



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, JULY 18, 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 REGULAR MEETING HELD ON JUNE 20, 2022.

Documents:

[220620 MINUTES OF THE PLANNING COMMISSION.PDF](#)

V. PUBLIC HEARINGS

- 1. PUBLIC HEARING - CZ 22-05
PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON CZ 22-05, A REQUEST TO CHANGE THE ZONING FROM AGRICULTURE (AG) TO RESIDENTIAL SINGLE-FAMILY (RS-1) ON PROPERTY DESCRIBED AS THE EAST 466 FEET OF THE NORTH 932 FEET OF THE SOUTH 1399 FEET OF THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE NORTH 5 ACRES, GENERALLY LOCATED AT SOUTH 279TH EAST AVENUE AND EAST 146TH STREET SOUTH.

Documents:

[CZ 22-05 AERIAL VIEW WITH FLOODPLAIN.PDF](#)
[CZ 22-05 ZONING MAP.PDF](#)
[CZ 22-05 LOCATION MAP.PDF](#)
[CZ 22-05 SURVEY.PDF](#)

VI. OLD BUSINESS

1. CZ 22-05

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON CZ 22-05, A REQUEST TO CHANGE THE ZONING FROM AGRICULTURE (AG) TO RESIDENTIAL SINGLE-FAMILY (RS-1) ON PROPERTY DESCRIBED AS THE EAST 466 FEET OF THE NORTH 932 FEET OF THE SOUTH 1399 FEET OF THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE NORTH 5 ACRES, GENERALLY LOCATED AT SOUTH 279TH EAST AVENUE AND EAST 146TH STREET SOUTH. (MARK SEIBOLD, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[220718 STAFF REPORT CZ22-05.PDF](#)
[CZ 22-05 AERIAL VIEW WITH FLOODPLAIN.PDF](#)
[CZ 22-05 ZONING MAP.PDF](#)
[CZ 22-05 LOCATION MAP.PDF](#)
[CZ 22-05 SURVEY.PDF](#)

2. CLS 22-03

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 22-03, ON PROPERTY LOCATED AT SOUTH 279TH EAST AVENUE IN SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. (MARK SEIBOLD, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[220718 STAFF REPORT CLS 22-03.PDF](#)
[CLS 22-03 LOCATION MAP.PDF](#)
[CLS 22-03 ZONING MAP.PDF](#)
[CLS 22-03 AERIAL VIEW WITH FLOODPLAIN.PDF](#)
[CLS 22-03 SURVEY 1.PDF](#)
[CLS 22-03 SURVEY 2.PDF](#)

3. LANDSCAPE ORDINANCE REVIEW AND UPDATE

DISCUSSION REGARDING THE EXISTING LANDSCAPE ORDINANCE, CHAPTER 24 OF THE COWETA ZONING CODE, AND POSSIBLE REVISIONS AND UPDATES THERETO. (MARK SEIBOLD, COMMUNITY DEVELOPMENT DIRECTOR)

Documents:

[CHAPTER 24 LANDSCAPE REQUIREMENTS \(PDF\).PDF](#)

VII. NEW BUSINESS

VIII. ADJOURNMENT

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



**MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL 310 S. BROADWAY
MONDAY, JUNE 20, 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

Bruce Watkins	Present
Jessica Morris	Present
Joanna Jones	Present
Melanie Lander	Present
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 May 16, 2022.

Motion was made by Commissioner Jessica Morris to approve Consent Agenda. That motion was seconded by Commissioner Jennifer Taylor.

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

Bruce Watkins	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve
Jennifer Taylor	Yes – to approve

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.

Chairperson Jessica Morris announced that this item has been withdrawn from the agenda and will not be heard.

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)

Chairperson Jessica Morris read the item. City Planner, Tom E. Young, Jr., discussed the Staff Report. The applicant, Kyle Clavin of Vision Homes of Oklahoma, was present for the meeting.

Chairperson Jessica Morris asked Mr. Clavin what the size of the lots would be after the split. He answered that each lot would be a little bigger than a half acres. Ms. Morris also asked him if the plan is to build homes on the lots. Mr. Clavin answered yes, that is the plan.

Motion was made by Chairperson Jessica Morris to send a recommendation of approval of CLS 22-01 to the City Manager. That motion was seconded by Commissioner Jennifer Taylor.

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

Bruce Watkins	Yes – to recommend approval
Jessica Morris	Yes – to recommend approval
Joanna Jones	Yes – to recommend approval
Melanie Lander	Yes – to recommend approval
Jennifer Taylor	Yes – to recommend approval

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)

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

Commissioner Melanie Lander clarified with the applicant, Mr. Clavin, that he is wanting to split two lots into four. Mr. Clavin replied that that is what he is hoping to do.

Motion was made by Chairperson Jessica Morris to send a recommendation of approval of CLS 22-02 to the City Manager. That motion was seconded by Commissioner Melanie Lander.

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

Bruce Watkins	Yes – to recommend approval
Jessica Morris	Yes – to recommend approval
Joanna Jones	Yes – to recommend approval
Melanie Lander	Yes – to recommend approval
Jennifer Taylor	Yes – to recommend approval

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.

It was again noted by Chairperson Jessica Morris that this item was withdrawn from the agenda and would not be heard.

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)

Community Development Director Mark Seibold held a discussion on the upcoming subdivision regulations update. He handed out a draft of the update for the Commissioners to review.

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 6:09 p.m.

