



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

AGENDA - REGULAR MEETING - CONTINUED FROM NOVEMBER 21, 2022
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, DECEMBER 19, 2022, 6:00 PM

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

Melanie Lander ____

Jessica Morris ____

Tim Ahlstrom ____

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 REGULAR MEETING OF THE COWETA PLANNING COMMISSION HELD ON OCTOBER 17, 2022 AND OCTOBER 24, 2022.

Documents:

[221024 MINUTES OF THE PLANNING COMMISSION.PDF](#)

V. PUBLIC HEARINGS

1. PUBLIC HEARING SPECIFIC USE PERMIT

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON AN APPLICATION TO ESTABLISH A SPECIFIC USE PERMIT (SUP) CZ 22-06 SUP TO ESTABLISH AN ENCLOSED RECREATIONAL VEHICLE (RV) MINI-STORAGE AND OFFICE OR WAREHOUSING SPACE ON PROPERTY ZONED UNDER PUD-R 13-02 LOCATED IN SECTION 35, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, IN THE COWETA CROSSING SOUTH 45 COMMERCIAL SUBDIVISION, COWETA, OKLAHOMA.

Documents:

[AERIAL VIEW WITH FLOODPLAIN.PDF](#)

[SITE PLAN.PDF](#)
[ZONING MAP.PDF](#)
[221121 PUBLIC HEARING NOTICE CZ 22-06 SUP.PDF](#)

VI. OLD BUSINESS

1. CZ 22-06 SUP

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 22-06 SUP TO ESTABLISH AN ENCLOSED RECREATIONAL VEHICLE (RV) MINI-STORAGE AND OFFICE OR WAREHOUSING SPACE ON PROPERTY ZONED UNDER PUD-R 13-02 LOCATED IN SECTION 35, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, IN THE COWETA CROSSING SOUTH 45 COMMERCIAL SUBDIVISION, COWETA, OKLAHOMA. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[221121 STAFF REPORT CZ 22-06 SUP.PDF](#)
[AERIAL VIEW WITH FLOODPLAIN.PDF](#)
[SITE PLAN.PDF](#)
[ZONING MAP.PDF](#)
[INTENDED PERCENTAGE MAP.PDF](#)
[RECOMMENDED PERCENTAGE MAP.PDF](#)
[COWETA CROSSING PUD-R 13-02.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, OCTOBER 17, 2022, 6:00 PM**

I. CALL TO ORDER

Chairperson Melanie Lander called the meeting to order at 6:02 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Bruce Watkins	Present
Jessica Morris	Absent
Joanna Jones	Present
Melanie Lander	Present
Tim Ahlstrom	Present

Commissioner Melanie Lander requested that the roll be called, and a quorum was declared to be present.

Motion was made by Commissioner Melanie Lander to move to recess and reconvene on October 24, 2022, at 6:00 PM. That motion was seconded by Commissioner Tim Ahlstrom.

Bruce Watkins	Yes – to approve
Jessica Morris	Not present
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve
Tim Ahlstrom	Yes – to approve

MONDAY, OCTOBER 24, 2022, 6:00 PM

The meeting was reconvened from the October 17, 2022, Planning Commission Meeting.

I. CALL TO ORDER

Chairperson Jessica Morris called the meeting to order at 6:20 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Bruce Watkins	Present
Jessica Morris	Present
Joanna Jones	Present
Melanie Lander	Absent
Tim Ahlstrom	Present

Commissioner 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 August 15, 2022.

Motion was made by Commissioner Joanna Jones to approve Consent Agenda. That motion was seconded by Commissioner Tim Ahlstrom.

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

Bruce Watkins	Yes – to approve
Jessica Morris	Yes – to approve
Joanna Jones	Yes – to approve
Melanie Lander	Not present
Tim Ahlstrom	Yes – to approve

V. OLD BUSINESS

1. Case No. CLS 22-06

Discussion and possible action on the approval, approval with conditions, or denial to the City Manager of a Minor Subdivision (Lot Split) Lot Combination in Accordance with Section 3.6 and 3.7 of the Coweta Subdivision Regulations, Case No. CLS 22-06 on Property in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma Generally located at East 153rd Street and South 291st East Avenue.

Chairperson Jessica Morris read the agenda item. Community Development Supervisor, Robyn Murray, discussed the Staff Report. The applicant, Mr. Mark Truitt, was present for the meeting. Chairperson Jessica Morris asked what the size of the lots would be after the split/lot combination. Mrs. Murray replied that the lots would be of comparable size to the rest of the lots in the neighborhood.

Motion was made by Commissioner Jessica Morris to send a recommendation of approval of CLS 22-06 to the City Manager. That motion was seconded by Commissioner Tim Ahlstrom.

Motion passed by a vote of 4-0 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	Not present
Tim Ahlstrom	Yes – to recommend approval

VI. NEW BUSINESS

VII. ADJOURNMENT

Chairperson Jessica Morris moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 6:29 p.m.

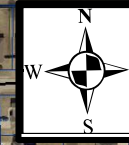
Approved:

