



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

AGENDA - REGULAR MEETING
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, JUNE 20, 2022, 6:00 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE

- III. ROLL CALL
 - Melanie Lander ____
 - Jessica Morris ____
 - Jennifer Taylor ____
 - Bruce Watkins ____
 - Joanna Jones ____

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

- 1. MINUTES OF THE REGULAR MEETING
APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION MEETING HELD ON MAY 16, 2022.

Documents:

[220516 MINUTES OF THE PLANNING COMMISSION.PDF](#)

- V. PUBLIC HEARINGS

- 1. PUBLIC HEARING - CZ 22-04
PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON CZ 22-04, AN APPLICATION TO CHANGE THE ZONING DESIGNATION FROM RS-3 (RESIDENTIAL SINGLE-FAMILY) TO AG (AGRICULTURE) FOR PROPERTY LOCATED EAST OF STATE HIGHWAY 72 AND WEST OF WOODLAND VIEW II, WITH A LEGAL ADDRESS OF S/2 OF LOT 4 AND S/2 OF THE N/2 OF LOT 4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, AND PART OF THE E/2 OF THE SW/4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA.

Documents:

[CZ 22-04 AERIAL VIEW WITH FLOOD PLAIN.PDF](#)
[CZ 22-04 LOCATION MAP.PDF](#)
[CZ 22-04 ZONING MAP.PDF](#)
[CZ 22-04 SURVEY.PDF](#)
[220620 PH NOTICE CZ 22-04.PDF](#)

- VI. OLD BUSINESS

1. CLS 22-01

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE CITY MANAGER OF A MINOR SUBDIVISION IN ACCORDANCE WITH SECTIONS 3.6 AND 3.7 OF THE COWETA SUBDIVISION REGULATIONS, CASE NO. CLS 22-01, ON PROPERTY LOCATED IN CEEJAY ACRES, LOT SEVENTEEN (17), BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. (MARK SEIBOLD, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[220620 STAFF REPORT CLS 22-01.PDF](#)
[CLS 22-01 AERIAL VIEW MAP WITH FLOODPLAIN.PDF](#)
[CLS 22-01 LOCATION MAP.PDF](#)
[CLS 22-01 ZONING MAP.PDF](#)
[CLS 22-01 NEW PROPOSED LOT SPLITS SURVEY.PDF](#)

2. CLS 22-02

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE CITY MANAGER OF A MINOR SUBDIVISION IN ACCORDANCE WITH SECTIONS 3.6 AND 3.7 OF THE COWETA SUBDIVISION REGULATIONS, CASE NO. CLS 22-02, ON PROPERTY LOCATED IN CEEJAY ACRES, LOT EIGHTEEN (18), BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. (MARK SEIBOLD, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[220620 STAFF REPORT CLS 22-02.PDF](#)
[CLS 22-02 AERIAL VIEW MAP WITH FLOODPLAIN.PDF](#)
[CLS 22-02 LOCATION MAP.PDF](#)
[CLS 22-02 ZONING MAP.PDF](#)
[CLS 22-02 NEW PROPOSED LOT SPLITS SURVEY.PDF](#)

3. CZ 22-04

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON AN APPLICATION TO CHANGE THE ZONING DESIGNATION FROM RS-3 (RESIDENTIAL SINGLE-FAMILY) TO AG (AGRICULTURE) FOR PROPERTY LOCATED EAST OF STATE HIGHWAY 72 AND WEST OF WOODLAND VIEW II, WITH A LEGAL ADDRESS OF S/2 OF LOT 4 AND S/2 OF THE N/2 OF LOT 4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, AND PART OF THE E/2 OF THE SW/4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. (MARK SEIBOLD, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[220620 STAFF REPORT CZ 22-04.PDF](#)
[CZ 22-04 AERIAL VIEW WITH FLOOD PLAIN.PDF](#)
[CZ 22-04 LOCATION MAP.PDF](#)
[CZ 22-04 ZONING MAP.PDF](#)
[CZ 22-04 SURVEY.PDF](#)

4. SUBDIVISION REGULATIONS UPDATE

DISCUSSION ON FORTHCOMING PROPOSED CHANGES TO THE CITY OF COWETA'S SUBDIVISION

REGULATIONS FOR PLANNING COMMISSION REVIEW. (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, MAY 16, 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	Absent
Jessica Morris	Present
Joanna Jones	Present
Melanie Lander	Absent
Jennifer Taylor	Present

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 April 18, 2022.

Motion was made by Commissioner Joanna Jones to approve Consent Agenda. That motion was seconded by Commissioner Jessica Morris.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Absent
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Absent
Jennifer Taylor	Yes – to approve

V. PUBLIC HEARINGS

1. Public Hearing – CZ 22-03 SUP

Public hearing to receive public comment on an application for a Specific Use Permit (SUP) CZ 22-03 for a mini storage on property zoned General Commercial (CG), located in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma at 15145 South 293rd East Avenue, Coweta, Oklahoma.

Chairperson Jessica Morris read the agenda item. The applicant was present for this meeting. The floor was opened for public comments. There were no comments from those in attendance. The public hearing for this item was closed.

2. Public Hearing – Preliminary Plat – The Woods III

Public hearing to receive public comment on a request for Preliminary Plat approval of The Woods III, blocks 10-17, a subdivision of approximately 37.321 acres, more or less, with 121

lots zoned Residential Single Family (RS-2) and Residential Multi-Family (RM-1), located in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Jessica Morris read the agenda item. Erik Enyart was the representative present for Tanner Consulting. The floor was opened for public comment. Citizen Adriene Cash came forward and addressed the Commissioners with the following concerns:

- The new development causing their properties to flood. She passed out pictures of the retention ponds on the development's property to show that they were at capacity. She said the land is always soupy and marshy.
- The number of houses proposed on the plat. She said they like the open spaces and do not want neighbors that close.
- Construction traffic is still using 287th as an access point and are causing huge potholes to develop.
- Sewer lines being installed caused road damage that has not been repaired.

Citizen Justin Degraffendroid addressed the Commissioners asking what Tanner Consulting was planning to do with the property next to his house. Will it be for a house, a park? Will it have a privacy fence? He also affirmed that heavy construction equipment was still using 287th as a construction entrance.

Tanner Consulting representative, Erik Enyart, addressed the Commissioners and the public regarding the voiced concerns. He addressed the drainage and flooding concern first. He used the map to point out the plans for current ponds and retention ponds, additional retention pond(s), green belts and the drainage plan. Second, he addressed the issue of 287th East Avenue still being used as a construction entrance. He said he has a meeting with the client on Tuesday and will address this issue with them. He said that the City made it a condition of plat approval at a previous meeting that 287th East Avenue not be used as a construction entrance, and Tanner Consulting will honor that. He will also address the drainage concerns with the client.

Citizen Jason Smith came into the meeting late and wanted to speak. His concern is with the Coweta Creek. He says there are areas of the creek with noticeable widening that has happened since The Woods project started due to the enormous amounts of water he says is running off of the development property. He asked if impact studies had been done on the creek. He asked if FEMA has reviewed the downstream impact. He wants to know where the stormwater will go.

Erik Enyart addressed these comments and questions. He said a hydrology report has been completed. The FEMA approval process has been initiated since part of the property is in the floodplain. The flood and drainage model is in process and will be submitted to FEMA upon completion.

There were no additional comments from the public. The public hearing for this item was closed.

VI. OLD BUSINESS

1. CZ 22-03 SUP

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council on an application for a Specific Use Permit (SUP) CZ 22-03 for a mini storage on property zoned General Commercial (CG), located in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma at 15145 South 293rd East Avenue, Coweta, Oklahoma.

Chairperson Jessica Morris read the agenda item. City Planner, Mr. Tom E. Young, Jr., discussed the Staff Report. The applicant, Mrs. Katherine Gilstrap, was present for this meeting.

Chairperson Jessica Morris asked the applicant about their plans for fencing around the mini storage. Mrs. Gilstrap replied that they will do whatever they have to do to meet the requirements of the City. Commissioner Morris asked if they had plans for chain link fencing. The applicant answered that they did not have plans to install chain link fencing. She said a privacy fence is what they are planning. They want the property to look nice. They will also meet the City's requirements for landscaping.

Mr. Young discussed the screening requirements listed in the Zoning Code book. He said the applicant will be required to submit a site plan for review if the City Council approves the Specific Use Permit.

Motion was made by Commissioner Joanna Jones to approve the request of CZ 22-03 SUP. That motion was seconded by Chairperson Jessica Morris.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Absent
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Absent
Jennifer Taylor	Yes – to approve

2. Preliminary Plat – The Woods III

Discussion and possible action including approval, approval with conditions, or denial of a request for Preliminary Plat approval of The Woods III, blocks 10-17, a subdivision of approximately 37.321 acres, more or less, with 121 lots zoned Residential Single Family (RS-2) and Residential Multi-Family (RM-1), located in Section 36, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Jessica Morris read the agenda item. City Planner, Tom E. Young, Jr., discussed the Staff Report.

Chairperson Jessica Morris asked Mr. Erik Enyart if there were any plans to put up a privacy fence on the lots that border the Creek Hollow addition. Mr. Enyart answered that he did not know for sure if there were plans for a privacy fence, however, they do generally put up a wooden privacy fence around their developments. He noted that the property owners in Creek Hollow could also put up their own fence.

Chairperson Morris and Mr. Enyart also discussed the stormwater retention and drainage plans, specifically Reserve Area A and additional stormwater retention pond(s). Mr. Enyart said they have not received their Earth Change permit from the City, so those have not been dug yet. The City Engineer will have to approve their plans before the Earth Change permit will be issued.

Commissioner Joanna Jones asked questions about cul-de-sac lots to the east of the cell tower and about plans for fencing around the new retention pond. Mr. Enyart explained that the lots near the cell tower are planned for residential homes. He is not aware of a plan for a fence around the retention pond.

Questions and comments kept coming from the citizens in attendance regarding the drainage plan and the hydrology report. Mr. Enyart noted that it is not customary to discuss engineering and hydrology in the preliminary plat stage. He said he is not a hydrologist, but he is trying to explain the process as best as he can. He said, by law, his company is required to prove that the development will not increase the stormwater runoff that is already present. The hydrology report is under review by the City Engineer, and they should have an answer back from that review soon. Chairperson Jessica Morris said she would like to see the results of the hydrology report before she votes on this item. Commissioner Jennifer Taylor agreed.

Motion was made by Chairperson Jessica Morris to table the item until after the hydrology report is received. She would also like answers to the questions about fencing around the retention pond and the rest of the development. That motion was seconded by Commissioner Jennifer Taylor.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Absent
Jessica Morris	Yes – to table
Joanna Jones	Yes – to table
Melanie Lander	Absent
Jennifer Taylor	Yes – to table

3. Subdivision Regulations Update

Community Development Director Mark Seibold held a discussion on the upcoming subdivision regulations update.

VII. NEW BUSINESS

VIII. ADJOURNMENT

Chairperson Jessica Morris moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 6:48 p.m.

