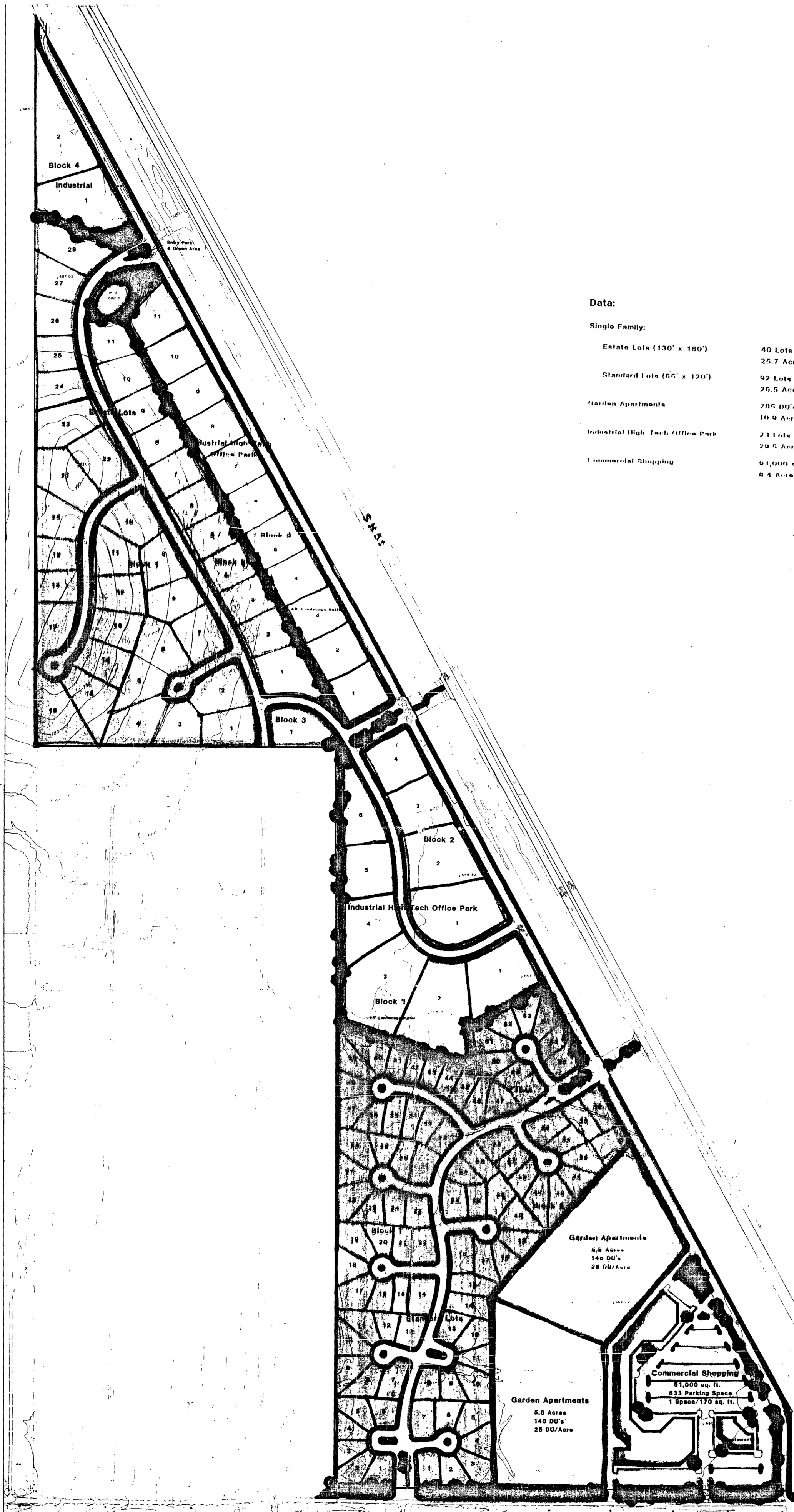
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**SCHEDULE OF DEVELOPMENT:** While the original PUD-02 has included three (3) previous developments thus far, development of the remaining PUD site is expected to commence as market conditions permit. All development will be coordinated with the City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









**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              | 91,000 sq. ft. |
|                                  | 8.4 Acres      |

Preliminary Site Plan for:

# *Timber Ridge*

Coweta, Oklahoma

# Timber Ridge

PUD No. PUD-02 Amendment

64.84 acres North and West of the Intersection of  
East 121<sup>st</sup> 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

December 03, 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 121<sup>st</sup> 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 4.78 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. 273<sup>rd</sup> E. Ave. has been extended north of 121<sup>st</sup> 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~~ maximize the potential of the site for nonresidential development. Nonresidential intensity ~~and residential densities~~ will be naturally limited by practical restrictions including minimum building setbacks, required off-street parking, ~~and the amount of land available~~. 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.<sup>1</sup>~~

~~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.<sup>2</sup> 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.

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~~<sup>1</sup>Intensity Policies # 6~~

~~<sup>2</sup>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:                                                                                                                                                                                         | 45 FT or 4 Stories                                                 |           |
| Minimum Lot Width:                                                                                                                                                                                               | No Limitation                                                      |           |
| Minimum Street Frontage:                                                                                                                                                                                         | 30 FT *                                                            |           |
| 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:                                                                                                                                                                       | Per Zoning Code for use / occupancy ****                           |           |
| Maximum Off-Street Parking:                                                                                                                                                                                      | No Limitation                                                      |           |
| Minimum Loading Requirements:                                                                                                                                                                                    | Per Zoning Code for use / occupancy ****                           |           |
| 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 45 feet in height shall be set back 45 feet plus 1 foot for each 1 foot of building height exceeding 45 feet.

\*\*\*\* Minimum parking ratios and design specifications may be modified by the Coweta Planning Commission upon approval of a voluntary Detailed Site Plan.

## 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, including only single-family detached dwellings, townhouses, duplexes, zero lot line dwellings, and multifamily and elderly residential care facilities; 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 and Elderly Residential Care Facilities:                                                                                                                                                                                                                                                                                                                                                     | 75 FT                                        |           |
| Minimum Lot Frontage:                                                                                                                                                                                                                                                                                                                                                                                    | 30 FT                                        |           |
| Minimum Lot Area and Land Area:                                                                                                                                                                                                                                                                                                                                                                          |                                              |           |
| Single-family detached:                                                                                                                                                                                                                                                                                                                                                                                  | 5,000 SF                                     |           |
| Townhouse:                                                                                                                                                                                                                                                                                                                                                                                               | 3,800 SF                                     |           |
| Duplex:                                                                                                                                                                                                                                                                                                                                                                                                  | 7,000 SF                                     |           |
| Zero lot line:                                                                                                                                                                                                                                                                                                                                                                                           | 5,000 SF                                     |           |
| Multifamily and Elderly Residential Care Facilities:                                                                                                                                                                                                                                                                                                                                                     | 1,742.4 SF per DU                            |           |
| Maximum Dwelling Units per Acre:                                                                                                                                                                                                                                                                                                                                                                         | Multifamily: 25 DUs/AC; Other Res.: 8 DUs/AC |           |
| Maximum Building Height Multifamily:                                                                                                                                                                                                                                                                                                                                                                     | 45 FT or 4 Stories                           |           |
| Maximum Building Height Other Residential:                                                                                                                                                                                                                                                                                                                                                               | 45 FT or 4 Stories                           |           |
| 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      |
| <b>Minimum Yard Setbacks Duplex: *</b>                                              |                                              |
| 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      |
| <b>Minimum Yard Setbacks Zero Lot Line: *</b>                                       |                                              |
| 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      |
| <b>Minimum Yard Setbacks Multifamily and Elderly Residential Care Facilities: *</b> |                                              |
| 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                                        |
| <b>Minimum Off-Street Parking:</b>                                                  | As required by Zoning Code for dwelling type |
| <b>Minimum Loading Requirements:</b>                                                | None required                                |
| <b>Other Bulk and Area Requirements:</b>                                            | 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. **Since traffic volumes and queueing requirements diminish with distance from the intersection, and as there is no possibility of eastbound turning movements due to the railroad,** it is anticipated the frontage/collector road will be continued north **with the same 36'-30'** paving and **60'-50'** 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.

**Upon site plan review, emergency-access-only gates ('crash gates') shall be installed at existing stub streets if required by the City of Coweta and allowed by the Fire Marshal.**

**Due to the desire to preserve natural grades and treed areas to the extent possible, residential and nonresidential street grades, including collector and local, minor streets, shall be permitted up to 11%.**



**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. [All lots are required to be platted.](#)

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.~~

Nonresidential development adjoining existing residential shall install and maintain a landscaped buffer at least 17.5 feet in width along the shared boundary, which buffer shall contain at least one (1) landscape tree per each 1,500 square feet of zoning setback area as provided herein. The site developer shall make all efforts to preserve existing trees and only remove and replace with the required landscape buffer trees if necessary.