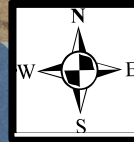
Approved:

Chairman

Secretary

Date

CZ 22-05 REZONE FROM AG AGRICULTURE TO RS-1 RESIDENTIAL SINGLE FAMILY



SUBJECT PROPERTY

15E17N13

279th East

146th

Magnolia

Oak

Pine

Chestnut

Water

Bixby

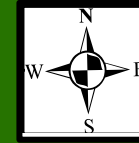
Old Main

147th East

274th East

th East

CZ 22-05 REZONE FROM AG AGRICULTURE TO RS-1 RESIDENTIAL SINGLE FAMILY



SUBJECT PROPERTY

279th East

15E17N13

AG

146th

Magnolia

RS-2

Oak

Pine

RS-3

Chestnut

Water

Main

Old Main

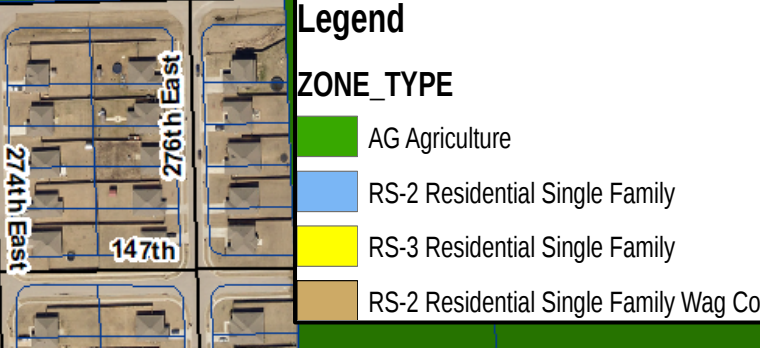
Bixby

Bixby

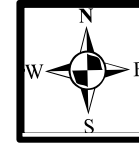
Legend

ZONE_TYPE

- AG Agriculture
- RS-2 Residential Single Family
- RS-3 Residential Single Family
- RS-2 Residential Single Family Wag Co



CZ 22-05 REZONE FROM AG AGRICULTURE TO RS-1 RESIDENTIAL SINGLE FAMILY



Carriage Crossing Estates Carriage Crossing "A"

Morton Sub

SUBJECT PROPERTY

279th East

15E17N13

Oak

Pine

Chestnut

Water

146th

Main

Old Main

Bixby

276th East
Ashleigh Park Phase I
274th East
147th
Ashleigh Park Phase II

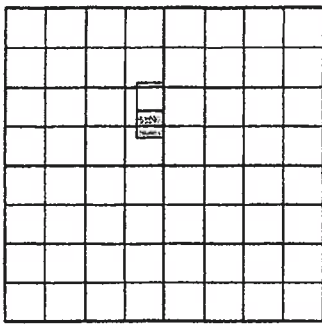
PLAT OF SURVEY

Exhibit A

LEGAL DESCRIPTION (AS PROVIDED)

EAST 466.00 FEET OF NORTH 932.00 FEET OF SOUTH 1399.00 FEET OF E/2 OF NW/4 OF SECTION 13, T17N, R15E OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE NORTH 5.00 ACRES.

CONTAINING 4.97 ACRES, MORE OR LESS.



LOCATION MAP

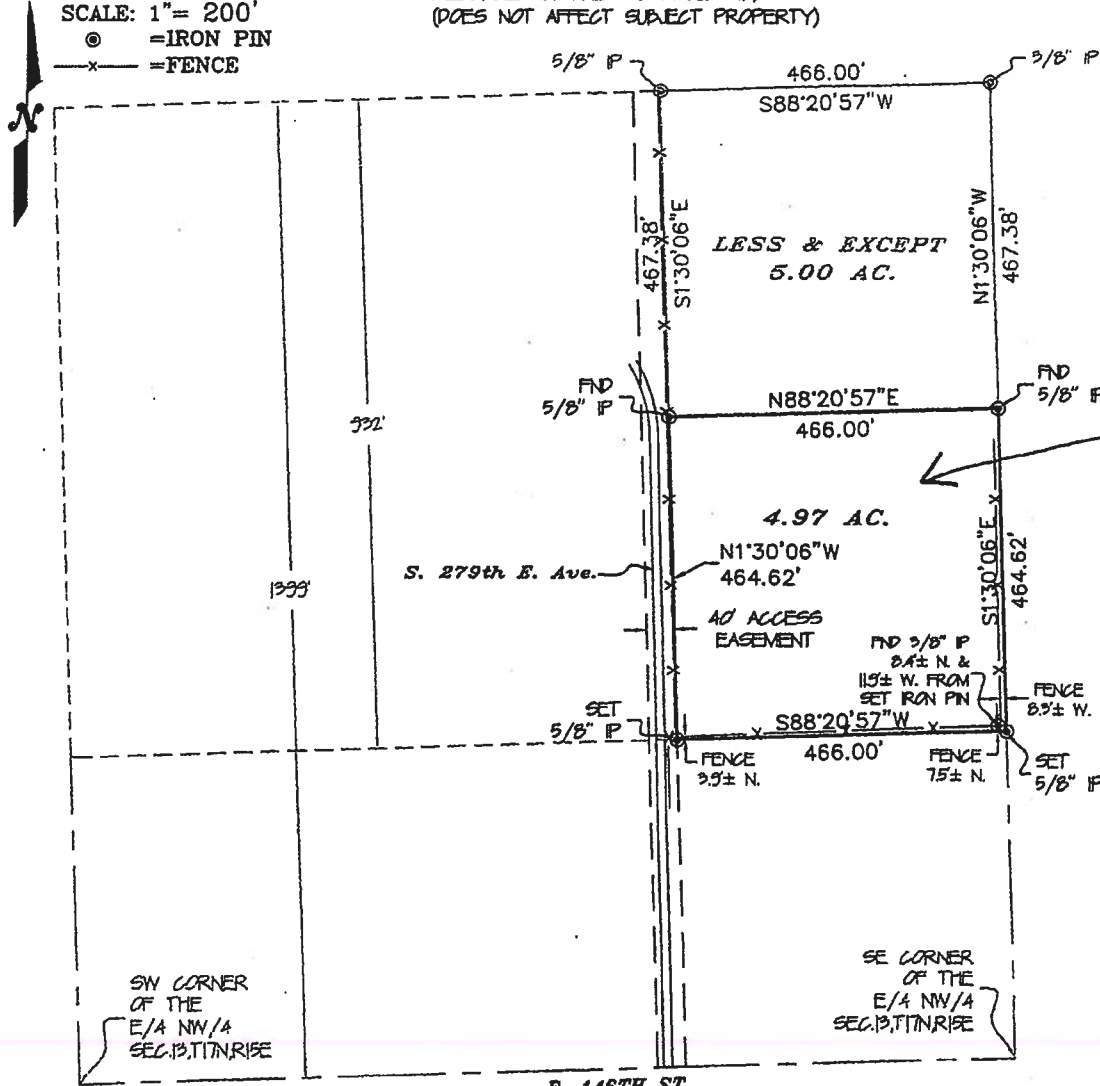
SEC. 13 T 17 N, R 15 E

SCALE: 1" = 200'

⊙ = IRON PIN

—x— = FENCE

PERPETUAL EASEMENT, WAGONER COUNTY,
RECORDED IN VOL 238 PAGE 546,
(DOES NOT AFFECT SUBJECT PROPERTY)



E. 146TH ST.

12/3/2019
Tony Robison
TONY ROBISON, LAND SURVEYOR NO. 1886

Heartland Surveying & Mapping, PLLC

CA #4849
600 Emporia St., Ste. "C"
Muskogee, Oklahoma 74401
(918) 882-7796

FOR: Tyler & Aubrielle Myers
E. 279th St., Coweta
DATE: 12/3/19



BEARINGS ARE BASED ON
NAD83 OKLAHOMA STATE
PLANE COORDINATE SYSTEM,
WITH GRID DISTANCES IN
U.S. SURVEY FEET.