Approved:

Chairman

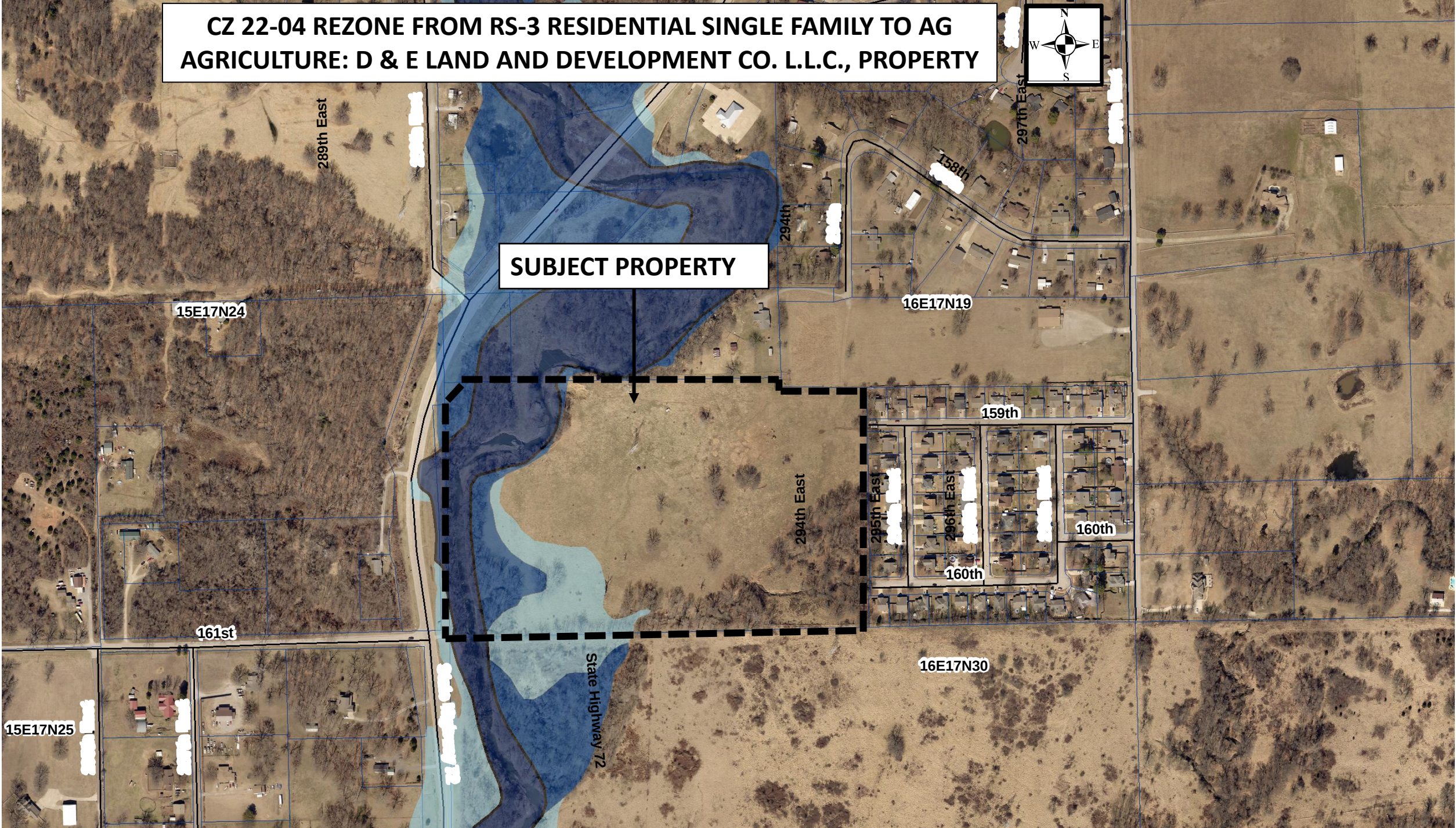
Secretary

Date

**CZ 22-04 REZONE FROM RS-3 RESIDENTIAL SINGLE FAMILY TO AG
AGRICULTURE: D & E LAND AND DEVELOPMENT CO. L.L.C., PROPERTY**



SUBJECT PROPERTY



**CZ 22-04 REZONE FROM RS-3 RESIDENTIAL SINGLE FAMILY TO AG
AGRICULTURE: D & E LAND AND DEVELOPMENT CO. L.L.C., PROPERTY**



SUBJECT PROPERTY

15E17N24

289th East

Woodland View

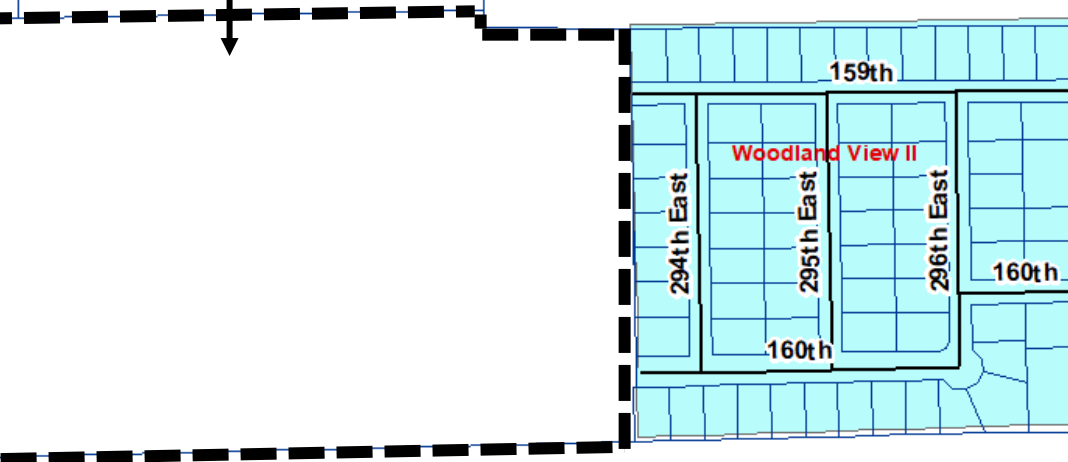
158th

294th

296th

297th East

16E17N19



159th

Woodland View II

294th East

295th East

296th East

160th

160th

161st

16E17N30

State Highway 72

15E17N25

285th East

287th East

**CZ 22-04 REZONE FROM RS-3 RESIDENTIAL SINGLE FAMILY TO AG
AGRICULTURE: D & E LAND AND DEVELOPMENT CO. L.L.C., PROPERTY**

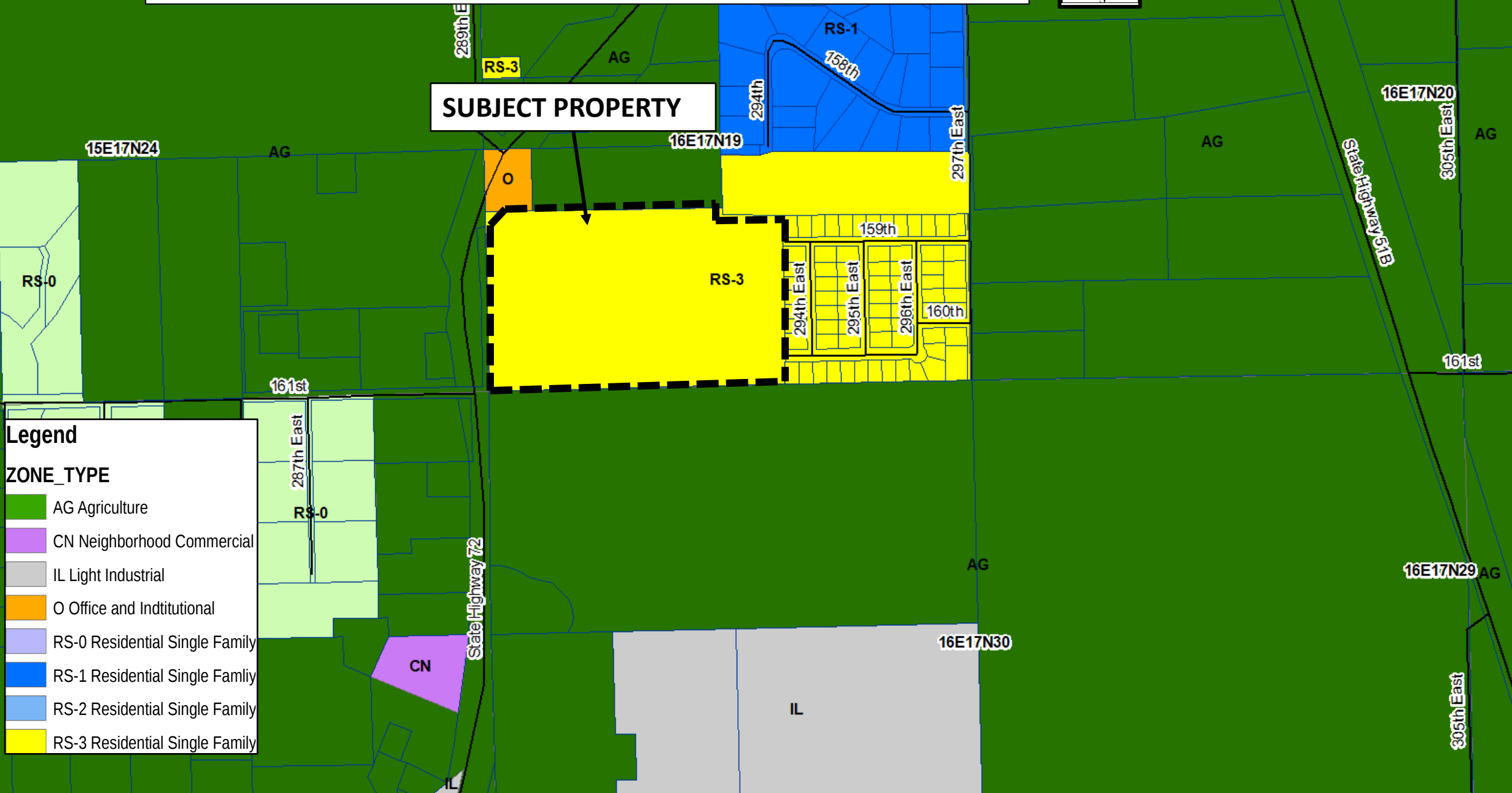


SUBJECT PROPERTY

Legend

ZONE_TYPE

- AG Agriculture
- CN Neighborhood Commercial
- IL Light Industrial
- O Office and Institutional
- RS-0 Residential Single Family
- RS-1 Residential Single Family
- RS-2 Residential Single Family
- RS-3 Residential Single Family



PLAT OF SURVEY

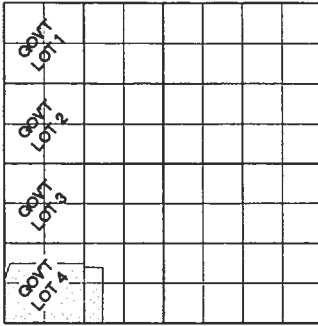
LEGAL DESCRIPTION (AS PROVIDED)

S/2 OF LOT 4 AND S/2 OF THE N/2 OF LOT 4 OF SECTION 19, T17N, R16E OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA AND PART OF THE E/2 OF THE SW/4 OF SECTION 19, T17N, R16E, OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT OF THE EAST LINE OF THE E/2 SW/4, SAID POINT BEING 1714.18 FEET SOUTH OF THE NORTHEAST CORNER OF E/2 SW/4; THENCE DUE WEST 1016.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 734.00 FEET; THENCE WEST 7.00 FEET; THENCE SOUTH 195.87 FEET TO THE SOUTH LINE OF E/2 SW/4; THENCE WEST 330.00 FEET; THENCE NORTH ALONG THE WEST LINE OF E/2 SW/4 929.87 FEET; THENCE EAST TO THE POINT OF BEGINNING.