**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.



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

112th

281st E

282nd E

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

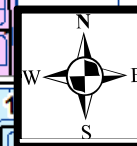


15E18N27

# 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

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

Woods @ Oak Grove II

112th

280th East

113th

Celebration at the Woods I

282nd E

282nd E

281st E

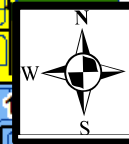
115th

121st

281st East

15E17N1

## PLANNED UNIT DEVELOPMENT (PUD) PUD-02 AMENDMENT

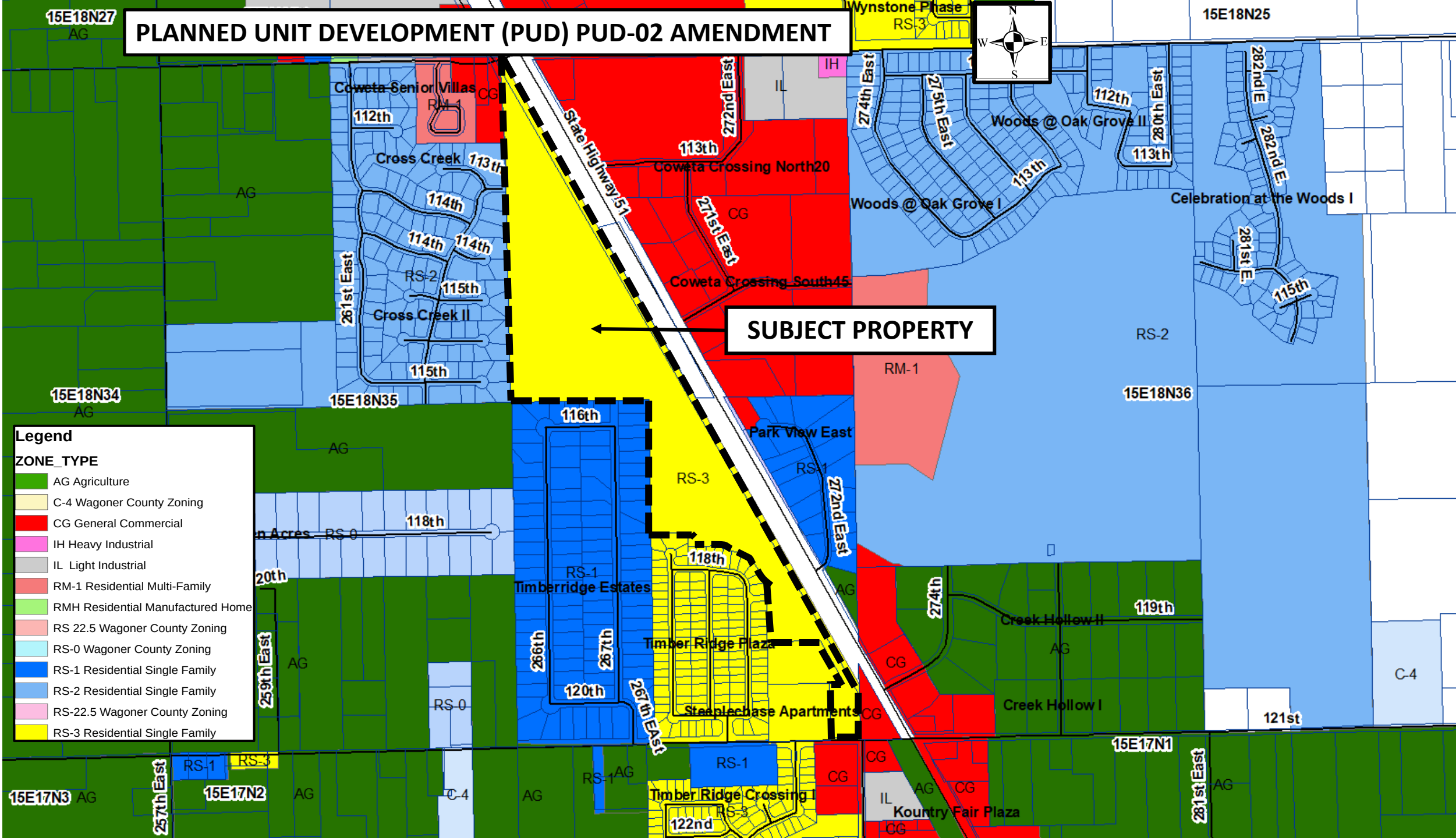


## SUBJECT PROPERTY

### 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    |







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## Memorandum

To: Honorable Chairman, Members of the Planning Commission  
From: Mark Seibold, Community Development Director  
Re: Case Number: CZ 22-01  
Date: 02-22-2022

---

### **BACKGROUND**

#### Applicant

Abundant Rain Ministries, Inc., is seeking to amend the zoning map. The request is to rezone from the (AG) Agriculture to (RS-2) Residential Single-Family district. This rezoning will allow for the development and construction of Spradlin Estates, Phase II, a Residential Single-Family Subdivision.

#### Case Facts

- The property is located in Section 1, Township 17 North, Range 15 East at South 273<sup>rd</sup> East Avenue and East 125<sup>th</sup> Place South.
- The property is currently zoned Agriculture (AG).
- The property is adjacent to the existing Spradlin Estates subdivision.
- The property legal description: A tract of land situated in the SW1/4 NW1/4 of Section 1, Township 17 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, more particularly described as follows: commencing at the SW corner of the SW1/4 NW1/4 of said Section 1, thence due north along the west line thereof a distance of 250.00 feet; thence N89°45'53"E parallel to the south line of the NW1/4 a distance of 496.75 feet to the point of beginning; thence S7°21'15"E a distance of 251.94 feet; thence N89°45'53"E a distance of 505.79 feet; thence N12°00'16"W a distance of 74.91 feet; thence N29°58'52"W a distance of 125.00 feet; thence N40°20'49"W a distance of 89.09 feet; thence S89°45'53"W a distance of 402.32 feet to the Point of Beginning. Containing 2.70 acres, more or less.

#### Pertinent Code

##### SECTION 2210 POLICY ON ZONING MAP AMENDMENTS:

- It is the policy of the City of Coweta that in the consideration of proposed amendments to this Code that:  
Amendments will be adopted to recognize changes in the Comprehensive Plan, to correct error, or to recognize changed or changing conditions in a particular area or in the jurisdictional area generally.
- A rezoning request must determine whether the proposed land use, if implemented, would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.

##### Section 2230.4 Planning Commission Action on Zoning Map Amendments:

- After notice and public hearing, the Planning Commission shall vote to:

- (a) Recommend to the City Council that the application be approved as submitted, or as amended, or be approved subject to modification or;
- (b) Recommend to the City Council that the application be denied.

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 implemented, it would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.

**PLANNING COMMISSION ACTION**

The Planning Commission can make a recommendation of approval, approval with conditions, or denial of the rezone request to the Coweta City Council. Staff recommends the Planning Commission review legal standards and apply the facts to those standards in considering any motion.

**ATTACHMENTS**

1. Public Hearing Notice      2. Aerial View Map      3. Zoning Map      4. Location Map



**CZ 22-01 REZONE FROM AG AGRICULTURE TO RS-2 RESIDENTIAL  
SINGLE FAMILY ABUNDANT RAIN MINISTRIES, INC., PROPERTY**



**SUBJECT PROPERTY**

E 125<sup>th</sup> Pl S

15E17N1

15E17N2

124th

126th

127th

127th

274th East

275th East

129th

276th East

275th East

126th

277th East

128th

278th East

279th East

282nd East

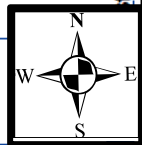
283rd East

284th East

Highway 51



**CZ 22-01 REZONE FROM AG AGRICULTURE TO RS-2 RESIDENTIAL  
SINGLE FAMILY ABUNDANT RAIN MINISTRIES, INC., PROPERTY**



**SUBJECT PROPERTY**

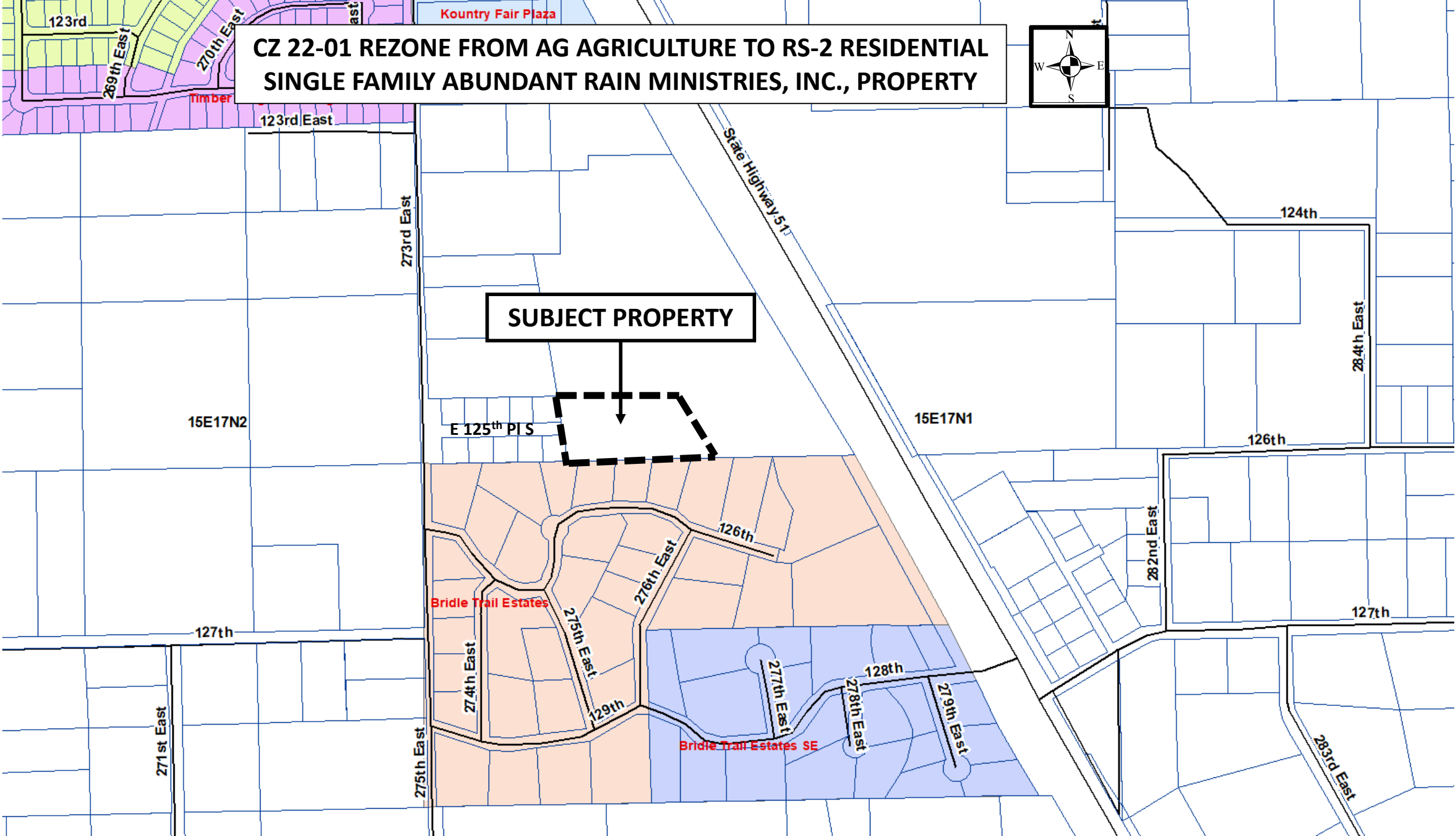
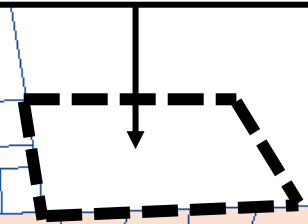