W.O.# 8193

SURVEYED BY: RT/CS

DRAWN BY: AM

Last Site Visit: 12/2/19

FILE NAME
Dec 03, 2019 - 12:30pm
S:\CADD-HEARTLAND-FILES\W08193.dwg

THIS SURVEY MEETS MINIMUM TECHNICAL SURVEY STANDARDS.

**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, July 18, 2022.

At the above time and place will be heard a request from Spencer Randolph, to change the zoning classification of a parcel of land located at South 279th East Avenue and East 146th Street South, in Section 13, Township 17 North, Range 15 East of the Indian Base and Meridian, more particularly described as follows:

The East 466 feet of North 932 feet of South 1399 feet of E/2 of NW/4 of Section Thirteen (13), Township Seventeen (17) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, Wagoner County, State of Oklahoma, according to the United States Government Survey thereof, LESS AND EXCEPT the NORTH 5 acres.

The request is to change the zone of said legal description from (AG) Agriculture to (RS-1) Residential Single Family Case Number CZ 22-05.

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 August 1, 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 15th Day of June 2022.



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Memorandum

To: Honorable Chairman, Members of the Planning Commission
From: Mark Seibold, Community Development Director
Re: Case Number: CZ 22-05
Date: 07-18-2022

BACKGROUND

Applicant

Spencer Randolph is seeking to amend the zoning map. The request is to rezone from (AG) Agriculture to (RS-1) Residential Single-Family district.

Case Facts

- The property located at South 279th East Avenue and East 146th Street South, in Section 13, Township 17 North, Range 15 East of the Indian Base and Meridian.
- The property is zoned (AG) Residential Single Family.

The property legal description: The East 466 feet of North 932 feet of South 1399 feet of E/2 of NW/4 of Section Thirteen (13), Township Seventeen (17) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, Wagoner County, State of Oklahoma, according to the United States Government Survey thereof, LESS AND EXCEPT the NORTH 5 acres.

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

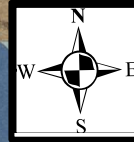
Notice of Public Hearing

Location Map

Aerial view Map with Floodplain

Zoning Map

CZ 22-05 REZONE FROM AG AGRICULTURE TO RS-1 RESIDENTIAL SINGLE FAMILY



SUBJECT PROPERTY

15E17N13

279th East

146th

Magnolia

Oak

Pine

Chestnut

Water

Bixby

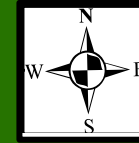
Old Main

147th East

274th East

th East

CZ 22-05 REZONE FROM AG AGRICULTURE TO RS-1 RESIDENTIAL SINGLE FAMILY



SUBJECT PROPERTY

279th East

15E17N13

AG

146th

Magnolia

RS-2

Oak

Pine

RS-3

Chestnut

Water

Main

Old Main

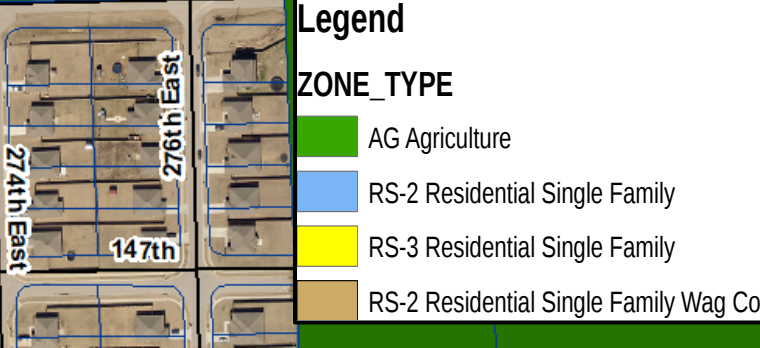
Bixby

Bixby

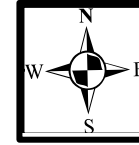
Legend

ZONE_TYPE

- AG Agriculture
- RS-2 Residential Single Family
- RS-3 Residential Single Family
- RS-2 Residential Single Family Wag Co



CZ 22-05 REZONE FROM AG AGRICULTURE TO RS-1 RESIDENTIAL SINGLE FAMILY



Carriage Crossing Estates

Carriage Crossing "A"

Morton Sub

SUBJECT PROPERTY

Oak

Pine

Chestnut

Water

Main

Old Main

146th

279th East

15E17N13

Ashleigh Park Phase 1

147th

Ashleigh Park Phase II

276th East

274th East

Bixby

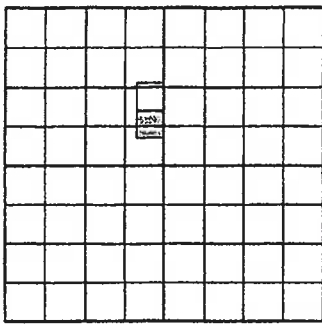
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CONTAINING 4.97 ACRES, MORE OR LESS.