Chairperson

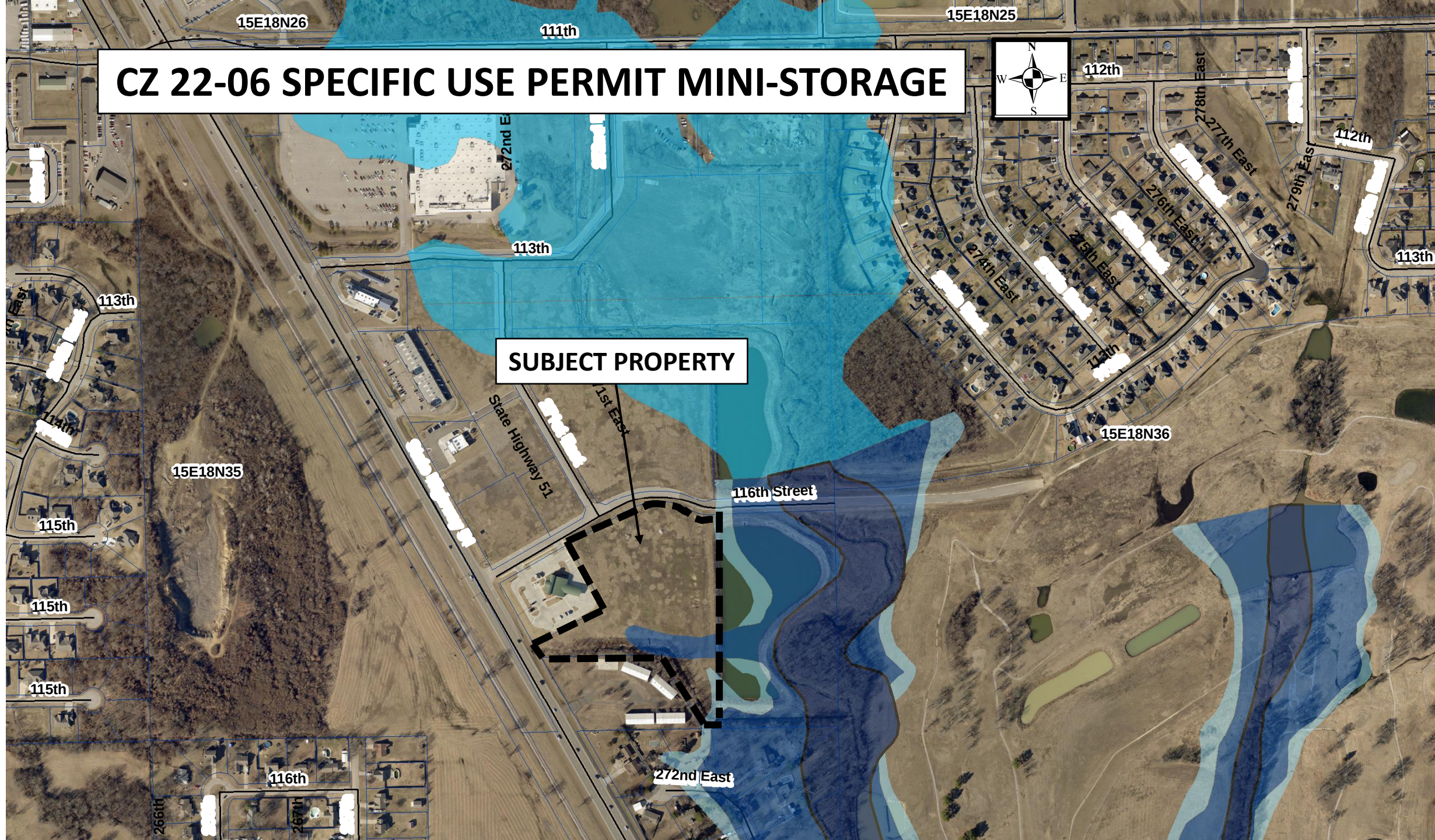
Secretary

Date _____

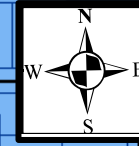
CZ 22-06 SPECIFIC USE PERMIT MINI-STORAGE



SUBJECT PROPERTY



CZ 22-06 SPECIFIC USE PERMIT MINI-STORAGE

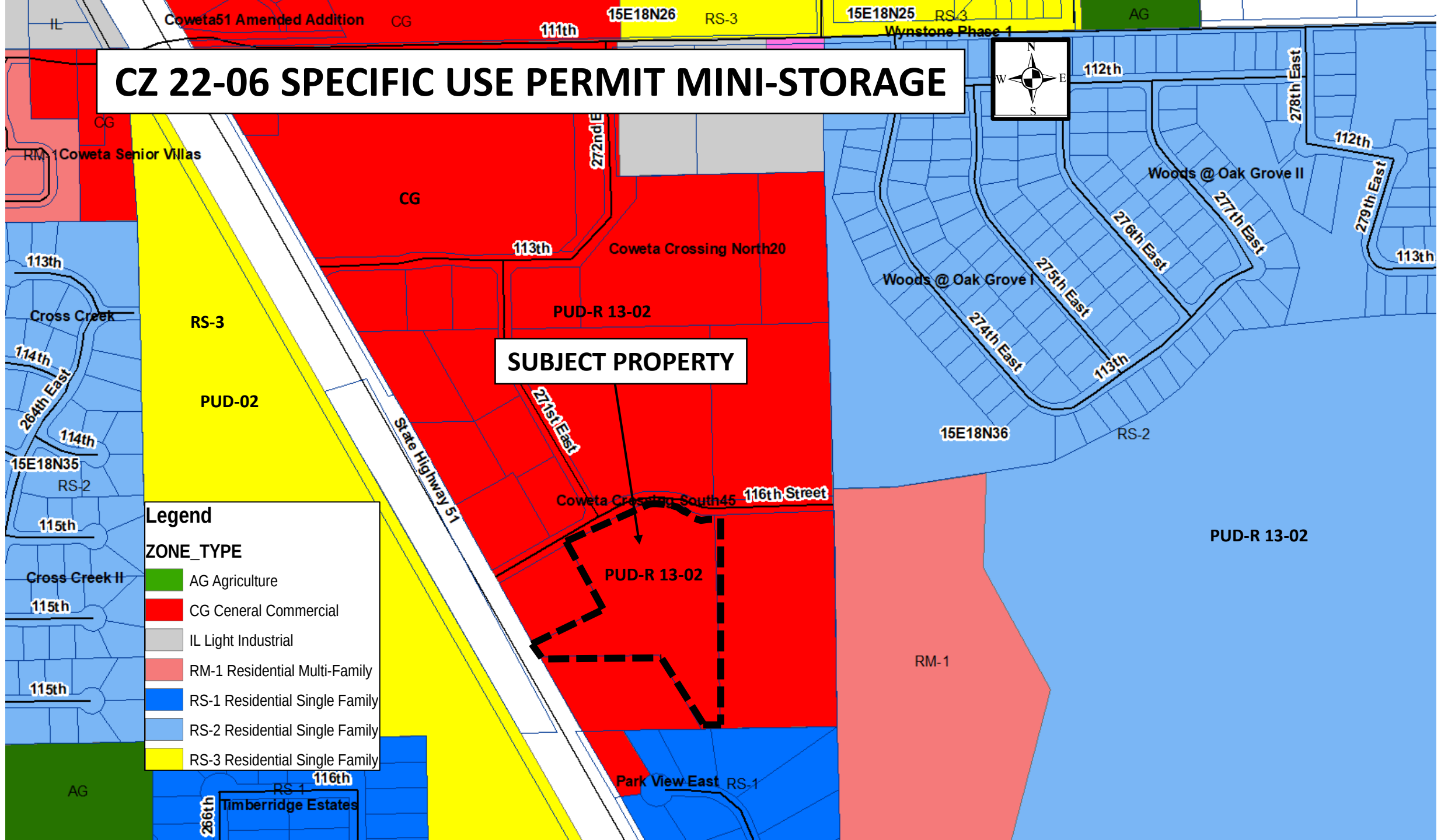


SUBJECT PROPERTY

Legend

ZONE_TYPE

- AG Agriculture
- CG General Commercial
- IL Light Industrial
- RM-1 Residential Multi-Family
- RS-1 Residential Single Family
- RS-2 Residential Single Family
- RS-3 Residential Single Family



**NOTICE OF A PUBLIC HEARING BY THE COWETA PLANNING COMMISSION:
CASE NUMBER CZ 22-06 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 21st day of November 2022.