Diagram showing a rectangular structure with a dashed outline and a downward arrow, labeled RS-2 and 15E17N1.

|                                |
|--------------------------------|
| AG Agriculture                 |
| C-4 Wag. Central Commercial    |
| CG General Commercial          |
| CH High Intensity Commercial   |
| IL Light Industrial            |
| RS-1 Residential Single Family |
| RS-2 Residential Single Family |
| RS-3 Residential Single Family |





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## Memorandum

To: Honorable Chairman, Members of the Planning Commission  
From: Mark Seibold, Community Development Director  
Location: 31350 East State Highway 51  
Zoning: Agriculture (AG)  
Re: Case Number: CZ 22-02 SUP  
Date: 02-22-2022

---

## **BACKGROUND**

### Applicant

The applicant, Indian Capital Technology Center, seeks to establish a Specific Use Permit for an Educational Technical Training School at the new Indian Capital Technology Center Campus.

### Case Facts

- The location of the request is 31350 East State Highway 51 in Section 17, Township 17 North, Range 16 East.
- The property is zoned Agriculture (AG).
- The property legal description: The Northwest Quarter (NW4) of the Southeast Quarter (SE4), lying South of Highway No. 51 all in Section 17, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, said tract being more particularly described as follows:

Commencing at the Northwest Corner of the Southeast Quarter (SE4) of Section 17, said point being a found mag nail, thence S1°40'55"E on the West line of said SE1/4 a distance of 156.89 feet, to a point on the South Right of Way line of State Highway 51, said point being a set ½" iron pin with cap #7232, said point also being the POINT OF BEGINNING; thence continuing S1°40'55"E on the West line of said SE1/4, a distance of 1,161.86 feet to a set ½" iron pin with cap #7232, thence N88°34'31"E a distance of 1,320.62 feet to a set ½" iron pin with cap #7232, thence N1°40'37"W a distance of 1,216.95 feet to a point on the South Right of Way line of State Highway 51, thence S86°11'11"W on the South Right of Way line of Highway 51 a distance of 1,321.63 feet returning to the POINT OF BEGINNING, said tract contains 38.94 acres described.

### Pertinent Code

#### SECTION 2601 PURPOSES;

- The specific use permit review is to determine if the use is appropriate in this specific location, compatible with the surrounding area, and that the use and layout will meet the requirements of the code for that specific use, including parking and other zoning code issues.

**SECTION 340 USES PERMITTED BY SPECIFIC USE PERMIT;**

The following uses may be permitted as Specific Use Permit by the Planning Commission and City Council in accordance with the provisions contained in Chapter 26.

- (a) Public school or school offering general education courses the same as ordinarily given in the public schools and having no rooms, regularly used for housing and/or shopping.

Staff finds that this request, if approved and implemented, would be compatible with the use for the Educational Technical Training School at the new Indian Capital Technology Center Campus. contemplated by the Comprehensive Plan.

**PLANNING COMMISSION ACTION**

The Planning Commission can make a recommendation of approval, approval with conditions, or denial of the request to the Coweta City Council to establish a Specific Use Permit, CZ 22-02 SUP, for an Educational Technical Training School.

Staff recommends approval of the request, to establish a Specific Use Permit, CZ 22-02 SUP, for an Educational Technical Training School.

**ATTACHMENTS**

1. Aerial View Map. 2. Location Map. 3. Zoning Map. 4. Public Hearing Notice.



# COWETA PLANNING COMMISSION

## REZONING APPLICATION

[ ] ZONING [ ] PUD [ ] PUD MAJOR AMENDMENT [X] SPECIFIC USE PERMIT

Coweta City Hall 310 South Broadway - Coweta, Oklahoma 74429- (918) 486-2189 - FAX (918) 486-5366 www.cityofcoweta-ok.gov

### APPLICATION INFORMATION

RECEIVED BY: TYOUNG DATE FILED: 01-07-22 PC HEARING DATE: 02-22-22 CC HEARING DATE: 03-07-22 CASE NUMBER C22242 SUP  
[ ] RES [X] NON-RES [ ] COMBO RELATED ZONING OR PUD #: \_\_\_\_\_ BUILDING PERMIT APPLICATION NUMBER \_\_\_\_\_

### SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 31350 . State Highway 51 TRACT SIZE: 36.06 acres

LEGAL DESCRIPTION: see attached

PRESENT USE: none PRESENT ZONING A S-T-R \_\_\_\_\_ CZM \_\_\_\_\_ Wagoner Co. Tax ID#: county-owned

### INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: N/A Spec. Use DEV. AREAS AFFECTED BY PUD AMENDMENT: Total. PUD PROPOSAL ATTACHED [ ] Y [X] N

PROPOSED USE: Vocational Technical NATURE OF PUD AMENDMENT: \_\_\_\_\_

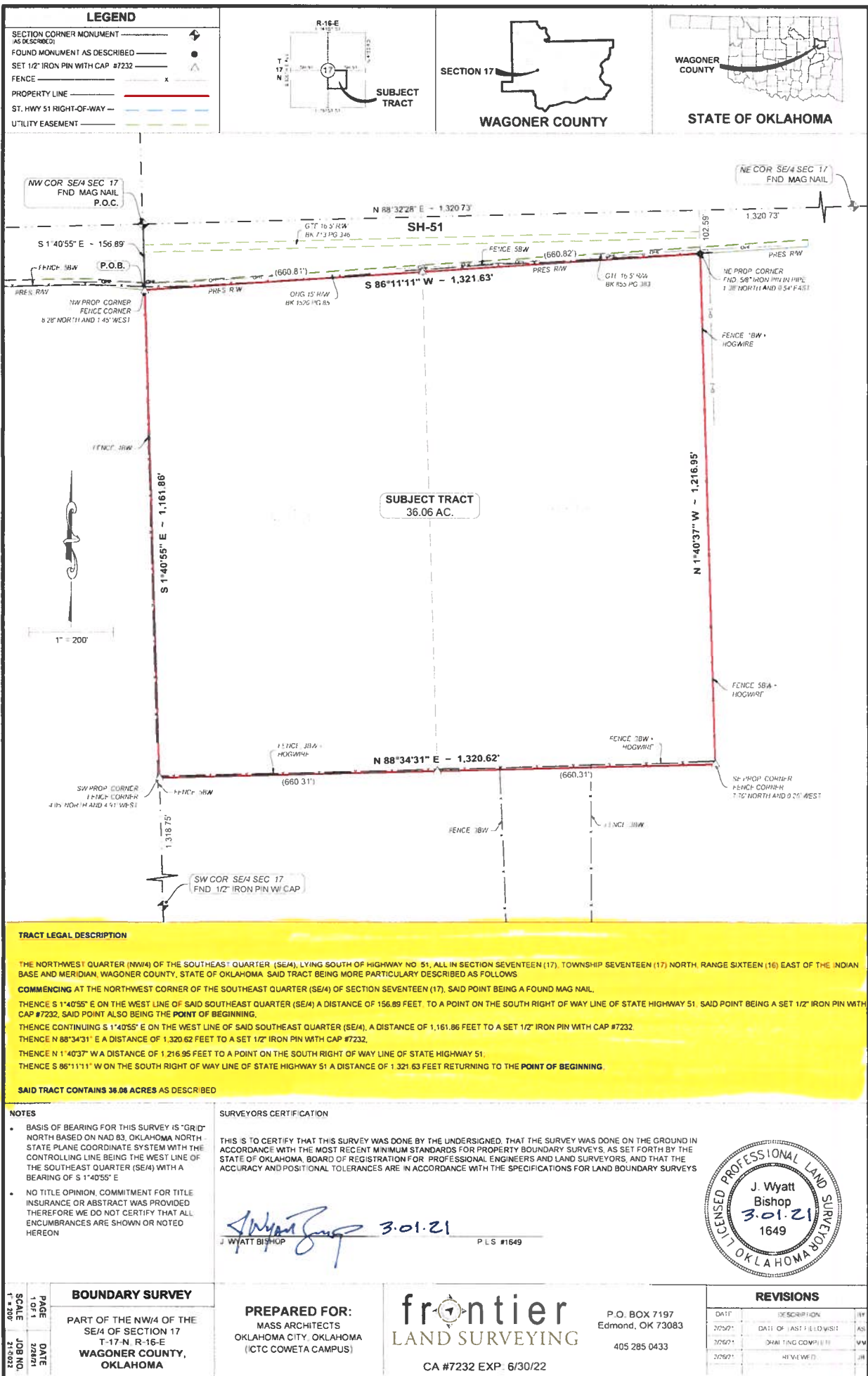
| APPLICANT INFORMATION                                                                               | PROPERTY OWNER INFORMATION            |
|-----------------------------------------------------------------------------------------------------|---------------------------------------|
| NAME Mass Architects, Inc.                                                                          | NAME Indian Capitol Technology Center |
| ADDRESS 1225 N Broadway Place                                                                       | ADDRESS 2403 N 41st St E              |
| CITY, ST, ZIP Oklahoma City, OK 73103                                                               | CITY, ST, ZIP Muskogee, OK 74403      |
| DAYTIME PHONE 405.231.1990                                                                          | DAYTIME PHONE 918.348.7984            |
| EMAIL duane@massarch.com                                                                            | EMAIL tony.pivec@ictech.edu           |
| FAX                                                                                                 | FAX                                   |
| I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT. |                                       |
| SIGNATURE & DATE: <u>Duane Olsen</u> 01/05/2022                                                     |                                       |