LOCATION MAP

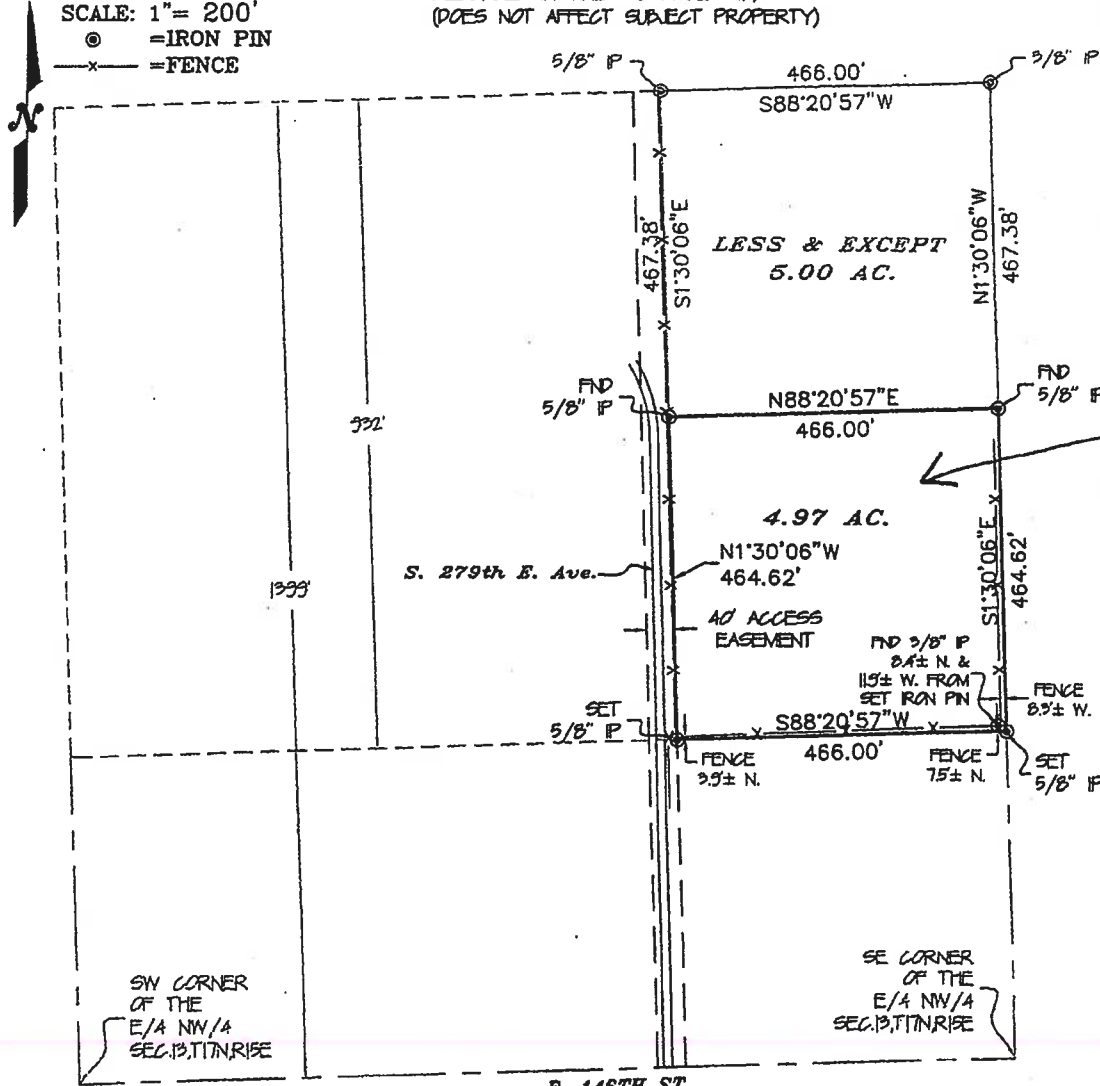
SEC. 13 T 17 N, R 15 E

SCALE: 1" = 200'

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PERPETUAL EASEMENT, WAGONER COUNTY,
RECORDED IN VOL 238 PAGE 546,
(DOES NOT AFFECT SUBJECT PROPERTY)

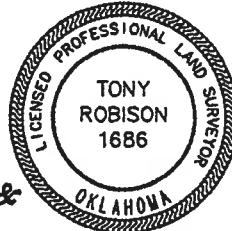


12/3/2019
Tony Robison
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600 Emporia St., Ste "C"
Muskogee, Oklahoma 74401
(918) 882-7796

FOR: Tyler & Aubrielle Myers
E. 279th St., Coweta
DATE: 12/3/19



BEARINGS ARE BASED ON
NAD83 OKLAHOMA STATE
PLANE COORDINATE SYSTEM,
WITH GRID DISTANCES IN
U.S. SURVEY FEET.

W.O.# 8193

SURVEYED BY: RT/CS

DRAWN BY: AM

Last Site Visit: 12/2/19

FILE NAME
Dec 03, 2019 - 12:30pm
S:\CADD-HEARTLAND-FILES\W08193.dwg

THIS SURVEY MEETS MINIMUM TECHNICAL SURVEY STANDARDS.



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Memorandum

To: Planning Commission
From: Mark Seibold, Community Development Director
Location: South 279th East Avenue
Zoning: (AG) Agriculture, (Rezone request to (RS-1) Residential Single Family)
Re: CLS 22-03 – Minor Subdivision (Lot Split)
Date: 07-18-2022

BACKGROUND

The applicant, Spencer Randolph, for the property owners, Kyle and Melissa Randolph, have applied for a Minor Subdivision (Lot Split), to split the following tract into tract 1, tract 2, and tract 3.

The applicant has requested CZ 22-05 to rezone from the (AG) Agriculture to (RS-1) Residential Single-Family district. The new lots will meet the minimum yard requirements for the (RS-1) Residential Single-Family District with the rezone request approval. Tract 1 will face South 279th East Avenue, containing 1.66 acres, more or less. Tract 2 will face South 279th East Avenue, containing 1.66 acres, more or less. Tract 3 will face South 279th East Avenue, containing 1.66 acres, more or less.

A Technical Advisory Committee (TAC) Agenda was sent on July 5, 2022. City Staff received no adverse comments to the proposed minor subdivision.

Surrounding Tract: N: AG E: AG S: AG W: AG

Legal Description:

Original Tract: THE EAST 466 FEET OF NORTH 932 FEET OF SOUTH 1399 FEET OF E/2 OF NW/4 OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE NORTH 5 ACRES.

