



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

AGENDA - REGULAR MEETING
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY
TUESDAY, FEBRUARY 21, 2023, 6:00 PM

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

Kristi Rentie ____

Jessica Morris ____

Tim Ahlstrom ____

Bruce Watkins ____

Joanna Jones ____

IV. PUBLIC HEARINGS

1. PUBLIC HEARING - CZ 23-01

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON CZ 23-01, A REQUEST TO CHANGE THE ZONING FROM GENERAL COMMERCIAL (CG) TO RESIDENTIAL TWO-FAMILY (RD) ON PROPERTY DESCRIBED AS LOT FOUR (4), COTTON MILL ADDITION, A REPLAT OF LOTS 1 THRU 11, BLOCK SIXTY-ONE (61), NEW COWETA, A PART OF THE WEST HALF (W/2) OF SECTION EIGHTEEN (18), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, GENERALLY KNOWN AS 409 E PECAN ST.

Documents:

[230221 PH NOTICE CZ 23-01.PDF](#)
[ZONING MAP.PDF](#)
[230221 CZ23-01 AERIAL MAP.PDF](#)

2. PUBLIC HEARING - PRELIMINARY AND FINAL PLAT - COWETA TRAILS SUBDIVISION

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST FOR PRELIMINARY AND FINAL PLAT APPROVAL OF COWETA TRAILS SUBDIVISION, PART OF PUD-02, A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA.

Documents:

V. OLD BUSINESS

1. LOT SPLIT CLS 23-01

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE CITY MANAGER OF A MINOR SUBDIVISION (LOT SPLIT) AND LOT COMBINATION IN ACCORDANCE WITH SECTIONS 3.6 AND 3.7 OF THE COWETA SUBDIVISION REGULATIONS, CASE NO. CLS 23-01, ON PROPERTY LOCATED ON LOTS 3 AND 4 OF BLOCK 21 OF THE TOWN OF OLD COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. (TOM YOUNG, CITY PLANNER)

Documents:

[230221 STAFF REPORT CLS23-01.PDF](#)
[SURVEY.PDF](#)
[ZONING MAP.PDF](#)
[AERIAL MAP.PDF](#)

2. LOT SPLIT CLS23-02

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE CITY MANAGER OF A MINOR SUBDIVISION (LOT SPLIT) IN ACCORDANCE WITH SECTION 3.7 OF THE COWETA SUBDIVISION REGULATIONS, CASE NO. CLS 23-02, ON PROPERTY LOCATED ON LOTS 2 AND 3 OF BLOCK 21 IN THE TOWN OF OLD COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. (TOM YOUNG, CITY PLANNER)

Documents:

[230221 STAFF REPORT CLS23-02.PDF](#)
[AERIAL MAP.PDF](#)
[SURVEY.PDF](#)
[ZONING MAP.PDF](#)

3. LOT SPLIT CLS23-03

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE CITY MANAGER OF A MINOR SUBDIVISION (LOT SPLIT) IN ACCORDANCE WITH SECTION 3.7 OF THE COWETA SUBDIVISION REGULATIONS, CASE NO. CLS 23-03, ON PROPERTY LOCATED ON LOTS 3 AND 4 OF BLOCK 21 IN THE TOWN OF OLD COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF. (TOM YOUNG, CITY PLANNER)

Documents:

[230221 STAFF REPORT CLS23-03.PDF](#)
[SURVEY.PDF](#)
[LOCATION MAP.PDF](#)
[ZONING MAP.PDF](#)

4. CZ 23-01

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON CZ 23-01, A REQUEST TO CHANGE THE ZONING FROM GENERAL COMMERCIAL (CG) TO RESIDENTIAL TWO-FAMILY (RD) ON PROPERTY DESCRIBED AS LOT FOUR (4), COTTON MILL ADDITION, A REPLAT OF LOTS 1 THRU 11, BLOCK SIXTY-ONE (61), NEW COWETA, A PART OF THE WEST HALF (W/2) OF SECTION EIGHTEEN (18), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, GENERALLY KNOWN AS 409 E PECAN ST. (TOM YOUNG, CITY PLANNER)

Documents:

[230221 STAFF REPORT CZ 23-01.PDF](#)
[COTTONMILLADDITION PLAT.PDF](#)
[LOCATION MAP.PDF](#)
[ZONING MAP.PDF](#)
[AERIAL MAP.PDF](#)

5. PRELIMINARY PLAT - COWETA TRAILS SUBDIVISION

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON A REQUEST FOR PRELIMINARY PLAT APPROVAL OF COWETA TRAILS SUBDIVISION, PART OF PUD-02, A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA. (TOM YOUNG, CITY PLANNER)

Documents:

[230221 PRELIM STAFF REP.DOCX](#)
[COWETA TRAILS PRELIMINARY PLAT\(SEALED\).PDF](#)
[LOCATION MAP.PDF](#)

6. FINAL PLAT - COWETA TRAILS SUBDIVISION

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON A REQUEST FOR FINAL PLAT APPROVAL OF COWETA TRAILS SUBDIVISION, PART OF PUD-02, A SUBDIVISION SITUATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA. (TOM YOUNG, CITY PLANNER)

Documents:

[230221 FINAL STAFF REP.DOCX](#)
[COWETA TRAILS FINAL PLAT\(SEALED\).PDF](#)
[LOCATION MAP.PDF](#)
[SITE PLAN COWETA TRAILS.PDF](#)

VI. NEW BUSINESS

VII. ADJOURNMENT

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

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

Notice is hereby given that a Public Hearing will be held before the Coweta Planning Commission at Coweta City Hall, 310 S. Broadway, Coweta, Oklahoma at 6:00 PM on Tuesday, February 21, 2023.

At the above time and place will be heard a request from Allen's Custom Homes, LLC, to change the zoning classification of a parcel of land located at 409 E Pecan St, in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, more particularly described as follows:

Lot Four (4), COTTON MILL ADDITION, a Replat of Lots 1, thru 11, Block Sixty-one (61), NEW COWETA, a part of the W1/2 of Section Eighteen (18), Township Seventeen (17) North, Range Sixteen (16) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

The request is to change the zone of said legal description from (CG) General Commercial to (RD) Residential Two Family Case Number CZ 23-01.

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

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

The City Council's review of the Planning Commission's recommendation on the proposed amendment to the zoning map is tentatively scheduled for the March 6, 2023, 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 18th Day of January 2023.

CZ 23-01 REZONE FROM CG GENERAL COMMERCIAL TO RD RESIDENTIAL TWO FAMILY



SUBJECT PROPERTY

16E17N18

Cypress

RD

CG

RS-3

147th

298th

Legend Zone_Type

- AG Agriculture
- CG General Commercial
- O Office and Institutional
- RD Residential Two Family
- RS-3 Residential Single Family

Delaware

Sycamore

CG

Sycamore

Guthrie

AG

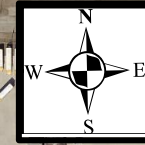
Eufala

Fairland

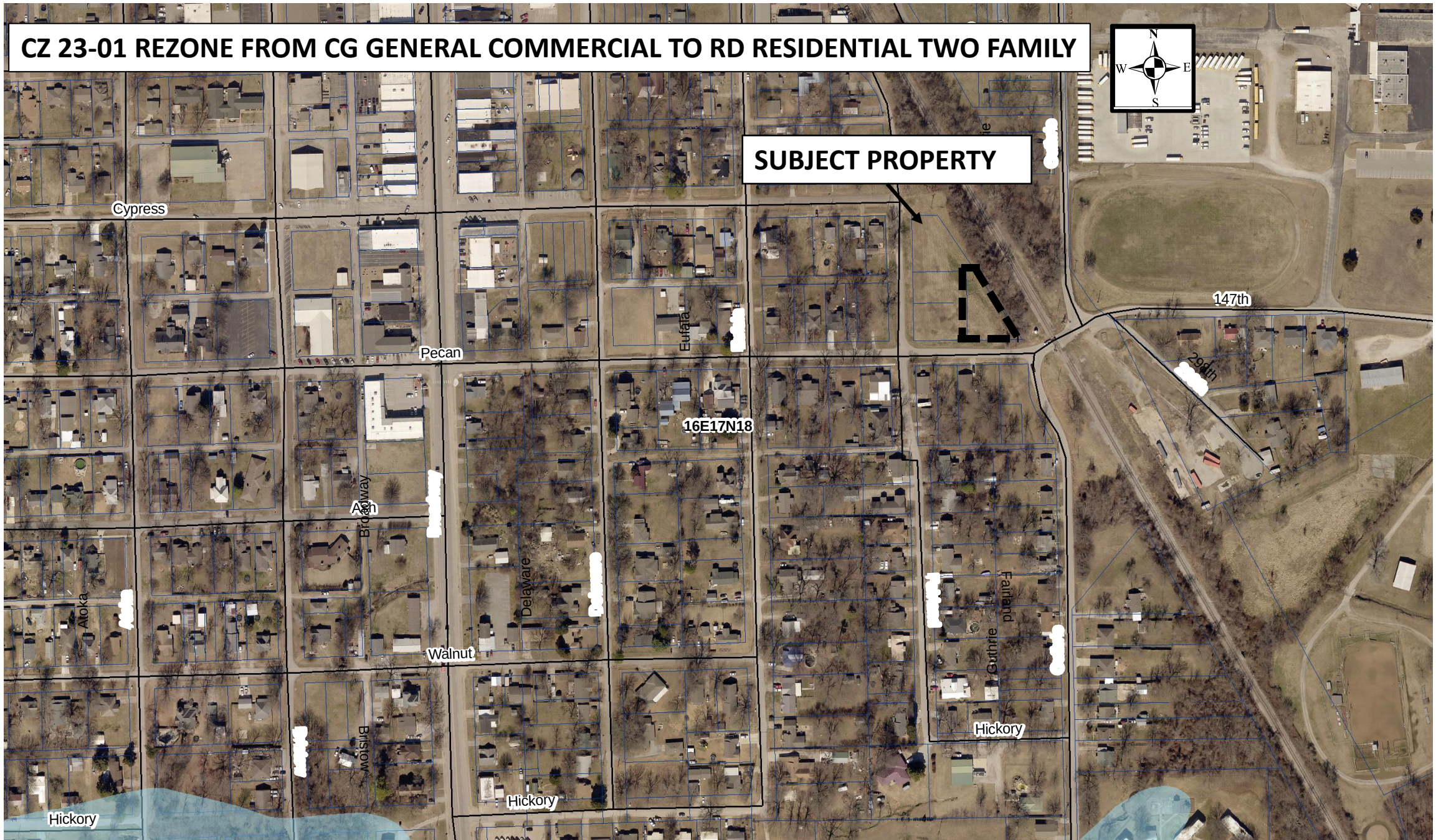
Pecan

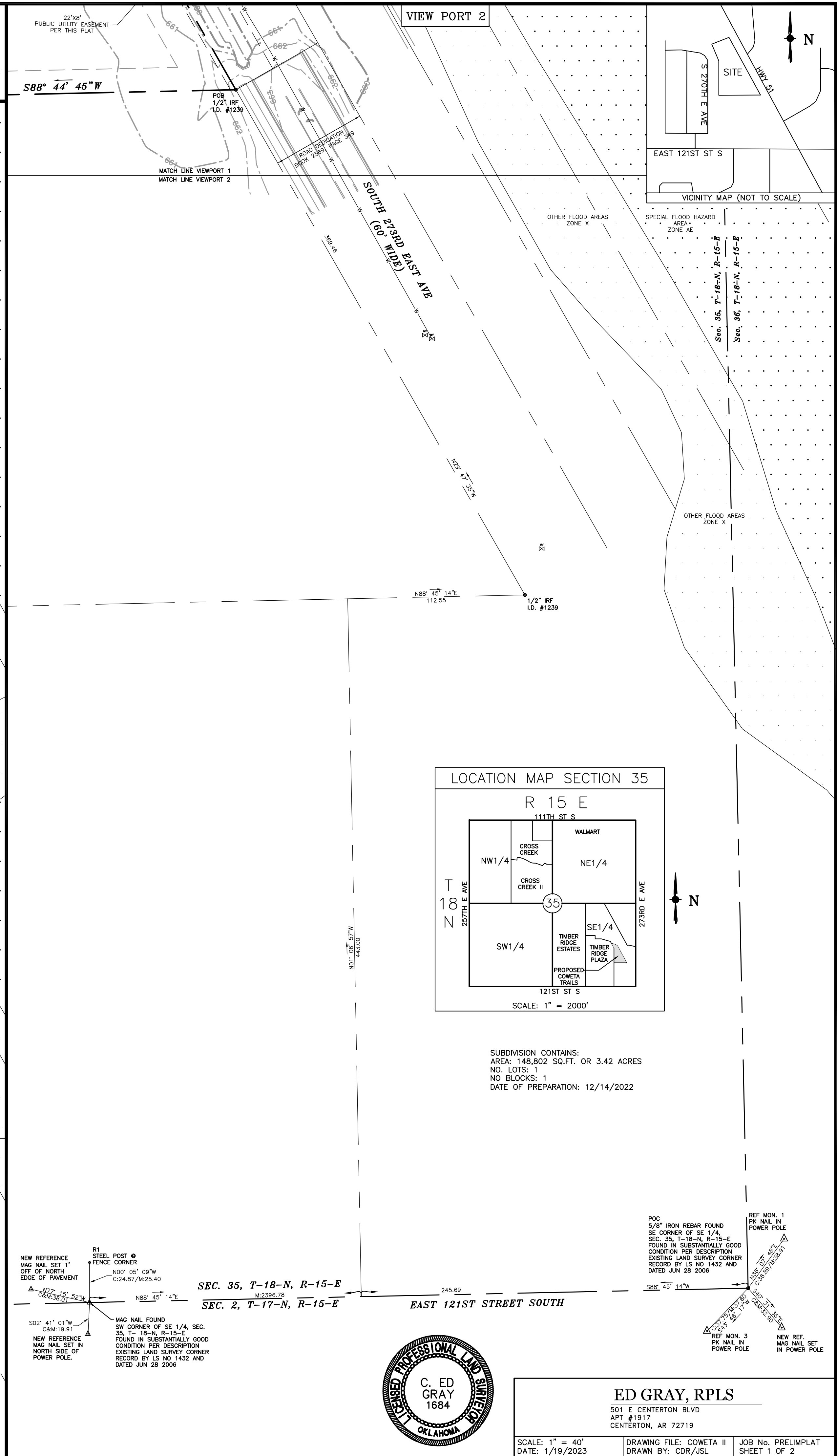
Guthrie

CZ 23-01 REZONE FROM CG GENERAL COMMERCIAL TO RD RESIDENTIAL TWO FAMILY



SUBJECT PROPERTY





ORDINANCE NO. 856
DOCUMENT #2022-3732

IV. AMENDED DEVELOPMENT STANDARDS

THE FOLLOWING ARE THE AMENDED DEVELOPMENT STANDARDS:

NON-RESIDENTIAL DEVELOPMENT STANDARDS:

GROSS LAND AREA: 2,824,359 SF 64.838 AC
NET LAND AREA:2,824,359 SF 64.838 AC

PERMITTED USES: USES PERMITTED AS A MATTER OF RIGHT IN THE CG GENERAL COMMERCIAL DISTRICT PLUS COMMERCIAL HIGH-TECH OFFICE PARK A/K/A HIGH-TECH, INDUSTRIAL-COMMERCIAL USE AS PRESENTLY PERMITTED WITHIN PUD-02.

MAXIMUM FLOOR AREA RATIO: NO LIMITATION; GOVERNED BY SETBACKS AND MINIMUM OFF-STREET PARKING

MAXIMUM BUILDING FLOOR AREA: NO LIMITATION; GOVERNED BY SETBACKS AND MINIMUM OFF-STREET PARKING

MAXIMUM BUILDING HEIGHT: 45 FT OR 4 STORIES

MINIMUM LOT WIDTH: NO LIMITATION

MINIMUM STREET FRONTAGE: 30FT*

MINIMUM BUILDING SETBACKS:
FROM ARTERIAL STREET RIGHT-OF-WAY: 50FT**
FROM NON-ARTERIAL STREET RIGHT-OF-WAY: 25FT**
FROM RESIDENTIAL BOUNDARIES: 50FT***
FROM ALL OTHER PUD PERIMETER BOUNDARIES: 17.5 FT***
FROM ALL OTHER BOUNDARIES: 0 FT

MINIMUM OFF-STREET PARKING MULTITENANT: 1 SPACE PER 225 SF BUILDING FLOOR AREA

MINIMUM OFF-STREET PARKING ALL OTHER USES: PER ZONING CODE FOR USE I OCCUPANCY ****

MAXIMUM OFF-STREET PARKING: NO LIMITATION

MINIMUM LOADING REQUIREMENTS: PER ZONING CODE FOR USE I OCCUPANCY ****

OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN CG DISTRICT

* ANY INTERIOR LOT HAVING NO STREET FRONTAGE SHALL BE PROVIDED ACCESS TO A PUBLIC STREET BY ACCESS EASEMENT(S) APPROVED BY THE CITY OF COWETA DURING PLATTING REVIEW, AND ALL PRIVATE ACCESS DRIVES SHALL MEET ALL CITY OF COWETA REQUIREMENTS.
** WHERE NO PARKING IS LOCATED BETWEEN THE BUILDING AND THE STREET, THE SETBACK IS REDUCED TO 15 FEET.
*** BUILDINGS GREATER THAN 45 FEET IN HEIGHT SHALL BE SET BACK 45 FEET PLUS 1 FOOT FOR EACH 1 FOOT OF BUILDING HEIGHT EXCEEDING 45 FEET.
**** MINIMUM PARKING RATIOS AND DESIGN SPECIFICATIONS MAY BE MODIFIED BY THE COWETA PLANNING COMMISSION UPON APPROVAL OF A VOLUNTARY DETAILED SITE PLAN.

RESIDENTIAL DEVELOPMENT STANDARDS:

GROSS LAND AREA: 2,824,359 SF 64.838 AC
NET LAND AREA:2,824,359 SF64.838 AC

PERMITTED USES: USES PERMITTED AS A MATTER OF RIGHT IN THE RM-1 DISTRICT, INCLUDING ONLY SINGLE-FAMILY DETACHED DWELLINGS, TOWNHOUSES, DUPLEXES, ZERO LOT LINE DWELLINGS, AND MULTIFAMILY AND ELDERLY RESIDENTIAL CARE FACILITIES; NEIGHBORHOOD COMMUNITY PLAYFIELDS AND PARKS INCLUDING CLUBHOUSES, POOLS, AND SIMILAR NEIGHBORHOOD AMENITIES; AND USES CUSTOMARILY ACCESSORY TO USES PERMITTED HEREIN.