At the above time and place will be heard CZ 22-06 SUP, a request from JR Donelson, Inc., to establish a Specific Use Permit for an enclosed Recreational Vehicle (RV) Mini Storage on the property zoned PUD-R 13-02, with uses permitted in the General Commercial (CG) zoning. The property is located at South 271st East Avenue and East 116th Street South, Coweta, OK, in Section 35, Township 18 North, Range 15 East of the Indian Meridian, more particularly described as follows:

Lot 2, Block 2, Coweta Crossing South 45, an Addition to the City of Coweta, Wagoner County, State of Oklahoma, according to the recorded Plat thereof.

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 December 5, 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 20th day of October 2022 in Coweta Oklahoma.



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Memorandum

To: Honorable Chairman, Members of the Planning Commission
From: Tom E Young Jr, City Planner
Location: South 271st East Avenue and East 116th Street South
Zoning: PUD-R 13-02
Re: Case Number: CZ 22-06 SUP
Date: 11-21-2022

BACKGROUND

Applicant

The applicant, JR Donelson, Inc., requests a Specific Use Permit (SUP) to establish an enclosed Recreational Vehicle (RV) Mini Storage **and** office or warehousing space. The applicant believes the Recreational Vehicle (RV) Mini Storage use in an enclosed building would not detract from the PUD-R 13-02 Development Standard for Area A (i.e., restaurants, commercial retail, entertainment, and office uses).

Case Facts

- The location of the request is South 271st East Avenue and East 116th Street South in Section 35, Township 18 North, Range 15 East.
- The property is PUD-R 13-02, with uses permitted in the General Commercial (CG) zoning
 - Permitted principle uses, accessory uses, and uses permitted by special exception in the CG Zoning District in accordance with 1110, 1120, and 1130 are allowed in PUD-R 13-02 Area A (see Permitted Uses for Area A under Development Standards).
 - The PUD states that the planned use for Area A is for restaurants, commercial retail, entertainment and office uses.
- The property legal description: Lot 2, Block 2, Coweta Crossing South 45, an Addition to the City of Coweta, Wagoner County, State of Oklahoma, according to the recorded Plat thereof.
- Site plan presented by applicant intends for approximately 12-15% of the parcel's use be dedicated to office and warehouse spaces, with the remainder used for mini storage.

Pertinent Code/Legal Instrument

Chapter 11 General Commercial, Section 1110 Permitted Principal Uses

Chapter 11 General Commercial, Section 1120 Permitted Accessory Uses

Chapter 11 General Commercial, Section 1130 Uses Permitted by Special Exception

Chapter 11 General Commercial, Section 1140 Uses Permitted by Specific Use Permit

- Among the uses permitted under a Specific Use Permit, to be granted by the Planning Commission and City Council, in accordance with the provisions contained in Chapter 26, is Mini Storage (sub-

bullet (m)).

Chapter 26 Specific Use Permits, 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.

Chapter 26 Specific Use Permits, Section 2602 Conditions for Approval

- A. Plans and Data to be Submitted

Prior to submission of a request for a Specific Use Permit, the City Planner may require one or more pre-application conferences with the potential applicant. In considering and determining its recommendation to the City Council relative to any application for a Specific Use Permit, the Planning Commission will establish the requirements necessary for consideration of the application.

- B. Planning Commission Requirements

The Planning Commission may recommend to the City Council that certain safeguards and conditions concerning bonding, insurance, setbacks, ingress and egress, off-street parking and loading arrangements and location or construction of buildings and uses and operation be required. If the Planning Commission fails to review and make a recommendation within 45 days from the date the application is accepted for processing, the City Council can take action on the application.

- F. Time Limits for Implementation

If for any reason the approved specific use ceases operation for a period of two years, then the approval of said specific use shall be considered void and will require another public hearing review by the Planning Commission and City Council. This shall also apply to any approved specific use that does not begin operation within two years of approval. This voiding of approval shall not apply if orderly progress toward completion of construction is taking place. Uses existing before the adoption of the Specific Use Permit ordinance, including non-conforming uses and their incidental and accessory uses, must receive a Specific Use Permit before any expansion of the use is permitted.

DEVELOPMENT STANDARDS

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

LAND AREA:

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

PERMITTED USES (to be allowed by right):

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

DISCUSSION

Staff recommends approval of the request to establish a Specific Use Permit under the following conditions:

1. The area of the parcel devoted to planned and intended uses (Office/Warehouse) as outlined by the PUD shall not be less than thirty (30) percent of the overall parcel area (approximately 334,130 square feet total).
2. The mini-storage area and all associated activities shall be fully enclosed by a screening wall or fence as outlined in Section 250 of the Coweta Zoning Code. Additionally, such fence shall fully screen the storage area from view of public roadways using traditional fencing materials, such as brick, masonry, or dense vegetation.
 - a. The purpose of screening walls is to help maintain a compatible relationship between certain land uses, particularly for nonconforming uses.
3. Office and warehouse space shall be designed using glass, brick, masonry, or stucco materials consistent with existing structures within the subdivision on public facing walls.

STAFF RECOMMENDATION

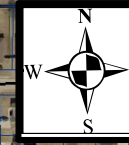
Staff recommends that the Planning Commission make a finding of recommendation with conditions, as outlined above, to the City Council on CZ 22-06 SUP.