LESS

A STRIP, PIECE OR PARCEL OF LAND LYING IN PART OF LOT 4 (SW/4 SW/4) OF SECTION 19, T17N, R16E IN WAGONER COUNTY, OKLAHOMA. SAID PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 4 A DISTANCE OF 330.76 FEET SOUTH OF THE NW CORNER OF SAID LOT 4, THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 233.57 FEET, THENCE N89°19'04"E A DISTANCE OF 24.75 FEET, THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING OF N16°33'59"E AND A RADIUS OF 1332.39 FEET A DISTANCE OF 245.40 FEET, THENCE WEST A DISTANCE OF 100.20 FEET TO THE POINT OF BEGINNING.



LOCATION MAP

SEC. 19 T17 N, R16 E

SCALE: 1" = 200'

● = IRON PIN

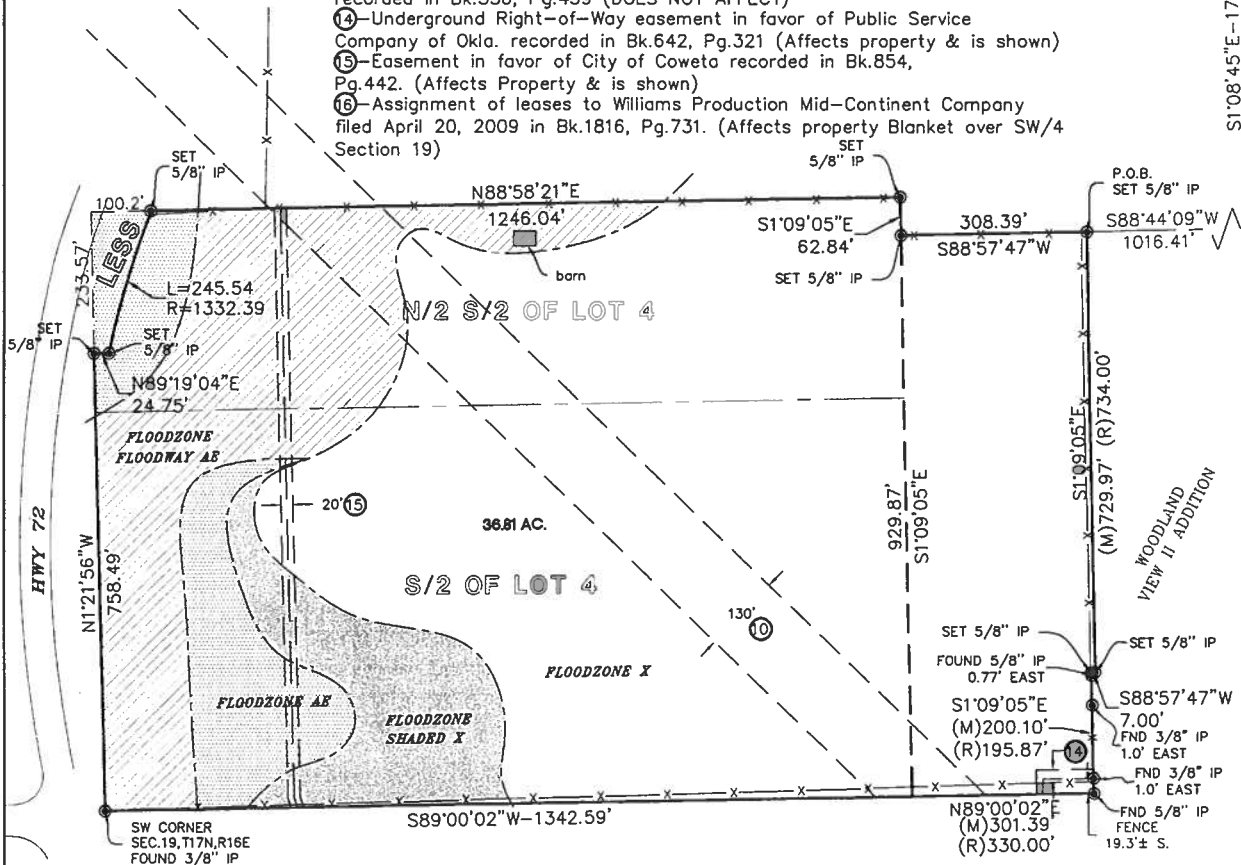
— = FENCE

(M) = MEASURED

(R) = RECORD

SCHEDULE B ITEMS:

- ⑩—Right-of-Way on favor of Public Service Company of Okla. recorded in Bk.336, Pg.82 & Bk.557 Pg.324 (Affects property & is shown)
- ⑪—Easement in favor Oklahoma Natural Gas Company recorded in Bk.496, Pg.582 (DOES NOT AFFECT)
- ⑫—Roadway & Utility Easement in favor of public recorded in Bk.536, Pg.168. (DOES NOT AFFECT)
- ⑬—Right-of-Way Oklahoma Natural Gas Company recorded in Bk.536, Pg.459 (DOES NOT AFFECT)
- ⑭—Underground Right-of-Way easement in favor of Public Service Company of Okla. recorded in Bk.642, Pg.321 (Affects property & is shown)
- ⑮—Easement in favor of City of Coweta recorded in Bk.854, Pg.442. (Affects Property & is shown)
- ⑯—Assignment of leases to Williams Production Mid-Continent Company filed April 20, 2009 in Bk.1816, Pg.731. (Affects property Blanket over SW/4 Section 19)



2/21/2019
Tony Robison
 TONY ROBISON, LAND SURVEYOR NO. 1686
Heartland Surveying & Mapping, PLLC

CA #6848
 600 Emporia St., Ste. "C"
 Muskogee, Oklahoma 74401
 (918) 682-7798



FOR: D&E LAND & DEVELOPMENT CO. LLC.

REV. DATE: 2/21/19

DATE: 2/19/19

THIS SURVEY MEETS MINIMUM TECHNICAL SURVEY STANDARDS

BEARINGS ARE BASED ON
 NAD83(93) OKLAHOMA
 STATE PLANE COORDINATE
 SYSTEM, NORTH ZONE.

W.O.# 7480

SURVEYED BY: RG/DR

DRAWN BY: CS/AM

Last Site Visit: 2/18/19

FILE NAME
 Feb 21, 2019 - 10:33am
 S:\LOAD - HEARTLAND-FILES\w7480.dwg

**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 Monday, June 20, 2022.

At the above time and place will be heard a request from the D & E Land and Development Co., L.L.C., to change the zoning classification of a parcel of land located at East of State Highway 72 and West of Woodland View 2nd, in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, more particularly described as follows:

S/2 of Lot 4 and S/2 of the N/2 of Lot 4 of Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma and part of the E/2 of the SW/4 of Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, more particularly described as follows, To-wit: Commencing at a point of the East line of the E/2 SW/4, said point being 1714.18 feet South of the Northeast Corner of E/2 SW/4; thence due west 1016.41 feet to the Point of Beginning; thence South 734.00 feet; thence West 7.00 feet; thence South 195.87 feet to the South line of E/2 SW/4; thence West 330.00 feet; thence North along the West line of E/2 SW/4 929.87 feet; thence East to the Point of Beginning.

LESS

A strip, piece or parcel of land lying in part of Lot 4 (SW/4 SW/4) of Section 19, Township 17 North, Range 16 East in Wagoner County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

Beginning at a point on the West line of said Lot 4 a distance of 330.76 feet South of the NW Corner of said Lot 4, thence South along said West line a distance of 233.57 feet, thence N89°19'04"E a distance of 24.75 feet, thence Northwesterly along a curve to the right having a chord bearing of N16°33'59"E and a Radius of 1332.39 feet a distance of 245.40 feet, thence West a distance of 100.20 feet to the Point of Beginning. Containing 36.81 acres, more or less.

The request is to change the zone of said legal description from (RS-3) Residential Single Family to (AG) Agriculture Case Number CZ 22-04.

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 July 11, 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 19th Day of May 2022.



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

Memorandum

To: Planning Commission
From: Mark Seibold, Community Development Director
Location: East 105th Street South
Zoning: RS-1 Residential Single Family (RS-1)
Re: CLS 22-01 – Minor Subdivision (Lot Split)
Date: 06-20-2022

BACKGROUND

The applicant, Kyle Clavin, for the property owners Patricia Neel and Steve Fiff, have applied for a Minor Subdivision (Lot Split), to split the following tract into tract A and tract B.

This tract of land lies within the RS-1 (Residential Single Family) zoning. The new lots will meet the minimum yard requirements for the RS-1 (Residential Single Family) District. Tract A will face East 105th Street South, Containing 0.57 Acres / 24,846.12 square feet. Tract B will face East 105th Street South, Containing 0.57 Acres / 24,846.12 square feet.

A Technical Advisory Committee (TAC) Agenda was sent on June 15, 2022. City Staff received no adverse comments to the proposed minor subdivision.

Surrounding Tract: N: RS-1 E: RS-1 S: CG, RM-1, RMH W: CG N: AG E: AG S: AG W: AG

Legal Description:

Original Tract: LOT SEVENTEEN (17) CEEJAY ACRES, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF. RECORDED AS PLAT BOOK 4 PAGE 10.

Tract A: A PART OF LOT SEVENTEEN (17) CEEJAY ACRES, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF. RECORDED AS PLAT BOOK 4 PAGE 10.

DESCRIBED AS FOLLOWS:

THE WEST HALF OF LOT SEVENTEEN (17) CEEJAY ACRES, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN

(18) NORTH, RANGE FIFTEEN (15) EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF. RECORDED AS PLAT BOOK 4 PAGE 10.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT SEVENTEEN (17) THENCE S 89° 41' 00" E, ALONG THE NORTH LINE OF SAID LOT SEVENTEEN (17), A DISTANCE OF 108.50 FEET; THENCE DUE SOUTH, PARALLEL TO AND 108.50 FEET EAST OF THE WEST LINE OF SAID LOT SEVENTEEN (17), A DISTANCE OF 229.00 FEET; TO A POINT ON THE SOUTH LINE OF SAID LOT SEVENTEEN (17); THENCE N 89° 41' 00" W, ALONG SAID SOUTH LINE A DISTANCE OF 108.50 FEET, TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT SEVENTEEN (17); THENCE DUE NORTH, ALONG THE WEST LINE OF SAID LOT SEVENTEEN (17), A DISTANCE OF 229.00 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 0.57 ACRES / 24,846.12 SQUARE FEET.

Tract B:

A PART OF LOT SEVENTEEN (17) CEEJAY ACRES, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF. RECORDED AS PLAT BOOK 4 PAGE 10.

DESCRIBED AS FOLLOWS:

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SAID TRACT OF LAND CONTAINING 0.57 ACRES / 24,846.12 SQUARE FEET.

The Planning Commission can make a recommendation of approval, approval with conditions, or denial of the request of the Minor Subdivision request.