MINIMUM LOT WIDTH:
SINGLE-FAMILY DETACHED: 50FT
TOWNHOUSE: 35FT
DUPLEX: 70FT
ZERO LOT LINE: 50FT
MULTIFAMILY AND ELDERLY RESIDENTIAL CARE FACILITIES: 75FT

MINIMUM LOT FRONTAGE: 30FT

MINIMUM LOT AREA AND LAND AREA:
SINGLE-FAMILY DETACHED:5,000 SF
TOWNHOUSE:3,800 SF
DUPLEX:7,000 SF
ZERO LOT LINE:5,000 SF
MULTIFAMILY AND ELDERLY RESIDENTIAL CARE FACILITIES: 1,742.4 SF PERDU

MAXIMUM DWELLING UNITS PER ACRE:MULTIFAMILY: 25 DUS/AC; OTHER RES.: 8 DUS/AC

MAXIMUM BUILDING HEIGHT MULTIFAMILY:45 FT OR 4 STORIES

MAXIMUM BUILDING HEIGHT OTHER RESIDENTIAL:45 FT OR 4 STORIES

MINIMUM YARD SETBACKS DETACHED SINGLE-FAMILY: *
FRONT YARD: 20FT
REAR YARD: 15FT
SIDE YARD (INTERIOR): 5 FT
SIDE YARD ABUTTING A STREET: 10FT
ANY YARD WITHIN 35 FEET OF ARTERIAL STREET: 35 FT FROM ARTERIAL STREET RIGHT-OF-WAY

MINIMUM YARD SETBACKS TOWNHOUSE: *
FRONT YARD: 20FT
REAR YARD: 15FT
SIDE YARD (INTERIOR): 0 FT
SIDE YARD ABUTTING A STREET: 10FT
ANY YARD WITHIN 35 FEET OF ARTERIAL STREET: 35 FT FROM ARTERIAL STREET RIGHT-OF-WAY

MINIMUM YARD SETBACKS DUPLEX:*
FRONT YARD: 20FT
REAR YARD: 15FT
SIDE YARD (INTERIOR): 5 FT
SIDE YARD ABUTTING A STREET: 15FT
ANY YARD WITHIN 35 FEET OF ARTERIAL STREET: 35 FT FROM ARTERIAL STREET RIGHT-OF-WAY

MINIMUM YARD SETBACKS ZERO LOT LINE: *
FRONT YARD: 20FT
REAR YARD: 15FT
SIDE YARD (INTERIOR): 0 FT & 10FT
SIDE YARD ABUTTING A STREET: 10FT
ANY YARD WITHIN 35 FEET OF ARTERIAL STREET: 35 FT FROM ARTERIAL STREET RIGHT-OF-WAY

MINIMUM YARD SETBACKS ZERO LOT LINE: *
FRONT YARD:20FT
REAR YARD:15FT
SIDE YARD (INTERIOR):0 FT & 10FT
SIDE YARD ABUTTING A STREET:10FT
ANY YARD WITHIN 35 FEET OF ARTERIAL STREET:35 FT FROM ARTERIAL STREET RIGHT-OF-WAY

MINIMUM YARD SETBACKS MULTIFAMILY AND ELDERLY RESIDENTIAL CARE FACILITIES:*
FRONT YARD ABUTTING ARTERIAL STREET: 35FT
FRONT YARD ABUTTING NON-ARTERIAL STREET: 15FT
ANY OTHER YARD ABUTTING ARTERIAL STREET: 15FT
ANY OTHER YARD ABUTTING NON-ARTERIAL STREET: 10FT
REAR YARD: 17.5 FT
SIDE YARD NOT ABUTTING A STREET: 10FT

MINIMUM OFF-STREET PARKING:AS REQUIRED BY ZONING CODE FOR DWELLING TYPE

MINIMUM LOADING REQUIREMENTS:NONE REQUIRED

OTHER BULK AND AREA REQUIREMENTS:AS REQUIRED WITHIN THE RM-1 DISTRICT

* ALL STREET SETBACKS ARE MEASURED FROM THE PLANNED ULTIMATE RIGHT-OF-WAY LINE AS FOLLOWS: MEASURED FROM THE CENTERLINE OF THE ABUTTING STREET, ADD THE PROVIDED SETBACKS TO 1/2 OF THE RIGHT-OF-WAY DESIGNATED ON THE COWETA MAJOR STREET AND HIGHWAY PLAN. IF NOT DESIGNATED, ADD TO OF THE ULTIMATE FRONTAGE/COLLECTOR STREET RIGHT-OF-WAY, OR 25 FT FOR ALL OTHER STREETS WITHIN OR ADJOINING THE PUD.

ACCESS AND CIRCULATION: INITIAL PLANS FOR ACCESS, TRAFFIC CIRCULATION AND PARKING AREAS ARE DEPICTED ON EXHIBIT A. AS SHOWN, A FRONTAGE/COLLECTOR STREET WILL PARALLEL THE RAILROAD TRACKS TO THE WEST, THE FIRST PART OF THE FRONTAGE/COLLECTOR ROAD HAS ALREADY BEEN CONSTRUCTED IN 2021 TO SERVE THE COWETA TRAILS SENIOR LIVING DEVELOPMENT, AS A 3-LANE WITH CENTER TURN LANE, 36'-WIDE ROADWAY (BETWEEN CURB FACES) WITHIN A 60'-WIDE RIGHT-OF-WAY. THE FRONTAGE/COLLECTOR ROAD IS NOT DESIGNATED ON ANY MAJOR STREET PLAN MAP, INCLUDING THE COWETA MAJOR STREET AND HIGHWAY PLAN MAP (FIGURE 5), THE REGIONAL TRANSPORTATION PLAN MAP FIGURE 02 OF COMPREHENSIVE PLAN 2020- 2030, OR THE TULSA METROPOLITAN AREA MAJOR STREET AND HIGHWAY PLAN MAP. FURTHER, IT IS NOT SPECIFICALLY MENTIONED IN TRANSPORTATION CHAPTER 19 OF THE COWETA COMPREHENSIVE PLAN 2020 - 2030. SINCE TRAFFIC VOLUMES AND QUEUEING REQUIREMENTS DIMINISH WITH DISTANCE FROM THE INTERSECTION, AND AS THERE IS NO POSSIBILITY OF EASTBOUND TURNING MOVEMENTS DUE TO THE RAILROAD, IT IS ANTICIPATED THE FRONTAGE/COLLECTOR ROAD WILL BE CONTINUED NORTH WITH 30' PAVING AND 50' RIGHT-OF-WAY GEOMETRIES.

WHILE THE FRONTAGE/COLLECTOR STREET SHALL BE PUBLIC, OTHER STREETS WITHIN THE DEVELOPMENT WILL HAVE THE OPTION TO BE PRIVATE. GATED STREETS, PER THIS PUD, ANY PRIVATE STREETS SHALL BE MAINTAINED BY A MANDATORY PROPERTY OWNERS' ASSOCIATION. WHETHER PUBLIC OR PRIVATE, STREETS SHALL BE CONSTRUCTED TO MEET THE MINIMUM STANDARDS OF THE CITY OF COWETA FOR PUBLIC STREETS; PROVIDED, HOWEVER, THE CITY OF COWETA MAY APPROVE ALTERNATIVE STREET DESIGN STANDARDS INCLUDING, BUT NOT LIMITED TO, ALTERNATIVE DESIGNS FOR THE FRONTAGE/COLLECTOR STREET.

ANY DIVIDED, BOULEVARD STREETS SEPARATED BY PRIVATE LANDSCAPED ISLANDS MAY HAVE ONE-WAY LANES MEETING RIGHT-OF-WAY WIDTH REQUIREMENTS IN AGGREGATE AND SHALL OTHERWISE BE CONSTRUCTED TO MEET THE MINIMUM STANDARDS DETERMINED BY THE CITY OF COWETA. ANY GATES SERVING PRIVATE STREETS OR DRIVES SHALL BE DESIGNED ACCORDING TO THE FIRE CODE ADOPTED BY THE CITY OF COWETA AND BE APPROVED BY THE COWETA FIRE MARSHAL.

FOR NONRESIDENTIAL AND MULTIFAMILY DEVELOPMENT, OFF-STREET PARKING AND LOADING REQUIREMENTS, INCLUDING MINIMUM PARKING RATIOS AND DESIGN SPECIFICATIONS, MAY BE MODIFIED BY THE COWETA PLANNING COMMISSION UPON APPROVAL OF A VOLUNTARY DETAILED SITE PLAN.

THE FRONTAGE/COLLECTOR STREET MAY BE EXTENDED TO INDIVIDUAL DEVELOPMENT TRACTS, PROVIDED THAT SECONDARY ACCESS MUST BE PROVIDED TO EACH TRACT AS REQUIRED BY THE COWETA FIRE MARSHAL.

UPON SITE PLAN REVIEW, EMERGENCY-ACCESS-ONLY GATES ('CRASH GATES') SHALL BE INSTALLED AT EXISTING STUB STREETS IF REQUIRED BY THE CITY OF COWETA AND ALLOWED BY THE FIRE MARSHAL.

DUE TO THE DESIRE TO PRESERVE NATURAL GRADES AND TREED AREAS TO THE EXTENT POSSIBLE, RESIDENTIAL AND NONRESIDENTIAL STREET GRADES, INCLUDING COLLECTOR AND LOCAL, MINOR STREETS, SHALL BE PERMITTED UP TO 11%.

ORDINANCE NO. 856
DOCUMENT #2022-3732

PLATTING AND SITE PLAN REQUIREMENTS: NO BUILDING PERMIT SHALL BE ISSUED FOR ANY DEVELOPMENT TRACT UNTIL A SUBDIVISION PLAT FOR SAID TRACT HAS BEEN SUBMITTED TO AND APPROVED BY BOTH THE COWETA PLANNING COMMISSION AND THE COUNCIL OF THE CITY OF COWETA, AND DULY FILED OF RECORD. THE REQUIRED SUBDIVISION PLAT SHALL INCLUDE COVENANTS OF RECORD IMPLEMENTING THE DEVELOPMENT STANDARDS OF THE APPROVED PUD AND THE CITY OF COWETA SHALL BE A BENEFICIARY THEREOF. THE PLAT WILL ALSO SERVE AS THE SITE PLAN FOR ALL DETACHED OR ATTACHED SINGLE-FAMILY OR DUPLEX RESIDENTIAL LOTS CONTAINED WITHIN THE PLAT.

SITE DEVELOPMENT TRACTS MAY BE SPLIT AND CONVEYED IN ACCORDANCE WITH THE MINOR SUBDIVISION (OR 'LOT-SPLIT') PROVISIONS OF THE CITY OF COWETA SUBDIVISION REGULATIONS, PROVIDED THAT NOT MORE THAN THREE (3) SPLIT TRACTS MAY RESULT FROM THE MINOR SUBDIVISION PROCESS AT ANY ONE TIME. THE REMAINDER DEED OR SPLITS ARE NOT COUNTED AGAINST THE 3 ALLOWABLE SPLITS. UPON CONVEYANCE OF A SPLIT TRACT CREATED BY THE MINOR SUBDIVISION PROCESS, THE SPLIT TRACT SHALL BE SUBJECT TO THE PLATTING REQUIREMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT. UPON PLATTING SUCH TRACT, IT SHALL NO LONGER COUNT AGAINST THE MINOR SUBDIVISION MAXIMUM OF 3 LOTS AT ANY ONE TIME. THE REMAINDER TRACT SHALL NOT BE INCLUDED IN THE MAXIMUM TRACT COUNT, REGARDLESS OF SIZE, UNTIL THE FINAL REMAINDER TRACT IS PLATTED AND DEVELOPED. THIS PROVISION SHALL NOT EXTEND TO ANY TRACT AFTER THE PLATTING OF SUCH TRACT. ALL LOTS ARE REQUIRED TO BE PLATTED.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY DEVELOPMENT TRACT WITHIN THE PUD, A SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE CITY OF COWETA AS BEING IN CONFORMANCE WITH THE PUD DEVELOPMENT STANDARDS. NOTWITHSTANDING THE ABOVE, THE TRACT OWNER MAY VOLUNTARILY SUBMIT A SITE PLAN FOR REVIEW AND APPROVAL BY THE CITY OF COWETA PLANNING COMMISSION, WHICH SHALL THEREUPON HAVE THE AUTHORITY TO GRANT MINOR MODIFICATIONS TO PUD DEVELOPMENT STANDARDS AS SPECIFICALLY OUTLINED HEREIN.

SITE DEVELOPMENT TRACTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROPRIATE NONRESIDENTIAL OR RESIDENTIAL DEVELOPMENT STANDARDS, EXCEPT IN CASES OF A VERTICALLY-MIXED USE DEVELOPMENT, WHICH SHALL BE CONSTRUCTED ACCORDING TO THE DEVELOPMENT STANDARDS FOR NONRESIDENTIAL DEVELOPMENTS. IF THE USE OF RESIDENTIAL DEVELOPMENT STANDARDS OR ANY SPECIFIC SUCH STANDARD IS DESIRED, OR IN THE EVENT OF ANY DISCREPANCIES, THESE MAY BE RESOLVED UPON PLANNING COMMISSION APPROVAL OF A VOLUNTARY DETAILED SITE PLAN.

NONRESIDENTIAL DEVELOPMENT ADJOINING EXISTING RESIDENTIAL SHALL INSTALL AND MAINTAIN A LANDSCAPED BUFFER AT LEAST 17.5 FEET IN WIDTH ALONG THE SHARED BOUNDARY, WHICH BUFFER SHALL CONTAIN AT LEAST ONE (1) LANDSCAPE TREE PER EACH 1,500 SQUARE FEET OF ZONING SETBACK AREA AS PROVIDED HEREIN. THE SITE DEVELOPER SHALL MAKE ALL EFFORTS TO PRESERVE EXISTING TREES AND ONLY REMOVE AND REPLACE WITH THE REQUIRED LANDSCAPE BUFFER TREES IF NECESSARY.

MIXED-USE DEVELOPMENT: BUILDINGS CONTAINING BOTH RESIDENTIAL AND NONRESIDENTIAL PRINCIPAL USES SHALL BE DEVELOPED ACCORDING TO THE NONRESIDENTIAL DEVELOPMENT STANDARDS, EXCEPT ANY LOT CONTAINING A DWELLING UNIT SHALL MAINTAIN A MINIMUM OF 30 FEET OF FRONTAGE ON A PUBLIC OR PRIVATE STREET OR DEDICATED RIGHT-OF-WAY. SUCH VERTICALLY MIXED-USE BUILDINGS SHALL BE PROVIDED AND MAINTAIN IN AGGREGATE PARKING IN NUMBER AS CALCULATED SEPARATELY BY USE TYPE AND CATEGORY. SHOULD NONRESIDENTIAL BUILDING FLOOR AREA BE RESTRICTED WITHIN THE PUD, NEITHER STRUCTURED PARKING NOR THE FLOOR AREA OF ANY RESIDENTIAL USE COMPONENT OF A MIXED-USE BUILDING SHALL BE COUNTED AGAINST THE MAXIMUM.

ARCHITECTURAL REVIEW: AN ARCHITECTURAL REVIEW COMMITTEE (ARC) WILL BE FORMED. THE ARC WILL REVIEW SITE, LANDSCAPE, DRAINAGE, AND ARCHITECTURAL AND BUILDING PLANS AND THE SELECTION OF ARCHITECTURAL BUILDING MATERIALS. THE APPROVAL OF THE ARC OF SUCH PLAN SHALL BE REQUIRED PRIOR TO THE SUBMISSION TO THE CITY OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT. THE ARCHITECTURAL REVIEW REQUIREMENT IS TO BE ESTABLISHED AS A PRIVATE RESTRICTION SET FORTH WITHIN A RECORDED INSTRUMENT AND IS AN IMPORTANT FACTOR IN ACHIEVING A QUALITY DEVELOPMENT AS ORIGINALLY INTENDED.

THE BUILDING ELEVATIONS FOR DWELLING UNITS, OFFICES, AND BUSINESSES WILL BE DESIGNED TO EXPRESS INDIVIDUALITY WITHIN A DEVELOPMENT AREA WHILE SIMULTANEOUSLY MAINTAINING THE OVERALL CHARACTER OF THE COMMUNITY. ATTENTION TO ALL ASPECTS OF THE BUILDING DESIGN WILL BE GIVEN TO CREATE THE INDIVIDUALITY DESIRED. EXAMPLES OF BUILDING ELEMENTS TO BE STUDIED INCLUDE ROOFS, WALLS, OPENINGS, FOUNDATIONS, CHIMNEY MATERIALS, PLAZAS, AND DECKS. EVEN THOUGH BUILDING APPEARANCES WILL VARY THROUGHOUT THE DEVELOPMENT, CONTINUITY WILL BE PROVIDED THROUGH THE UTILIZATION OF ADDITIONAL ARCHITECTURAL AND NON-ARCHITECTURAL ELEMENTS SUCH AS LIGHTING, SIGNAGE, PAVING, HARDSCAPE, AND LANDSCAPE PLAN MATERIAL.

THE ARC WILL BE DESIGNATED BY ROLAND INVESTMENTS, LTD., ITS SUCCESSORS OR ASSIGNS, AS THE ARC AS DESCRIBED HEREIN.

SCHEDULE OF DEVELOPMENT: WHILE THE ORIGINAL PUD-02 HAS INCLUDED THREE (3) PREVIOUS DEVELOPMENTS THUS FAR, DEVELOPMENT OF THE REMAINING PUD SITE IS EXPECTED TO COMMENCE AS MARKET CONDITIONS PERMIT. ALL DEVELOPMENT WILL BE COORDINATED WITH THE CITY OF COWETA IN ORDER TO PROVIDE ADEQUATE TRAFFIC CIRCULATION AND UTILITY SERVICE.