ATTACHMENTS

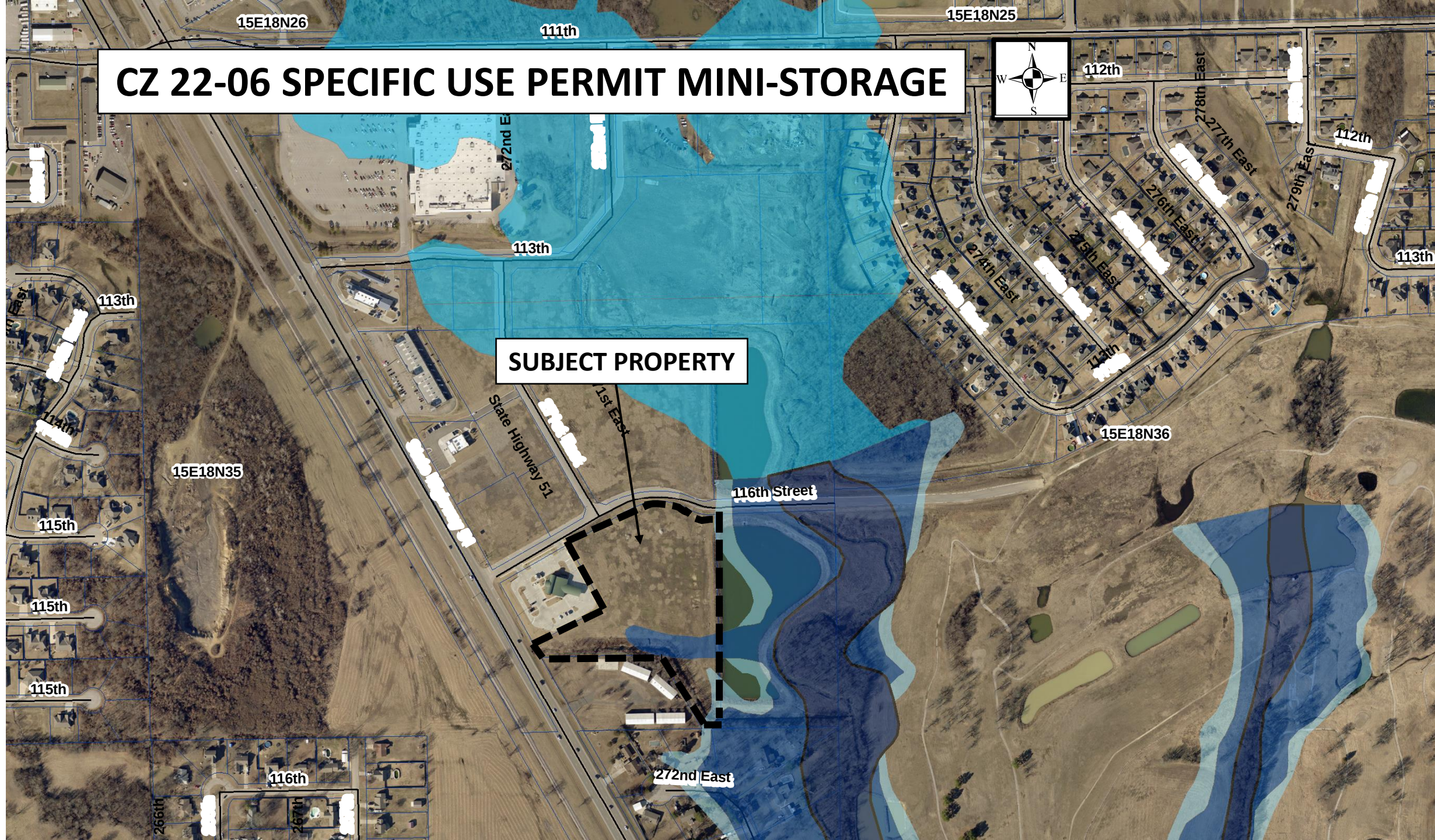
Notice of Public Hearing
Site Plan
Zoning Map

Aerial view Map with Floodplain
Intended Percentage Map
Recommended Percentage Map
PUD-R 13-02 – Coweta Crossing

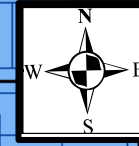
CZ 22-06 SPECIFIC USE PERMIT MINI-STORAGE