ATTACHMENTS

1. Survey
2. Location Map
3. Zoning Map
4. Aerial View Map with Flood Plain

CLS 22-01 AND CLS 22-02 MINOR SUBDIVISION

15E18N23



15E18N24

101st

Muskogee

101st

15E18N22

Hickory

101st

259th East

101st

261st East

262nd East

102nd

102nd

256th

258th East

103rd

State Highway 51

257th East

264th East

260th East

104th

263rd East

15E18N26

LOT 17

LOT 18

15E18N25

105th

105th

105th

SUBJECT PROPERTY

107th

108th

257th East

109th

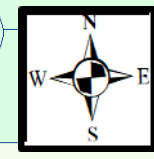
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SUBJECT PROPERTY

Ceejay Acres

State Highway 1

TRACT A

TRACT D

15E18N26

105th

TRACT B

TRACT C

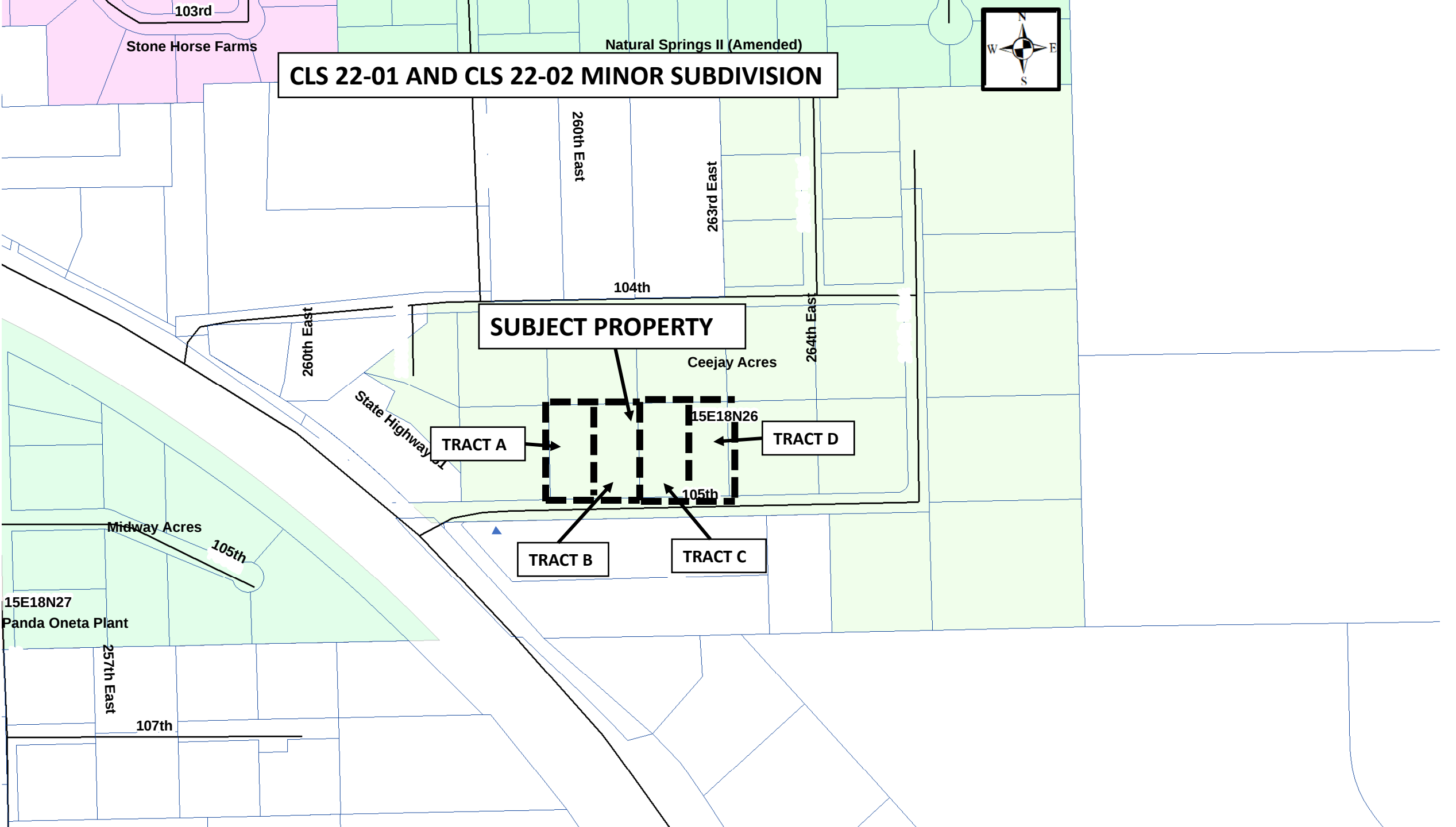
Midway Acres

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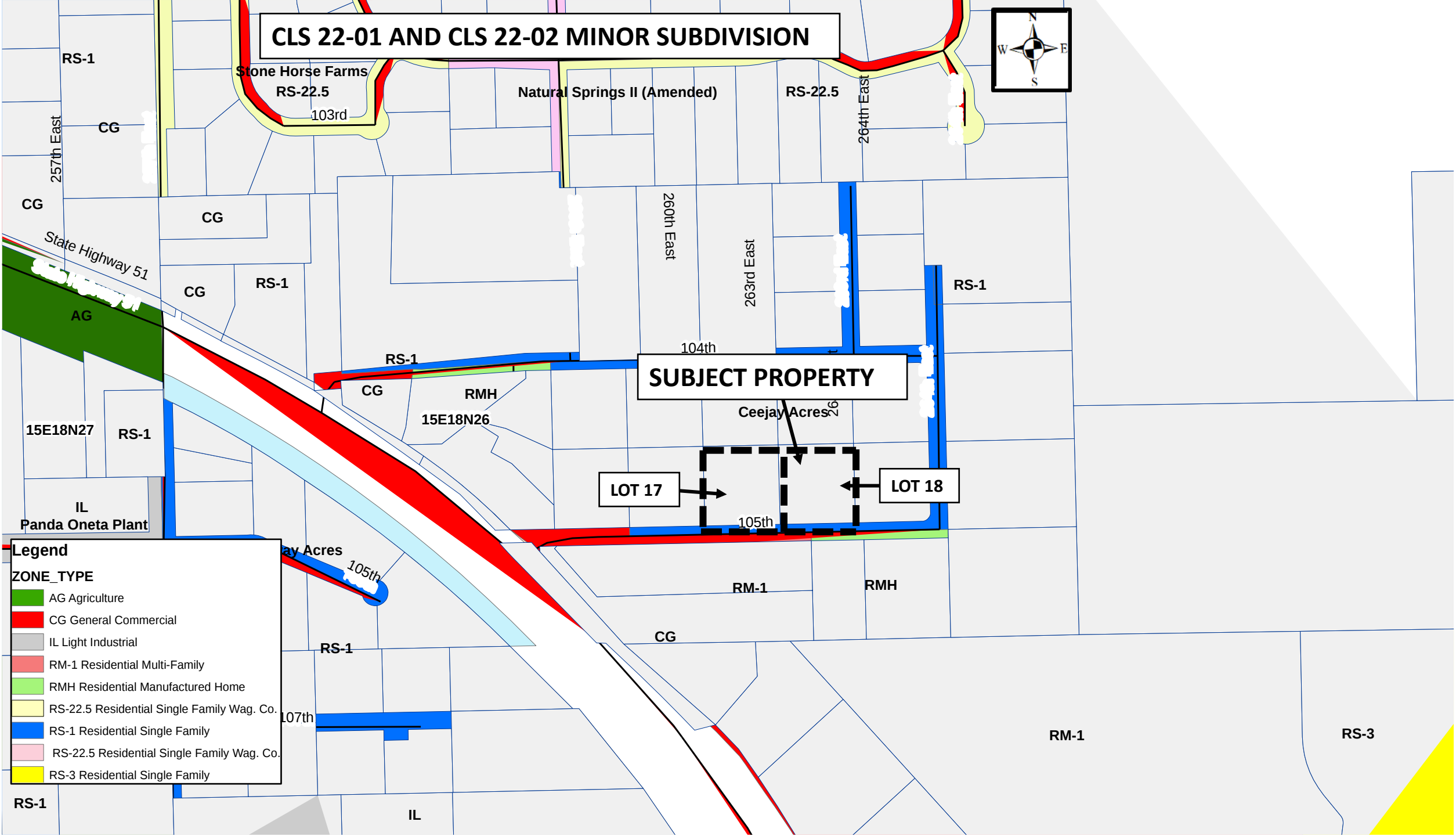
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CLS 22-01 AND CLS 22-02 MINOR SUBDIVISION



Legend

ZONE_TYPE

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- CG General Commercial
- IL Light Industrial
- RM-1 Residential Multi-Family
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- RS-22.5 Residential Single Family Wag. Co.
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OF LOTS 17 AND 18

Ceejay Acres

WAGONER COUNTY, OKLAHOMA

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Notes

- ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.
- THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM, THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.
- THE BASIS OF BEARING IS BASED ON THE NON-ASTRONOMICAL GRID BEARINGS OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83 - ZONE NORTH 3501.

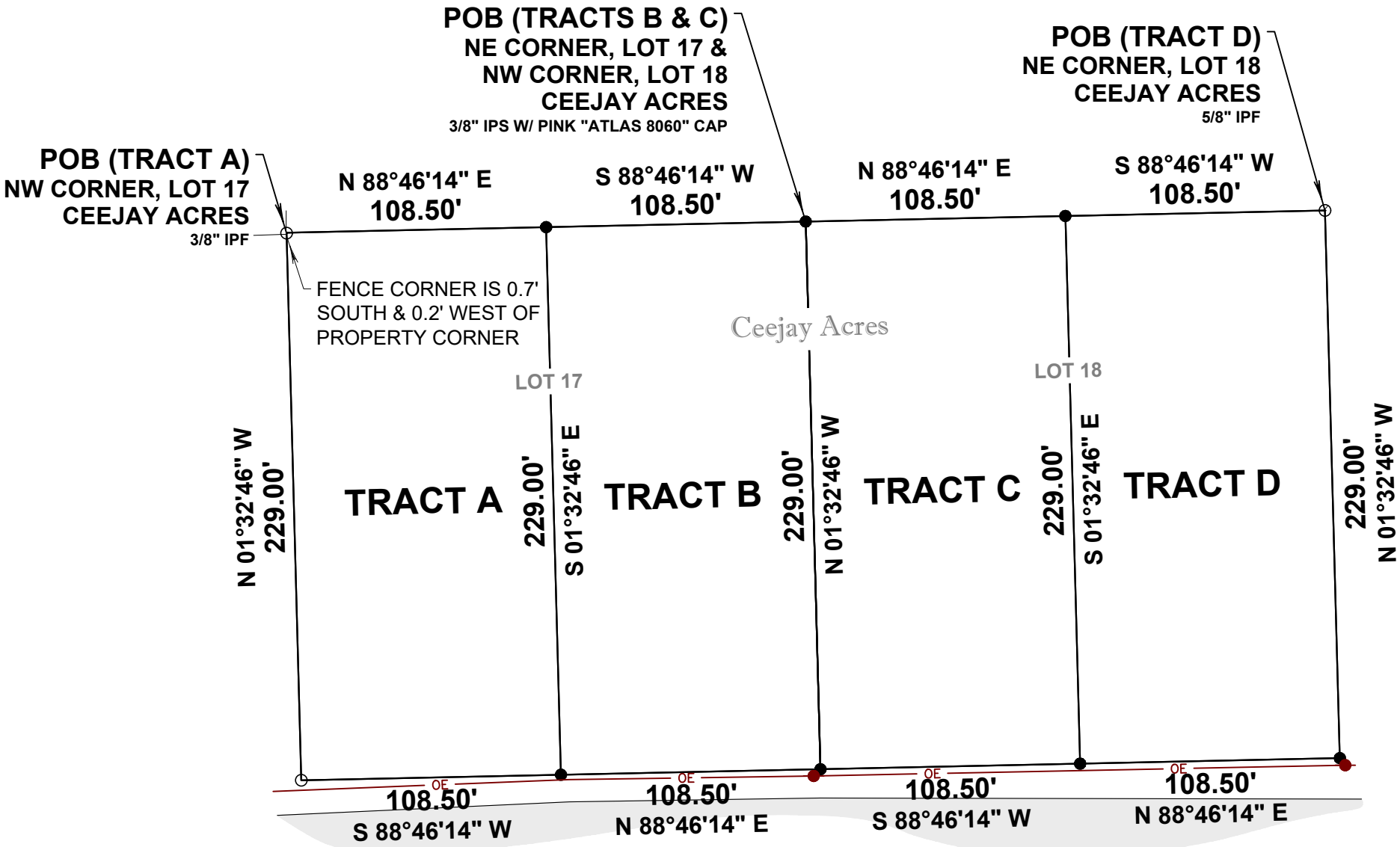
Surveyor's Statement

I, ALBERT JONES III, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE ABOVE MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF OKLAHOMA AS SET FORTH BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S AS OF THIS DATE.