LEGAL DESCRIPTION

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 15 EAST, OF THE INDIAN BASE AND MERIDIAN ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, IN THE CITY OF COWETA, COUNTY OF WAGONER AND STATE OF OKLAHOMA AND BEING KNOWN AS LAND CONVEYED TO CAPSTONE AT COWETA TRAILS, LP BY DEED RECORDED IN DOCUMENT #2022-15400 IN THE WAGONER COUNTY CLERKS OFFICE AND IS FURTHER BOUNDED AND DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND 5/8" IRON REBAR FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4, SECTION 35, TOWNSHIP 18 NORTH, RANGE 15 EAST; THENCE SOUTH 88°45'14" WEST A DISTANCE OF 245.69 FEET; THENCE NORTH 01°06'57" WEST A DISTANCE OF 443.00 FEET TO A POINT LYING IN A SOUTHERLY LINE OF LAND CONVEYED TO COWETA TRAILS, LP BY DEED RECORDED IN DEED BOOK 2591, PAGE 789 RECORDED IN THE WAGONER COUNTY CLERK'S OFFICE; THENCE ALONG SAID SOUTHERLY LINE NORTH 88°45'14" EAST A DISTANCE OF 112.55 FEET TO A 1/2" IRON REBAR, I.D. #1239, AT A SOUTHEASTERLY CORNER THEREOF SAID CORNER LYING IN A SOUTHWESTERLY RIGHT-OF-WAY OF SOUTH 273RD EAST AVENUE (60' WIDE); THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY NORTH 29°47'35" EAST A DISTANCE OF 369.46 FEET TO A 1/2" IRON REBAR FOUND, I.D. #1239 AT A NORTHEASTERLY CORNER OF LAND SO CONVEYED TO COWETA TRAILS, LP AND BEING THE POINT OF BEGINNING OF THE PREMISES HEREIN INTENDED TO BE DESCRIBED;

THENCE ALONG SAID NORTHERLY LINE SOUTH 88°44'45" WEST A DISTANCE OF 405.18 FEET TO A 1/2" IRON REBAR, I.D. #1239, LYING IN AN EASTERLY LINE OF LOT 5 OF THE TIMBER RIDGE PLAZA RECORDED BY PLAT IN PLAT NUMBER PLC4-310 IN THE WAGONER COUNTY CLERK'S OFFICE; THENCE ALONG SAID EASTERLY LINE OF SAID SUBDIVISION NORTH 01°22'13" WEST A DISTANCE OF 461.62 FEET TO A 1/2" IRON REBAR, I.D. #1239, FOUND AT AN ANGLE POINT IN THE EASTERLY LINE OF LOT 42 OF SAID SUBDIVISION; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 29°46'21" WEST A DISTANCE OF 178.91 FEET TO A CAPPED 5/8" IRON REBAR SET, I.D. C. ED GRAY #1684; THENCE SOUTH 75°32'28" EAST A DISTANCE OF 100.62 FEET TO A CAPPED 5/8" IRON REBAR SET, I.D. C. ED GRAY #1684 AT AN ANGLE POINT THEREIN; THENCE SOUTH 67°29'59" EAST A DISTANCE OF 55.37 FEET TO A CAPPED 5/8" IRON REBAR SET, I.D. C. ED GRAY #1684 AT AN ANGLE POINT THEREIN; THENCE SOUTH 58°48'02" EAST A DISTANCE OF 62.33 FEET TO A CAPPED 5/8" IRON REBAR SET, I.D. C. ED GRAY #1684 LYING IN THE EXTENDED SAID SOUTHWESTERLY RIGHT-OF-WAY SOUTH 273RD EAST AVENUE; THENCE ALONG SAID EXTENDED SOUTHWESTERLY RIGHT-OF-WAY SOUTH 29°47'35" EAST A DISTANCE OF 609.93 FEET TO THE PLACE OF BEGINNING CONTAINING 148,802 SQ. FT. OR 3.42 ACRES (MORE OR LESS) OF LAND.



PLANNING COMMISSION DOES HEREBY CERTIFY THAT THE PLANNING COMMISSION DULY APPROVE THE

CITY OF COWETA PLANNING COMMISSION
THE UNDERSIGNED CHAIRMAN OF THE CITY OF COWETA PLANNING COMMISSION DOES HEREBY CERTIFY THAT
THE PLANNING COMMISSION DULY APPROVED THE PLAT OF THE "COWETA TRAILS SUBDIVISION"

PLANNING COMMISSION CHAIRMAN _____ APPROVED DATE _____

CERTIFICATE OF COWETA CITY CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF THE CITY OF COWETA AND FIND ALL DEFERRED PAYMENTS OR UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENT HAVE BEEN PAID IN FULL AND THAT THERE IS NO SPECIAL ASSESSMENT PROCEDURE NOW PENDING AGAINST THE LAND AS SHOWN ON THIS PLAT

CITY CLERK _____ APPROVED DATE _____

CERTIFICATE OF FINAL PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE COWETA CITY COUNCIL.

MAYOR/VICE MAYOR _____ APPROVED DATE _____

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY CLERK.

CITY CLERK _____

IN WITNESS WHEREOF, "CAPSTONE AT COWETA TRAILS II, LP" HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2022.

CAPSTONE AT COWETA TRAILS II, LP,
AN OKLAHOMA LIMITED PARTNERSHIP
BY: _____
MEMBER-MANAGER

STATE OF _____
COUNTY OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____
2022, BY _____ AS _____ OF CAPSTONE AT COWETA TRAILS
II, LP AN OKLAHOMA LIMITED PARTNERSHIP.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEY

I, C. ED GRAY, A REGISTER LAND SURVEYOR, IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "COWETA TRAILS SUBDIVISION", A SUBDIVISION IN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA IS A REPRESENTATION OF THE SRUVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICE AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS OF PRACTICE OF LAND SURVEYING.

C. ED. GRAY, RLS #1684 _____

STATE OF _____
COUNTY OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____
2022, BY _____ AS _____ OF CAPSTONE AT COWETA TRAILS
II, LP AN OKLAHOMA LIMITED PARTNERSHIP.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

APPROVED _____ BY THE CITY
COUNCIL OF THE CITY OF COWETA,
OKLAHOMA

MAYOR _____

ATTEST: CITY CLERK _____

STATE OF OKLAHOMA } SS
COUNTY OF AGONER }
I, _____, WAGONER COUNTY CLERK, IN
AND FOR THE COUNTY AND STATE OF OKLAHOMA ABOVE NAMED,
DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND
CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY
OFFICE.

DATED THE _____ DAY OF _____
WAGONER COUNTY CLERK _____

DEPUTY _____

ED GRAY, RPLS
501 E CENTERTON BLVD
APT #1917
CENTERTON, AR 72719

TEXT DATE: 1/19/2023 DRAWING FILE: COWETA II JOB No. PRELIMPLAT
DRAWN BY: CDR/JSL SHEET 2 OF 2

ORDINANCE NO. 856
DOCUMENT #2022-3732

IV. AMENDED DEVELOPMENT STANDARDS

THE FOLLOWING ARE THE AMENDED DEVELOPMENT STANDARDS:

NON-RESIDENTIAL DEVELOPMENT STANDARDS:

GROSS LAND AREA: 2,824,359 SF 64.838 AC
NET LAND AREA:2,824,359 SF 64.838 AC

PERMITTED USES: USES PERMITTED AS A MATTER OF RIGHT IN THE CG GENERAL COMMERCIAL DISTRICT PLUS COMMERCIAL HIGH-TECH OFFICE PARK A/K/A HIGH-TECH, INDUSTRIAL-COMMERCIAL USE AS PRESENTLY PERMITTED WITHIN PUD-02.

MAXIMUM FLOOR AREA RATIO: NO LIMITATION; GOVERNED BY SETBACKS AND MINIMUM OFF-STREET PARKING

MAXIMUM BUILDING FLOOR AREA: NO LIMITATION; GOVERNED BY SETBACKS AND MINIMUM OFF-STREET PARKING

MAXIMUM BUILDING HEIGHT: 45 FT OR 4 STORIES

MINIMUM LOT WIDTH: NO LIMITATION

MINIMUM STREET FRONTAGE: 30FT*

MINIMUM BUILDING SETBACKS:
FROM ARTERIAL STREET RIGHT-OF-WAY: 50FT**
FROM NON-ARTERIAL STREET RIGHT-OF-WAY: 25FT**
FROM RESIDENTIAL BOUNDARIES: 50FT***
FROM ALL OTHER PUD PERIMETER BOUNDARIES: 17.5 FT***
FROM ALL OTHER BOUNDARIES: 0 FT

MINIMUM OFF-STREET PARKING MULTITENANT: 1 SPACE PER 225 SF BUILDING FLOOR AREA

MINIMUM OFF-STREET PARKING ALL OTHER USES: PER ZONING CODE FOR USE I OCCUPANCY ****

MINIMUM OFF-STREET PARKING: NO LIMITATION

MINIMUM LOADING REQUIREMENTS: PER ZONING CODE FOR USE I OCCUPANCY ****

OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN CG DISTRICT

* ANY INTERIOR LOT HAVING NO STREET FRONTAGE SHALL BE PROVIDED ACCESS TO A PUBLIC STREET BY ACCESS EASEMENT(S) APPROVED BY THE CITY OF COWETA DURING PLATTING REVIEW, AND ALL PRIVATE ACCESS DRIVES SHALL MEET ALL CITY OF COWETA REQUIREMENTS.
** WHERE NO PARKING IS LOCATED BETWEEN THE BUILDING AND THE STREET, THE SETBACK IS REDUCED TO 15 FEET.
*** BUILDINGS GREATER THAN 45 FEET IN HEIGHT SHALL BE SET BACK 45 FEET PLUS 1 FOOT FOR EACH 1 FOOT OF BUILDING HEIGHT EXCEEDING 45 FEET.
**** MINIMUM PARKING RATIOS AND DESIGN SPECIFICATIONS MAY BE MODIFIED BY THE COWETA PLANNING COMMISSION UPON APPROVAL OF A VOLUNTARY DETAILED SITE PLAN.

RESIDENTIAL DEVELOPMENT STANDARDS:

GROSS LAND AREA: 2,824,359 SF 64.838 AC
NET LAND AREA:2,824,359 SF64.838 AC

PERMITTED USES: USES PERMITTED AS A MATTER OF RIGHT IN THE RM-1 DISTRICT, INCLUDING ONLY SINGLE-FAMILY DETACHED DWELLINGS, TOWNHOUSES, DUPLEXES, ZERO LOT LINE DWELLINGS, AND MULTIFAMILY AND ELDERLY RESIDENTIAL CARE FACILITIES; NEIGHBORHOOD COMMUNITY PLAYFIELDS AND PARKS INCLUDING CLUBHOUSES, POOLS, AND SIMILAR NEIGHBORHOOD AMENITIES; AND USES CUSTOMARILY ACCESSORY TO USES PERMITTED HEREIN.

MINIMUM LOT WIDTH:
SINGLE-FAMILY DETACHED: 50FT
TOWNHOUSE: 35FT
DUPLEX: 70FT
ZERO LOT LINE: 50FT
MULTIFAMILY AND ELDERLY RESIDENTIAL CARE FACILITIES: 75FT

MINIMUM LOT FRONTAGE: 30FT

MINIMUM LOT AREA AND LAND AREA:
SINGLE-FAMILY DETACHED:5,000 SF
TOWNHOUSE:3,800 SF
DUPLEX:7,000 SF
ZERO LOT LINE:5,000 SF
MULTIFAMILY AND ELDERLY RESIDENTIAL CARE FACILITIES: 1,742.4 SF PERDU

MAXIMUM DWELLING UNITS PER ACRE:MULTIFAMILY: 25 DUS/AC; OTHER RES.: 8 DUS/AC

MAXIMUM BUILDING HEIGHT MULTIFAMILY:45 FT OR 4 STORIES

MAXIMUM BUILDING HEIGHT OTHER RESIDENTIAL:45 FT OR 4 STORIES

MINIMUM YARD SETBACKS DETACHED SINGLE-FAMILY: *
FRONT YARD: 20FT
REAR YARD: 15FT
SIDE YARD (INTERIOR): 5 FT
SIDE YARD ABUTTING A STREET: 10FT
ANY YARD WITHIN 35 FEET OF ARTERIAL STREET: 35 FT FROM ARTERIAL STREET RIGHT-OF-WAY

MINIMUM YARD SETBACKS TOWNHOUSE: *
FRONT YARD: 20FT
REAR YARD: 15FT
SIDE YARD (INTERIOR): 0 FT
SIDE YARD ABUTTING A STREET: 10FT
ANY YARD WITHIN 35 FEET OF ARTERIAL STREET: 35 FT FROM ARTERIAL STREET RIGHT-OF-WAY

MINIMUM YARD SETBACKS DUPLEX:*
FRONT YARD: 20FT
REAR YARD: 15FT
SIDE YARD (INTERIOR): 5 FT
SIDE YARD ABUTTING A STREET: 15FT
ANY YARD WITHIN 35 FEET OF ARTERIAL STREET: 35 FT FROM ARTERIAL STREET RIGHT-OF-WAY

MINIMUM YARD SETBACKS ZERO LOT LINE: *
FRONT YARD: 20FT
REAR YARD: 15FT
SIDE YARD (INTERIOR): 0 FT & 10FT
SIDE YARD ABUTTING A STREET: 10FT
ANY YARD WITHIN 35 FEET OF ARTERIAL STREET: 35 FT FROM ARTERIAL STREET RIGHT-OF-WAY

MINIMUM YARD SETBACKS MULTIFAMILY AND ELDERLY RESIDENTIAL CARE FACILITIES:*
FRONT YARD ABUTTING ARTERIAL STREET: 35FT
FRONT YARD ABUTTING NON-ARTERIAL STREET: 15FT
ANY OTHER YARD ABUTTING ARTERIAL STREET: 15FT
ANY OTHER YARD ABUTTING NON-ARTERIAL STREET: 10FT
REAR YARD: 17.5 FT
SIDE YARD NOT ABUTTING A STREET: 10FT

MINIMUM OFF-STREET PARKING:AS REQUIRED BY ZONING CODE FOR DWELLING TYPE

MINIMUM LOADING REQUIREMENTS:NONE REQUIRED

OTHER BULK AND AREA REQUIREMENTS:AS REQUIRED WITHIN THE RM-1 DISTRICT

* ALL STREET SETBACKS ARE MEASURED FROM THE PLANNED ULTIMATE RIGHT-OF-WAY LINE AS FOLLOWS: MEASURED FROM THE CENTERLINE OF THE ABUTTING STREET, ADD THE PROVIDED SETBACKS TO 1/2 OF THE RIGHT-OF-WAY DESIGNATED ON THE COWETA MAJOR STREET AND HIGHWAY PLAN. IF NOT DESIGNATED, ADD TO OF THE ULTIMATE FRONTAGE/COLLECTOR STREET RIGHT-OF-WAY, OR 25 FT FOR ALL OTHER STREETS WITHIN OR ADJOINING THE PUD.

ACCESS AND CIRCULATION: INITIAL PLANS FOR ACCESS, TRAFFIC CIRCULATION AND PARKING AREAS ARE DEPICTED ON EXHIBIT A. AS SHOWN, A FRONTAGE/COLLECTOR STREET WILL PARALLEL THE RAILROAD TRACKS TO THE WEST, THE FIRST PART OF THE FRONTAGE/COLLECTOR ROAD HAS ALREADY BEEN CONSTRUCTED IN 2021 TO SERVE THE COWETA TRAILS SENIOR LIVING DEVELOPMENT, AS A 3-LANE WITH CENTER TURN LANE, 36'-WIDE ROADWAY (BETWEEN CURB FACES) WITHIN A 60'-WIDE RIGHT-OF-WAY. THE FRONTAGE/COLLECTOR ROAD IS NOT DESIGNATED ON ANY MAJOR STREET PLAN MAP, INCLUDING THE COWETA MAJOR STREET AND HIGHWAY PLAN MAP (FIGURE 5), THE REGIONAL TRANSPORTATION PLAN MAP FIGURE 02 OF COMPREHENSIVE PLAN 2020- 2030, OR THE TULSA METROPOLITAN AREA MAJOR STREET AND HIGHWAY PLAN MAP. FURTHER, IT IS NOT SPECIFICALLY MENTIONED IN TRANSPORTATION CHAPTER 19 OF THE COWETA COMPREHENSIVE PLAN 2020 - 2030. SINCE TRAFFIC VOLUMES AND QUEUING REQUIREMENTS DIMINISH WITH DISTANCE FROM THE INTERSECTION, AND AS THERE IS NO POSSIBILITY OF EASTBOUND TURNING MOVEMENTS DUE TO THE RAILROAD, IT IS ANTICIPATED THE FRONTAGE/COLLECTOR ROAD WILL BE CONTINUED NORTH WITH 30' PAVING AND 50' RIGHT-OF-WAY GEOMETRIES.

WHILE THE FRONTAGE/COLLECTOR STREET SHALL BE PUBLIC, OTHER STREETS WITHIN THE DEVELOPMENT WILL HAVE THE OPTION TO BE PRIVATE, GATED STREETS. PER THIS PUD, ANY PRIVATE STREETS SHALL BE MAINTAINED BY A MANDATORY PROPERTY OWNERS' ASSOCIATION. WHETHER PUBLIC OR PRIVATE, STREETS SHALL BE CONSTRUCTED TO MEET THE MINIMUM STANDARDS OF THE CITY OF COWETA FOR PUBLIC STREETS; PROVIDED, HOWEVER, THE CITY OF COWETA MAY APPROVE ALTERNATIVE STREET DESIGN STANDARDS INCLUDING, BUT NOT LIMITED TO, ALTERNATIVE DESIGNS FOR THE FRONTAGE/COLLECTOR STREET.

ANY DIVIDED, BOULEVARD STREETS SEPARATED BY PRIVATE LANDSCAPED ISLANDS MAY HAVE ONE-WAY LANES MEETING RIGHT-OF-WAY WIDTH REQUIREMENTS IN AGGREGATE AND SHALL OTHERWISE BE CONSTRUCTED TO MEET THE MINIMUM STANDARDS DETERMINED BY THE CITY OF COWETA. ANY GATES SERVING PRIVATE STREETS OR DRIVES SHALL BE DESIGNED ACCORDING TO THE FIRE CODE ADOPTED BY THE CITY OF COWETA AND BE APPROVED BY THE COWETA FIRE MARSHAL.

FOR NONRESIDENTIAL AND MULTIFAMILY DEVELOPMENT, OFF-STREET PARKING AND LOADING REQUIREMENTS, INCLUDING MINIMUM PARKING RATIOS AND DESIGN SPECIFICATIONS, MAY BE MODIFIED BY THE COWETA PLANNING COMMISSION UPON APPROVAL OF A VOLUNTARY DETAILED SITE PLAN.

THE FRONTAGE/COLLECTOR STREET MAY BE EXTENDED TO INDIVIDUAL DEVELOPMENT TRACTS, PROVIDED THAT SECONDARY ACCESS MUST BE PROVIDED TO EACH TRACT AS REQUIRED BY THE COWETA FIRE MARSHAL.

UPON SITE PLAN REVIEW, EMERGENCY-ACCESS-ONLY GATES ('CRASH GATES') SHALL BE INSTALLED AT EXISTING STUB STREETS IF REQUIRED BY THE CITY OF COWETA AND ALLOWED BY THE FIRE MARSHAL.

DUE TO THE DESIRE TO PRESERVE NATURAL GRADES AND TREED AREAS TO THE EXTENT POSSIBLE, RESIDENTIAL AND NONRESIDENTIAL STREET GRADES, INCLUDING COLLECTOR AND LOCAL, MINOR STREETS, SHALL BE PERMITTED UP TO 11%.

ORDINANCE NO. 856
DOCUMENT #2022-3732

PLATTING AND SITE PLAN REQUIREMENTS: NO BUILDING PERMIT SHALL BE ISSUED FOR ANY DEVELOPMENT TRACT UNTIL A SUBDIVISION PLAT FOR SAID TRACT HAS BEEN SUBMITTED TO AND APPROVED BY BOTH THE COWETA PLANNING COMMISSION AND THE COUNCIL OF THE CITY OF COWETA, AND DULY FILED OF RECORD. THE REQUIRED SUBDIVISION PLAT SHALL INCLUDE COVENANTS OF RECORD IMPLEMENTING THE DEVELOPMENT STANDARDS OF THE APPROVED PUD AND THE CITY OF COWETA SHALL BE A BENEFICIARY THEREOF. THE PLAT WILL ALSO SERVE AS THE SITE PLAN FOR ALL DETACHED OR ATTACHED SINGLE-FAMILY OR DUPLEX RESIDENTIAL LOTS CONTAINED WITHIN THE PLAT.