Tract 1: A TRACT OF LAND SITUATED IN THE E/2 NW/4 OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, SECTION 13, TOWNSHIP 17 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA; WITH THE BASIS BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE, AND PREPARED ON 5/23/2022 BY TONY ROBISON, LS #1686: SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; COMMENCING AT THE SE CORNER OF THE E/2 NW/4 OF SECTION 13, THENCE N1°30'06"W, A DISTANCE OF 776.56 FEET TO A POINT OF BEGINNING; THENCE CONTINUING N1°30'06"W, A DISTANCE OF 154.87 FEET; THENCE S88°20'57"W, A DISTANCE OF 446.00

FEET; THENCE S1°30'06"E, A DISTANCE OF 154.87 FEET; THENCE N88°20'57"E, A DISTANCE OF 446.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.66 ACRES MORE OR LESS.

Tract 2: A TRACT OF LAND SITUATED IN THE E/2 NW/4 OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, SECTION 13, TOWNSHIP 17 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA; WITH THE BASIS BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE, AND PREPARED ON 5/23/2022 BY TONY ROBISON, LS #1686: SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; COMMENCING AT THE SE CORNER OF THE E/2 NW/4 OF SECTION 13, THENCE N1°30'06"W, A DISTANCE OF 621.69 FEET TO A POINT OF BEGINNING; THENCE CONTINUING N1°30'06"W, A DISTANCE OF 154.87 FEET; THENCE S88°20'57"W, A DISTANCE OF 446.00 FEET; THENCE S1°30'06"E, A DISTANCE OF 154.87 FEET; THENCE N88°20'57"E, A DISTANCE OF 446.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.66 ACRES MORE OR LESS.

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STAFF RECOMMENDATION

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

ATTACHMENTS

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

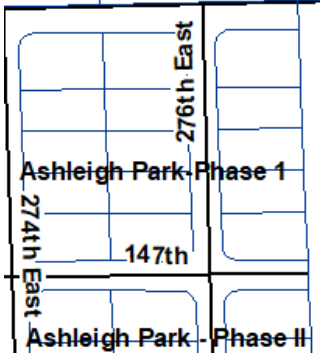
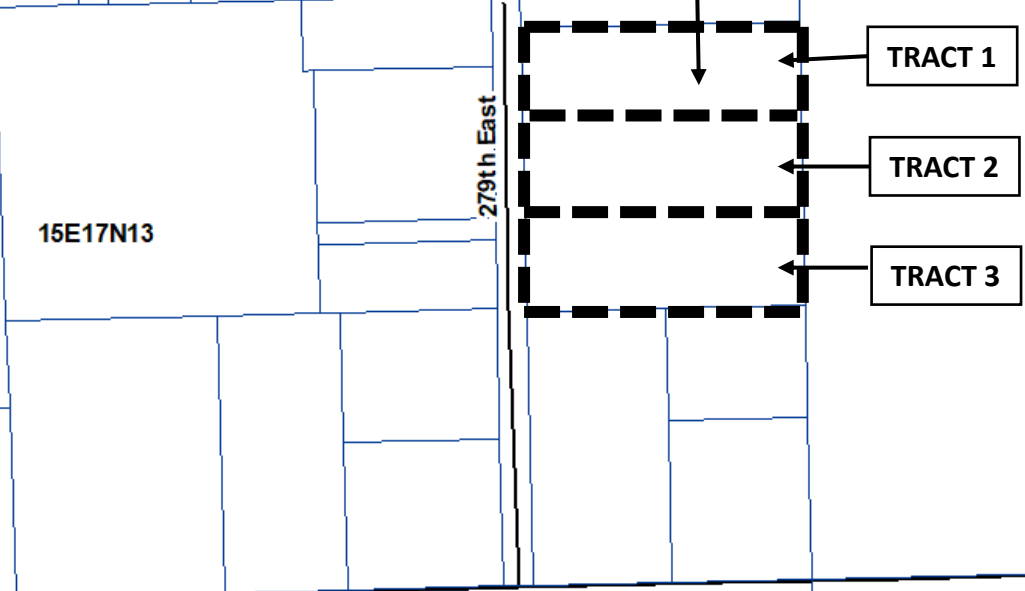
CLS 22-03 MINOR SUBDIVISION



Bixby
Carriage Crossing Estates
Carriage Crossing "A"

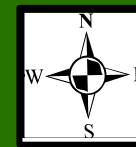
Morton Sub

SUBJECT PROPERTY



RS-2

CLS 22-03 MINOR SUBDIVISION



Magnolia RS-2

Bixby

SUBJECT PROPERTY

Oak

15E17N13

279th East

AG

Pine

RS-3

Chestnut

Water

146th

Main

Old Main

Bixby

Legend

ZONE_TYPE

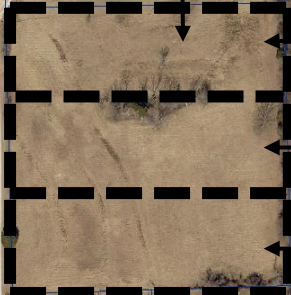
- AG Agriculture
- RS-2 Residential Single Family
- RS-3 Residential Single Family
- RS-2 Residential Single Family Wag Co



CLS 22-03 MINOR SUBDIVISION



SUBJECT PROPERTY



TRACT 1

TRACT 2

TRACT 3

15E17N13

279th East

146th

Magnolia

Oak

Pine

Chestnut

Water

Bixby

Old Main

th East

274th East

147th

LEGAL DESCRIPTION (AS PROVIDED)

EAST 466.00 FEET OF NORTH 932.00 FEET OF SOUTH 1399.00 FEET OF E/2 OF NW/4 OF SECTION 13, T17N, R15E OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE NORTH 5.00 ACRES.

CONTAINING 4.97 ACRES, MORE OR LESS.