DOES OWNER CONSENT TO THIS APPLICATION [X] Y [ ] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Architect of Record

| APPLICATION FEES                                           |              |                      |                          |
|------------------------------------------------------------|--------------|----------------------|--------------------------|
| BASE APPLICATION FEE                                       | \$ 100.00    |                      |                          |
|                                                            | \$ 100.00    | APPLICATION SUBTOTAL | \$ 100.00                |
| NEWSPAPER PUBLICATION                                      | \$           |                      |                          |
| SIGN FEE                                                   | \$50 X 1 =   | \$ 50.00             |                          |
| 300' PROPERTY OWNERS NOTICE SENT<br>CERTIFICATE OF MAILING | 5 X \$1.65 = | \$ 8.25              | NOTICE SUBTOTAL \$ 58.25 |
| RECEIPT NUMBER:                                            |              | TOTAL AMOUNT DUE     | \$ 158.25                |

### DISPOSITION

|           |                           |
|-----------|---------------------------|
| PC REC.   | COUNCIL/COMMISSION ACTION |
|           | DATE/VOTE                 |
| DATE/VOTE | ORDINANCE/RESOLUTION NO.  |
| PLAT NAME | PLAT WAIVER [ ] Y [ ] N   |

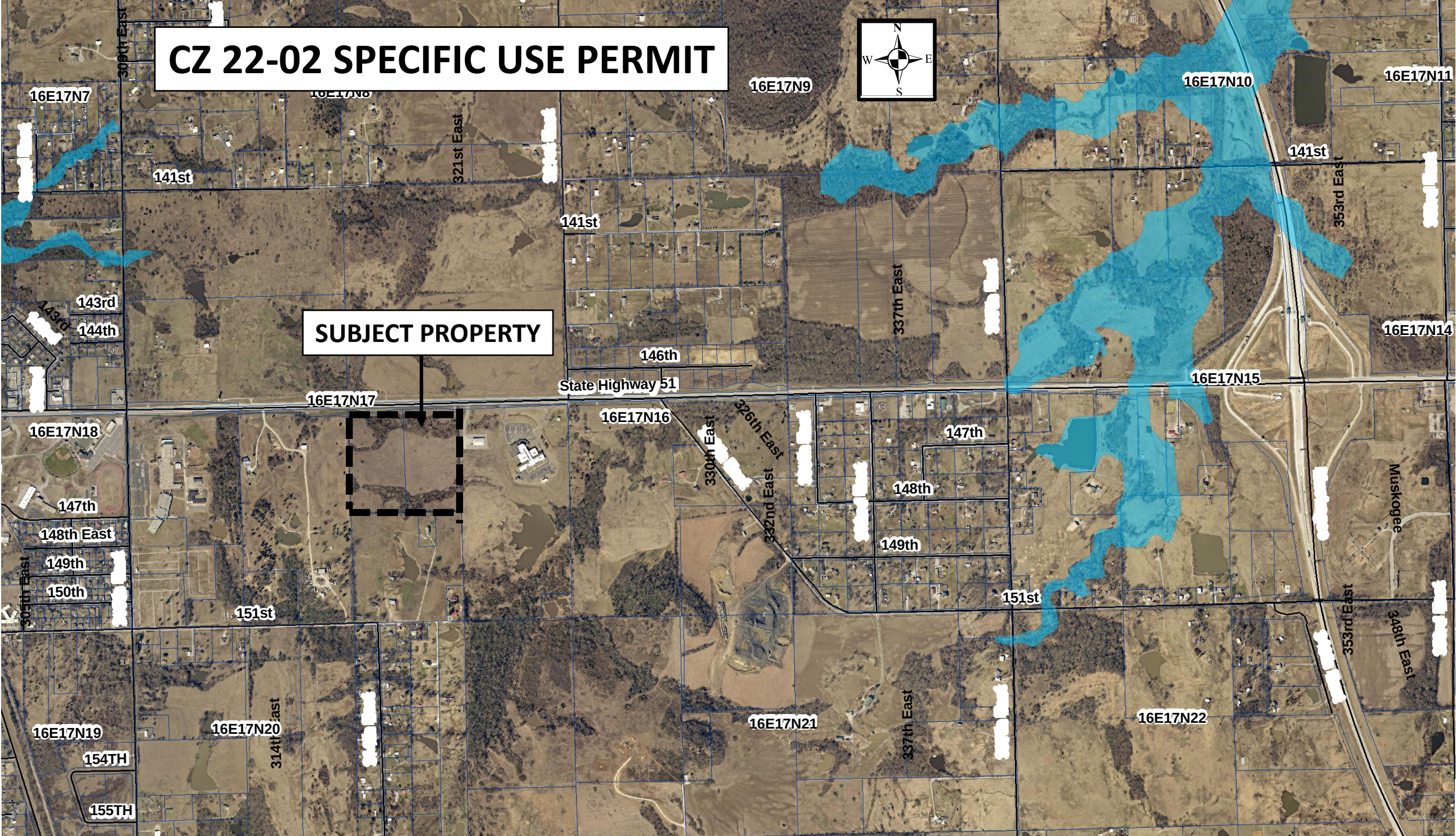




# CZ 22-02 SPECIFIC USE PERMIT



**SUBJECT PROPERTY**





# CZ 22-02 SPECIFIC USE PERMIT



SUBJECT PROPERTY

State Highway 51

16E17N17

16E17N16

Terrawood

321st East

146th

Saddle Creek Estates

326th East

305th East

16E17N18

Eastside School

Cocke Addition

149th

150th

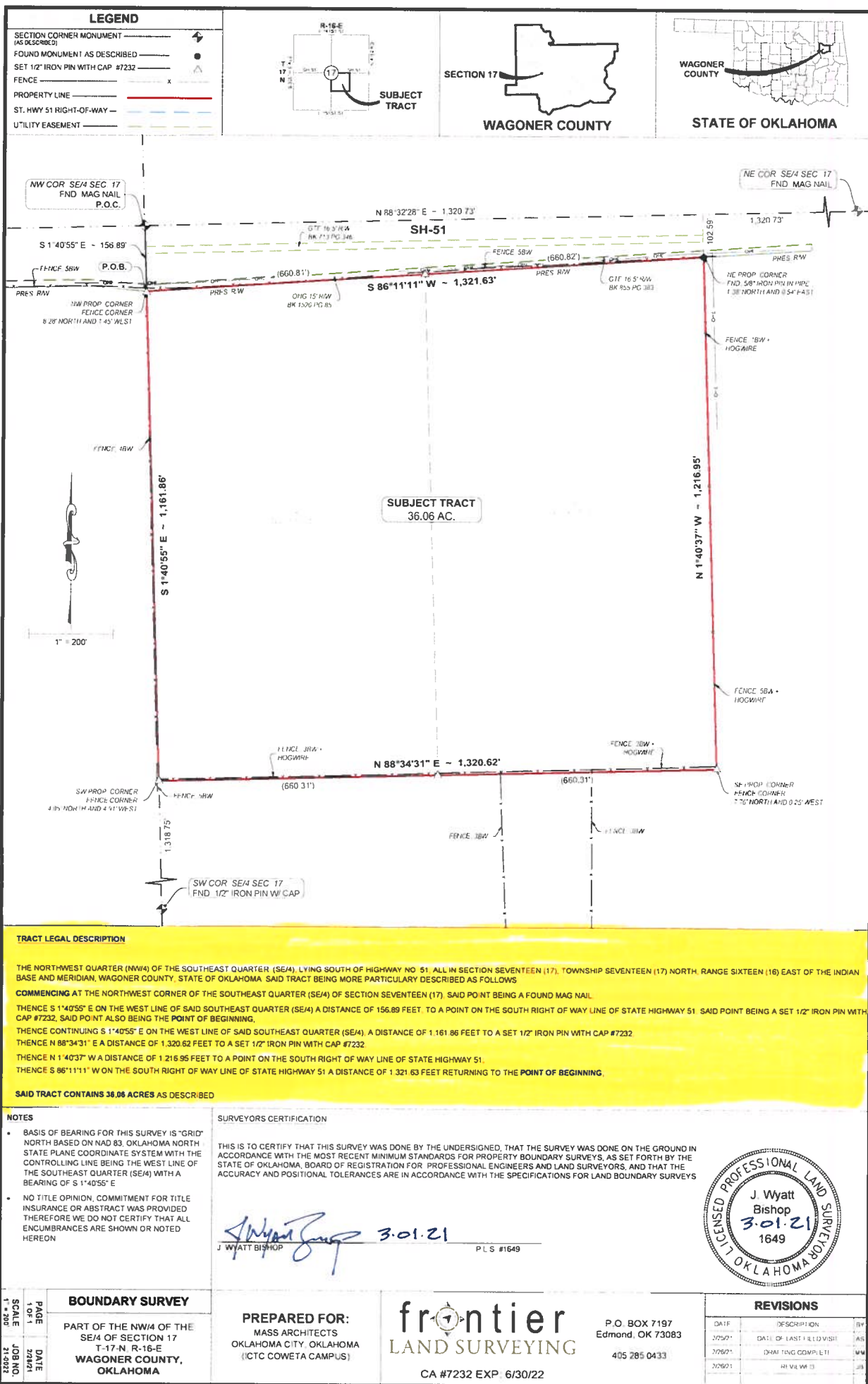
16E17N19

16E17N20

151st

Happy Hollow

16E17N21





# CZ 22-02 SPECIFIC USE PERMIT



SUBJECT PROPERTY

State Highway 51

321st East

146th

RS-1

329th E

326th East

16E17N17

AG

AG

16E17N18

16E17N16

AG

CG

## Legend

2022 Coweta\_Zoning\_Jan2022

### ZONE\_TYPE

- AG Agriculture
- CG General Commercial
- Residential Two Family
- RM-1 Residential Multi-Family
- RS-0 Residential Single Family
- RS-1 Residential Single Family
- RS-3 Residential Single Family