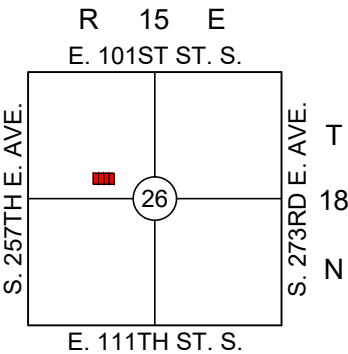
Albert Jones III

ALBERT JONES III
AJ@ATLASLANDOFFICE.COM
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580

5.5.22



E. 105th Street South



Location Map

SCALE: 1"=4000'

Legend

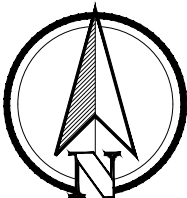
- 3/8" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
- 3/8" IPS W/ PINK "ATLAS 8060" CAP (UNLESS OTHERWISE NOTED)
- POWER POLE
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- OE — OVERHEAD ELECTRIC



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EXISTING UNDERGROUND
LINES HAVE BEEN SHOWN
TO THE EXTENT KNOWN



0 30 60 120



SCALE: 1"=60'

PREPARED FOR: KYLE CLAVIN

CHECKED BY:	ARJ	SCALE:	1"=60'
SURVEY BY:	SY	DRAFTED BY:	JMH
SURVEY DATE:	04/27/2022	JOB NUMBER:	12480
BOOK / PAGE:	DIGITAL	FILE NUMBER:	1815.2600



ATLAS LAND OFFICE

202 SOUTH MAIN - WAGONER, OK 74467
918.485.9987 C.A.#8060 EXP: 6-30-2022

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SAID TRACT OF LAND CONTAINING 0.57 ACRES / 24,846.12 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON MAY 3, 2022, BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARING BEING S 89°41'00" E, ALONG THE NORTH LINE OF SAID CEEJAY ACRES.

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Legal Description (Tract C)

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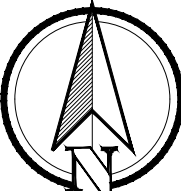
ONE-CALL:

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LINES HAVE BEEN SHOWN

TO THE EXTENT KNOWN



03060120

SCALE: 1"=60'

PREPARED FOR: KYLE CLAVIN			
CHECKED BY:	ARJ	SCALE:	1"=60'
SURVEY BY:	SY	DRAFTED BY:	JMH
SURVEY DATE:	04/27/2022	JOB NUMBER:	12480
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POST OFFICE BOX 850 • COWETA, OKLAHOMA 74429 • PH. (918) 486-2189 • FAX (918) 486-5366 • www.cityofcoweta-ok.gov

Memorandum

To: Planning Commission
From: Mark Seibold, Community Development Director
Location: East 105th Street South
Zoning: RS-1 Residential Single Family (RS-1)
Re: CLS 22-02 – Minor Subdivision (Lot Split)
Date: 06-20-2022

BACKGROUND

The applicant, Kyle Clavin, for the property owners Patricia Neel and Steve Fiff, have applied for a Minor Subdivision (Lot Split), to split the following tract into tract C and tract D.

This tract of land lies within the RS-1 (Residential Single Family) zoning. The new lots will meet the minimum yard requirements for the RS-1 (Residential Single Family) District. Tract C will face East 105th Street South, Containing 0.57 Acres / 24,846.12 square feet. Tract D will face East 105th Street South, Containing 0.57 Acres / 24,846.12 square feet.

A Technical Advisory Committee (TAC) Agenda was sent on June 15, 2022. City Staff received no adverse comments to the proposed minor subdivision.

Surrounding Tract: N: RS-1 E: RS-1 S: CG, RM-1, RMH W: CG N: AG E: AG S: AG W: AG

Legal Description:

Original Tract: LOT EIGHTEEN (18) CEEJAY ACRES, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF. RECORDED AS PLAT BOOK 4 PAGE 10.

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103rd

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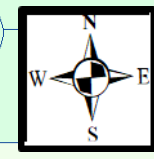
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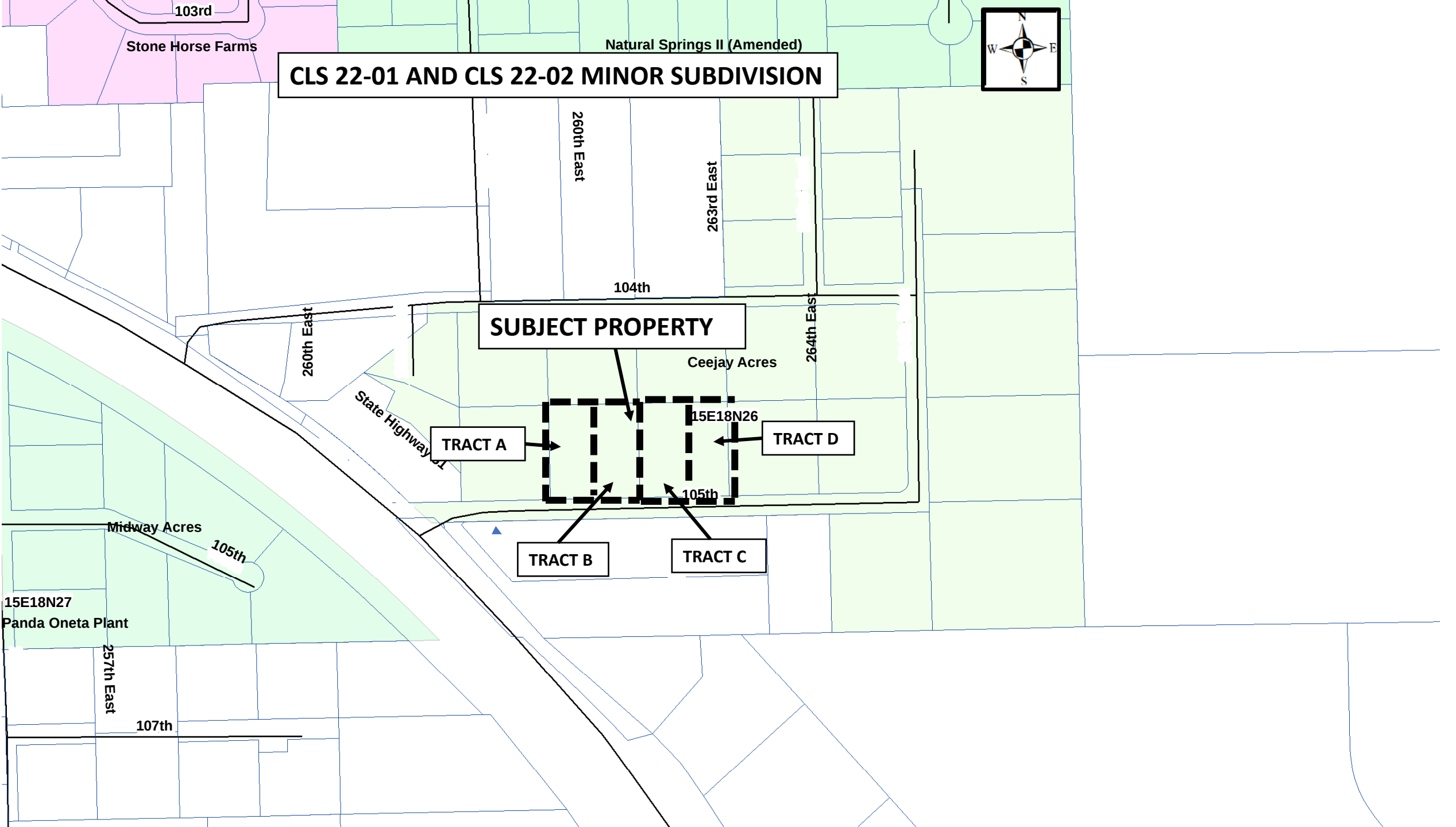
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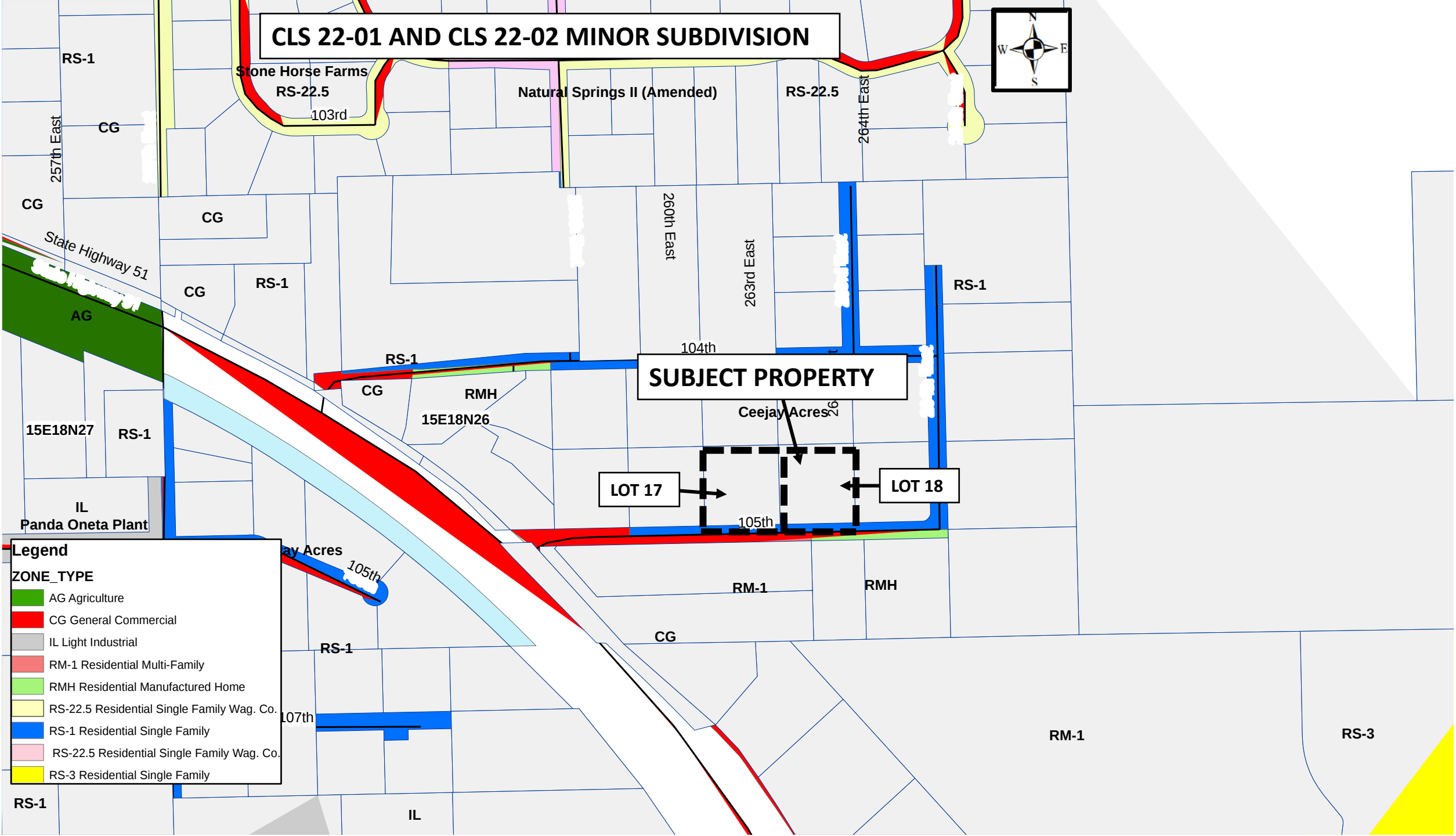
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OF LOTS 17 AND 18