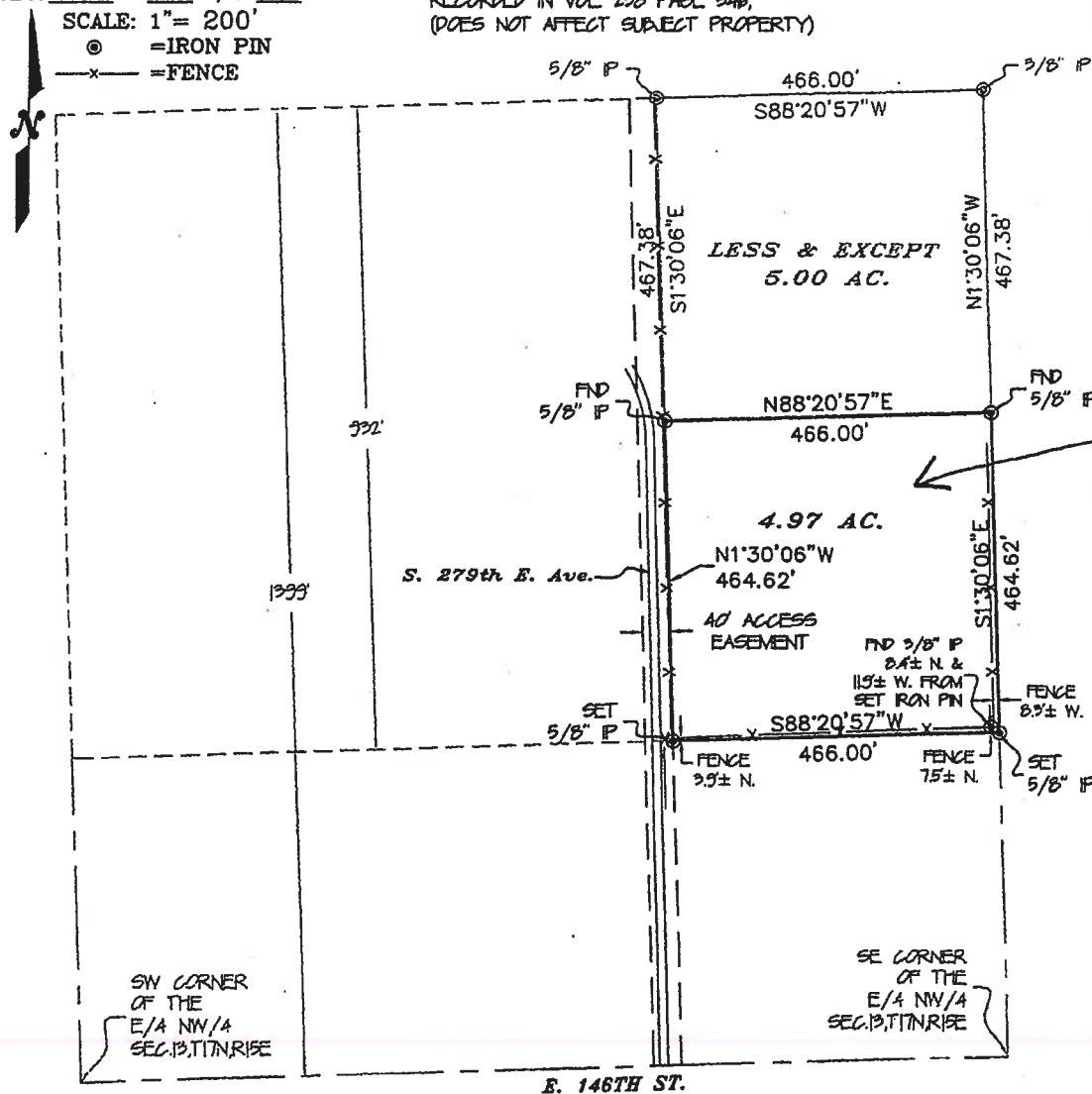
SEC. 13 T 17 N, R 15 E

SCALE: 1" = 200'

© = IRON PIN

—X— = FENCE

PERPETUAL EASEMENT, WAGONER COUNTY,
RECORDED IN VOL 298 PAGE 546,
(DOES NOT AFFECT SUBJECT PROPERTY)



E. 146TH ST.

12/3/2019

Tony Polunin

TONY ROBISON, LAND SURVEYOR NO. 1688

Heartland Surveying & Mapping, PLLC

CA #4849

800 Emporia St., Ste. "C"
Muskogee, Oklahoma 74401

(918) 682-7798

FOR: Tyler & Aubrielle Myers
E. 279th St., Coweta

DATE: 12/3/19

S SURVEYED BY: RT/CS

DRAWN BY: AM

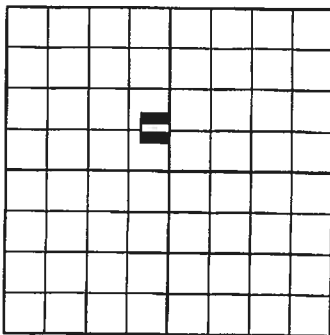
Last Site Visit: 12/2/19

W.O.# 8193

BEARINGS ARE BASED ON
NAD83 OKLAHOMA STATE
PLANE COORDINATE SYSTEM,
WITH GRID DISTANCES IN
U.S. SURVEY FEET.

FILE NAME
Dec 03, 2019 - 12:30pm
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PLAT OF SURVEY



LOCATION MAP

SEC. 13 T 17 N, R 15 E

SCALE: 1" = 200'