151st

RS-0

AG

16E17N21

AG

16E17N20

AG

16E17N19

AG

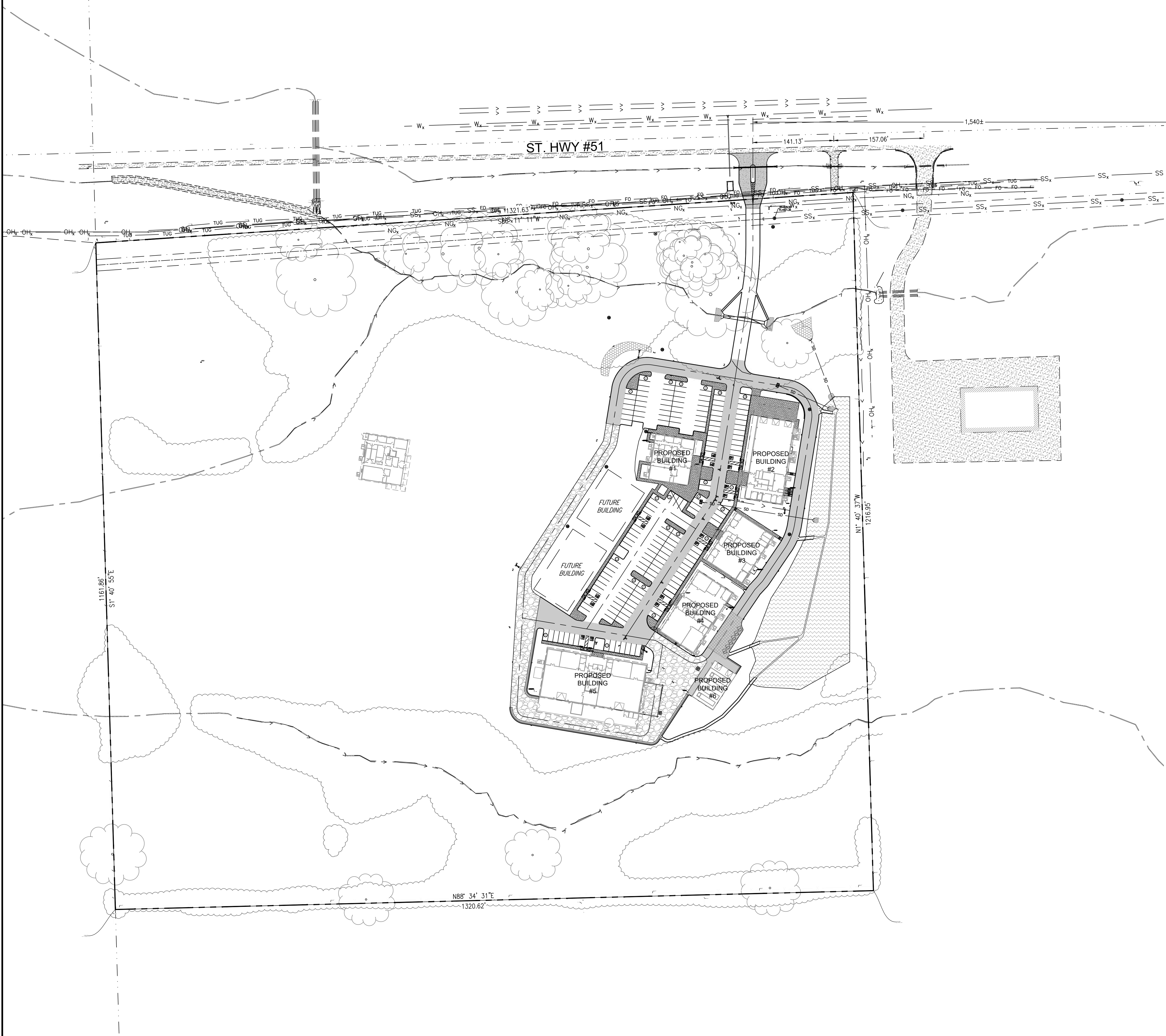
CG

RD

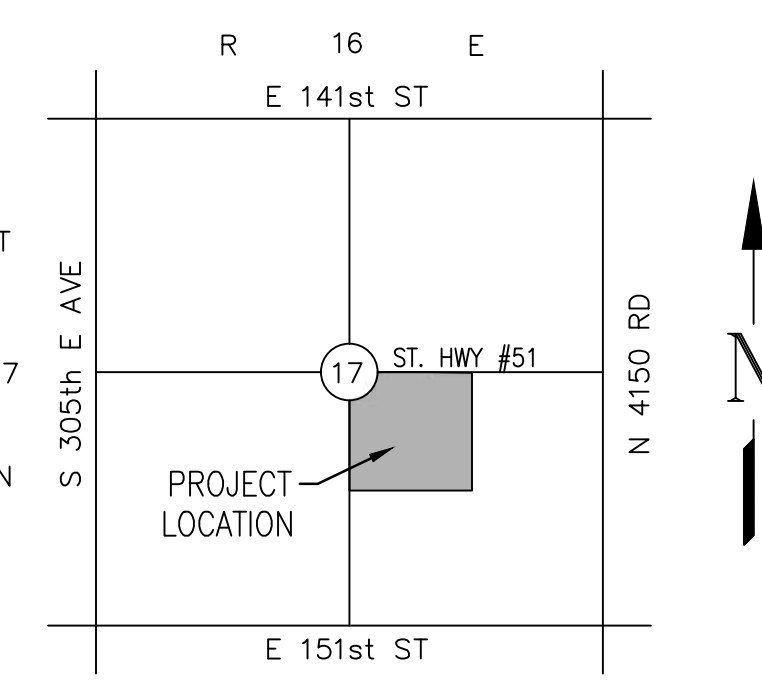
RS-3

305th East





321st STREET



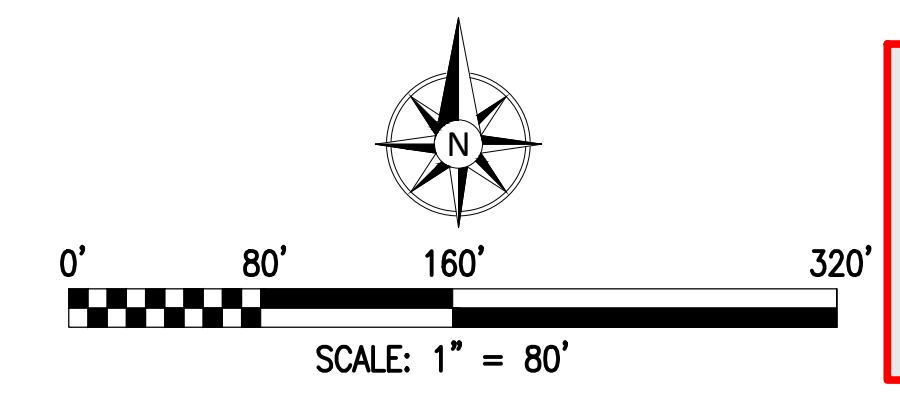
LOCATION MAP  
NOT TO SCALE

GENERAL CONSTRUCTION NOTES

1. ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL CONFORM TO THE CITY OF COWETA "STANDARDS AND SPECIFICATIONS" AND THE "SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS".
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES WHO MIGHT HAVE UTILITY LINES ON OR ABOUT THE PREMISES, OR WHO MIGHT BE AFFECTED BY THE CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE HIS ACTIVITIES WITH THE UTILITY COMPANIES TO ENSURE COMPLIANCE WITH THE PROJECT SCHEDULE. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO LOCATE AND PROTECT EXISTING UTILITY LINES, AND SHALL REPAIR ANY DAMAGES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CONSTRUCTION STAKING.
4. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
5. ALL PAVEMENT STRIPING SHALL BE APPLIED IN TWO COATS, FOUR (4) INCHES WIDE, WHITE COLOR UNLESS SHOWN OTHERWISE ON THE PLANS.
6. IN DRIVE AND PARKING AREAS WHERE NEW CONCRETE PAVING IS TO ABUT EXISTING PAVING, THE CONTRACTOR SHALL CONSTRUCT A 10" THICKENED EDGE IN THE CONCRETE.
7. UNLESS OTHERWISE DIRECTED THE CONTRACTOR SHALL PROVIDE A MEDIUM BROOM FINISH ON ALL CONCRETE WALKS, RAMPS, STAIRS AND PAVED SURFACES (REFER TO ARCHITECTURAL PLANS & SPECS. FOR SIDEWALK FINISH AROUND BUILDING)
8. THE CONTRACTOR MUST FILE A "NOTICE OF INTENT" WITH THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE CITY OF COWETA, PRIOR TO COMMENCING EARTHWORK, CLEARING OR DEMOLITION OPERATIONS.
9. REFER TO ARCHITECTURAL PLANS AND SPECS. FOR CONSTRUCTION INFORMATION AND DETAILS FOR BUILDING ERECTION.
10. ANY AND ALL QUANTITIES SHOWN ARE FOR REFERENCE ONLY AND HAVE BEEN CALCULATED FOR MUNICIPAL OR OWNER PLANNING PURPOSES ONLY. THE CONTRACTOR(S) IS RESPONSIBLE TO VERIFY ALL QUANTITIES AND CONSTRUCT THE PROJECT AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS. PRICE BID SHALL INCLUDE ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO CONSTRUCT AND FURNISH A FULLY FUNCTIONAL AND COMPLETE SITE.
11. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL PLANS FOR SITE AMENITIES, LANDSCAPE AREAS, PAVERS AND SPECIAL SIDEWALK FINISHED.