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WAGONER COUNTY, OKLAHOMA

Legal Description (Parent Tract)

LOTS SEVENTEEN (17) AND EIGHTEEN (18), CEEJAY ACRES, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS PLAT BOOK 4 PAGE 10.

Notes

- ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.
- THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM, THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.
- THE BASIS OF BEARING IS BASED ON THE NON-ASTRONOMICAL GRID BEARINGS OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83 - ZONE NORTH 3501.

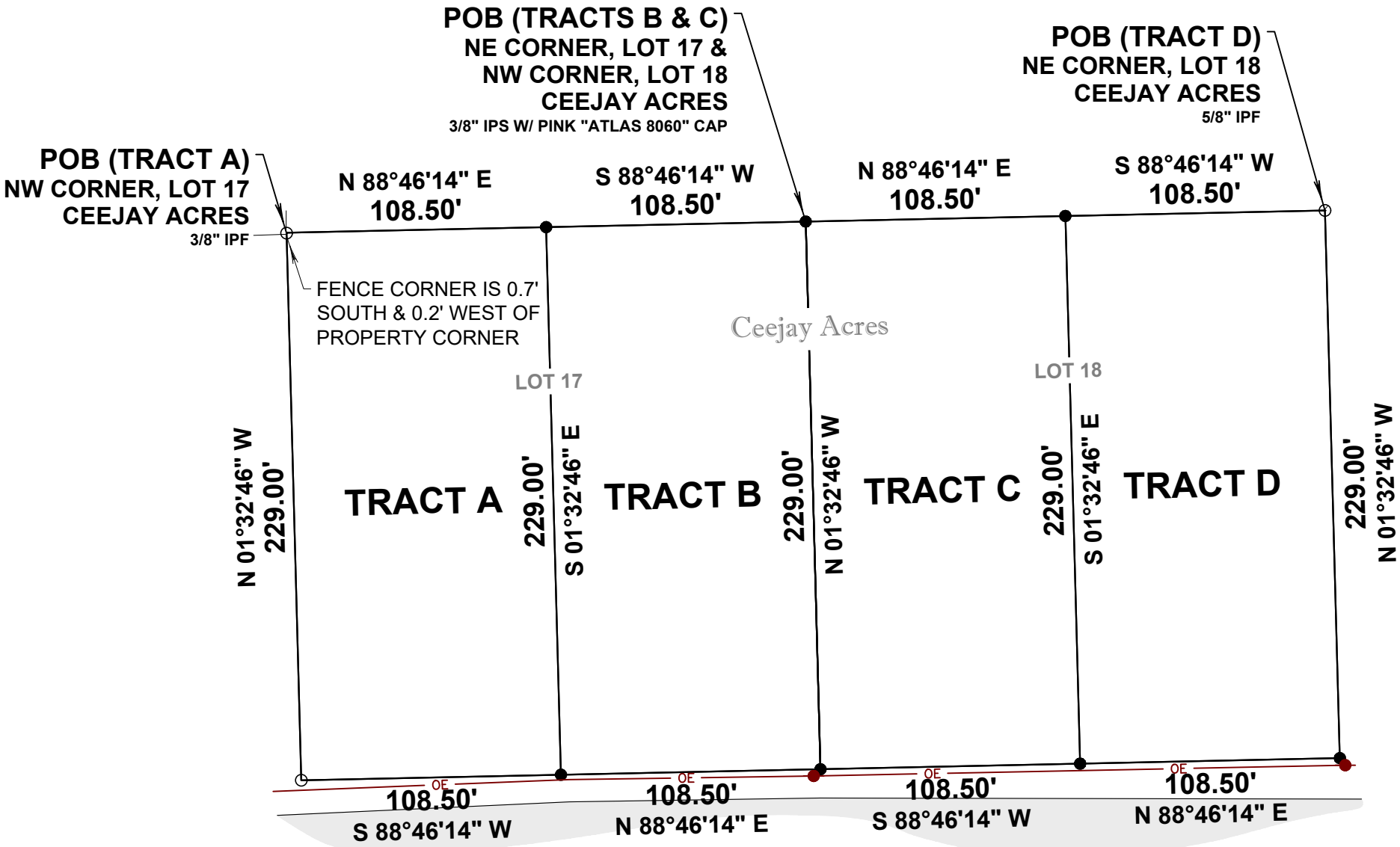
Surveyor's Statement

I, ALBERT JONES III, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE ABOVE MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF OKLAHOMA AS SET FORTH BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S AS OF THIS DATE.

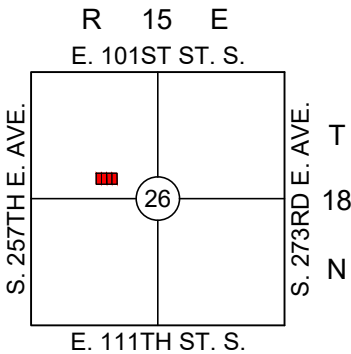
Albert Jones III

ALBERT JONES III
AJ@ATLASLANDOFFICE.COM
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580

5.5.22



E. 105th Street South

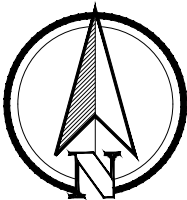


Location Map

SCALE: 1"=4000'

Legend

- 3/8" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
- 3/8" IPS W/ PINK "ATLAS 8060" CAP (UNLESS OTHERWISE NOTED)
- POWER POLE
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- OE — OVERHEAD ELECTRIC



0 30 60 120

SCALE: 1"=60'

PREPARED FOR: KYLE CLAVIN

CHECKED BY:	ARJ	SCALE:	1"=60'
SURVEY BY:	SY	DRAFTED BY:	JMH
SURVEY DATE:	04/27/2022	JOB NUMBER:	12480
BOOK / PAGE:	DIGITAL	FILE NUMBER:	1815.2600



ATLAS LAND OFFICE

202 SOUTH MAIN - WAGONER, OK 74467
918.485.9987 C.A.#8060 EXP: 6-30-2022



BEFORE YOU DIG
CONTACT OKLAHOMA
ONE-CALL:

1-800-522-6543

EXISTING UNDERGROUND
LINES HAVE BEEN SHOWN
TO THE EXTENT KNOWN

Legal Description (Tract A)

A PART OF LOT SEVENTEEN (17), CEEJAY ACRES, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS PLAT BOOK 4 PAGE 10.

DESCRIBED AS FOLLOWS:

THE WEST HALF OF LOT SEVENTEEN (17), CEEJAY ACRES, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS PLAT BOOK 4 PAGE 10.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT SEVENTEEN (17); THENCE S 89°41'00" E, ALONG THE NORTH LINE OF SAID LOT SEVENTEEN (17), A DISTANCE OF 108.50 FEET; THENCE DUE SOUTH, PARALLEL TO AND 108.50 FEET EAST OF THE WEST LINE OF SAID LOT SEVENTEEN (17), A DISTANCE OF 229.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT SEVENTEEN (17); THENCE N 89°41'00" W, ALONG SAID SOUTH LINE A DISTANCE OF 108.50 FEET, TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT SEVENTEEN (17); THENCE DUE NORTH, ALONG THE WEST LINE OF SAID LOT SEVENTEEN (17), A DISTANCE OF 229.00 FEET, **TO THE POINT OF BEGINNING.**

SAID TRACT OF LAND CONTAINING 0.57 ACRES / 24,846.12 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON MAY 3, 2022, BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARING BEING S 89°41'00" E, ALONG THE NORTH LINE OF SAID CEEJAY ACRES.

Legal Description (Tract B)

A PART OF LOT SEVENTEEN (17), CEEJAY ACRES, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS PLAT BOOK 4 PAGE 10.

DESCRIBED AS FOLLOWS:

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MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT SEVENTEEN (17); THENCE N 89°41'00" W, ALONG THE NORTH LINE OF SAID LOT SEVENTEEN (17), A DISTANCE OF 108.50 FEET; THENCE DUE SOUTH, PARALLEL TO AND 108.50 FEET WEST OF THE EAST LINE OF SAID LOT SEVENTEEN (17), A DISTANCE OF 229.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT SEVENTEEN (17); THENCE S 89°41'00" E, ALONG SAID SOUTH LINE A DISTANCE OF 108.50 FEET, TO A POINT BEING THE SOUTHEAST CORNER OF SAID LOT SEVENTEEN (17); THENCE DUE NORTH, ALONG THE EAST LINE OF SAID LOT SEVENTEEN (17), A DISTANCE OF 229.00 FEET, **TO THE POINT OF BEGINNING.**

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Legal Description (Tract C)

A PART OF LOT EIGHTEEN (18), CEEJAY ACRES, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS PLAT BOOK 4 PAGE 10.

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SAID TRACT OF LAND CONTAINING 0.57 ACRES / 24,846.12 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON MAY 3, 2022, BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARING BEING S 89°41'00" E, ALONG THE NORTH LINE OF SAID CEEJAY ACRES.

Legal Description (Tract D)

A PART OF LOT EIGHTEEN (18), CEEJAY ACRES, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS PLAT BOOK 4 PAGE 10.