SUBJECT PROPERTY



CZ 22-06 SPECIFIC USE PERMIT MINI-STORAGE

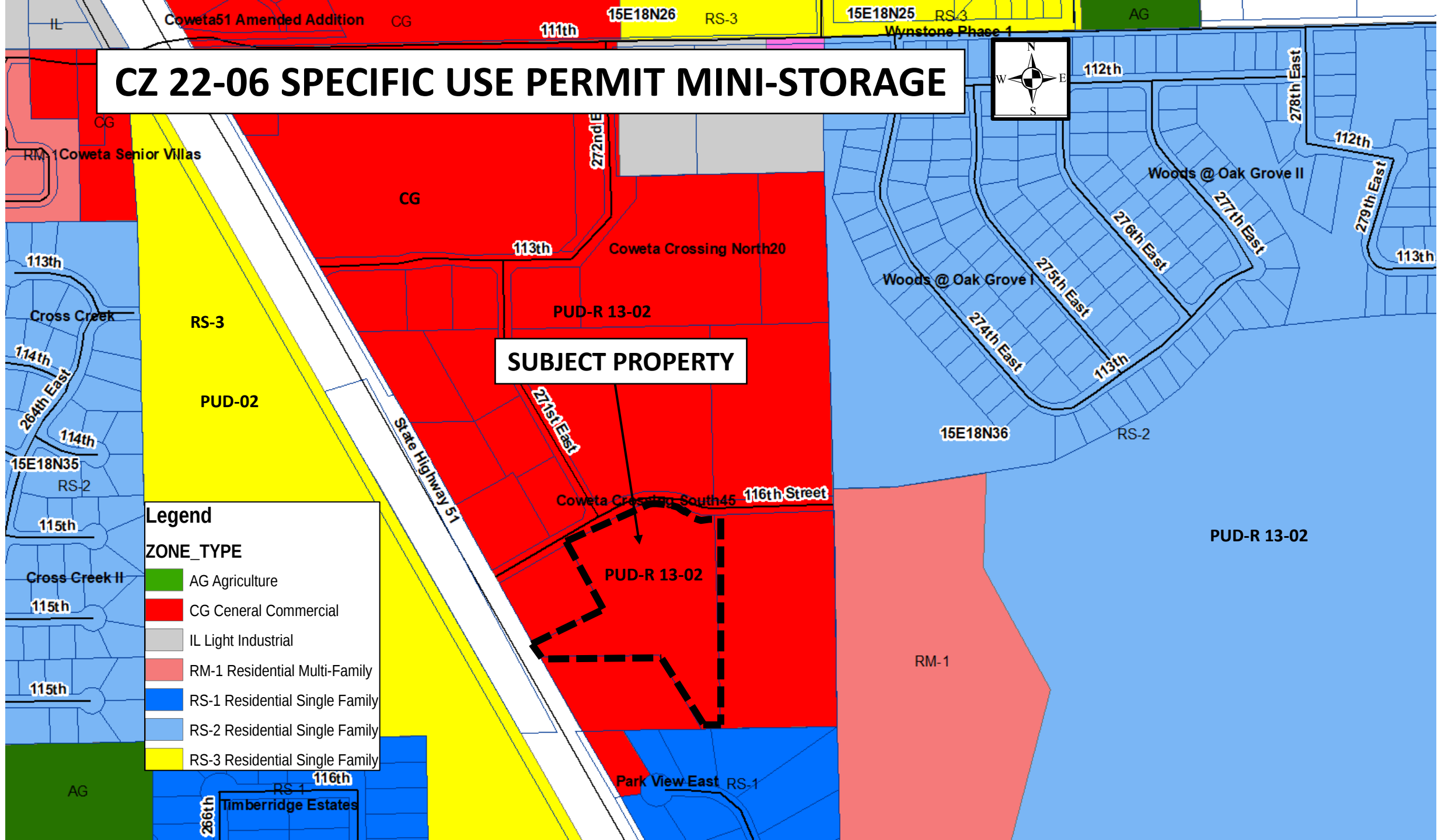


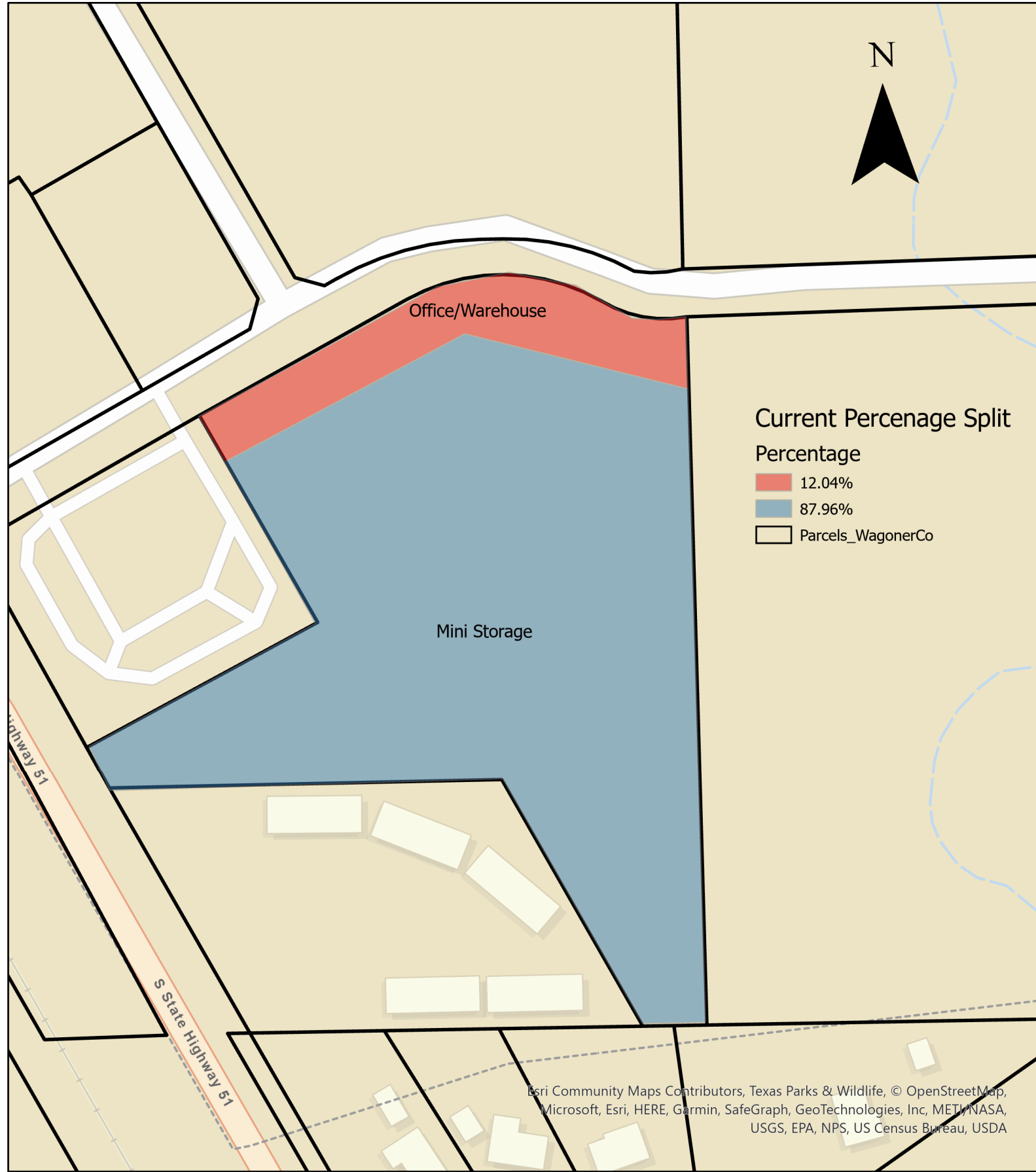
SUBJECT PROPERTY

Legend

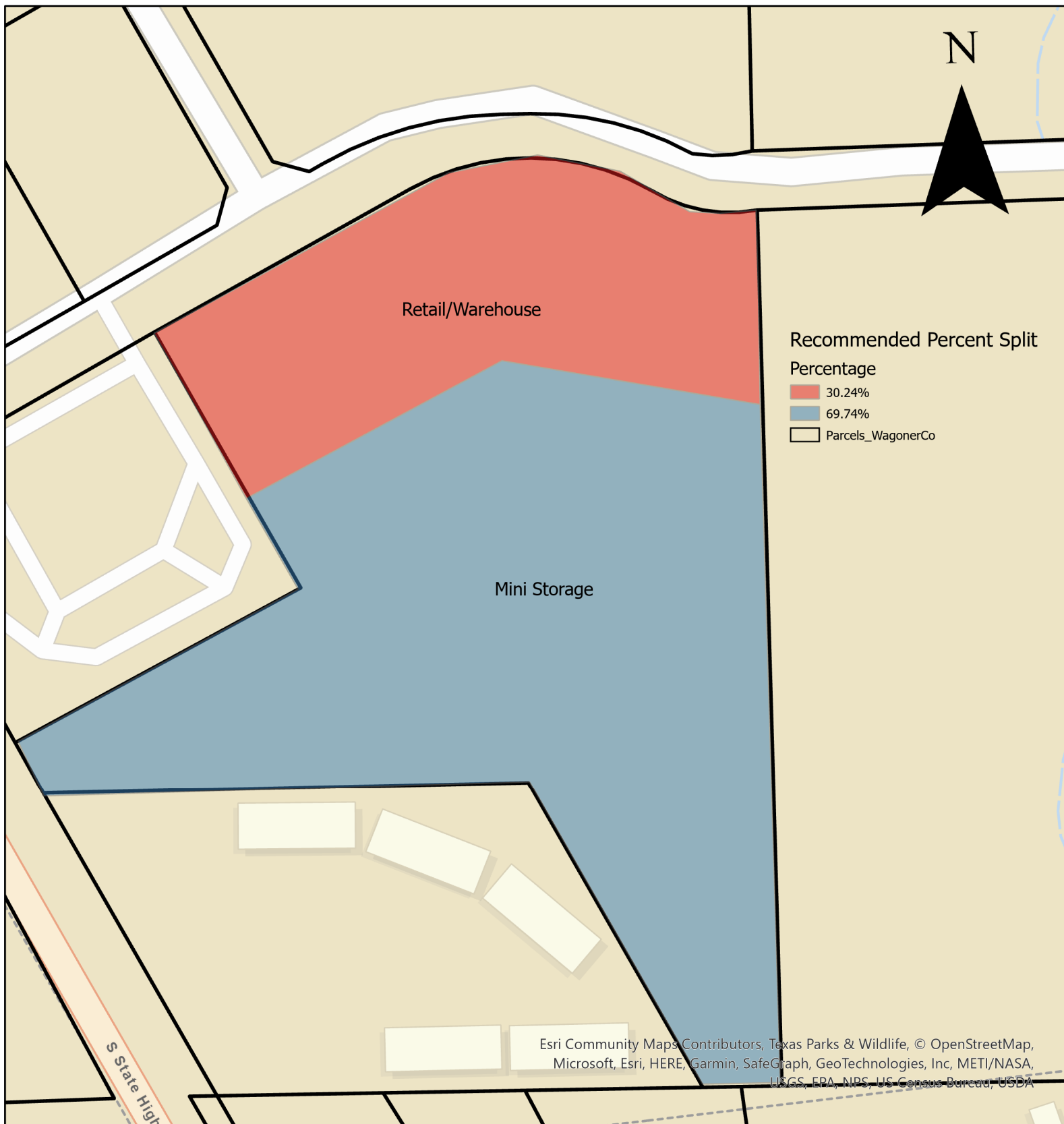
ZONE_TYPE

- AG Agriculture
- CG General Commercial
- IL Light Industrial
- RM-1 Residential Multi-Family
- RS-1 Residential Single Family
- RS-2 Residential Single Family
- RS-3 Residential Single Family





Map of intended uses by percentage



Map of suggested uses by percentage

Coweta Crossing
Coweta, Oklahoma

November 22, 2013

Prepared For:

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

Prepared By:

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

Coweta Crossing

Planned Unit Development Number PUD-R 13-02

DEVELOPMENT CONCEPT

Introduction.

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

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

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

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

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

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

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

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

Zoning.

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

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

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

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

DEVELOPMENT STANDARDS

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

LAND AREA:

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

PERMITTED USES (to be allowed by right):

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

MINIMUM FRONTAGE (per lot) N/A feet

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

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

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

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

MINIMUM BUILDING SETBACKS

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

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

LAND AREA:

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

PERMITTED USES (to be allowed by right):

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

MINIMUM YARD REQUIREMENTS PER SECTION 450 of the Zoning Code.

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

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

DEVELOPMENT AREA C (RESIDENTIAL MULTI-FAMILY)

LAND AREA:

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

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

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

MINIMUM YARD REQUIREMENTS PER SECTION 600 of the Zoning Code.