SITE DEVELOPMENT TRACTS MAY BE SPLIT AND CONVEYED IN ACCORDANCE WITH THE MINOR SUBDIVISION (OR 'LOT-SPLIT') PROVISIONS OF THE CITY OF COWETA SUBDIVISION REGULATIONS, PROVIDED THAT NOT MORE THAN THREE (3) SPLIT TRACTS MAY RESULT FROM THE MINOR SUBDIVISION PROCESS AT ANY ONE TIME, THE REMAINDER DEED OR SPLITS ARE NOT COUNTED AGAINST THE 3 ALLOWABLE SPLITS. UPON CONVEYANCE OF A SPLIT TRACT CREATED BY THE MINOR SUBDIVISION PROCESS, THE SPLIT TRACT SHALL BE SUBJECT TO THE PLATTING REQUIREMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. UPON PLATTING SUCH TRACT, IT SHALL NO LONGER COUNT AGAINST THE MINOR SUBDIVISION MAXIMUM OF 3 LOTS AT ANY ONE TIME. THE REMAINDER TRACT SHALL NOT BE INCLUDED IN THE MAXIMUM TRACT COUNT, REGARDLESS OF SIZE, UNTIL THE FINAL REMAINDER TRACT IS PLATTED AND DEVELOPED. THIS PROVISION SHALL NOT EXTEND TO ANY TRACT AFTER THE PLATTING OF SUCH TRACT. ALL LOTS ARE REQUIRED TO BE PLATTED.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY DEVELOPMENT TRACT WITHIN THE PUD, A SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE CITY OF COWETA AS BEING IN CONFORMANCE WITH THE PUD DEVELOPMENT STANDARDS. NOTWITHSTANDING THE ABOVE, THE TRACT OWNER MAY VOLUNTARILY SUBMIT A SITE PLAN FOR REVIEW AND APPROVAL BY THE CITY OF COWETA PLANNING COMMISSION, WHICH SHALL THEREUPON HAVE THE AUTHORITY TO GRANT MINOR MODIFICATIONS TO PUD DEVELOPMENT STANDARDS AS SPECIFICALLY OUTLINED HEREIN.

SITE DEVELOPMENT TRACTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROPRIATE NONRESIDENTIAL OR RESIDENTIAL DEVELOPMENT STANDARDS, EXCEPT IN CASES OF A VERTICALLY-MIXED USE DEVELOPMENT, WHICH SHALL BE CONSTRUCTED ACCORDING TO THE DEVELOPMENT STANDARDS FOR NONRESIDENTIAL DEVELOPMENTS. IF THE USE OF RESIDENTIAL DEVELOPMENT STANDARDS OR ANY SPECIFIC SUCH STANDARD IS DESIRED, OR IN THE EVENT OF ANY DISCREPANCIES, THESE MAY BE RESOLVED UPON PLANNING COMMISSION APPROVAL OF A VOLUNTARY DETAILED SITE PLAN.

NONRESIDENTIAL DEVELOPMENT ADJOINING EXISTING RESIDENTIAL SHALL INSTALL AND MAINTAIN A LANDSCAPED BUFFER AT LEAST 17.5 FEET IN WIDTH ALONG THE SHARED BOUNDARY, WHICH BUFFER SHALL CONTAIN AT LEAST ONE (1) LANDSCAPE TREE PER EACH 1,500 SQUARE FEET OF ZONING SETBACK AREA AS PROVIDED HEREIN. THE SITE DEVELOPER SHALL MAKE ALL EFFORTS TO PRESERVE EXISTING TREES AND ONLY REMOVE AND REPLACE WITH THE REQUIRED LANDSCAPE BUFFER TREES IF NECESSARY.

MIXED-USE DEVELOPMENT: BUILDINGS CONTAINING BOTH RESIDENTIAL AND NONRESIDENTIAL PRINCIPAL USES SHALL BE DEVELOPED ACCORDING TO THE NONRESIDENTIAL DEVELOPMENT STANDARDS, EXCEPT ANY LOT CONTAINING A DWELLING UNIT SHALL MAINTAIN A MINIMUM OF 30 FEET OF FRONTAGE ON A PUBLIC OR PRIVATE STREET OR DEDICATED RIGHT-OF-WAY. SUCH VERTICALLY MIXED-USE BUILDINGS SHALL BE PROVIDED AND MAINTAIN IN AGGREGATE PARKING IN NUMBER AS CALCULATED SEPARATELY BY USE TYPE AND CATEGORY. SHOULD NONRESIDENTIAL BUILDING FLOOR AREA BE RESTRICTED WITHIN THE PUD, NEITHER STRUCTURED PARKING NOR THE FLOOR AREA OF ANY RESIDENTIAL USE COMPONENT OF A MIXED-USE BUILDING SHALL BE COUNTED AGAINST THE MAXIMUM.

ARCHITECTURAL REVIEW: AN ARCHITECTURAL REVIEW COMMITTEE (ARC) WILL BE FORMED. THE ARC WILL REVIEW SITE, LANDSCAPE, DRAINAGE, AND ARCHITECTURAL BUILDING PLANS AND THE SELECTION OF ARCHITECTURAL BUILDING MATERIALS. THE APPROVAL OF THE ARC OF SUCH PLAN SHALL BE REQUIRED PRIOR TO THE SUBMISSION TO THE CITY OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT. THE ARCHITECTURAL REVIEW REQUIREMENT IS TO BE ESTABLISHED AS A PRIVATE RESTRICTION SET FORTH WITHIN A RECORDED INSTRUMENT AND IS AN IMPORTANT FACTOR IN ACHIEVING A QUALITY DEVELOPMENT AS ORIGINALLY INTENDED.

THE BUILDING ELEVATIONS FOR DWELLING UNITS, OFFICES, AND BUSINESSES WILL BE DESIGNED TO EXPRESS INDIVIDUALITY WITHIN A DEVELOPMENT AREA WHILE SIMULTANEOUSLY MAINTAINING THE OVERALL CHARACTER OF THE COMMUNITY. ATTENTION TO ALL ASPECTS OF THE BUILDING DESIGNS WILL BE GIVEN TO CREATE THE INDIVIDUALITY DESIRED. EXAMPLES OF BUILDING ELEMENTS TO BE STUDIED INCLUDE ROOFS, WALLS, OPENINGS, FOUNDATIONS, CHIMNEY MATERIALS, PLAZAS, AND DECKS. EVEN THOUGH BUILDING APPEARANCES WILL VARY THROUGHOUT THE DEVELOPMENT, CONTINUITY WILL BE PROVIDED THROUGH THE UTILIZATION OF ADDITIONAL ARCHITECTURAL AND NON-ARCHITECTURAL ELEMENTS SUCH AS LIGHTING, SIGNAGE, PAVING, HARDSCAPE, AND LANDSCAPE PLAN MATERIAL.

THE ARC WILL BE DESIGNATED BY ROLAND INVESTMENTS, LTD., ITS SUCCESSORS OR ASSIGNS, AS THE ARC AS DESCRIBED HEREIN.

SCHEDULE OF DEVELOPMENT: WHILE THE ORIGINAL PUD-02 HAS INCLUDED THREE (3) PREVIOUS DEVELOPMENTS THUS FAR, DEVELOPMENT OF THE REMAINING PUD SITE IS EXPECTED TO COMMENCE AS MARKET CONDITIONS PERMIT. ALL DEVELOPMENT WILL BE COORDINATED WITH THE CITY OF COWETA IN ORDER TO PROVIDE ADEQUATE TRAFFIC CIRCULATION AND UTILITY SERVICE.

LEGAL DESCRIPTION

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 15 EAST, OF THE INDIAN BASE AND MERIDIAN ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, IN THE CITY OF COWETA, COUNTY OF WAGONER AND STATE OF OKLAHOMA AND BEING KNOWN AS LAND CONVEYED TO CAPSTONE AT COWETA TRAILS, LP BY DEED RECORDED IN DOCUMENT #2022-15400 IN THE WAGONER COUNTY CLERKS OFFICE AND IS FURTHER BOUNDED AND DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND 5/8" IRON REBAR FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4, SECTION 35, TOWNSHIP 18 NORTH, RANGE 15 EAST; THENCE SOUTH 88°45'14" WEST A DISTANCE OF 245.69 FEET; THENCE NORTH 0°'06'57" WEST A DISTANCE OF 443.00 FEET TO A POINT LYING IN A SOUTHERLY LINE OF LAND CONVEYED TO COWETA TRAILS, LP BY DEED RECORDED IN DEED BOOK 2591, PAGE 799 RECORDED IN THE WAGONER COUNTY CLERK'S OFFICE; THENCE ALONG SAID SOUTHERLY LINE NORTH 88°45'14" EAST A DISTANCE OF 112.55 FEET TO A 1/2" IRON REBAR, I.D. #1239, AT A SOUTHEASTERLY CORNER THEREOF SAID CORNER LYING IN A SOUTHWESTERLY RIGHT-OF-WAY OF SOUTH 273RD EAST AVENUE (60' WIDE); THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY NORTH 29°47'35" EAST A DISTANCE OF 369.46 FEET TO A 1/2" IRON REBAR FOUND, I.D. #1239 AT A NORTHEASTERLY CORNER OF LAND SO CONVEYED TO COWETA TRAILS, LP AND BEING THE POINT OF BEGINNING OF THE PREMISES HEREIN INTENDED TO BE DESCRIBED;

THENCE ALONG SAID NORTHERLY LINE SOUTH 88°44'45" WEST A DISTANCE OF 405.18 FEET TO A 1/2" IRON REBAR, I.D. #1239, LYING IN AN EASTERLY LINE OF LOT 5 OF THE TIMBER RIDGE PLAZA RECORDED BY PLAT IN PLAT NUMBER PL04-310 IN THE WAGONER COUNTY CLERK'S OFFICE; THENCE ALONG SAID EASTERLY LINE OF SAID SUBDIVISION NORTH 0°22'13" WEST A DISTANCE OF 461.62 FEET TO A 1/2" IRON REBAR, I.D. #1239, FOUND AT AN ANGLE POINT IN THE EASTERLY LINE OF LOT 42 OF SAID SUBDIVISION; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 29°46'21" WEST A DISTANCE OF 178.91 FEET TO A CAPPED 5/8" IRON REBAR SET, I.D. C. ED GRAY #1684; THENCE SOUTH 75°32'28" EAST A DISTANCE OF 100.62 FEET TO A CAPPED 5/8" IRON REBAR SET, I.D. C. ED GRAY #1684 AT AN ANGLE POINT THEREIN; THENCE SOUTH 67°29'59" EAST A DISTANCE OF 55.37 FEET TO A CAPPED 5/8" IRON REBAR SET, I.D. C. ED GRAY #1684 AT AN ANGLE POINT THEREIN; THENCE SOUTH 58°48'02" EAST A DISTANCE OF 62.33 FEET TO A CAPPED 5/8" IRON REBAR SET, I.D. C. ED GRAY #1684 LYING IN THE EXTENDED SAID SOUTHWESTERLY RIGHT-OF-WAY SOUTH 273RD EAST AVENUE; THENCE ALONG SAID EXTENDED SOUTHWESTERLY RIGHT-OF-WAY SOUTH 29°47'35" EAST A DISTANCE OF 609.93 FEET TO THE PLACE OF BEGINNING CONTAINING 148,802 SQ. FT. OR 3.42 ACRES (MORE OR LESS) OF LAND.

APPROVED _____ BY THE CITY COUNCIL OF THE CITY OF COWETA, OKLAHOMA

MAYOR

ATTEST: CITY CLERK

STATE OF OKLAHOMA } SS
COUNTY OF AGONER

I, _____, WAGONER COUNTY CLERK, IN AND FOR THE COUNTY AND STATE OF OKLAHOMA ABOVE NAMED, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

DATED THE _____ DAY OF _____, 20____

WAGONER COUNTY CLERK

DEPUTY

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED CAPSTONE AT COWETA TRAILS II, LP, AN OKLAHOMA CORPORATION, DOES HEREBY CERTIFY THAT IS THE RECORD OWNER OF THE LAND SHOWN ON THE PLAT OF **COWETA TRAILS SUBDIVISION**, COWETA, OKLAHOMA AND THAT THE PLAT REPRESENTS A CORRECT SURVEY OF THE ABOVE DESCRIBED PROPERTY MADE WITH CONSENT, AND THAT IT HEREBY DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS AS SHOWN WHICH ARE CREATED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND RIGHTS-OF-WAY, AND TRANSPORTATION ACCESS, AND THAT IT HEREBY GUARANTEES A CLEAR TITLE TO ALL LANDS SO DEDICATED FROM ITSELF AND ITS SUCCESSORS, HEIRS OR ASSIGNS FOREVER AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR, EXCEPT AS SHOWN IN THE ABTRACTOR'S CERTIFICATE AND EXECUTED THIS INSTRUMENT IN ACCORDANCE WITH THE REQUIREMENTS OF FINAL PLATS OF THE CITY OF COWETA, OKLAHMA THIS _____ DAY OF _____, 20____

COWETA TRAILS II, LP,
AN OKLAHOMA CORPORATION
By: _____
MEMBER-MANAGER

STATE OF _____
COUNTY OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____
2022, BY _____ AS _____ OF CAPSTONE AT COWETA TRAILS II, LP AN OKLAHOMA CORPORATION.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEY

I, C. ED GRAY, A REGISTER LAND SURVEYOR, IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "COWETA TRAILS SUBDIVISION", A SUBDIVISION IN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICE AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS OF PRACTICE OF LAND SURVEYING.

C. ED. GRAY, RLS #1684

STATE OF _____
COUNTY OF _____
THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ 20____, BY C. ED. GRAY, RLS #1684.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CITY OF COWETA PLANNING COMMISSION

THE UNDERSIGNED CHAIRMAN OF THE CITY OF COWETA PLANNING COMMISSION DOES HEREBY CERTIFY THAT THE PLANNING COMMISSION DULY APPROVED THE PLAT OF "COWETA TRAILS SUBDIVISION".

PLANNING COMMISSION CHAIRMAN

APPROVED DATE

CERTIFICATE OF FINAL PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE COWETA CITY COUNCIL.

MAYOR/VICE MAYOR

APPROVED DATE

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY CLERK.

CITY CLERK

CERTIFICATE OF WAGONER COUNTY TREASURER

I DO HERE BOW STATE THAT THE TAXES HAVE BEEN PAID FOR THE YEAR 20____ AND PRIOR YEARS FOR THOSE PROPERTIES HEREIN LISTED TO BE DESIGNATED AS "COWETA TRAILS SUBDIVISION"

BY:
WAGONER COUNTY TREASURER

WAGONER COUNTY CLERK

I _____, WAGONER COUNTY CLERK, IN AND FOR THE COUNTY AND STATE OF OKLAHOMA ABOVE NAMED, DO HERE NOW STATE THAT THE SUBDIVISION CALLED "COWETA TRAILS SUBDIVISION" HAS BEEN FILED INTO WAGONER COUNTY RECORDS.

DATED THE _____ DAY OF _____, 20____
WAGONER COUNTY CLERK

DEPUTY

ED GRAY, RPLS

501 E CENTERTON BLVD
APT #1917
CENTERTON, AR 72719

TEXT DATE: 1/19/2023
DRAWING FILE: COWETA II
DRAWN BY: CDR/JSL
JOB No. FINALPLAT
SHEET 2 OF 2



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

Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Location: 216 South Bixby Street
Zoning: Residential Single-Family (RS-3)
Re: CLS 23-01 – Minor Subdivision (Lot Split) and Lot Combination
Date: 02-21-2023

BACKGROUND

Applicant: Truco Development Co, LLC

The applicant has asked for the Minor Subdivision (Lot Split) and Lot Combination on a tract of land which lies within the (RS-3) Residential Single-Family District. Currently, Tract 1 (Property Record: 730022002) includes Lot 2 and 37 feet of Lot 3, while Tract 2 (Property Record: 730022011) includes Lot 4 and 63 feet of Lot 3. This action will remove the North 13 feet of Lot 3 from Tract 2 and add it to Tract 1, creating two 150-foot tracts. The two tracts will remain compliant according to the City of Coweta Zoning Code.

Staff received and reviewed the Minor Subdivision (Lot Split) and Lot Combination legal descriptions for the original tracts as described below, and new description for two new tracts, also described below. Both tracts will be for new Single-Family Construction.

A Technical Advisory Committee (TAC) Agenda was sent on February 2, 2023. City Staff received no adverse comments to the proposed Minor Subdivision (Lot Split) and Lot Combination.

Existing Land Use	Existing Zoning
Residential	RS-3
Surrounding Land Use	Surrounding Zoning
North: Residential	RS-3
East: Residential	RS-3
South: Residential	RS-3
West: Agricultural	AG

Legal Descriptions:

Original Tract 1: Lot 2 and the North 37 feet of Lot 3, Block 21, of The Old Town of Coweta, Wagoner County, State of Oklahoma, containing 0.48 acres, more or less.

Original Tract 2: The South 63 feet of Lot 3, and 4, Block 21, of The Old Town of Coweta, Wagoner County, State of Oklahoma, containing 0.48 acres, more or less.

Adjusted Tract 1: Lot 2, and the North Half of Lot 3, Block 21, of The Old Town of Coweta, Wagoner County, State of Oklahoma, containing 0.44 acres, more or less.

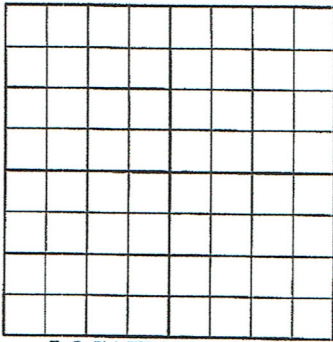
Adjusted Tract 2: The South Half of Lot 3, and all of Lot 4, Block 21, of The Old Town of Coweta, Wagoner County, State of Oklahoma, containing 0.44 acres, more or less.

STAFF RECOMMENDATION

The Planning Commission may make a recommendation of approval, conditional approval, or denial of the request of the Minor Subdivision (Lot Split) and Lot Combination request. Staff recommends approval of the Minor Subdivision (Lot Split) and Lot Combination request.

ATTACHMENTS

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



LOCATION MAP

SEC. _____ T _____ N, R _____ E

SCALE: 1" = 60'

⊙ = IRON PIN

—x— = FENCE

(M) = MEASURED

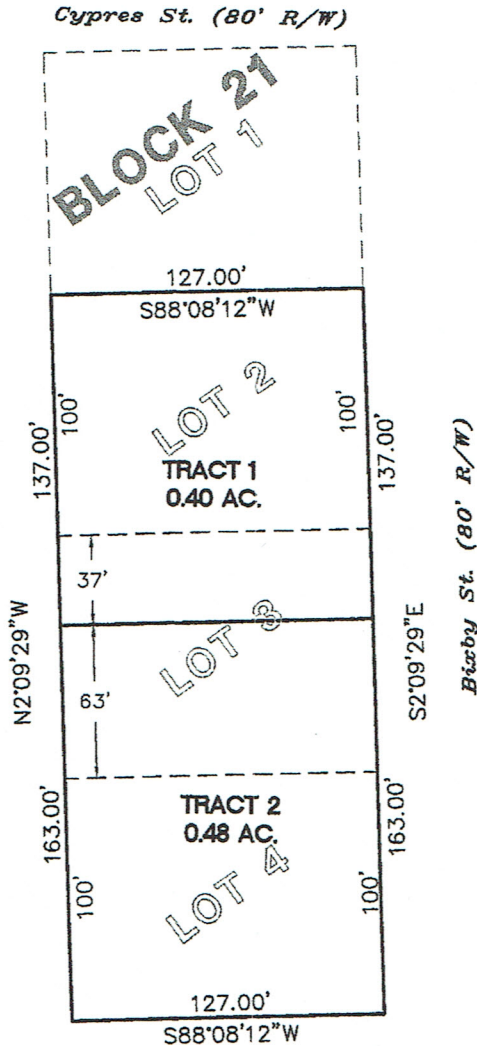
(R) = RECORD



LEGAL DESCRIPTIONS AS THEY EXIST NOW

TRACT 1: LOT 2 AND THE NORTH 37 FEET OF LOT 3, BLOCK 21 OF THE OLD TOWN OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA. CONTAINING 0.40 ACRES, MORE OR LESS.