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MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT EIGHTEEN (18); THENCE N 89°41'00" W, ALONG THE NORTH LINE OF SAID LOT EIGHTEEN (18), A DISTANCE OF 108.50 FEET; THENCE DUE SOUTH, PARALLEL TO AND 108.50 FEET WEST OF THE EAST LINE OF SAID LOT EIGHTEEN (18), A DISTANCE OF 229.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT EIGHTEEN (18); THENCE S 89°41'00" E, ALONG SAID SOUTH LINE A DISTANCE OF 108.50 FEET, TO A POINT BEING THE SOUTHEAST CORNER OF SAID LOT EIGHTEEN (18); THENCE DUE NORTH, ALONG THE EAST LINE OF SAID LOT EIGHTEEN (18), A DISTANCE OF 229.00 FEET, **TO THE POINT OF BEGINNING.**

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BEFORE YOU DIG

CONTACT OKLAHOMA

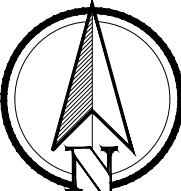
ONE-CALL:

1-800-522-6543

EXISTING UNDERGROUND

LINES HAVE BEEN SHOWN

TO THE EXTENT KNOWN



03060120

SCALE: 1"=60'

PREPARED FOR: KYLE CLAVIN			
CHECKED BY:	ARJ	SCALE:	1"=60'
SURVEY BY:	SY	DRAFTED BY:	JMH
SURVEY DATE:	04/27/2022	JOB NUMBER:	12480
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TLAS LAND OFFICE

202 SOUTH MAIN - WAGONER, OK 74467

918.485.9987 C.A.#8060 EXP: 6-30-2022



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Memorandum

To: Honorable Chairman, Members of the Planning Commission
From: Mark Seibold, Community Development Director
Re: Case Number: CZ 22-04
Date: 06-20-2022

BACKGROUND

Applicant

D & E Land and Development Co., L.L.C., is seeking to amend the zoning map with a request to rezone from RS-3 (Residential Single-Family) to AG (Agriculture).

Case Facts

- The property is located in Section 19, Township 17 North, Range 16 East, East of State Highway 72, and West of Woodland View 2nd.
- The property is zoned RS-3 (Residential Single Family).
- The property legal description: S/2 of Lot 4 and S/2 of the N/2 of Lot 4 of Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma and part of the E/2 of the SW/4 of Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, more particularly described as follows, To-wit: Commencing at a point of the East line of the E/2 SW/4, said point being 1714.18 feet South of the Northeast Corner of E/2 SW/4; thence due west 1016.41 feet to the Point of Beginning; thence South 734.00 feet; thence West 7.00 feet; thence South 195.87 feet to the South line of E/2 SW/4; thence West 330.00 feet; thence North along the West line of E/2 SW/4 929.87 feet; thence East to the Point of Beginning.

LESS

A strip, piece or parcel of land lying in part of Lot 4 (SW/4SW/4) of Section 19, Township 17 North, Range 16 East in Wagoner County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at a point on the West line of said Lot 4 a distance of 330.76 feet South of the NW Corner of said Lot 4, thence South along said West line a distance of 233.57 feet, thence N89°19'04"E a distance of 24.75 feet, thence Northwesterly along a curve to the right having a chord bearing of N16°33'59"E and a Radius of 1332.39 feet a distance of 245.40 feet, thence West a distance of 100.20 feet to the Point of Beginning. Containing 36.81 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.
- 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, 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.

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.

ATTACHMENTS

Notice of Public Hearing

Survey

Location Map

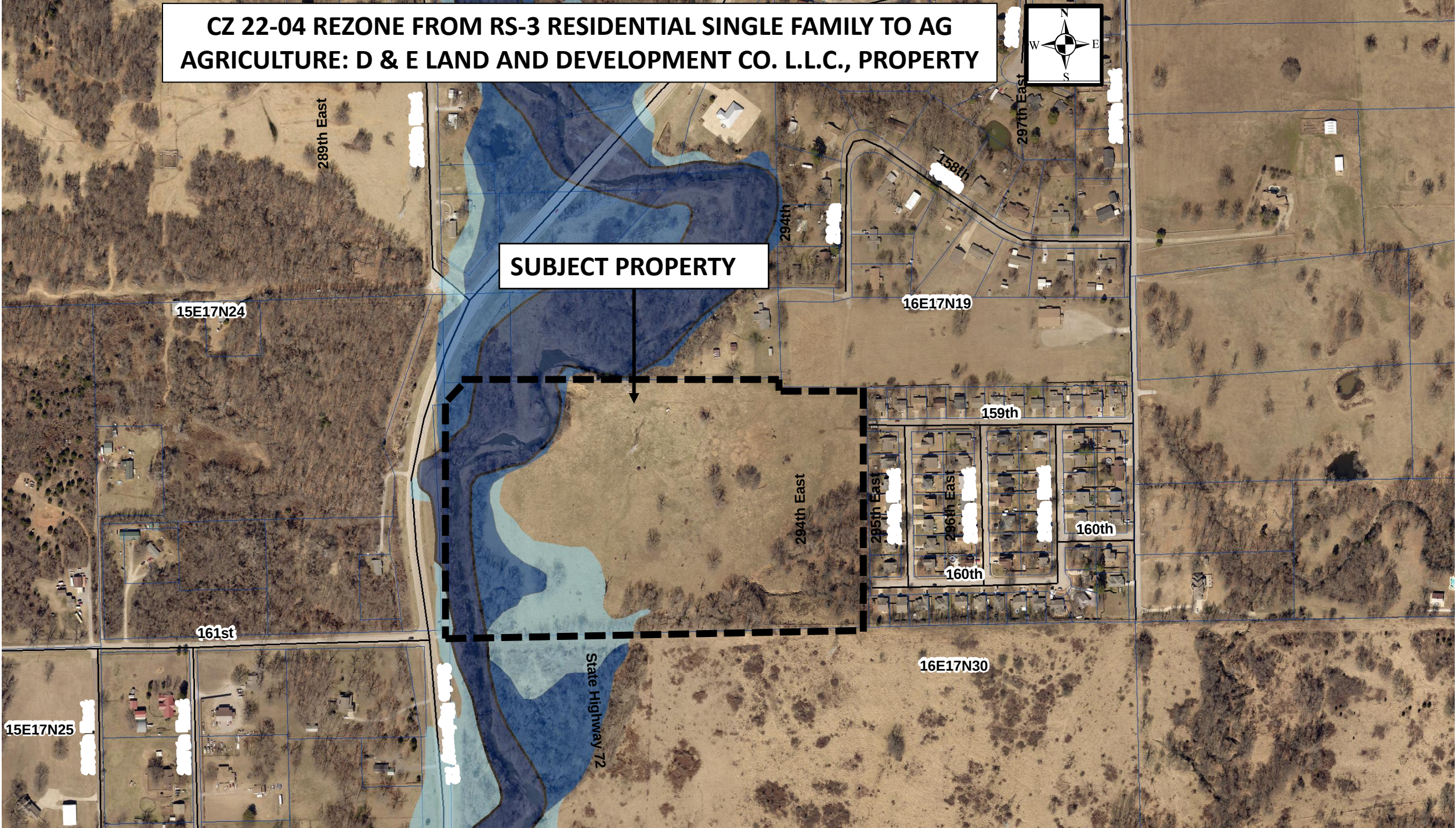
Aerial view Map with Flood Plain

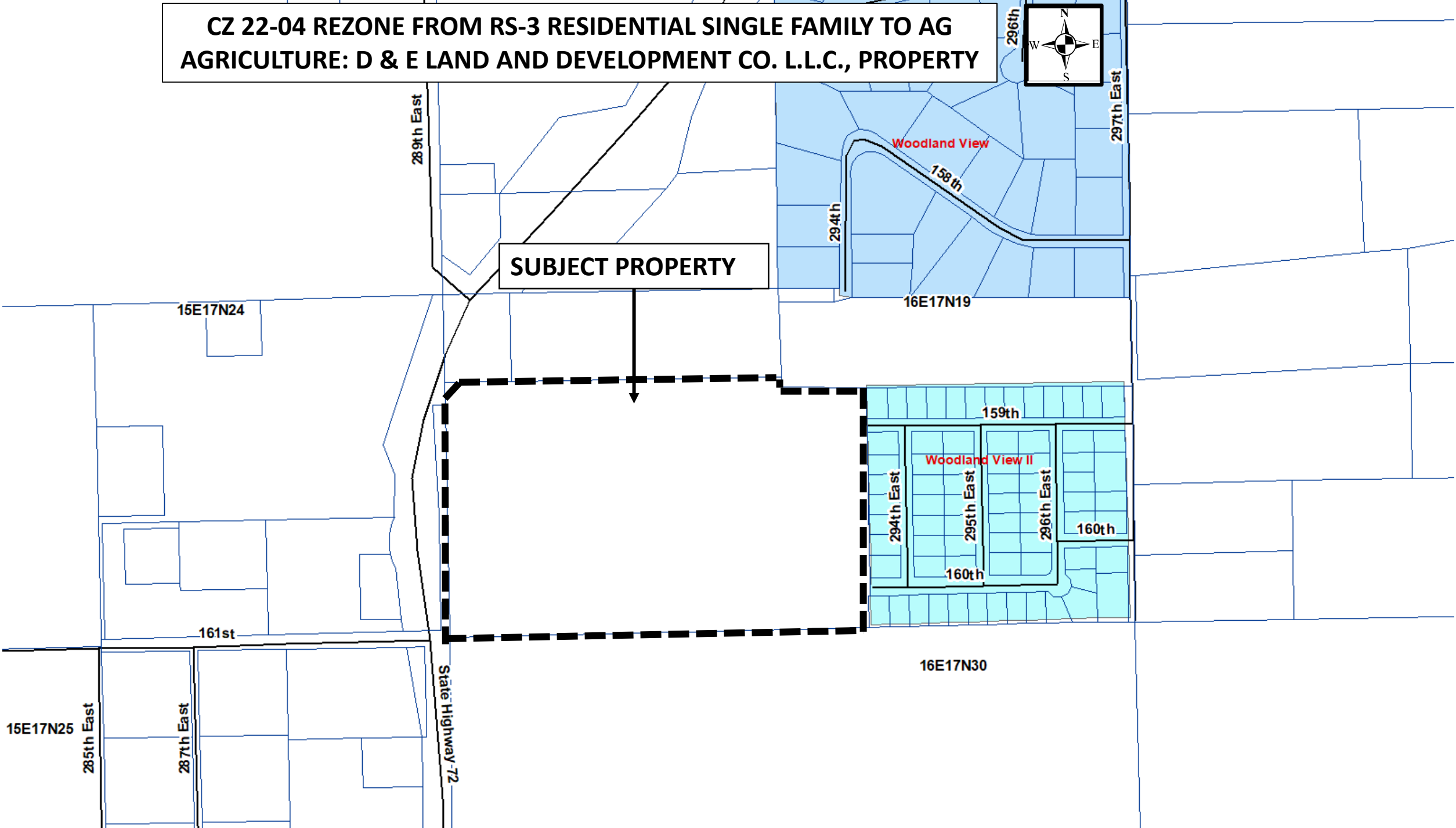
Zoning Map

**CZ 22-04 REZONE FROM RS-3 RESIDENTIAL SINGLE FAMILY TO AG
AGRICULTURE: D & E LAND AND DEVELOPMENT CO. L.L.C., PROPERTY**



SUBJECT PROPERTY





**CZ 22-04 REZONE FROM RS-3 RESIDENTIAL SINGLE FAMILY TO AG
AGRICULTURE: D & E LAND AND DEVELOPMENT CO. L.L.C., PROPERTY**