● = IRON PIN

—x— = FENCE

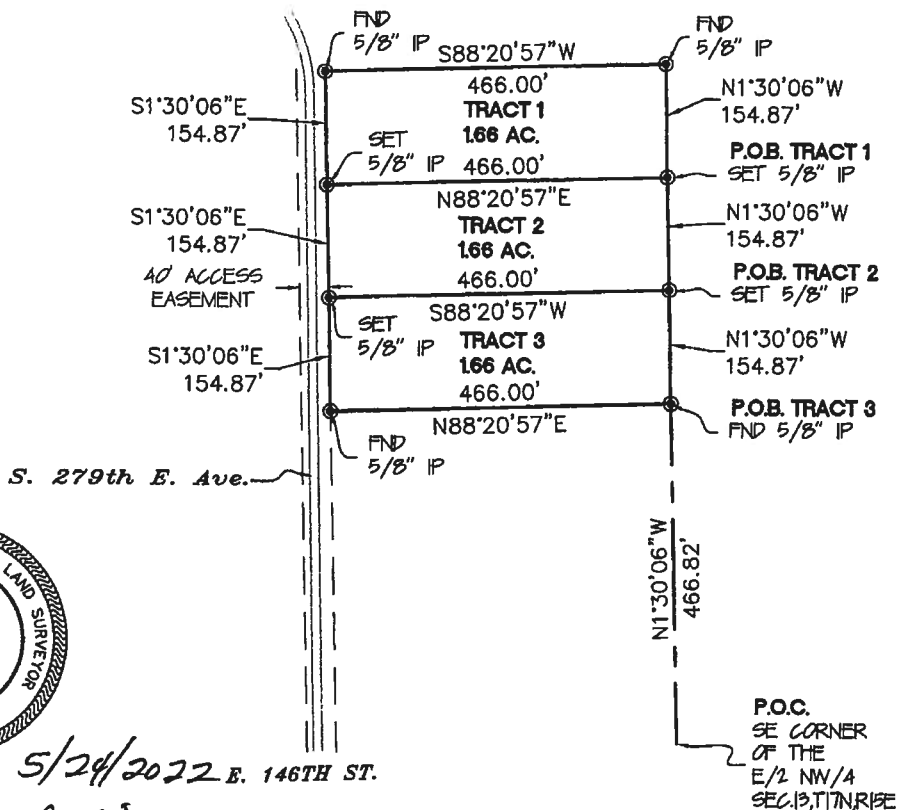


LEGAL DESCRIPTIONS

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5/24/2022 E. 146TH ST.

Tony Robison

TONY ROBISON, LAND SURVEYOR NO. 1686

Heartland Surveying & Mapping, PLLC

CA #4849

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

FOR: Spencer Randolph

DATE: 5/23/2022

THIS SURVEY MEETS OKLAHOMA MINIMUM SURVEY STANDARDS.

W.O.# 10424

SURVEYED BY: RT/TT

DRAWN BY: AM

Last Site Visit: 5/18/22

FILE NAME
May 24, 2022 - 8:49am
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CHAPTER 24

LANDSCAPE REQUIREMENTS

Section 2400	Purpose
Section 2410	Applicability and Exemptions
Section 2420	Landscape Requirements
Section 2430	Administration
Section 2440	Enforcement

Section 2400 Purpose

The landscaping, screening requirements specified herein are intended to foster aesthetically pleasing and functional development. The regulations are intended to increase the compatibility between adjacent land uses and accessory structures and uses within and between developments. It is also the intent of this Section to establish regulations limiting the removal and ensuring the replacement of trees within the City to safeguard the ecological and aesthetic environment of the community.

The requirements serve to minimize impacts from noise, dust, debris and motor vehicle emissions to surrounding land uses, therefore, preserving property values and the character of neighborhoods.

Section 2410 Applicability and Exemptions

The landscape requirements herein established shall be effective beginning September 6, 2002 and upon approval by the Coweta City Council and shall be applicable to all land for which a building permit is sought, including new development and expansion of existing uses described as:

- A. New Development: The provisions of this Chapter apply to all new tentative plans and development plans submitted after the effective date of this Chapter.
- B. Expansion of Existing Uses: Approved plans and development existing prior to the effective date of this Chapter shall comply with the regulations under which approval was given, and shall be subject to the provisions of this Chapter if proposed expansion will exceed twenty-five percent of the gross floor or lot area of the existing development. The area and type of landscaping required shall be determined relative to the entire area of the development.

However, the landscape requirements shall not be applicable to the following:

- A. Land used for single family or duplex dwellings where only one such structure is to be constructed on the lot;
- B. Restoration of a building constructed prior to September 6, 2002, which is damaged by fire, explosion, flood or other catastrophe:

- C. Interior remodeling;
- D. Land for which a detailed landscape plan has been approved by the Planning Commission prior to date of approval by the Coweta City Council, pursuant to its review of a Planned Unit Development, provided, however, that landscaping is installed in accordance with the approved detailed landscape plan prior to adoption of this Ordinance by the Coweta City Council;
- E. Construction of a structure, other than a building, which does not increase the developed area of a lot more than 30 square feet;
- F. Barns and similar types of structures on AG (Agriculture) zoned property.

Section 2420 Landscape Requirements

A. Frontage and Perimeter Requirements

- 1. Not less than 15% of the street yard shall be established and maintained as landscaped area.
- 2. Within the lot, a landscaped area shall be established and maintained Which is not less than ten feet in width and which extends along the entirety of abutting street right-of-way, except at points of vehicular access.
- 3. Within the lot, off-street parking areas shall be separated from an abutting residential district or residential development area in a PUD, by a landscaped area which is not less than ten feet in width.
- 4. In computing the landscaped area required in number 1 above, landscaped areas established as required by number 2 and 3 above, if located within the street yard, shall be included in the computation.
- 5. The requirements set forth in Section 2320.A shall not be applicable to properties where no street yard exists or is required.

B. Parking Area Requirements

Within surface off-street parking areas, landscaped areas shall be established and maintained as follows:

- 1. For lots 2.5 acres or less in size, no parking space shall be located more than 50 feet from a landscaped area containing at least 30 square feet, with a minimum width or diameter of three feet;
- 2. For lots greater than 2.5 acres in size, no parking space shall be located more than 75 feet from a landscaped area containing at least 100 square feet, with a minimum width or diameter of seven feet.

C. Tree Requirements

1. Within the street yard, trees shall be preserved or planted and maintained or replaced as follows:

One tree for each 1,500 square feet, or fraction thereof, of street yard.

2. For surface parking areas located outside the street yard, one tree for each 10 parking spaces, with at least one tree in each required landscaped area, shall be preserved or planted and maintained or replaced.
3. An existing or planted tree which is at least six inches in caliper shall be considered as two trees for the purpose of determining compliance with the requirement of Subsection 2320.C.1, provided there is no alteration of the soil grade under an existing tree's dripline.
4. Planted trees shall be planted in a pervious area not less than three feet in diameter.
5. Minimum tree sizes at time of planting shall be as follows:
 - a. Ornamental trees shall be not less than six feet in height and one inch in caliper:
 - b. Conifers and evergreen trees, such as pine, spruce or cedar, shall be not less than five feet in height; and
 - c. Canopy trees shall not be less than eight feet in height and 1 ½ inch in caliper.

6. Incentive Credits:

To encourage preservation of existing mature trees and/or the planting of larger trees, for each tree on site prior to new construction which is retained and/or the planting of a 6 inch caliper tree or greater within the front or side yard building setback will count towards 2.5 trees for each 1,500 square feet of street yard required in Section 2320 C.1. In addition, for each tree preserved on site twelve inches in caliper or greater, shall constitute 1.5 square feet of landscaped area for the purpose of meeting the requirement of 15% street yard landscaping and/or parking area landscaping.