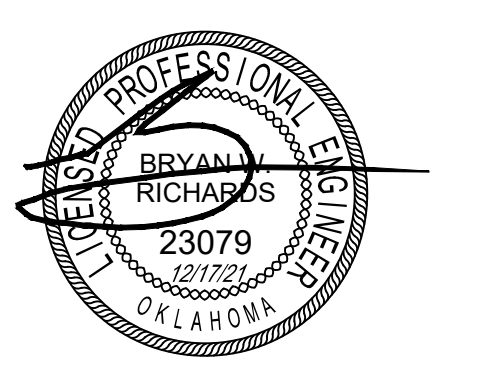
LEGEND

|  |                              |
|--|------------------------------|
|  | CURB & GUTTER                |
|  | PAVING LIGHT DUTY            |
|  | CONCRETE ENTRANCE (PER ODOT) |
|  | PAVING HEAVY DUTY            |
|  | REINFORCED DUMPSTER PAD      |
|  | CONCRETE SIDEWALK            |
|  | GRAVEL DRIVE                 |
|  | PROPERTY LINE                |
|  | CONCRETE WHEEL STOP          |



UTILITY WARNING:  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM RECORD DOCUMENTS OR FIELD LOCATIONS BY THE OPERATOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY ELEVATIONS AND SIZES MAY HAVE BEEN MEASURED UNDER ADVERSE FIELD CONDITIONS. UPON EXPOSING THE UTILITY, ELEVATIONS AND LINE SIZES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHOULD VERIFY CRITICAL ELEVATIONS USING THE BENCHMARK PROVIDED BY THE SURVEYOR OR ENGINEER. ANY DISCREPANCIES SHOULD BE IMMEDIATELY BROUGHT TO THE ENGINEER'S AND SURVEYOR'S ATTENTION.



|                             |                   |
|-----------------------------|-------------------|
| Project No.                 | 1915              |
| Date                        | 12.17.2021        |
| Sheet Contents              | OVERALL SITE PLAN |
| Scale                       | 1" = 80'          |
| Sheet No.                   | C1.0              |
| 100% CONSTRUCTION DOCUMENTS |                   |





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## Memorandum

To: Honorable Chairman, Members of the Planning Commission  
From: Mark Seibold, Community Development Director  
Re: CZ 21-08 PUD-02 Amendment  
Date: 02-22-2022

---

### **BACKGROUND**

#### **Applicant**

The applicant, Tanner Consultant, LLC, (Timber Ridge Development) is seeking;

- 1) An amendment to Planned Unit Development ("PUD") No. PUD-02, 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.

#### **Case Facts**

- The property is approximately 64.84 acres +/- in Coweta, Oklahoma.
- The property is located north and west of the intersection of East 121<sup>st</sup> 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.
- 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. The PUD was amended by Ordinance 796 approved on the 8<sup>th</sup> Day of January 2018.
- The development under the proposed amendment for Timber Ridge PUD-02 will comply with the City of Coweta Zoning Code. The multi-family and commercial developments will require approvals through a Site Plan and Building Permit process, according to the City of Coweta standards.
- A public hearing was held on Monday November 29<sup>th</sup> of November by the Coweta Planning Commission. At that meeting a number of residents were present to state their concerns and interests regarding the proposed PUD-02 Amendment in opposition to the request. **The applicant has clarified language from the prior Planning Commission presentation to;**
  - A) **Limit the height of buildings to 45 ft or 4 stories,**
  - B) **Limit the number of multi-family units,**
  - C) **Limit access to adjacent neighborhoods from public streets providing emergency access only gates according to City of Coweta Standards,**

**D) Provide additional landscaping along boundaries adjacent to existing residential development, and preserve existing trees wherever possible.**

**Pertinent Code**

**SECTION 1620 USES PERMITTED GENERALLY**

- The types of residential dwelling units, and the types of non-residential uses allowed to be established in these districts increase with increasing site size, based upon the premise that increased site size will allow proper design including functional interrelations, buffer treatments, separating uses with potentially incompatible characteristics of use, design of access pattern;, and relationship of uses within such planned unit developments with uses in adjacent districts. It is the intent of this Ordinance that such design and planning features be incorporated properly into any PUD district hereafter created, and that the Planning Commission and City Council may consider the existence and appropriateness of such features before any amendment to the zoning map is adopted to create such a district. The permitted principal uses for various site sizes and types of PUD districts are the uses enumerated for the zoning districts listed below.

**SECTION 1690.3 Site Development Plan**

**(c) Planning Commission Action**

- After the public hearing as provided for in Chapter 22, the Planning Commission shall make its recommendation to the City Council. In making this recommendation the Planning Commission shall consider at least the following factors:
  1. Whether the PUD is consistent with the Comprehensive Plan;
  2. Whether the PUD harmonizes with the existing and expected development of 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 this Section.

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. Aerial View Map. 2. Location Map. 3. Zoning Map. 4. Public Hearing Notice.



# Timber Ridge

PUD No. PUD-02 Amendment

64.84 acres North and West of the Intersection of  
East 121<sup>st</sup> 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

January 6, 2022

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| I. PROPERTY DESCRIPTION .....           | 3 |
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| III. PROJECT HISTORY AND SCOPE.....     | 5 |
| IV. AMENDED DEVELOPMENT STANDARDS ..... | 7 |



## 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 121<sup>st</sup> 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 4.78 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."

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**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. 273<sup>rd</sup> E. Ave. has been extended north of 121<sup>st</sup> 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 maximize the potential of the site for nonresidential development. Nonresidential intensity and residential densities will be naturally limited by practical restrictions including minimum building setbacks, required off-street parking, and the amount of land available. Further, all intensities are designed to conform to the Zoning Code and the allowances conferred by the existing approved PUD-02.

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.

## IV. AMENDED DEVELOPMENT STANDARDS

The following are the amended development standards:

### NON-RESIDENTIAL DEVELOPMENT STANDARDS:

|                                                                                                                                                                                                                         |                                                                    |           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|-----------|
| <b>Gross Land Area:</b>                                                                                                                                                                                                 | 2,824,359 SF                                                       | 64.838 AC |
| <b>Net Land Area:</b>                                                                                                                                                                                                   | 2,824,359 SF                                                       | 64.838AC  |
| <b>Permitted Uses:</b> 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. |                                                                    |           |
| <b>Maximum Floor Area Ratio:</b>                                                                                                                                                                                        | No Limitation; Governed by Setbacks and Minimum Off-street Parking |           |
| <b>Maximum Building Floor Area:</b>                                                                                                                                                                                     | No Limitation; Governed by Setbacks and Minimum Off-street Parking |           |
| <b>Maximum Building Height:</b>                                                                                                                                                                                         | 45 FT or 4 Stories                                                 |           |
| <b>Minimum Lot Width:</b>                                                                                                                                                                                               | No Limitation                                                      |           |
| <b>Minimum Street Frontage:</b>                                                                                                                                                                                         | 30 FT *                                                            |           |
| <b>Minimum Building Setbacks:</b>                                                                                                                                                                                       |                                                                    |           |
| 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                                                               |           |
| <b>Minimum Off-Street Parking Multitenant:</b>                                                                                                                                                                          | 1 space per 225 SF Building Floor Area                             |           |
| <b>Minimum Off-Street Parking All Other Uses:</b>                                                                                                                                                                       | Per Zoning Code for use / occupancy ****                           |           |
| <b>Maximum Off-Street Parking:</b>                                                                                                                                                                                      | No Limitation                                                      |           |
| <b>Minimum Loading Requirements:</b>                                                                                                                                                                                    | Per Zoning Code for use / occupancy ****                           |           |
| <b>Other Bulk and Area Requirements:</b>                                                                                                                                                                                | 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 45 feet in height shall be set back 45 feet plus 1 foot for each 1 foot of building height exceeding 45 feet.

\*\*\*\* Minimum parking ratios and design specifications may be modified by the Coweta Planning Commission upon approval of a voluntary Detailed Site Plan.



**RESIDENTIAL DEVELOPMENT STANDARDS:**

|                                                                                                                                                                                                                                                                                                                                                                                                                 |                                              |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-----------|
| <b>Gross Land Area:</b>                                                                                                                                                                                                                                                                                                                                                                                         | 2,824,359 SF                                 | 64.838 AC |
| <b>Net Land Area:</b>                                                                                                                                                                                                                                                                                                                                                                                           | 2,824,359 SF                                 | 64.838 AC |
| <b>Permitted Uses:</b> Uses permitted as a matter of right in the RM-1 district, including only single-family detached dwellings, townhouses, duplexes, zero lot line dwellings, and multifamily and elderly residential care facilities; neighborhood community playfields and parks including clubhouses, pools, and similar neighborhood amenities; and uses customarily accessory to uses permitted herein. |                                              |           |
| <b>Minimum Lot Width:</b>                                                                                                                                                                                                                                                                                                                                                                                       |                                              |           |
| Single-family detached:                                                                                                                                                                                                                                                                                                                                                                                         | 50 FT                                        |           |
| Townhouse:                                                                                                                                                                                                                                                                                                                                                                                                      | 35 FT                                        |           |
| Duplex:                                                                                                                                                                                                                                                                                                                                                                                                         | 70 FT                                        |           |
| Zero lot line:                                                                                                                                                                                                                                                                                                                                                                                                  | 50 FT                                        |           |
| Multifamily and Elderly Residential Care Facilities:                                                                                                                                                                                                                                                                                                                                                            | 75 FT                                        |           |
| <b>Minimum Lot Frontage:</b>                                                                                                                                                                                                                                                                                                                                                                                    | 30 FT                                        |           |
| <b>Minimum Lot Area and Land Area:</b>                                                                                                                                                                                                                                                                                                                                                                          |                                              |           |
| Single-family detached:                                                                                                                                                                                                                                                                                                                                                                                         | 5,000 SF                                     |           |
| Townhouse:                                                                                                                                                                                                                                                                                                                                                                                                      | 3,800 SF                                     |           |
| Duplex:                                                                                                                                                                                                                                                                                                                                                                                                         | 7,000 SF                                     |           |
| Zero lot line:                                                                                                                                                                                                                                                                                                                                                                                                  | 5,000 SF                                     |           |
| Multifamily and Elderly Residential Care Facilities:                                                                                                                                                                                                                                                                                                                                                            | 1,742.4 SF per DU                            |           |
| <b>Maximum Dwelling Units per Acre:</b>                                                                                                                                                                                                                                                                                                                                                                         | Multifamily: 25 DUs/AC; Other Res.: 8 DUs/AC |           |
| <b>Maximum Building Height Multifamily:</b>                                                                                                                                                                                                                                                                                                                                                                     | 45 FT or 4 Stories                           |           |
| <b>Maximum Building Height Other Residential:</b>                                                                                                                                                                                                                                                                                                                                                               | 45 FT or 4 Stories                           |           |
| <b>Minimum Yard Setbacks Detached Single-Family: *</b>                                                                                                                                                                                                                                                                                                                                                          |                                              |           |
| 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      |           |
| <b>Minimum Yard Setbacks Townhouse: *</b>                                                                                                                                                                                                                                                                                                                                                                       |                                              |           |
| 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      |           |