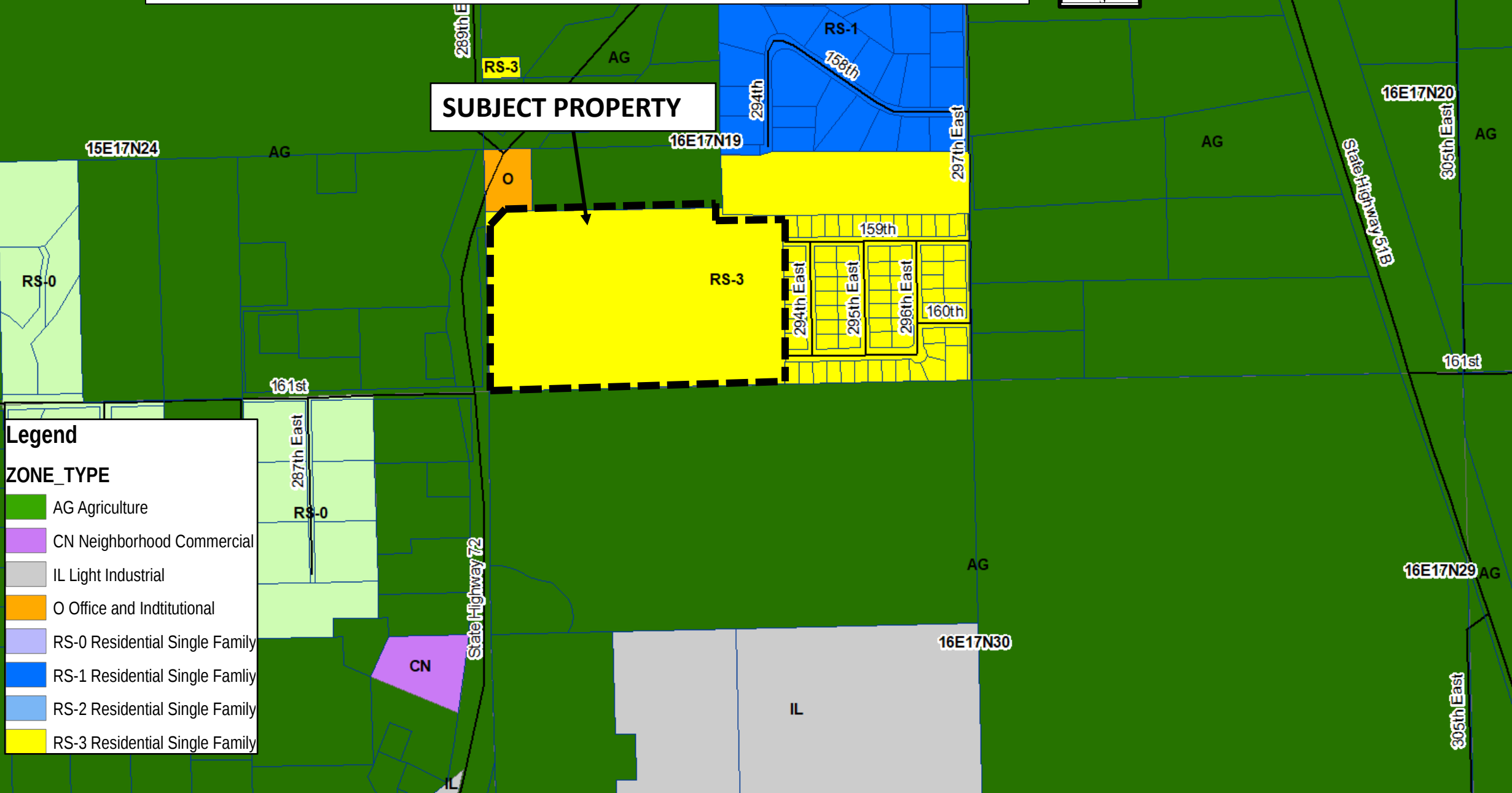


SUBJECT PROPERTY

Legend

ZONE_TYPE

- AG Agriculture
- CN Neighborhood Commercial
- IL Light Industrial
- O Office and Institutional
- RS-0 Residential Single Family
- RS-1 Residential Single Family
- RS-2 Residential Single Family
- RS-3 Residential Single Family



PLAT OF SURVEY

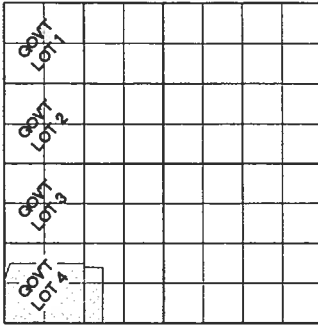
LEGAL DESCRIPTION (AS PROVIDED)

S/2 OF LOT 4 AND S/2 OF THE N/2 OF LOT 4 OF SECTION 19, T17N, R16E OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA AND PART OF THE E/2 OF THE SW/4 OF SECTION 19, T17N, R16E, OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT OF THE EAST LINE OF THE E/2 SW/4, SAID POINT BEING 1714.18 FEET SOUTH OF THE NORTHEAST CORNER OF E/2 SW/4; THENCE DUE WEST 1016.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 734.00 FEET; THENCE WEST 7.00 FEET; THENCE SOUTH 195.87 FEET TO THE SOUTH LINE OF E/2 SW/4; THENCE WEST 330.00 FEET; THENCE NORTH ALONG THE WEST LINE OF E/2 SW/4 929.87 FEET; THENCE EAST TO THE POINT OF BEGINNING.

LESS

A STRIP, PIECE OR PARCEL OF LAND LYING IN PART OF LOT 4 (SW/4 SW/4) OF SECTION 19, T17N, R16E IN WAGONER COUNTY, OKLAHOMA. SAID PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 4 A DISTANCE OF 330.76 FEET SOUTH OF THE NW CORNER OF SAID LOT 4, THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 233.57 FEET, THENCE N89°19'04"E A DISTANCE OF 24.75 FEET, THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING OF N16°33'59"E AND A RADIUS OF 1332.39 FEET A DISTANCE OF 245.40 FEET, THENCE WEST A DISTANCE OF 100.20 FEET TO THE POINT OF BEGINNING.



LOCATION MAP

SEC. 19 T17 N, R16 E

SCALE: 1" = 200'

● = IRON PIN

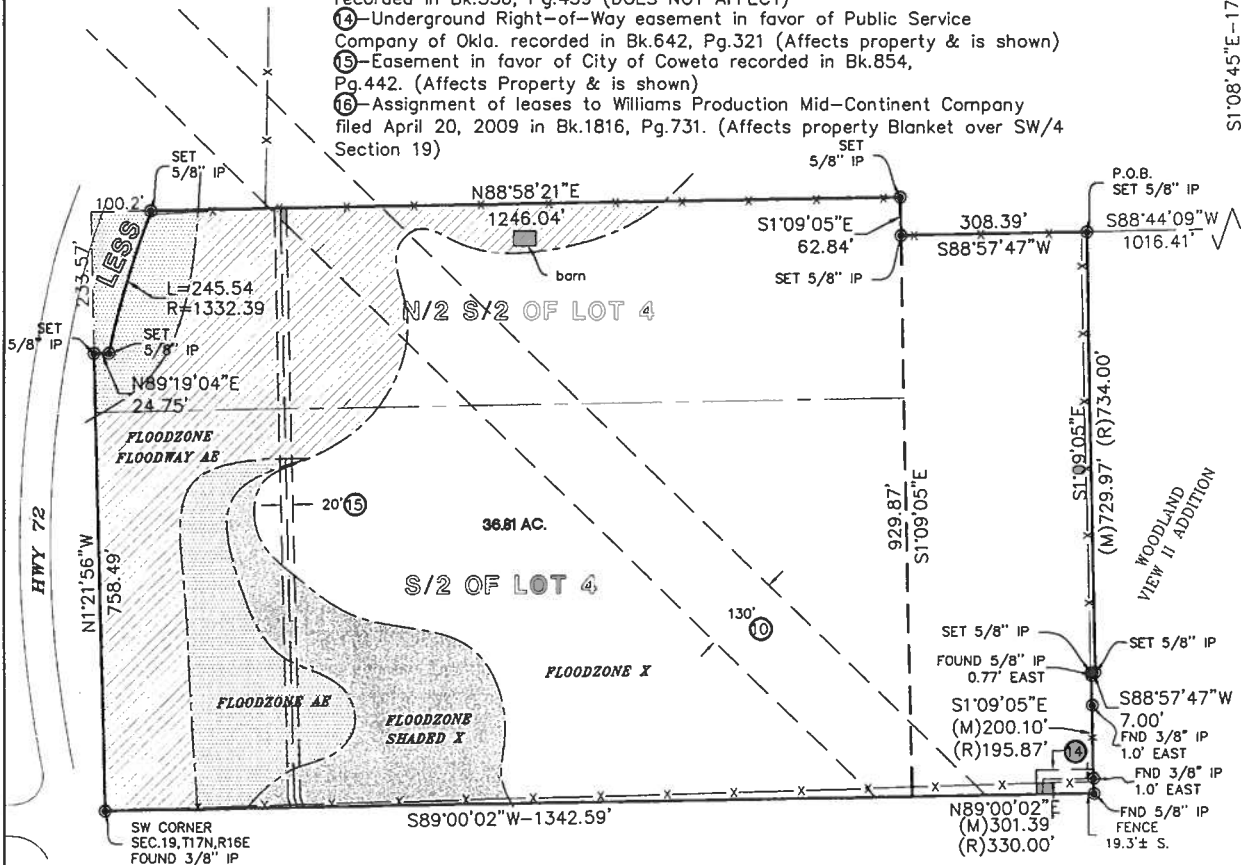
— = FENCE

(M) = MEASURED

(R) = RECORD

SCHEDULE B ITEMS:

- ⑩—Right-of-Way on favor of Public Service Company of Okla. recorded in Bk.336, Pg.82 & Bk.557 Pg.324 (Affects property & is shown)
- ⑪—Easement in favor Oklahoma Natural Gas Company recorded in Bk.496, Pg.582 (DOES NOT AFFECT)
- ⑫—Roadway & Utility Easement in favor of public recorded in Bk.536, Pg.168. (DOES NOT AFFECT)
- ⑬—Right-of-Way Oklahoma Natural Gas Company recorded in Bk.536, Pg.459 (DOES NOT AFFECT)
- ⑭—Underground Right-of-Way easement in favor of Public Service Company of Okla. recorded in Bk.642, Pg.321 (Affects property & is shown)
- ⑮—Easement in favor of City of Coweta recorded in Bk.854, Pg.442. (Affects Property & is shown)
- ⑯—Assignment of leases to Williams Production Mid-Continent Company filed April 20, 2009 in Bk.1816, Pg.731. (Affects property Blanket over SW/4 Section 19)



2/21/2019
Tony Robison
 TONY ROBISON, LAND SURVEYOR NO. 1686
Heartland Surveying & Mapping, PLLC
 CA #6848
 600 Emporia St., Ste. "C"
 Muskogee, Oklahoma 74401
 (918) 682-7798



FOR: D&E LAND & DEVELOPMENT CO. LLC.

REV. DATE: 2/21/19

DATE: 2/19/19

THIS SURVEY MEETS MINIMUM TECHNICAL SURVEY STANDARDS

BEARINGS ARE BASED ON
 NAD83(93) OKLAHOMA
 STATE PLANE COORDINATE
 SYSTEM, NORTH ZONE.

W.O.# 7480

SURVEYED BY: RG/DR

DRAWN BY: CS/AM

Last Site Visit: 2/18/19

FILE NAME
 Feb 21, 2019 - 10:33am
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