DEVELOPMENT STANDARDS FOR ALL PROPERTY

LANDSCAPED AREA AND SCREENING

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

SIGNS

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

LIGHTING

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

TRASH, MECHANICAL AND EQUIPMENT AREAS

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

TOPOGRAPHY, DRAINAGE AND UTILITIES

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

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

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

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

ACCESS, CIRCULATION AND PARKING

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

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

RESTRICTIVE COVENANTS; ENFORCEMENT

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

PERMIT PREREQUISITES

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

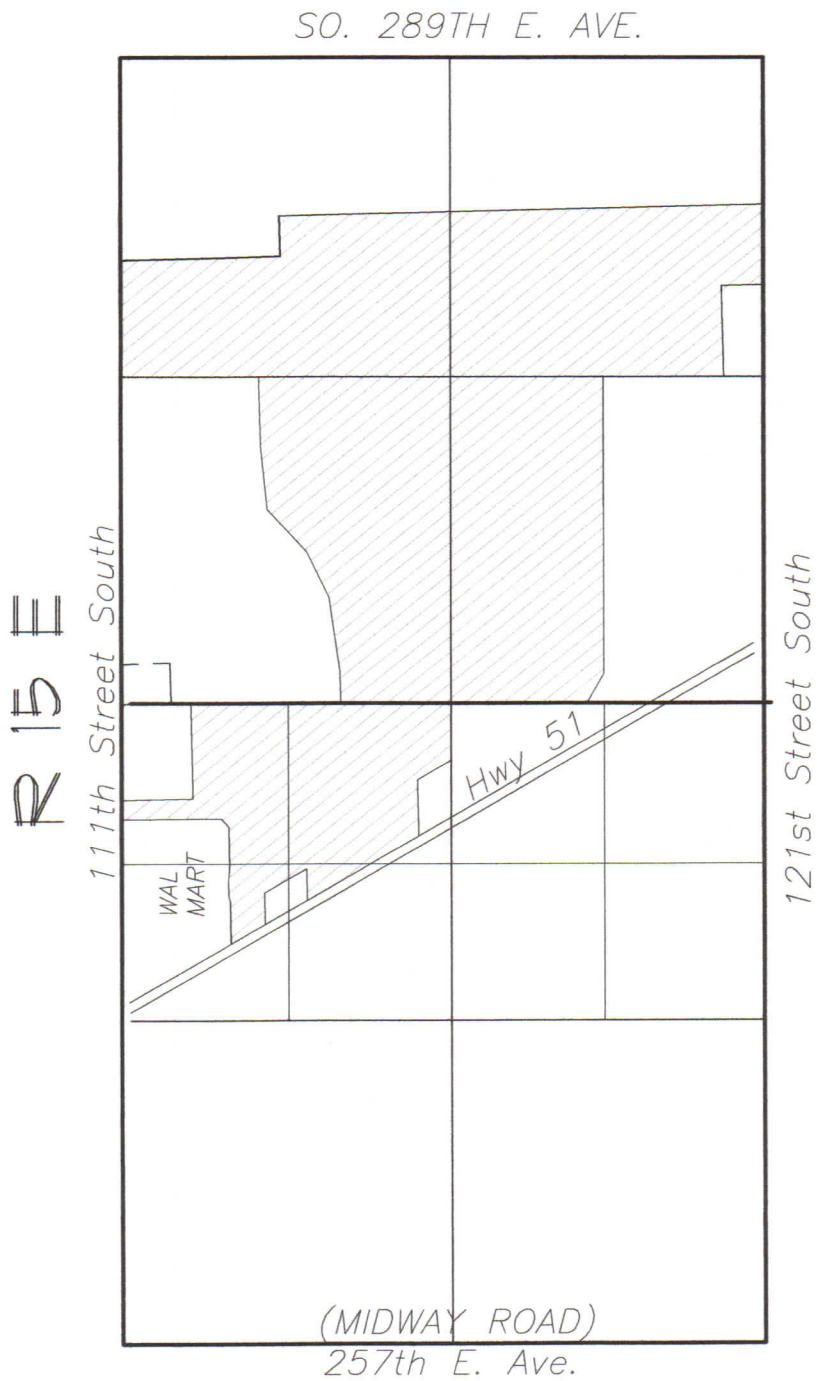
SCHEDULE OF DEVELOPMENT

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

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

EXHIBITS