7. Parking Credits:

In order to encourage the preservation of trees that are already established and growing, an additional credit for existing trees that are preserved rather than planted, will reduce the required number of off-street parking spaces by one space for each tree in good condition which is greater than twelve inches in caliper and is located within the front or side yard setback of the site.

D. Outdoor Storage Areas

Outdoor storage is used for the storage of garbage, equipment and other materials. The screening of outdoor storage shall consist of a decorative sight-obscuring, or screening fence and/or a solid planting screen predominantly of evergreens. To be no less than 5 feet in height at maturity.

E. Miscellaneous Requirements

1. Required landscaping shall not include artificial plants, trees or other artificial vegetation.
2. Required landscaping shall be irrigated by one of the following methods:
 - a. An underground sprinkling system;
 - b. A drip system; or
 - c. A hose attachment within 100 feet of all landscaped areas.
3. All landscaped areas which are adjacent to pavement shall be protected with curbs or equivalent barriers.
4. Landscaping areas which are adjacent to pavement shall be protected with curbs or equivalent barriers.
5. Required landscaping shall be maintained in a live and healthy condition and shall be replaced as necessary to comply therewith.
6. Required landscaped areas shall be maintained free of debris and litter.
7. Required landscaping shall be installed in accordance with an approved landscape plan.

Section 2430

Administration

- A. Landscape Plan: An application for a building permit for uses requiring landscaping, as set forth in Section 2310 shall include a landscape plan which provides the following:

1. Ten (10) copies of all full sized documents and drawings folded not rolled
For all graphic and plan drawings, a scale of not less than one inch equals one hundred feet (1" = 100') shall be used.
2. The date, scale, north arrow, project name and name of the owner;
3. The locations and dimensions of all existing and/or proposed parking lots, drives, roadways, and rights of way, sidewalks, bicycle paths, free-standing signs, refuse disposal areas, free-standing electrical equipment, building mounted, heating, ventilating and air circulation equipment, and all fences;
4. The location of property lines and dimensions of the tract;
5. The approximate location of significant drainage features, the location and size of existing and proposed utility easements, overhead utility lines on or adjacent to the lot;
6. Species, planting size and location of proposed plant material required under this chapter and location and size of the proposed landscaped areas;
7. Planting details and/or specifications;
8. Method of protecting the existing trees which are to be retained from damage during construction;
9. Location of hose connections and other water system sources or devices, the location and placement of all proposed waterlines and sprinkler heads of irrigation systems proposed;
10. The following calculations, in square feet, displayed on the landscape plan:
 - i. Total site area
 - ii. Total area devoted to off-street parking (including access drives)
 - iii. Total area devoted to impervious surfaces
 - iv. Total landscaped area
 - v. Total parking lot landscaped area
 - vi. Total internal landscaping
11. The delineation of the sight distance triangle where applicable;
12. The schedule of installation of required landscaping and appurtenances, which shall satisfy installation of all required landscaping and appurtenances, except trees, prior to the issuance of a certificate of occupancy and further specify installation of required trees within the landscape plan within 120 days after issuance of the occupancy permit.

- B. Certification of Installation: Prior to the issuance of a certificate of occupancy, written certification shall be submitted to the City by an architect, landscape architect or engineer authorized to do business in the State of Oklahoma that the installation of the landscaping and appurtenances, except trees, are in accordance with the approved landscape plan. Prior to or within 120 days of the issuance of the occupancy permit, written certification of an architect, landscape architect or engineer authorized for business in the State of Oklahoma that all trees have been installed in accordance with the approved landscape plan shall be submitted to the City.
- C. Administrative Review: After receipt of a landscape plan, the designated administrative official shall:
1. Approve the landscape plan as complying with the requirements of this chapter;
 2. Approve the landscape plan with conditions which bring it into compliance with the requirements of this chapter; or
 3. Reject the landscape plan as failing to comply with the requirements of this chapter.
- D. Appeal Process: In accordance with the provisions of Chapter 21 of the Coweta Zoning Code, an appeal to the Board of Adjustment may be taken by any person aggrieved by a determination.
- E. Definitions: For purposes of this chapter, the following definitions shall apply:
- “Caliper” shall mean the diameter of the tree trunk measured at 6” above ground level for a tree trunk having a diameter of 4” or less and the diameter of the tree trunk measured at 12” above ground level for a tree trunk having a diameter exceeding 4”.
- “Dripline” shall mean the periphery of the area underneath a tree which would be encompassed by perpendicular lines extending from the exterior edges of the crown of the tree.
- “Landscaped Area” shall mean the unpaved area within a lot which contains grass, shrubs, flowers, ground cover, trees or native plant materials and which may include decorative fixtures such as rock, pools and planters.
- “Street Yard” shall mean the minimum required yard (residential) abutting a public street or the area of a lot contained between the minimum required building setback line (non-residential) and an abutting public street.
- “Tree” shall mean a woody plant having one or more defined stems or trunks and having a defined crown and customarily attained a mature height of 8’ or greater

or a woody plant set forth within a list of trees as defined on the attached list of recommended deciduous and evergreen and broadleaf evergreen trees.

Section 2440

Enforcement

- A. Any person, firm, or corporation violating any provisions of this chapter shall be punished in accordance with Chapter 20 Section 2020 of the City of Coweta Zoning Code.
- B. For a filing fee of \$75.00, an applicant may present to the Coweta Board of Adjustment an alternate landscape plan with a narrative explaining the reasons for proposing the alternative plan. Submittal requirements of Section 2430 A.1 will still apply to any alternate landscape plan submitted. Items not in compliance with this Ordinance must clearly be marked on the plan and discussed in the narrative. The Board of Adjustment will act accordingly under Chapter 21 of the Coweta Zoning Code and hardship must be proven in order to approve the alternative plan, financial reasons is not a valid hardship. Appeals to any ruling by the Board of Adjustment can be filed in District Court according to Chapter 21 of the Zoning Code.

Board of Adjustment filing procedures and property owner notification shall be complied with according to Chapter 21 of the Coweta Zoning Code.