TRACT 2: THE SOUTH 63 FEET OF LOT 3 AND LOT 4, BLOCK 21 OF THE OLD TOWN OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA. CONTAINING 0.48 ACRES, MORE OR LESS.



1/18/2023
Tony Robison
TONY ROBISON, LAND SURVEYOR NO. 1686

Heartland Surveying & Mapping, PLLC

CA #4849
600 Emporia St., Ste. "C"
Muskogee, Oklahoma 74401
(918) 682-7796



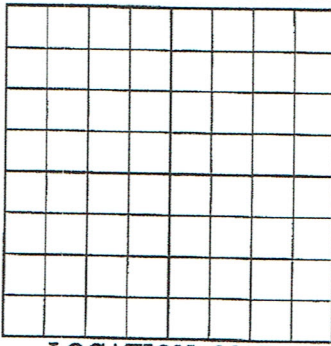
FOR: MARK TRUITT
216 South Bixby, Coweta
DATE: 1/18/2023

W.O.# 10964-ORIGINAL
SURVEYED BY: _____
DRAWN BY: AM/BE
Last Site Visit: _____

FILE NAME
Jan 18, 2023 - 2:01pm
S:\CAD - HEARTLAND-FILES\W010964-ORIGINAL.dwg

LEGAL DESCRIPTION 13 FEET TO BE TRANSFERRED

THE NORTH 13 FEET OF THE SOUTH 63 FEET OF LOT 3, BLOCK 21 OF THE OLD TOWN OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA.



LOCATION MAP

SEC. _____ T _____ N, R _____ E

SCALE: 1" = 60'

● = IRON PIN

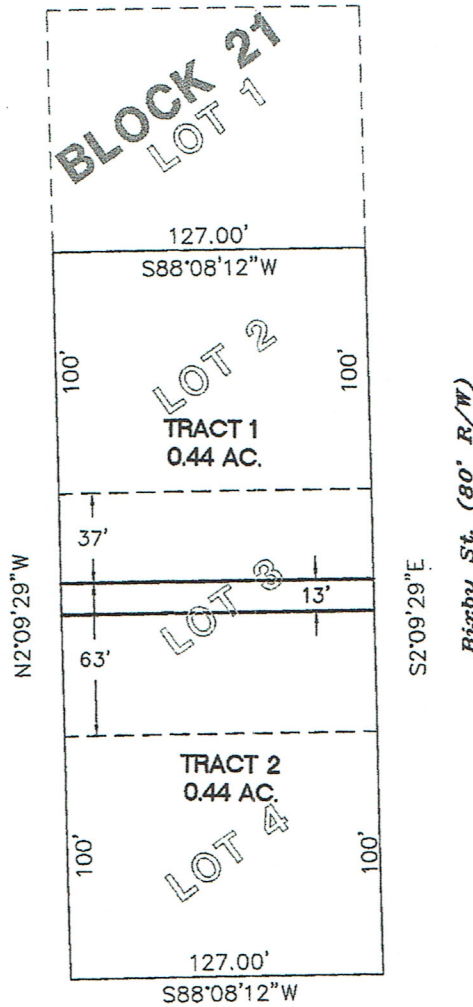
—x— = FENCE

(M) = MEASURED

(R) = RECORD



Cypres St. (80' R/W)



Tony Robison
1/18/2023

TONY ROBISON, LAND SURVEYOR NO. 1686

Heartland Surveying & Mapping, PLLC

CA #4849

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



FOR: MARK TRUITT
216 South Bixby, Coweta
DATE: 12/21/2022

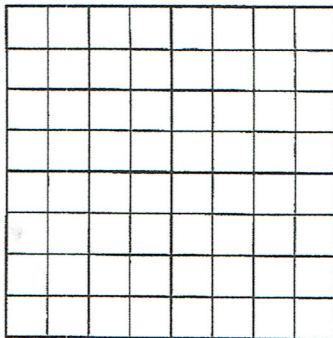
W.O.# 10964-13ft

SURVEYED BY: _____

DRAWN BY: AM/BE

Last Site Visit: _____

FILE NAME
Jan 18, 2023 - 1:59pm
S:\CAD - HEARTLAND-FILES\W010964-13FT TRANS.dwg



LOCATION MAP

SEC. _____ T _____ N, R _____ E

SCALE: 1" = 60'

⊙ = IRON PIN

—x— = FENCE

(M) = MEASURED

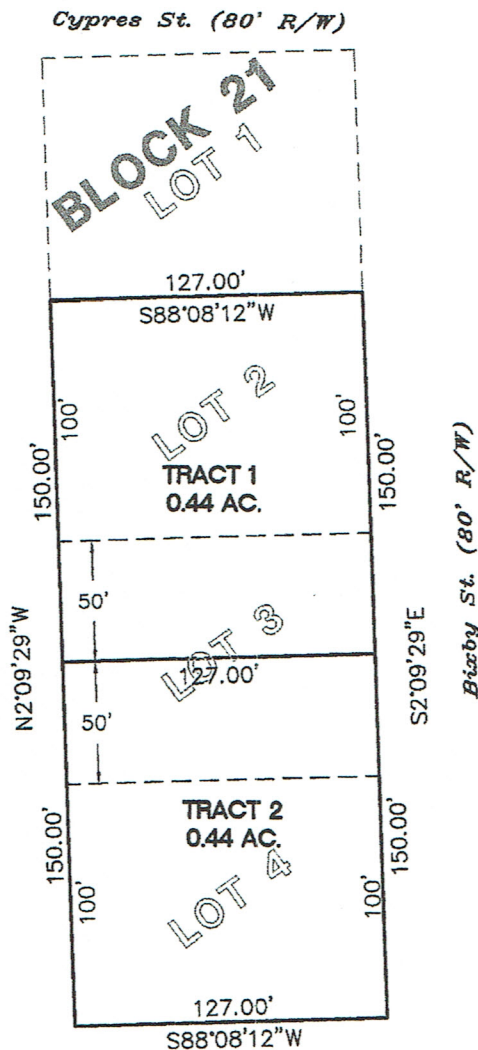
(R) = RECORD



LEGAL DESCRIPTIONS AS TWO 150 FEET TRACTS

TRACT 1: LOT 2 AND THE NORTH HALF OF LOT 3, BLOCK 21 OF THE OLD TOWN OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA. CONTAINING 0.44 ACRES, MORE OR LESS.

TRACT 2: THE SOUTH HALF OF LOT 3 AND ALL OF LOT 4, BLOCK 21 OF THE OLD TOWN OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA. CONTAINING 0.44 ACRES, MORE OR LESS.



1/18/2023

Tony Robison

TONY ROBISON, LAND SURVEYOR NO. 1686

Heartland Surveying & Mapping, PLLC

CA #4849

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



FOR: MARK TRUITT
216 South Bixby, Coweta
DATE: 1/18/2023

W.O.# 10964-150FRONT

SURVEYED BY: _____

DRAWN BY: AM/BE

Last Site Visit: _____

FILE NAME
Jan 18, 2023 - 1:57pm
S:\CAD -HEARTLAND-FILES\W010964-150 FRONT.dwg

CLS 23-01 MINOR SUBDIVISION/LOT COMBINATION



SUBJECT PROPERTY

TRACT 1

TRACT 2

Legend

ZONE_TYPE

- AG Agriculture
- RMHS Residential Manufacture Home Subdivision
- RS-3 Residential Single Family

146th

Water

Main

Division

RD

Sycamore

Sycamore

Cypress

AG
15E17N13

RS-3

16E17N18

RS-3

Old Main

Division

Atoka

Pecan

Ash

149th

RMHS

AG

CLS 23-01 MINOR SUBDIVISION/LOT COMBINATION



SUBJECT PROPERTY

TRACT 1

TRACT 2

15E17N13

Bixby

146th

Sycamore

Sycamore

Cypress

16E17N18

Division

Atoka

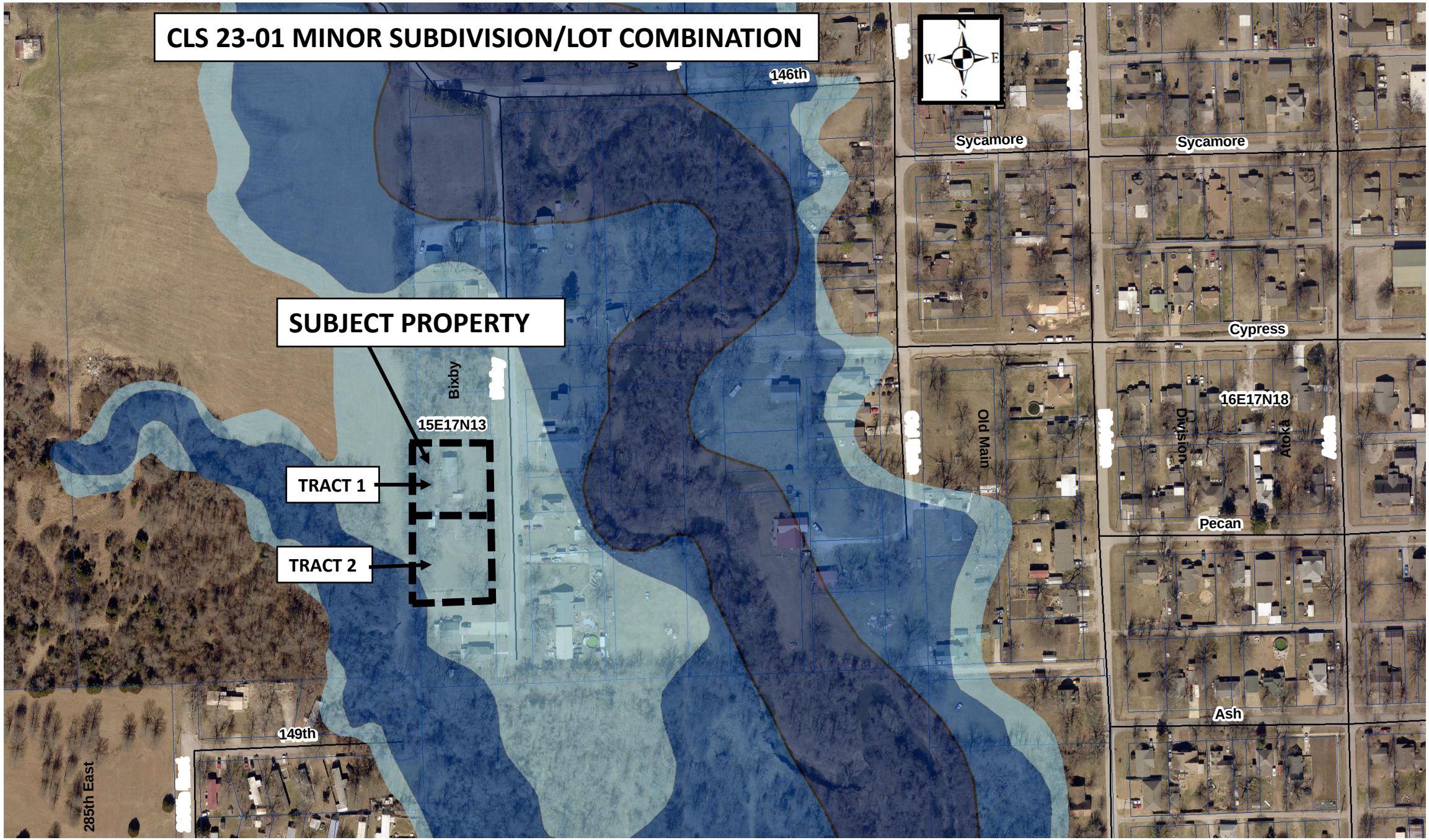
Pecan

Ash

Old Main

149th

285th East





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Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Location: 216 South Bixby
Zoning: Residential Single-Family (RS-3)
Re: CLS 23-02 – Minor Subdivision (Lot Split)
Date: 02-21-2023

BACKGROUND

Applicant: Truco Development Co, LLC

The applicant has asked for the Minor Subdivision (Lot Split) described below. This tract of land lies within the RS-3 Residential Single-Family zoning. The new lots will meet the minimum yard requirements for RS-3 zoning. Staff received and reviewed the Minor Subdivision (Lot Split) legal descriptions for the original and three (3) new Tracts. Tracts 1, 2, and 3 will be 6,350 square feet and are planned for new single-family construction.

A Technical Advisory Committee (TAC) Agenda was sent on February 2, 2023. City Staff received no adverse comments to the proposed Minor Subdivision (Lot Split).

Existing Land Use	Existing Zoning
Residential	RS-3
Surrounding Land Use	Surrounding Zoning
North: Residential	RS-3
East: Residential	RS-3
South: Residential	RS-3
West: Agricultural	AG

Legal Descriptions:

Original Tract: Lot 2, and the North Half of Lot 3, Block 21, of The Old Town of Coweta, Wagoner County, State of Oklahoma, containing 0.44 acres, more or less.

Tract 1: The North 50.00 feet of Lot 2, Block 21, of The Old Town of Coweta, Wagoner County, State of Oklahoma. containing 6,350 square feet, more or less.

Tract 2: The South 50.00 feet of Lot 2, Block 21, of The Old Town of Coweta, Wagoner County, State of Oklahoma. containing 6,350 square feet, more or less.

Tract 3: The North 50.00 feet of Lot 3, Block 21, of The Old Town of Coweta, Wagoner County, State of Oklahoma. containing 6,350 square feet, more or less.

STAFF RECOMMENDATION

The Planning Commission may make a recommendation of approval, conditional approval, or denial of the request of the Minor Subdivision (Lot Split) request. Staff recommends approval of the Minor Subdivision (Lot Split) request.

ATTACHMENTS

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

CLS 23-02 MINOR SUBDIVISION



SUBJECT PROPERTY

TRACT 1

TRACT 2

TRACT 3

15E17N13

Rixby

146th

Sycamore

Sycamore

Cypress

16E17N18

Division

Atoka

Pecan

Ash

149th

285th East

Old Main

Calhoun

Wagon

Wagon

A blank 10x10 grid for graphing, consisting of 10 columns and 10 rows of squares.

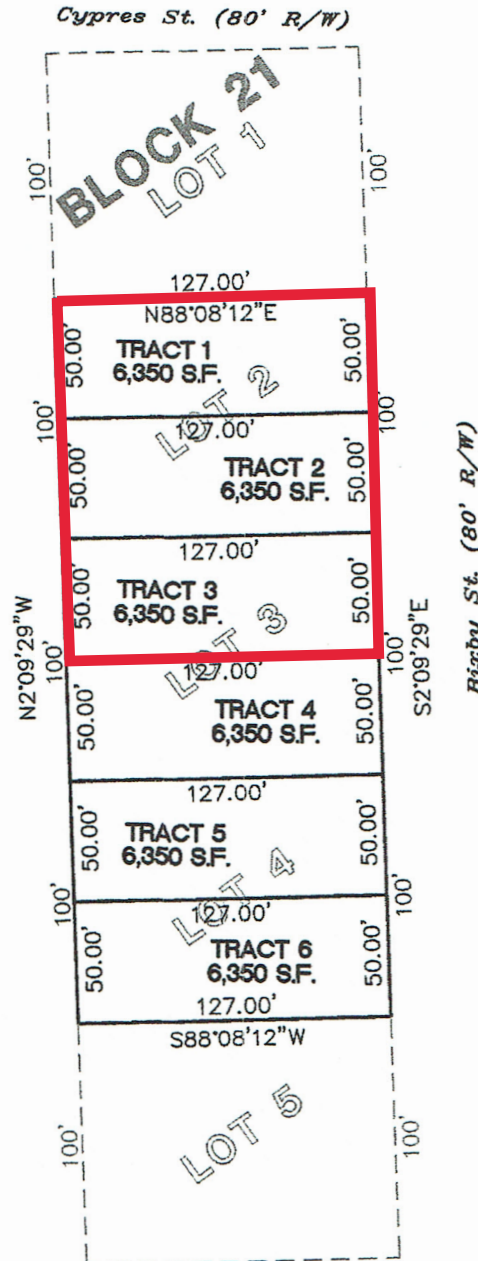
—x— = FENCE

TRACT 6: THE SOUTH 50.00 FEET OF LOT 4,
BLOCK 21 OF THE OLD TOWN OF COWETA,
WAGONER COUNTY, STATE OF OKLAHOMA.
CONTAINING 6,350 SQUARE FEET, MORE OR LESS.



1/18/2023

Last Site Visit:



FILE NAME
Jan 18, 2023 - 1:55pm
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146th

CLS 23-02 MINOR SUBDIVISION

Water

Main



Division

Sycamore

Sycamore

Cypress

SUBJECT PROPERTY

RS-3

AG

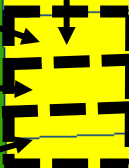
15E17N13

Bixby

TRACT 1

TRACT 2

TRACT 3



Old Main

16E17N18

RS-3

Division

Atoka

Pecan

Legend

ZONE_TYPE

- AG Agriculture
- RMHS Residential Manufacture Home Subdivision
- RS-3 Residential Single Family

149th

RMHS

AG

Ash



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Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Location: 216 South Bixby
Zoning: Residential Single-Family (RS-3)
Re: CLS 23-03 – Minor Subdivision (Lot Split)
Date: 02-21-2023

BACKGROUND

Applicant: Truco Development Co, LLC

The applicant has asked for the Minor Subdivision (Lot Split) described below. This tract of land lies within the RS-3 Residential Single-Family zoning. The new lots will meet the minimum yard requirements for RS-3 zoning. Staff received and reviewed the Minor Subdivision (Lot Split) legal descriptions for the original and three (3) new Tracts. Tracts 4, 5, and 6 will be 6,350 square feet and are planned for new single-family construction.

A Technical Advisory Committee (TAC) Agenda was sent on February 2, 2023. City Staff received no adverse comments to the proposed Minor Subdivision (Lot Split).

Existing Land Use	Existing Zoning
Residential	RS-3
Surrounding Land Use	Surrounding Zoning
North: Residential	RS-3
East: Residential	RS-3
South: Residential	RS-3
West: Agricultural	AG

Legal Descriptions:

Original Tract: The South Half of Lot 3, and all of 4, Block 21, of The Old Town of Coweta, Wagoner County, State of Oklahoma, containing 0.44 acres, more or less.

Tract 4: The South 50.00 feet of Lot 3, Block 21, of The Old Town of Coweta, Wagoner County, State of Oklahoma. containing 6,350 square feet, more or less.