|                                                                                     |                                              |
|-------------------------------------------------------------------------------------|----------------------------------------------|
| <b>Minimum Yard Setbacks Duplex: *</b>                                              |                                              |
| 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      |
| <b>Minimum Yard Setbacks Zero Lot Line: *</b>                                       |                                              |
| 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      |
| <b>Minimum Yard Setbacks Multifamily and Elderly Residential Care Facilities: *</b> |                                              |
| 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                                        |
| <b>Minimum Off-Street Parking:</b>                                                  | As required by Zoning Code for dwelling type |
| <b>Minimum Loading Requirements:</b>                                                | None required                                |
| <b>Other Bulk and Area Requirements:</b>                                            | 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. Since traffic volumes and queueing requirements diminish with distance from the intersection, and as there is no possibility of eastbound turning movements due to the railroad, it is anticipated the frontage/collector road will be continued north with 30' paving and 50' 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.

Upon site plan review, emergency-access-only gates ('crash gates') shall be installed at existing stub streets if required by the City of Coweta and allowed by the Fire Marshal.

Due to the desire to preserve natural grades and treed areas to the extent possible, residential and nonresidential street grades, including collector and local, minor streets, shall be permitted up to 11%.



**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. All lots are required to be platted.

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.

Nonresidential development adjoining existing residential shall install and maintain a landscaped buffer at least 17.5 feet in width along the shared boundary, which buffer shall contain at least one (1) landscape tree per each 1,500 square feet of zoning setback area as provided herein. The site developer shall make all efforts to preserve existing trees and only remove and replace with the required landscape buffer trees if necessary.

**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.

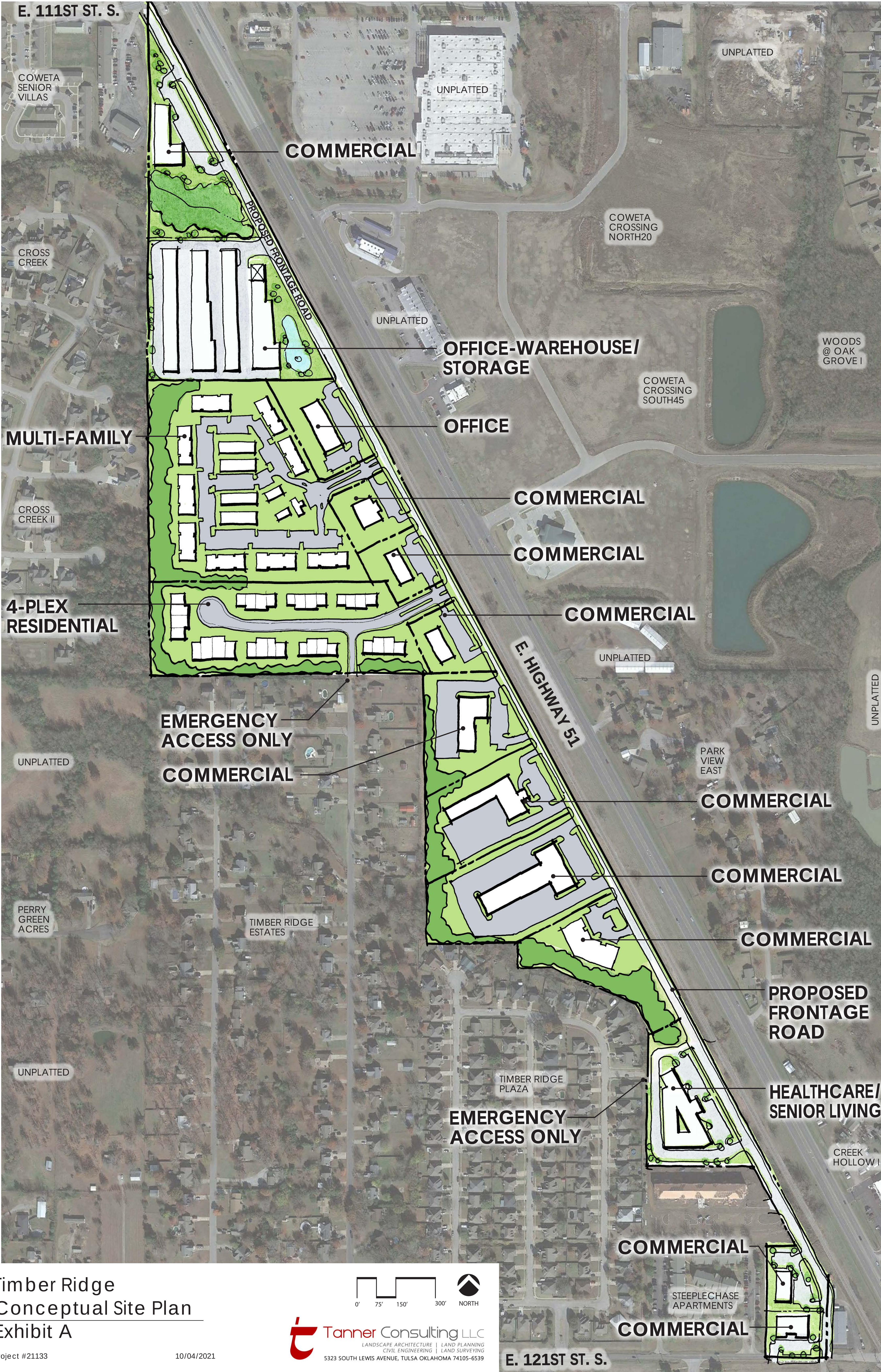
**ARCHITECTURAL REVIEW:** An Architectural Review Committee (ARC) will be formed. The ARC will review site, landscape, drainage, and architectural and building plans and the selection of architectural building materials. The approval of the ARC of such plan shall be required prior to the submission to 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.

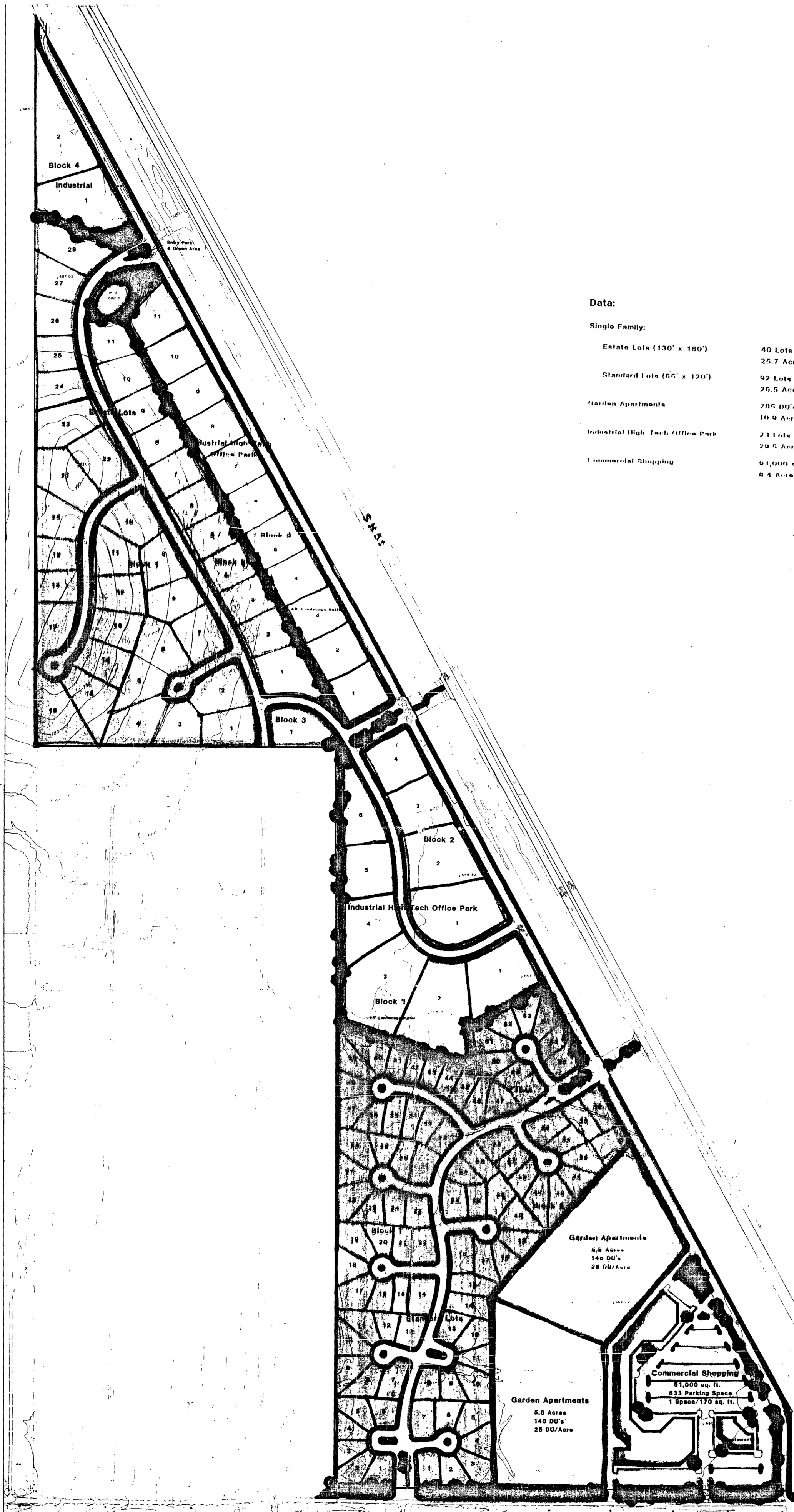
**SCHEDULE OF DEVELOPMENT:** While the original PUD-02 has included three (3) previous developments thus far, development of the remaining PUD site is expected to commence as market conditions permit. All development will be coordinated with the City of Coweta in order to provide adequate traffic circulation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