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



SECTION 35 SECTION 36

LOCATION MAP

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EXHIBIT A

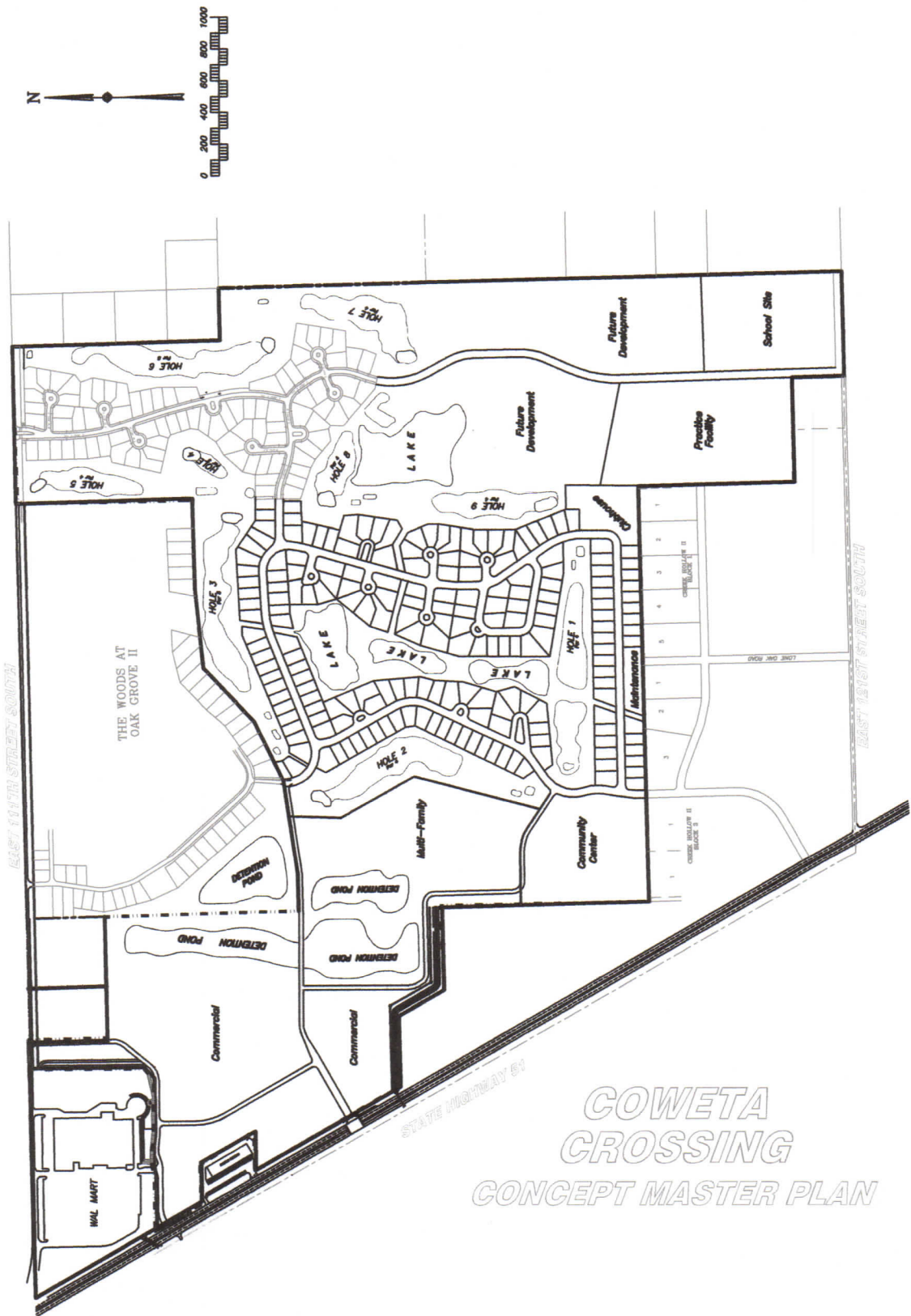


EXHIBIT B

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

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

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

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

COWETA CROSSING

Development Area A, Legal Description

Exhibit B-2

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

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

COWETA CROSSING

Development Area B, Legal Description

Exhibit B-4

RS-2

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

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

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

COWETA CROSSING

Development Area C, Legal Description

Exhibit B-3

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

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

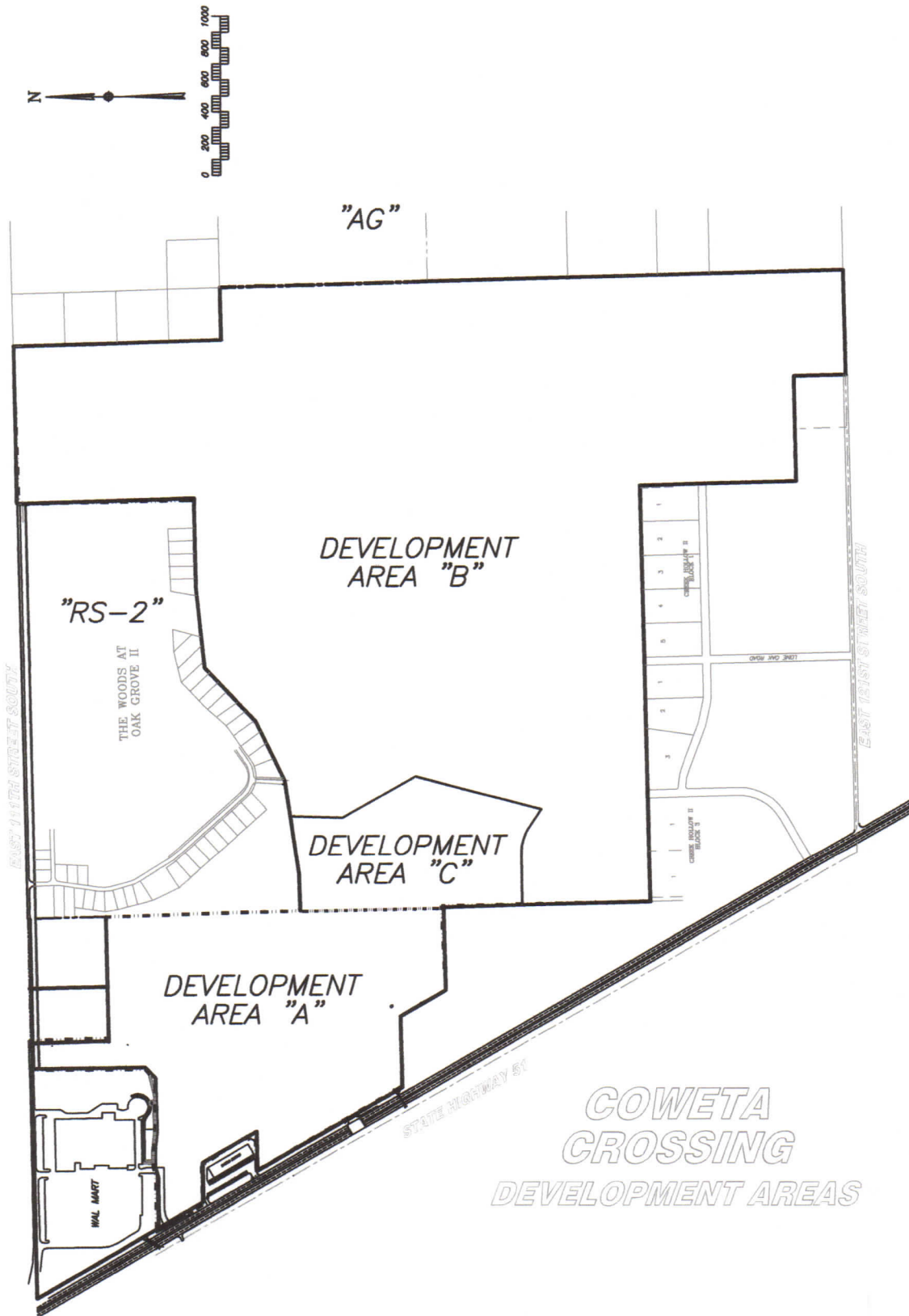


EXHIBIT D

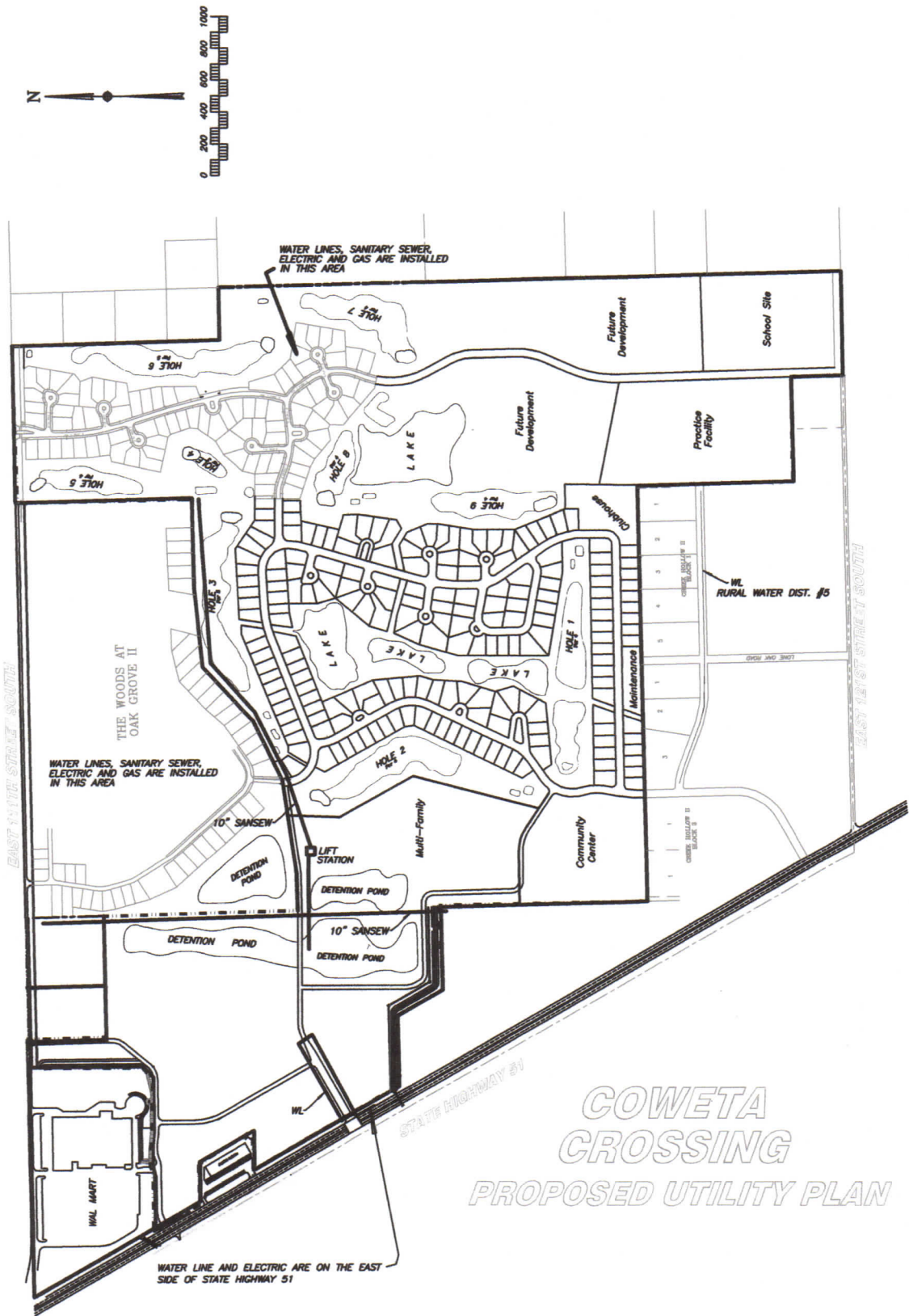


EXHIBIT E