Tract 5: The North 50.00 feet of Lot 4, Block 21, of The Old Town of Coweta, Wagoner County, State of Oklahoma. containing 6,350 square feet, more or less.

Tract 6: The South 50.00 feet of Lot 4, Block 21, of The Old Town of Coweta, Wagoner County, State of Oklahoma. containing 6,350 square feet, more or less.

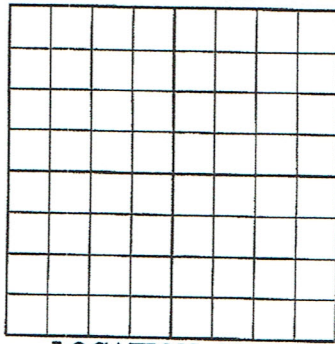
STAFF RECOMMENDATION

The Planning Commission may make a recommendation of approval, conditional approval, or denial of the request of the Minor Subdivision (Lot Split) request. Staff recommends approval of the Minor Subdivision (Lot Split) request.

ATTACHMENTS

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

PROPOSED LOT SPLIT



LOCATION MAP

SEC. 13 T 17 N, R 15 E

SCALE: 1" = 60'

⊙ = IRON PIN

—x— = FENCE

LEGAL DESCRIPTIONS

TRACT 1: THE NORTH 50.00 FEET OF LOT 2, BLOCK 21 OF THE OLD TOWN OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA. CONTAINING 6,350 SQUARE FEET, MORE OR LESS.

TRACT 2: THE SOUTH 50.00 FEET OF LOT 2, BLOCK 21 OF THE OLD TOWN OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA. CONTAINING 6,350 SQUARE FEET, MORE OR LESS.

TRACT 3: THE NORTH 50.00 FEET OF LOT 3, BLOCK 21 OF THE OLD TOWN OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA. CONTAINING 6,350 SQUARE FEET, MORE OR LESS.

TRACT 4: THE SOUTH 50.00 FEET OF LOT 3, BLOCK 21 OF THE OLD TOWN OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA. CONTAINING 6,350 SQUARE FEET, MORE OR LESS.

TRACT 5: THE NORTH 50.00 FEET OF LOT 4, BLOCK 21 OF THE OLD TOWN OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA. CONTAINING 6,350 SQUARE FEET, MORE OR LESS.

TRACT 6: THE SOUTH 50.00 FEET OF LOT 4, BLOCK 21 OF THE OLD TOWN OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA. CONTAINING 6,350 SQUARE FEET, MORE OR LESS.



BEARINGS ARE BASED ON
NAD83 OKLAHOMA STATE
PLANE COORDINATE SYSTEM.

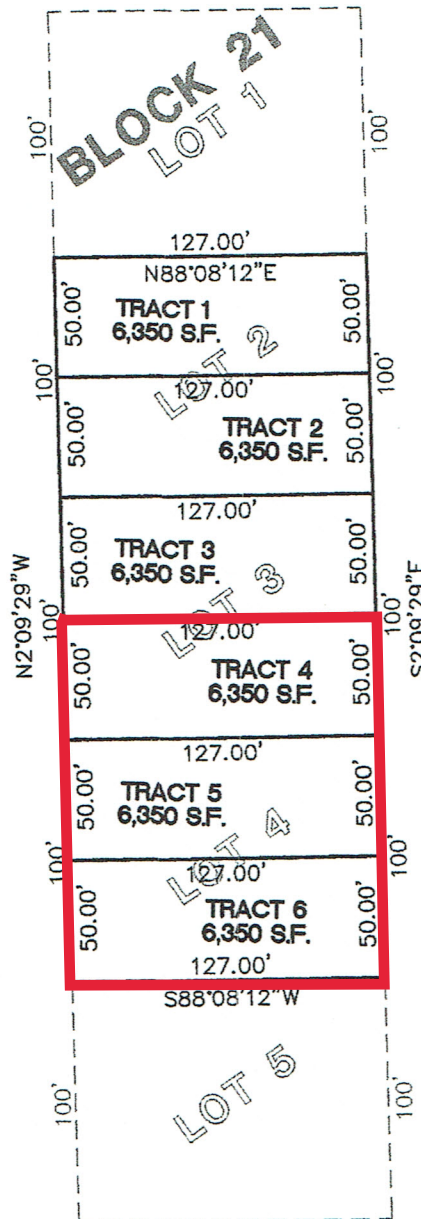
CORNERS WILL BE SET AFTER
APPROVAL OF LOT SPLIT.

Tony Robison
1/18/2023
TONY ROBISON, LAND SURVEYOR NO. 1686
Heartland Surveying & Mapping, PLLC

CA #4849
600 Emporia St., Ste. "C"
Muskogee, Oklahoma 74401
(918) 682-7796

FOR: MARK TRUITT
216 South Bixby, Coweta
DATE: 1/18/2023

Cypress St. (80' R/W)



W.O.# 10964-FINAL

SURVEYED BY: _____

DRAWN BY: AM

Last Site Visit: _____

FILE NAME
Jan 18, 2023 - 1:55pm
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146th

CLS 23-03 MINOR SUBDIVISION

Water

Main



Division

Sycamore

Sycamore

Cypress

16E17N18

Pecan

Ash

Atoka

SUBJECT PROPERTY

15E17N13

Bixby

Old Main

TRACT 4

TRACT 5

TRACT 6

Westwood

149th

146th

CLS 23-03 MINOR SUBDIVISION

Water

Main



Division

Sycamore

Sycamore

Cypress

RS-3

SUBJECT PROPERTY

AG

15E17N13

Bixby

Old Main

16E17N18

RS-3

Atoka

Pecan

TRACT 4

TRACT 5

TRACT 6

Legend

ZONE_TYPE

- AG Agriculture
- RMHS Residential Manufacture Home Subdivision
- RS-3 Residential Single Family

149th

RMHS

AG

Ash



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Memorandum

To: Honorable Chairman, Members of the Planning Commission
From: Tom E Young Jr, City Planner
Re: Case Number: CZ 23-01
Date: 02-21-2023

BACKGROUND

Applicant

Allen's Custom Homes, LLC, is seeking to amend the zoning map. The applicant requests to rezone from the (CG) General Commercial to (RD) Residential Two-Family district.

Case Facts

- The property located at 409 East Pecan Street, in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian.
- The property is currently zoned (CG) General Commercial.
- Surrounding land use is single-family and two-family residential.
- The City of Coweta Comprehensive Plan and Proposed Land Use 2020-2030 Map designate this lot for medium-intensity residential use.

Legal description: Lot Four (4), Cotton Mill Addition, a replat of Lots 1 thru 11, Block Sixty-One (61), New Coweta, a part of the West Half of Section Eighteen (18), Township Seventeen (17) North, Range Sixteen (16) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Pertinent Zoning 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 and Proposed Land Use 2020-2030 Map. Further, staff must find that, If implemented, the zoning change 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.

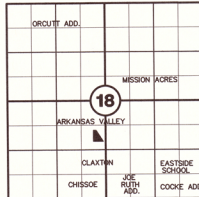
PLANNING COMMISSION ACTION

The Planning Commission can make a recommendation of approval, approval with conditions, or denial of the rezone request to the Coweta City Council. Staff recommends the Planning Commission make a recommendation of approval to the Coweta City Council.

ATTACHMENTS

- Location Map
- Aerial view Map
- Zoning Map
- Cotton Mill Addition Plat

R 16 E

T
17
N

LOCATION MAP

NOT TO SCALE

FOUR LOTS, A TOTAL OF 1.0 ACRE.

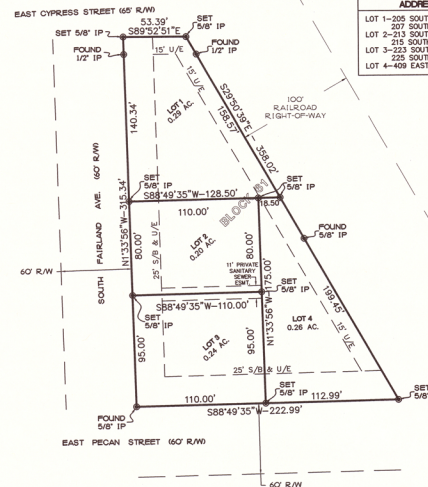
FINAL PLAT OF

COTTON MILL ADDITION A REPLAT OF LOTS 1 THRU 11, BLOCK 61 ARKANSAS VALLEY TOWNSITE ADDITION OF NEW COWETA

A PART OF THE W1/2 OF SECTION 18, T17N, R16E I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PLAT DESIGNATED HEREIN AS COTTON MILL ADDITION HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF CITY OF COWETA, OKLAHOMA, AS RELATED TO SAID REGULATIONS AND REQUIREMENTS THAT ARE SPECIFICALLY REQUIRED OF THE OWNER, OR OF THE SURVEYOR.

VERTIS WATKINS, OWNER
13547 S. 273 E. AVE
COWETA, OK 74429



ADDRESSES
LOT 1-205 SOUTH FAIRLAND AVE.
LOT 2-207 SOUTH FAIRLAND AVE.
LOT 3-213 SOUTH FAIRLAND AVE.
LOT 4-225 SOUTH FAIRLAND AVE.
LOT 5-225 SOUTH FAIRLAND AVE.
LOT 6-409 EAST PECAN ST.

- LOT PURCHASERS ARE RESPONSIBLE FOR SUPPLYING:
- WRITTEN NOTIFICATION OF RURAL WATER DISTRICT #5 CONSENT TO SERVE THE PROPERTY.
 - WATER FLOW OR FLOOD REQUIREMENTS (1000 GPM, OR HAVE SPRINKLER INSTALLED).
 - SEWER BACK FLOW PREVENTION DEVICE REQUIREMENT.

NOTE:
LOT 4 LANDOWNER IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF A PRIVATE SEWER LINE AND A REQUIRED GRINDER PUMP. PRIVATE SEWER LINE STARTING AT LOT 4 THEN GOING WEST TO CONNECT TO THE PUBLIC SEWER MAIN TO BE INSTALLED ALONG FAIRLAND AVENUE.

FLOOD CERTIFICATION

According to the U.S. Department of Housing & Urban Development Insurance Rate Map, Panel Number 40145C0260H, Effective Date April 17, 2012 The subject property is located in "Zone X". Areas determined to be outside the 0.2% annual chance floodplain.

Heartland Surveying &
Mapping, PLLC

OK 46468
400 Westgate Blvd., Suite 100
Wagoner, Oklahoma 74404
(918) 450-1700



ZONING: RD - RESIDENTIAL TWO-FAMILY
CC - GENERAL COMMERCIAL

BEARINGS ARE BASED ON:
HORIZONTAL DATUM NAD 83(93) OKLAHOMA
STATE PLANE COORDINATE SYSTEM,
OKLAHOMA NORTH ZONE.

VERTICAL DATUM IS BASED ON NAVD 88.

OWNER'S CERTIFICATE AND DEDICATION

PLC5-430A

STATE OF OKLAHOMA } ss
COUNTY OF WAGONER }

KNOW ALL MEN BY THESE PRESENTS, that I, VERTIS WATKINS HOMES LLC, hereby certify that I am the Owner and the person or persons having any right, title or interests to the following described tract of land:

LOTS 1, 2, 3, AND 4, 5, 6, 7, 8, 9, 10 AND 11 OF BLOCK 61 OF THE ARKANSAS VALLEY TOWNSITE ADDITION AND THE ALLEY WITHIN SAID BLOCK AND THE SOUTH 15.00 FEET OF THE ADJACENT VACATED PORTION OF EAST CYPRESS STREET OF NEW COWETA, IN PART OF THE WEST HALF OF SECTION 18, T17N, R16E, I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA, CONTAINING 1.00 ACRE, MORE OR LESS.

I further certify that I have caused said tract of land to be platted into lots and have caused this plat to be made of said tract showing accurate dimension of lots and streets. I hereby designate said tract of land as COTTON MILL ADDITION and dedicate to public use all utility easements as shown herein.

VERTIS WATKINS, PRESIDENT
VERTIS WATKINS HOMES LLC

STATE OF OKLAHOMA
COUNTY OF WAGONER

Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared VERTIS WATKINS, to me known to be the identical persons who signed the name of VERTIS WATKINS HOMES LLC, to the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the purpose set forth.

WITNESS my hand and seal this 21 day of July, 2016.

Notary Public

My Commission expires: 3-28-20



CERTIFICATE OF SURVEY
KNOW ALL MEN BY THESE PRESENTS, that I, Edward R. Seaton, a resident of the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and platted into lots the above described property and that this plat is a true and correct representation thereof. I further certify that this plat meets the minimum standards for the practice of land surveying.

WITNESS my hand and seal this 20th day of July, 2016.

Edward R. Seaton
Edward R. Seaton, Land Surveyor 1353
C.A. #4849



Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared Edward R. Seaton to me known to be the identical person who executed the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the purpose therein set forth.

WITNESS my hand and seal this 20th day of July, 2016.

Notary Public

My Commission expires: 4-5-2018



TREASURER'S CERTIFICATE

I hereby certify that as to all real estate involved in the plat, all taxes have been paid for 2015 as reflected by the current tax roll and that there are no taxes due for prior years, and security has been provided for 2016 taxes not as yet certified to me.

County Treasurer

CERTIFICATE OF COUNTY CLERK

This plat has been filed in the office of the County Clerk, Wagoner County, Oklahoma, this 3rd day of November, 2016. Book 337, Page 202.

County Clerk
1st Deputy



APPROVED:

COWETA PLANNING
COMMISSION CHAIRMAN

APPROVED:

MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY CLERK.

CITY CLERK

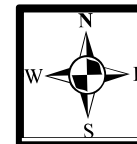


CERTIFICATE OF THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY
The Oklahoma Office of the Department of Environmental Quality has approved this plat for the use of public water supply and Sewer System (EXCLUDING Lot 4 see Note for details) on the day of , 2016.

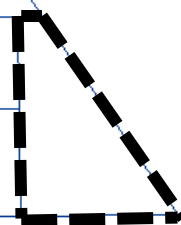
Environmental Program Specialist of the Oklahoma Department of Environmental Quality

Certified True Copy
LORI HENDRICKS, COUNTY CLERK
Wagoner County, Oklahoma
By DEPUTY

CZ 23-01 REZONE FROM CG GENERAL COMMERCIAL TO RD RESIDENTIAL TWO FAMILY



SUBJECT PROPERTY



Sycamore

Sycamore

Guthrie

Cypress

16E17N18

Eufala

Fairland

Pecan

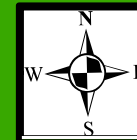
147th

298th

Delaware

Guthrie

CZ 23-01 REZONE FROM CG GENERAL COMMERCIAL TO RD RESIDENTIAL TWO FAMILY



SUBJECT PROPERTY

16E17N18

Cypress

RD

CG

RS-3

147th

298th

Legend Zone_Type

- AG Agriculture
- CG General Commercial
- O Office and Institutional
- RD Residential Two Family
- RS-3 Residential Single Family

Delaware

Sycamore

CG

Sycamore

Guthrie

AG

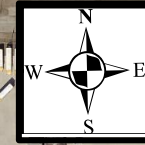
Eufala

Fairland

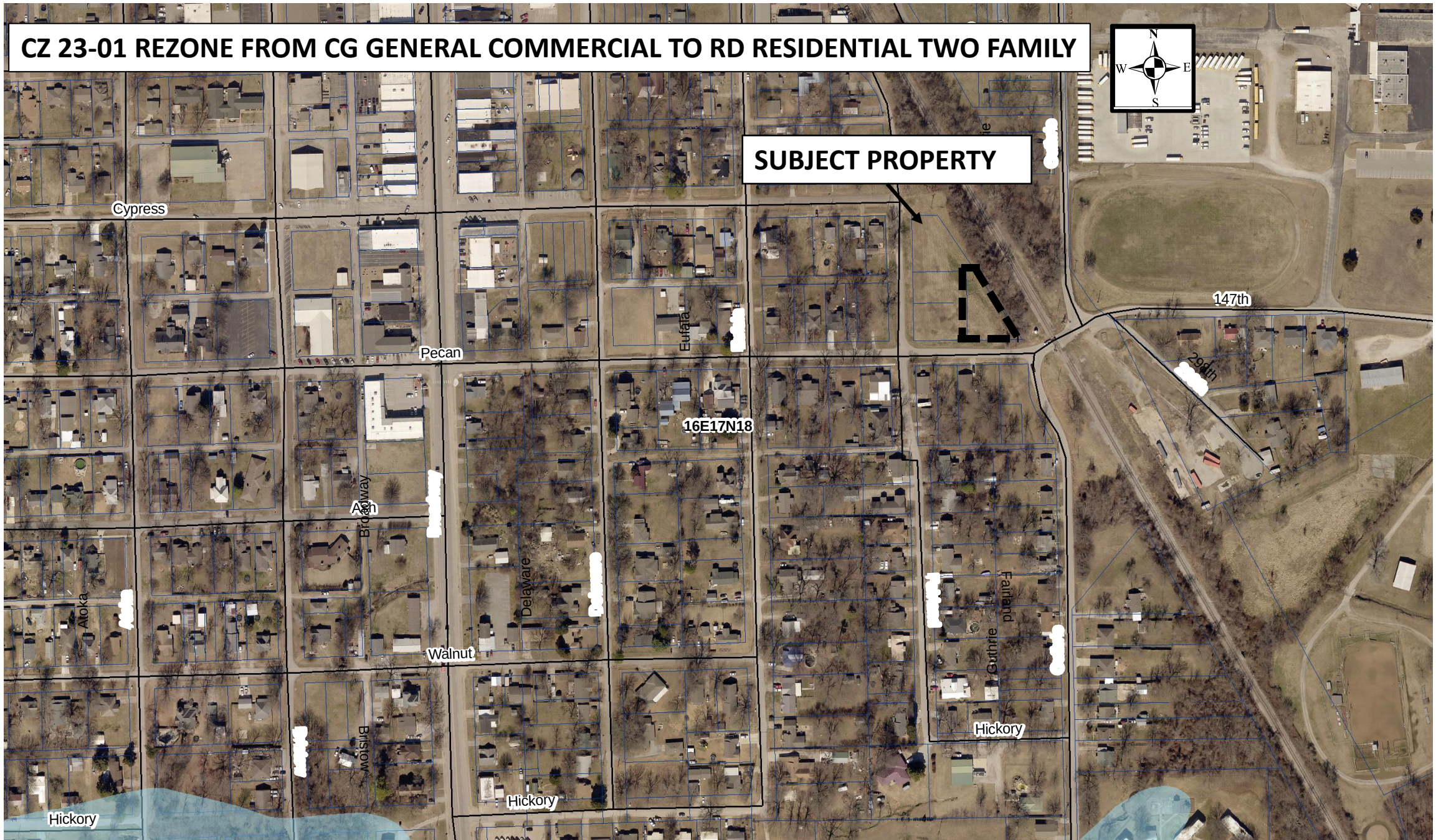
Pecan

Guthrie

CZ 23-01 REZONE FROM CG GENERAL COMMERCIAL TO RD RESIDENTIAL TWO FAMILY



SUBJECT PROPERTY





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

Memorandum

To: Honorable Chairman, Members of the Planning Commission
From: Tom E Young Jr, City Planner
Re: Preliminary Plat, Coweta Trails Subdivision
Date: 02-21-2023

BACKGROUND

Applicant

The applicant, Trinity Housing Development, Developer; Carlson Consulting Engineer, Inc.; for Preliminary Plat approval of Coweta Trails Subdivision, a subdivision of approximately 3.42 acres more or less with one (1) lot.