Timber Ridge  
Conceptual Site Plan  
Exhibit A





Preliminary Site Plan for:

## Timber Ridge

Coweta, Oklahoma

# Timber Ridge

PUD No. PUD-02 Amendment

64.84 acres North and West of the Intersection of  
East 121<sup>st</sup> 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

December 03, 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 121<sup>st</sup> 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 4.78 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:

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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.

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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~~ maximize the potential of the site for nonresidential development. Nonresidential intensity ~~and residential densities~~ will be naturally limited by practical restrictions including minimum building setbacks, required off-street parking, ~~and the amount of land available~~. 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.<sup>1</sup>~~

~~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.<sup>2</sup> 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.

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<sup>1</sup>~~Intensity Policies # 6~~

<sup>2</sup>~~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:                                                                                                                                                                                         | 45 FT or 4 Stories                                                 |           |
| Minimum Lot Width:                                                                                                                                                                                               | No Limitation                                                      |           |
| Minimum Street Frontage:                                                                                                                                                                                         | 30 FT *                                                            |           |
| 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:                                                                                                                                                                       | Per Zoning Code for use / occupancy ****                           |           |
| Maximum Off-Street Parking:                                                                                                                                                                                      | No Limitation                                                      |           |
| Minimum Loading Requirements:                                                                                                                                                                                    | Per Zoning Code for use / occupancy ****                           |           |
| 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 45 feet in height shall be set back 45 feet plus 1 foot for each 1 foot of building height exceeding 45 feet.

\*\*\*\* Minimum parking ratios and design specifications may be modified by the Coweta Planning Commission upon approval of a voluntary Detailed Site Plan.



## RESIDENTIAL DEVELOPMENT STANDARDS:

|                                                                                                                                                                                                                                                                                                                                                                                                                 |                                              |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-----------|
| <b>Gross Land Area:</b>                                                                                                                                                                                                                                                                                                                                                                                         | 2,824,359 SF                                 | 64.838 AC |
| <b>Net Land Area:</b>                                                                                                                                                                                                                                                                                                                                                                                           | 2,824,359 SF                                 | 64.838 AC |
| <b>Permitted Uses:</b> Uses permitted as a matter of right in the RM-1 district, including only single-family detached dwellings, townhouses, duplexes, zero lot line dwellings, and multifamily and elderly residential care facilities; neighborhood community playfields and parks including clubhouses, pools, and similar neighborhood amenities; and uses customarily accessory to uses permitted herein. |                                              |           |
| <del>Maximum Number of Dwelling Units:</del>                                                                                                                                                                                                                                                                                                                                                                    | <del>551 *</del>                             |           |
| <b>Minimum Lot Width:</b>                                                                                                                                                                                                                                                                                                                                                                                       |                                              |           |
| Single-family detached:                                                                                                                                                                                                                                                                                                                                                                                         | 50 FT                                        |           |
| Townhouse:                                                                                                                                                                                                                                                                                                                                                                                                      | 35 FT                                        |           |
| Duplex:                                                                                                                                                                                                                                                                                                                                                                                                         | 70 FT                                        |           |
| Zero lot line:                                                                                                                                                                                                                                                                                                                                                                                                  | 50 FT                                        |           |
| Multifamily and Elderly Residential Care Facilities:                                                                                                                                                                                                                                                                                                                                                            | 75 FT                                        |           |
| <b>Minimum Lot Frontage:</b>                                                                                                                                                                                                                                                                                                                                                                                    | 30 FT                                        |           |
| <b>Minimum Lot Area and Land Area:</b>                                                                                                                                                                                                                                                                                                                                                                          |                                              |           |
| Single-family detached:                                                                                                                                                                                                                                                                                                                                                                                         | 5,000 SF                                     |           |
| Townhouse:                                                                                                                                                                                                                                                                                                                                                                                                      | 3,800 SF                                     |           |
| Duplex:                                                                                                                                                                                                                                                                                                                                                                                                         | 7,000 SF                                     |           |
| Zero lot line:                                                                                                                                                                                                                                                                                                                                                                                                  | 5,000 SF                                     |           |
| Multifamily and Elderly Residential Care Facilities:                                                                                                                                                                                                                                                                                                                                                            | 1,742.4 SF per DU                            |           |
| <b>Maximum Dwelling Units per Acre:</b>                                                                                                                                                                                                                                                                                                                                                                         | Multifamily: 25 DUs/AC; Other Res.: 8 DUs/AC |           |
| <b>Maximum Building Height Multifamily:</b>                                                                                                                                                                                                                                                                                                                                                                     | 45 FT or 4 Stories                           |           |
| <b>Maximum Building Height Other Residential:</b>                                                                                                                                                                                                                                                                                                                                                               | 45 FT or 4 Stories                           |           |
| <b>Minimum Yard Setbacks Detached Single-Family: *</b>                                                                                                                                                                                                                                                                                                                                                          |                                              |           |
| 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      |           |
| <b>Minimum Yard Setbacks Townhouse: *</b>                                                                                                                                                                                                                                                                                                                                                                       |                                              |           |
| 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      |
| <b>Minimum Yard Setbacks Duplex: *</b>                                              |                                              |
| 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      |
| <b>Minimum Yard Setbacks Zero Lot Line: *</b>                                       |                                              |
| 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      |
| <b>Minimum Yard Setbacks Multifamily and Elderly Residential Care Facilities: *</b> |                                              |
| 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                                        |
| <b>Minimum Off-Street Parking:</b>                                                  | As required by Zoning Code for dwelling type |
| <b>Minimum Loading Requirements:</b>                                                | None required                                |
| <b>Other Bulk and Area Requirements:</b>                                            | 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. **Since traffic volumes and queueing requirements diminish with distance from the intersection, and as there is no possibility of eastbound turning movements due to the railroad,** it is anticipated the frontage/collector road will be continued north **with the same 36'-30'** paving and **60'-50'** 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.

**Upon site plan review, emergency-access-only gates ('crash gates') shall be installed at existing stub streets if required by the City of Coweta and allowed by the Fire Marshal.**

**Due to the desire to preserve natural grades and treed areas to the extent possible, residential and nonresidential street grades, including collector and local, minor streets, shall be permitted up to 11%.**

**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. [All lots are required to be platted.](#)

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.~~

Nonresidential development adjoining existing residential shall install and maintain a landscaped buffer at least 17.5 feet in width along the shared boundary, which buffer shall contain at least one (1) landscape tree per each 1,500 square feet of zoning setback area as provided herein. The site developer shall make all efforts to preserve existing trees and only remove and replace with the required landscape buffer trees if necessary.



**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.~~

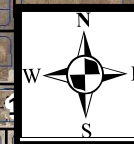
**SCHEDULE OF DEVELOPMENT:** While the original PUD-02 has included three (3) previous developments thus far, development of the remaining PUD site is expected to commence as market conditions permit. All development will be coordinated with the City of Coweta in order to provide adequate traffic circulation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



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

113th

112th

115th

282nd E

281st E

15E18N34

117th

257th East

15E18N35

118th

120th

266th

116th

267th

268th East  
269th East

120th

270th East

118th

120th

122nd

122nd

273rd East

15E18N36

119th

121st

15E17N3

15E17N2

15E17N1

281st East



15E18N27

# PLANNED UNIT DEVELOPMENT (PUD) PUD-02 AMENDMENT

Wynstone Phase

15E18N25



111th  
261st East  
Cross Creek 113th  
114th  
114th  
264th East  
Cross Creek II  
115th  
15E18N35

113th  
PUD-C 07  
Coweta Crossing North 20  
PUD-R 0702/PUD-C 12-02  
Coweta Crossing South 45

274th East  
275th East  
112th  
280th East  
113th  
Woods @ Oak Grove II  
Woods @ Oak Grove I

282nd E  
281st E  
115th  
Celebration at the Woods I

15E18N34  
117th

257th East

118th  
Perry Green Acres  
120th

259th East

116th  
118th  
Timber Ridge Estates  
266th  
267th  
120th  
267th East

PUD-02  
Timber Ridge Plaza  
Steepchase Apartments  
267th East

Park View East  
272nd East  
State Highway 51

15E18N36  
PUD-R 0701  
PUD-R 13-02

274th  
119th  
Creek Hollow II  
Creek Hollow I  
PUD-C 20-01

121st

15E17N3

257th East

15E17N2

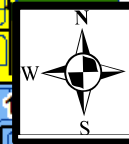
Timber Ridge Crossing I  
122nd  
Timber Ridge Crossing II  
Country Fair Plaza

15E17N1

281st East

SUBJECT PROPERTY

## 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    |