Case Facts

- The property is located in Section 35, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.
- The property is part of Planned Unit Development number PUD-02, with RS-3 Residential Single Family and RM-1 Residential Multi-Family zoning.
- The property legal description: Situated in the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, A Subdivision within the City of Coweta, Wagoner County, State of Oklahoma.

Utilities/Site Area: The 3.42 acre, more or less, subdivision is proposed to be served by City of Coweta Sewer and Water, with the Developer extension of the utility lines. Windstream, ONG, AEP, and Cox have all been notified and a Technical Advisory Committee meeting was held on February 10, 2023.

Pertinent Code

SECTION 2.3.5.E PLANNING COMMISSION ACTION:

- The Planning Commission shall,
 1. hold a public hearing on the preliminary plat,
 2. the preliminary plat shall be reviewed by the Planning Commission for conformity with the Comprehensive Land Use Plan of the City of Coweta, and for compliance with the standards requirements and principles hereinafter prescribed; and, shall be reviewed by the Planning Commission staff for compliance with all applicable additional requirements of all governmental authorities and agencies, and with all applicable regulations of public utilities.

PLANNING COMMISSION ACTION

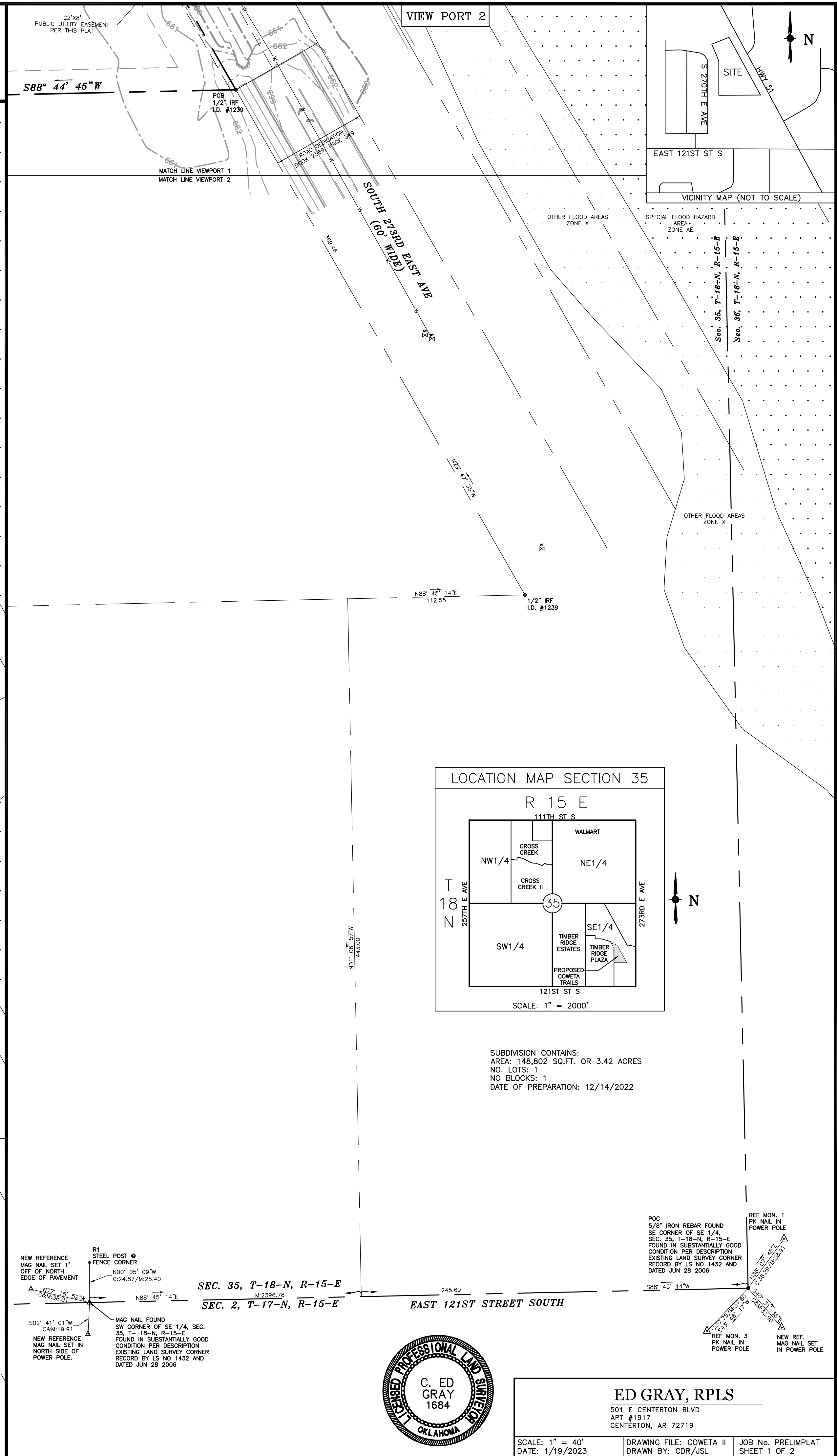
The Planning Commission can approve, conditionally approve, or disapprove the preliminary plat. If the preliminary plat is approved with conditions, the Planning Commission may require the subdivider to submit a revised preliminary plat. The subdivider shall be advised of any amendments required by the

Planning Commission to comply with these regulations. If the preliminary plat is disapproved, the reasons for that action shall be stated.

Staff recommends approval of Coweta Trails Subdivision with the condition that the developer meet the comments from the Technical Advisory Committee and the City Engineer.

ATTACHMENTS

1. Preliminary Plat Coweta Trails Subdivision
2. Location Map



ORDINANCE NO. 856
DOCUMENT #2022-3732

IV. AMENDED DEVELOPMENT STANDARDS

THE FOLLOWING ARE THE AMENDED DEVELOPMENT STANDARDS:

NON-RESIDENTIAL DEVELOPMENT STANDARDS:

GROSS LAND AREA: 2,824,359 SF 64.838 AC
NET LAND AREA:2,824,359 SF 64.838 AC

PERMITTED USES: USES PERMITTED AS A MATTER OF RIGHT IN THE CG GENERAL COMMERCIAL DISTRICT PLUS COMMERCIAL HIGH-TECH OFFICE PARK A/K/A HIGH-TECH, INDUSTRIAL-COMMERCIAL USE AS PRESENTLY PERMITTED WITHIN PUD-02.

MAXIMUM FLOOR AREA RATIO: NO LIMITATION; GOVERNED BY SETBACKS AND MINIMUM OFF-STREET PARKING

MAXIMUM BUILDING FLOOR AREA: NO LIMITATION; GOVERNED BY SETBACKS AND MINIMUM OFF-STREET PARKING

MAXIMUM BUILDING HEIGHT: 45 FT OR 4 STORIES

MINIMUM LOT WIDTH: NO LIMITATION

MINIMUM STREET FRONTAGE: 30FT*

MINIMUM BUILDING SETBACKS:
FROM ARTERIAL STREET RIGHT-OF-WAY: 50FT**
FROM NON-ARTERIAL STREET RIGHT-OF-WAY: 25FT**
FROM RESIDENTIAL BOUNDARIES: 50FT***
FROM ALL OTHER PUD PERIMETER BOUNDARIES: 17.5 FT***
FROM ALL OTHER BOUNDARIES: 0 FT

MINIMUM OFF-STREET PARKING MULTITENANT: 1 SPACE PER 225 SF BUILDING FLOOR AREA

MINIMUM OFF-STREET PARKING ALL OTHER USES: PER ZONING CODE FOR USE I OCCUPANCY ****

MAXIMUM OFF-STREET PARKING: NO LIMITATION

MINIMUM LOADING REQUIREMENTS: PER ZONING CODE FOR USE I OCCUPANCY ****

OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN CG DISTRICT

* ANY INTERIOR LOT HAVING NO STREET FRONTAGE SHALL BE PROVIDED ACCESS TO A PUBLIC STREET BY ACCESS EASEMENT(S) APPROVED BY THE CITY OF COWETA DURING PLATTING REVIEW, AND ALL PRIVATE ACCESS DRIVES SHALL MEET ALL CITY OF COWETA REQUIREMENTS.
** WHERE NO PARKING IS LOCATED BETWEEN THE BUILDING AND THE STREET, THE SETBACK IS REDUCED TO 15 FEET.
*** BUILDINGS GREATER THAN 45 FEET IN HEIGHT SHALL BE SET BACK 45 FEET PLUS 1 FOOT FOR EACH 1 FOOT OF BUILDING HEIGHT EXCEEDING 45 FEET.
**** MINIMUM PARKING RATIOS AND DESIGN SPECIFICATIONS MAY BE MODIFIED BY THE COWETA PLANNING COMMISSION UPON APPROVAL OF A VOLUNTARY DETAILED SITE PLAN.

RESIDENTIAL DEVELOPMENT STANDARDS:

GROSS LAND AREA: 2,824,359 SF 64.838 AC
NET LAND AREA:2,824,359 SF64.838 AC

PERMITTED USES: USES PERMITTED AS A MATTER OF RIGHT IN THE RM-1 DISTRICT, INCLUDING ONLY SINGLE-FAMILY DETACHED DWELLINGS, TOWNHOUSES, DUPLEXES, ZERO LOT LINE DWELLINGS, AND MULTIFAMILY AND ELDERLY RESIDENTIAL CARE FACILITIES; NEIGHBORHOOD COMMUNITY PLAYFIELDS AND PARKS INCLUDING CLUBHOUSES, POOLS, AND SIMILAR NEIGHBORHOOD AMENITIES; AND USES CUSTOMARILY ACCESSORY TO USES PERMITTED HEREIN.

MINIMUM LOT WIDTH:
SINGLE-FAMILY DETACHED: 50FT
TOWNHOUSE: 35FT
DUPLEX: 70FT
ZERO LOT LINE: 50FT
MULTIFAMILY AND ELDERLY RESIDENTIAL CARE FACILITIES: 75FT

MINIMUM LOT FRONTAGE: 30FT

MINIMUM LOT AREA AND LAND AREA:
SINGLE-FAMILY DETACHED:5,000 SF
TOWNHOUSE:3,800 SF
DUPLEX:7,000 SF
ZERO LOT LINE:5,000 SF
MULTIFAMILY AND ELDERLY RESIDENTIAL CARE FACILITIES: 1,742.4 SF PERDU

MAXIMUM DWELLING UNITS PER ACRE:MULTIFAMILY: 25 DUS/AC; OTHER RES.: 8 DUS/AC

MAXIMUM BUILDING HEIGHT MULTIFAMILY:45 FT OR 4 STORIES

MAXIMUM BUILDING HEIGHT OTHER RESIDENTIAL:45 FT OR 4 STORIES

MINIMUM YARD SETBACKS DETACHED SINGLE-FAMILY: *
FRONT YARD: 20FT
REAR YARD: 15FT
SIDE YARD (INTERIOR): 5 FT
SIDE YARD ABUTTING A STREET: 10FT
ANY YARD WITHIN 35 FEET OF ARTERIAL STREET: 35 FT FROM ARTERIAL STREET RIGHT-OF-WAY

MINIMUM YARD SETBACKS TOWNHOUSE: *
FRONT YARD: 20FT
REAR YARD: 15FT
SIDE YARD (INTERIOR): 0 FT
SIDE YARD ABUTTING A STREET: 10FT
ANY YARD WITHIN 35 FEET OF ARTERIAL STREET: 35 FT FROM ARTERIAL STREET RIGHT-OF-WAY

MINIMUM YARD SETBACKS DUPLEX:*
FRONT YARD: 20FT
REAR YARD: 15FT
SIDE YARD (INTERIOR): 5 FT
SIDE YARD ABUTTING A STREET: 15FT
ANY YARD WITHIN 35 FEET OF ARTERIAL STREET: 35 FT FROM ARTERIAL STREET RIGHT-OF-WAY

MINIMUM YARD SETBACKS ZERO LOT LINE: *
FRONT YARD: 20FT
REAR YARD: 15FT
SIDE YARD (INTERIOR): 0 FT & 10FT
SIDE YARD ABUTTING A STREET: 10FT
ANY YARD WITHIN 35 FEET OF ARTERIAL STREET: 35 FT FROM ARTERIAL STREET RIGHT-OF-WAY

MINIMUM YARD SETBACKS ZERO LOT LINE: *
FRONT YARD:20FT
REAR YARD:15FT
SIDE YARD (INTERIOR):0 FT & 10FT
SIDE YARD ABUTTING A STREET:10FT
ANY YARD WITHIN 35 FEET OF ARTERIAL STREET:35 FT FROM ARTERIAL STREET RIGHT-OF-WAY

MINIMUM YARD SETBACKS MULTIFAMILY AND ELDERLY RESIDENTIAL CARE FACILITIES:*
FRONT YARD ABUTTING ARTERIAL STREET: 35FT
FRONT YARD ABUTTING NON-ARTERIAL STREET: 15FT
ANY OTHER YARD ABUTTING ARTERIAL STREET: 15FT
ANY OTHER YARD ABUTTING NON-ARTERIAL STREET: 10FT
REAR YARD: 17.5 FT
SIDE YARD NOT ABUTTING A STREET: 10FT

MINIMUM OFF-STREET PARKING:AS REQUIRED BY ZONING CODE FOR DWELLING TYPE

MINIMUM LOADING REQUIREMENTS:NONE REQUIRED

OTHER BULK AND AREA REQUIREMENTS:AS REQUIRED WITHIN THE RM-1 DISTRICT

* ALL STREET SETBACKS ARE MEASURED FROM THE PLANNED ULTIMATE RIGHT-OF-WAY LINE AS FOLLOWS: MEASURED FROM THE CENTERLINE OF THE ABUTTING STREET, ADD THE PROVIDED SETBACKS TO 1/2 OF THE RIGHT-OF-WAY DESIGNATED ON THE COWETA MAJOR STREET AND HIGHWAY PLAN. IF NOT DESIGNATED, ADD TO OF THE ULTIMATE FRONTAGE/COLLECTOR STREET RIGHT-OF-WAY, OR 25 FT FOR ALL OTHER STREETS WITHIN OR ADJOINING THE PUD.

ACCESS AND CIRCULATION: INITIAL PLANS FOR ACCESS, TRAFFIC CIRCULATION AND PARKING AREAS ARE DEPICTED ON EXHIBIT A. AS SHOWN, A FRONTAGE/COLLECTOR STREET WILL PARALLEL THE RAILROAD TRACKS TO THE WEST, THE FIRST PART OF THE FRONTAGE/COLLECTOR ROAD HAS ALREADY BEEN CONSTRUCTED IN 2021 TO SERVE THE COWETA TRAILS SENIOR LIVING DEVELOPMENT, AS A 3-LANE WITH CENTER TURN LANE, 36'-WIDE ROADWAY (BETWEEN CURB FACES) WITHIN A 60'-WIDE RIGHT-OF-WAY. THE FRONTAGE/COLLECTOR ROAD IS NOT DESIGNATED ON ANY MAJOR STREET PLAN MAP, INCLUDING THE COWETA MAJOR STREET AND HIGHWAY PLAN MAP (FIGURE 5), THE REGIONAL TRANSPORTATION PLAN MAP FIGURE 02 OF COMPREHENSIVE PLAN 2020- 2030, OR THE TULSA METROPOLITAN AREA MAJOR STREET AND HIGHWAY PLAN MAP. FURTHER, IT IS NOT SPECIFICALLY MENTIONED IN TRANSPORTATION CHAPTER 19 OF THE COWETA COMPREHENSIVE PLAN 2020 - 2030. SINCE TRAFFIC VOLUMES AND QUEUEING REQUIREMENTS DIMINISH WITH DISTANCE FROM THE INTERSECTION, AND AS THERE IS NO POSSIBILITY OF EASTBOUND TURNING MOVEMENTS DUE TO THE RAILROAD, IT IS ANTICIPATED THE FRONTAGE/COLLECTOR ROAD WILL BE CONTINUED NORTH WITH 30' PAVING AND 50' RIGHT-OF-WAY GEOMETRIES.

WHILE THE FRONTAGE/COLLECTOR STREET SHALL BE PUBLIC, OTHER STREETS WITHIN THE DEVELOPMENT WILL HAVE THE OPTION TO BE PRIVATE. GATED STREETS, PER THIS PUD, ANY PRIVATE STREETS SHALL BE MAINTAINED BY A MANDATORY PROPERTY OWNERS' ASSOCIATION. WHETHER PUBLIC OR PRIVATE, STREETS SHALL BE CONSTRUCTED TO MEET THE MINIMUM STANDARDS OF THE CITY OF COWETA FOR PUBLIC STREETS; PROVIDED, HOWEVER, THE CITY OF COWETA MAY APPROVE ALTERNATIVE STREET DESIGN STANDARDS INCLUDING, BUT NOT LIMITED TO, ALTERNATIVE DESIGNS FOR THE FRONTAGE/COLLECTOR STREET.

ANY DIVIDED, BOULEVARD STREETS SEPARATED BY PRIVATE LANDSCAPED ISLANDS MAY HAVE ONE-WAY LANES MEETING RIGHT-OF-WAY WIDTH REQUIREMENTS IN AGGREGATE AND SHALL OTHERWISE BE CONSTRUCTED TO MEET THE MINIMUM STANDARDS DETERMINED BY THE CITY OF COWETA. ANY GATES SERVING PRIVATE STREETS OR DRIVES SHALL BE DESIGNED ACCORDING TO THE FIRE CODE ADOPTED BY THE CITY OF COWETA AND BE APPROVED BY THE COWETA FIRE MARSHAL.

FOR NONRESIDENTIAL AND MULTIFAMILY DEVELOPMENT, OFF-STREET PARKING AND LOADING REQUIREMENTS, INCLUDING MINIMUM PARKING RATIOS AND DESIGN SPECIFICATIONS, MAY BE MODIFIED BY THE COWETA PLANNING COMMISSION UPON APPROVAL OF A VOLUNTARY DETAILED SITE PLAN.

THE FRONTAGE/COLLECTOR STREET MAY BE EXTENDED TO INDIVIDUAL DEVELOPMENT TRACTS, PROVIDED THAT SECONDARY ACCESS MUST BE PROVIDED TO EACH TRACT AS REQUIRED BY THE COWETA FIRE MARSHAL.

UPON SITE PLAN REVIEW, EMERGENCY-ACCESS-ONLY GATES ('CRASH GATES') SHALL BE INSTALLED AT EXISTING STUB STREETS IF REQUIRED BY THE CITY OF COWETA AND ALLOWED BY THE FIRE MARSHAL.

DUE TO THE DESIRE TO PRESERVE NATURAL GRADES AND TREED AREAS TO THE EXTENT POSSIBLE, RESIDENTIAL AND NONRESIDENTIAL STREET GRADES, INCLUDING COLLECTOR AND LOCAL, MINOR STREETS, SHALL BE PERMITTED UP TO 11%.

ORDINANCE NO. 856
DOCUMENT #2022-3732

PLATTING AND SITE PLAN REQUIREMENTS: NO BUILDING PERMIT SHALL BE ISSUED FOR ANY DEVELOPMENT TRACT UNTIL A SUBDIVISION PLAT FOR SAID TRACT HAS BEEN SUBMITTED TO AND APPROVED BY BOTH THE COWETA PLANNING COMMISSION AND THE COUNCIL OF THE CITY OF COWETA, AND DULY FILED OF RECORD. THE REQUIRED SUBDIVISION PLAT SHALL INCLUDE COVENANTS OF RECORD IMPLEMENTING THE DEVELOPMENT STANDARDS OF THE APPROVED PUD AND THE CITY OF COWETA SHALL BE A BENEFICIARY THEREOF. THE PLAT WILL ALSO SERVE AS THE SITE PLAN FOR ALL DETACHED OR ATTACHED SINGLE-FAMILY OR DUPLEX RESIDENTIAL LOTS CONTAINED WITHIN THE PLAT.

SITE DEVELOPMENT TRACTS MAY BE SPLIT AND CONVEYED IN ACCORDANCE WITH THE MINOR SUBDIVISION (OR 'LOT-SPLIT') PROVISIONS OF THE CITY OF COWETA SUBDIVISION REGULATIONS, PROVIDED THAT NOT MORE THAN THREE (3) SPLIT TRACTS MAY RESULT FROM THE MINOR SUBDIVISION PROCESS AT ANY ONE TIME. THE REMAINDER DEED OR SPLITS ARE NOT COUNTED AGAINST THE 3 ALLOWABLE SPLITS. UPON CONVEYANCE OF A SPLIT TRACT CREATED BY THE MINOR SUBDIVISION PROCESS, THE SPLIT TRACT SHALL BE SUBJECT TO THE PLATTING REQUIREMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT. UPON PLATTING SUCH TRACT, IT SHALL NO LONGER COUNT AGAINST THE MINOR SUBDIVISION MAXIMUM OF 3 LOTS AT ANY ONE TIME. THE REMAINDER TRACT SHALL NOT BE INCLUDED IN THE MAXIMUM TRACT COUNT, REGARDLESS OF SIZE, UNTIL THE FINAL REMAINDER TRACT IS PLATTED AND DEVELOPED. THIS PROVISION SHALL NOT EXTEND TO ANY TRACT AFTER THE PLATTING OF SUCH TRACT. ALL LOTS ARE REQUIRED TO BE PLATTED.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY DEVELOPMENT TRACT WITHIN THE PUD, A SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE CITY OF COWETA AS BEING IN CONFORMANCE WITH THE PUD DEVELOPMENT STANDARDS. NOTWITHSTANDING THE ABOVE, THE TRACT OWNER MAY VOLUNTARILY SUBMIT A SITE PLAN FOR REVIEW AND APPROVAL BY THE CITY OF COWETA PLANNING COMMISSION, WHICH SHALL THEREUPON HAVE THE AUTHORITY TO GRANT MINOR MODIFICATIONS TO PUD DEVELOPMENT STANDARDS AS SPECIFICALLY OUTLINED HEREIN.

SITE DEVELOPMENT TRACTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROPRIATE NONRESIDENTIAL OR RESIDENTIAL DEVELOPMENT STANDARDS, EXCEPT IN CASES OF A VERTICALLY-MIXED USE DEVELOPMENT, WHICH SHALL BE CONSTRUCTED ACCORDING TO THE DEVELOPMENT STANDARDS FOR NONRESIDENTIAL DEVELOPMENTS. IF THE USE OF RESIDENTIAL DEVELOPMENT STANDARDS OR ANY SPECIFIC SUCH STANDARD IS DESIRED, OR IN THE EVENT OF ANY DISCREPANCIES, THESE MAY BE RESOLVED UPON PLANNING COMMISSION APPROVAL OF A VOLUNTARY DETAILED SITE PLAN.

NONRESIDENTIAL DEVELOPMENT ADJOINING EXISTING RESIDENTIAL SHALL INSTALL AND MAINTAIN A LANDSCAPED BUFFER AT LEAST 17.5 FEET IN WIDTH ALONG THE SHARED BOUNDARY, WHICH BUFFER SHALL CONTAIN AT LEAST ONE (1) LANDSCAPE TREE PER EACH 1,500 SQUARE FEET OF ZONING SETBACK AREA AS PROVIDED HEREIN. THE SITE DEVELOPER SHALL MAKE ALL EFFORTS TO PRESERVE EXISTING TREES AND ONLY REMOVE AND REPLACE WITH THE REQUIRED LANDSCAPE BUFFER TREES IF NECESSARY.

MIXED-USE DEVELOPMENT: BUILDINGS CONTAINING BOTH RESIDENTIAL AND NONRESIDENTIAL PRINCIPAL USES SHALL BE DEVELOPED ACCORDING TO THE NONRESIDENTIAL DEVELOPMENT STANDARDS, EXCEPT ANY LOT CONTAINING A DWELLING UNIT SHALL MAINTAIN A MINIMUM OF 30 FEET OF FRONTAGE ON A PUBLIC OR PRIVATE STREET OR DEDICATED RIGHT-OF-WAY. SUCH VERTICALLY MIXED-USE BUILDINGS SHALL BE PROVIDED AND MAINTAIN IN AGGREGATE PARKING IN NUMBER AS CALCULATED SEPARATELY BY USE TYPE AND CATEGORY. SHOULD NONRESIDENTIAL BUILDING FLOOR AREA BE RESTRICTED WITHIN THE PUD, NEITHER STRUCTURED PARKING NOR THE FLOOR AREA OF ANY RESIDENTIAL USE COMPONENT OF A MIXED-USE BUILDING SHALL BE COUNTED AGAINST THE MAXIMUM.

ARCHITECTURAL REVIEW: AN ARCHITECTURAL REVIEW COMMITTEE (ARC) WILL BE FORMED. THE ARC WILL REVIEW SITE, LANDSCAPE, DRAINAGE, AND ARCHITECTURAL AND BUILDING PLANS AND THE SELECTION OF ARCHITECTURAL BUILDING MATERIALS. THE APPROVAL OF THE ARC OF SUCH PLAN SHALL BE REQUIRED PRIOR TO THE SUBMISSION TO THE CITY OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT. THE ARCHITECTURAL REVIEW REQUIREMENT IS TO BE ESTABLISHED AS A PRIVATE RESTRICTION SET FORTH WITHIN A RECORDED INSTRUMENT AND IS AN IMPORTANT FACTOR IN ACHIEVING A QUALITY DEVELOPMENT AS ORIGINALLY INTENDED.

THE BUILDING ELEVATIONS FOR DWELLING UNITS, OFFICES, AND BUSINESSES WILL BE DESIGNED TO EXPRESS INDIVIDUALITY WITHIN A DEVELOPMENT AREA WHILE SIMULTANEOUSLY MAINTAINING THE OVERALL CHARACTER OF THE COMMUNITY. ATTENTION TO ALL ASPECTS OF THE BUILDING DESIGN WILL BE GIVEN TO CREATE THE INDIVIDUALITY DESIRED. EXAMPLES OF BUILDING ELEMENTS TO BE STUDIED INCLUDE ROOFS, WALLS, OPENINGS, FOUNDATIONS, CHIMNEY MATERIALS, PLAZAS, AND DECKS. EVEN THOUGH BUILDING APPEARANCES WILL VARY THROUGHOUT THE DEVELOPMENT, CONTINUITY WILL BE PROVIDED THROUGH THE UTILIZATION OF ADDITIONAL ARCHITECTURAL AND NON-ARCHITECTURAL ELEMENTS SUCH AS LIGHTING, SIGNAGE, PAVING, HARDSCAPE, AND LANDSCAPE PLAN MATERIAL.

THE ARC WILL BE DESIGNATED BY ROLAND INVESTMENTS, LTD., ITS SUCCESSORS OR ASSIGNS, AS THE ARC AS DESCRIBED HEREIN.

SCHEDULE OF DEVELOPMENT: WHILE THE ORIGINAL PUD-02 HAS INCLUDED THREE (3) PREVIOUS DEVELOPMENTS THUS FAR, DEVELOPMENT OF THE REMAINING PUD SITE IS EXPECTED TO COMMENCE AS MARKET CONDITIONS PERMIT. ALL DEVELOPMENT WILL BE COORDINATED WITH THE CITY OF COWETA IN ORDER TO PROVIDE ADEQUATE TRAFFIC CIRCULATION AND UTILITY SERVICE.

LEGAL DESCRIPTION

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 15 EAST, OF THE INDIAN BASE AND MERIDIAN ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, IN THE CITY OF COWETA, COUNTY OF WAGONER AND STATE OF OKLAHOMA AND BEING KNOWN AS LAND CONVEYED TO CAPSTONE AT COWETA TRAILS, LP BY DEED RECORDED IN DOCUMENT #2022-15400 IN THE WAGONER COUNTY CLERKS OFFICE AND IS FURTHER BOUNDED AND DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND 5/8" IRON REBAR FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4, SECTION 35, TOWNSHIP 18 NORTH, RANGE 15 EAST; THENCE SOUTH 88°45'14" WEST A DISTANCE OF 245.69 FEET; THENCE NORTH 01°06'57" WEST A DISTANCE OF 443.00 FEET TO A POINT LYING IN A SOUTHERLY LINE OF LAND CONVEYED TO COWETA TRAILS, LP BY DEED RECORDED IN DEED BOOK 2591, PAGE 789 RECORDED IN THE WAGONER COUNTY CLERK'S OFFICE; THENCE ALONG SAID SOUTHERLY LINE NORTH 88°45'14" EAST A DISTANCE OF 112.55 FEET TO A 1/2" IRON REBAR, I.D. #1239, AT A SOUTHEASTERLY CORNER THEREOF SAID CORNER LYING IN A SOUTHWESTERLY RIGHT-OF-WAY OF SOUTH 273RD EAST AVENUE (60' WIDE); THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY NORTH 29°47'35" EAST A DISTANCE OF 369.46 FEET TO A 1/2" IRON REBAR FOUND, I.D. #1239 AT A NORTHEASTERLY CORNER OF LAND SO CONVEYED TO COWETA TRAILS, LP AND BEING THE POINT OF BEGINNING OF THE PREMISES HEREIN INTENDED TO BE DESCRIBED;

THENCE ALONG SAID NORTHERLY LINE SOUTH 88°44'45" WEST A DISTANCE OF 405.18 FEET TO A 1/2" IRON REBAR, I.D. #1239, LYING IN AN EASTERLY LINE OF LOT 5 OF THE TIMBER RIDGE PLAZA RECORDED BY PLAT IN PLAT NUMBER PLC4-310 IN THE WAGONER COUNTY CLERK'S OFFICE; THENCE ALONG SAID EASTERLY LINE OF SAID SUBDIVISION NORTH 01°22'13" WEST A DISTANCE OF 461.62 FEET TO A 1/2" IRON REBAR, I.D. #1239, FOUND AT AN ANGLE POINT IN THE EASTERLY LINE OF LOT 42 OF SAID SUBDIVISION; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 29°46'21" WEST A DISTANCE OF 178.91 FEET TO A CAPPED 5/8" IRON REBAR SET, I.D. C. ED GRAY #1684; THENCE SOUTH 75°32'28" EAST A DISTANCE OF 100.62 FEET TO A CAPPED 5/8" IRON REBAR SET, I.D. C. ED GRAY #1684 AT AN ANGLE POINT THEREIN; THENCE SOUTH 67°29'59" EAST A DISTANCE OF 55.37 FEET TO A CAPPED 5/8" IRON REBAR SET, I.D. C. ED GRAY #1684 AT AN ANGLE POINT THEREIN; THENCE SOUTH 58°48'02" EAST A DISTANCE OF 62.33 FEET TO A CAPPED 5/8" IRON REBAR SET, I.D. C. ED GRAY #1684 LYING IN THE EXTENDED SAID SOUTHWESTERLY RIGHT-OF-WAY SOUTH 273RD EAST AVENUE; THENCE ALONG SAID EXTENDED SOUTHWESTERLY RIGHT-OF-WAY SOUTH 29°47'35" EAST A DISTANCE OF 609.93 FEET TO THE PLACE OF BEGINNING CONTAINING 148,802 SQ. FT. OR 3.42 ACRES (MORE OR LESS) OF LAND.



PLANNING COMMISSION DOES HEREBY CERTIFY THAT THE PLANNING COMMISSION DULY APPROVE THE

CITY OF COWETA PLANNING COMMISSION
THE UNDERSIGNED CHAIRMAN OF THE CITY OF COWETA PLANNING COMMISSION DOES HEREBY CERTIFY THAT
THE PLANNING COMMISSION DULY APPROVED THE PLAT OF THE "COWETA TRAILS SUBDIVISION"

PLANNING COMMISSION CHAIRMAN _____ APPROVED DATE _____

CERTIFICATE OF COWETA CITY CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF THE CITY OF COWETA AND FIND ALL DEFERRED PAYMENTS OR UNMATURED INSTALLMENTS UPON SPECIAL ASSESSMENT HAVE BEEN PAID IN FULL AND THAT THERE IS NO SPECIAL ASSESSMENT PROCEDURE NOW PENDING AGAINST THE LAND AS SHOWN ON THIS PLAT

CITY CLERK _____ APPROVED DATE _____

CERTIFICATE OF FINAL PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE COWETA CITY COUNCIL.

MAYOR/VICE MAYOR _____ APPROVED DATE _____

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY CLERK.

CITY CLERK _____

IN WITNESS WHEREOF, "CAPSTONE AT COWETA TRAILS II, LP" HAS EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2022.

CAPSTONE AT COWETA TRAILS II, LP,
AN OKLAHOMA LIMITED PARTNERSHIP
BY: _____ MEMBER-MANAGER

STATE OF _____
COUNTY OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____
2022, BY _____ AS _____ OF CAPSTONE AT COWETA TRAILS
II, LP AN OKLAHOMA LIMITED PARTNERSHIP.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEY

I, C. ED GRAY, A REGISTER LAND SURVEYOR, IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "COWETA TRAILS SUBDIVISION", A SUBDIVISION IN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA IS A REPRESENTATION OF THE SRUVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICE AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS OF PRACTICE OF LAND SURVEYING.

C. ED. GRAY, RLS #1684 _____

STATE OF _____
COUNTY OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____
2022, BY _____ AS _____ OF CAPSTONE AT COWETA TRAILS
II, LP AN OKLAHOMA LIMITED PARTNERSHIP.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

APPROVED _____ BY THE CITY
COUNCIL OF THE CITY OF COWETA,
OKLAHOMA

MAYOR

ATTEST: CITY CLERK

STATE OF OKLAHOMA } SS
COUNTY OF AGONER }

I, _____, WAGONER COUNTY CLERK, IN
AND FOR THE COUNTY AND STATE OF OKLAHOMA ABOVE NAMED,
DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND
CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY
OFFICE.

DATED THE _____ DAY OF _____
WAGONER COUNTY CLERK

DEPUTY

ED GRAY, RPLS
501 E CENTERTON BLVD
APT #1917
CENTERTON, AR 72719

TEXT
DATE: 1/19/2023

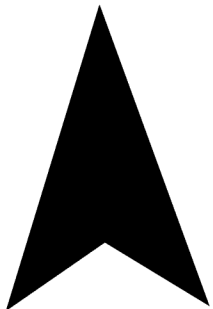
DRAWING FILE: COWETA II
DRAWN BY: CDR/JSL

JOB No. PRELUMPLAT
SHEET 2 OF 2



N

Coweta Trails Subdivision





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Memorandum

To: Honorable Chairman, Members of the Planning Commission
From: Tom E Young Jr, City Planner
Re: Final Plat Coweta Trails Subdivision
Date: 02-21-2023

BACKGROUND

Applicant

The applicant, Trinity Housing Development, Developer; Carlson Consulting Engineer, Inc.; for Final Plat approval of Coweta Trails Subdivision, a subdivision of approximately 3.42 acres more or less with one (1) lot.

Case Facts

- The property is located in located in Section 35, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.
- The property is Part of Planned Unit Development PUD No. PUD-02, with RS-3 Residential Single Family and RM-1 Residential Multi-Family zoning.
- The property legal description: Situated in the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, A Subdivision within the City of Coweta, Wagoner County, State of Oklahoma.

Utilities/Site Area: The 3.42 acre more or less, subdivision is proposed to be served by City of Coweta Sewer and Water, with the Developer extension of the utility lines. Windstream, ONG, AEP, and Cox have all been notified and a Technical Advisory Committee meeting was held on February 10, 2023

Pertinent Code

SECTION 2.4.3 PLANNING COMMISSION ACTION:

- The Planning Commission shall act upon the final plat after it has been submitted for final approval unless a stipulation for additional time is agreed to by the developer. If the final plat is disapproved, grounds for the refusal shall be stated in writing, a copy of which shall be transmitted to the applicant.

PLANNING COMMISSION ACTION

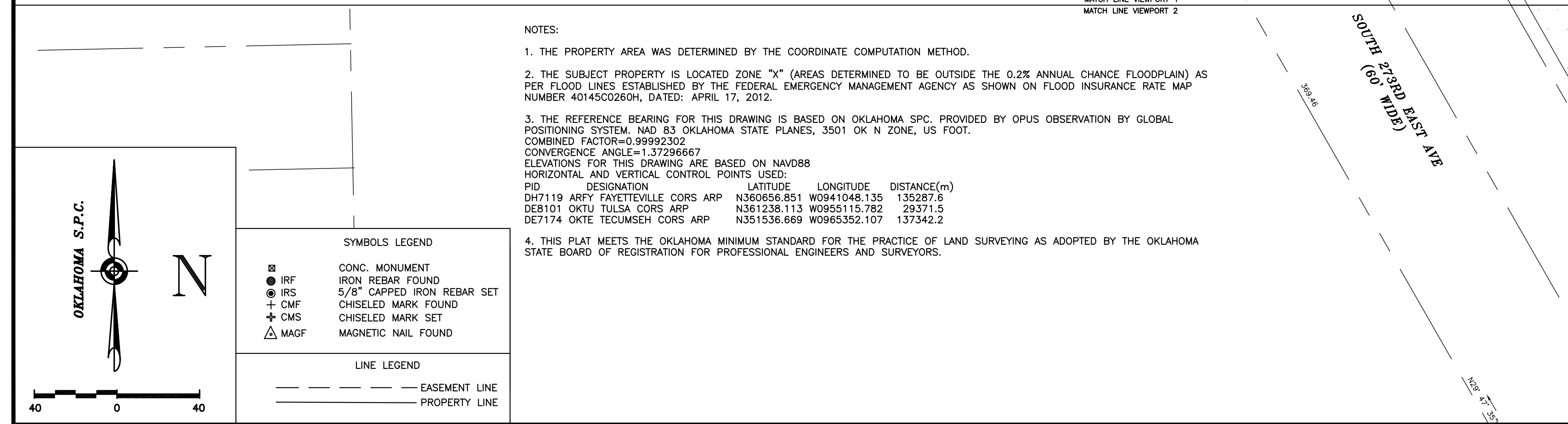
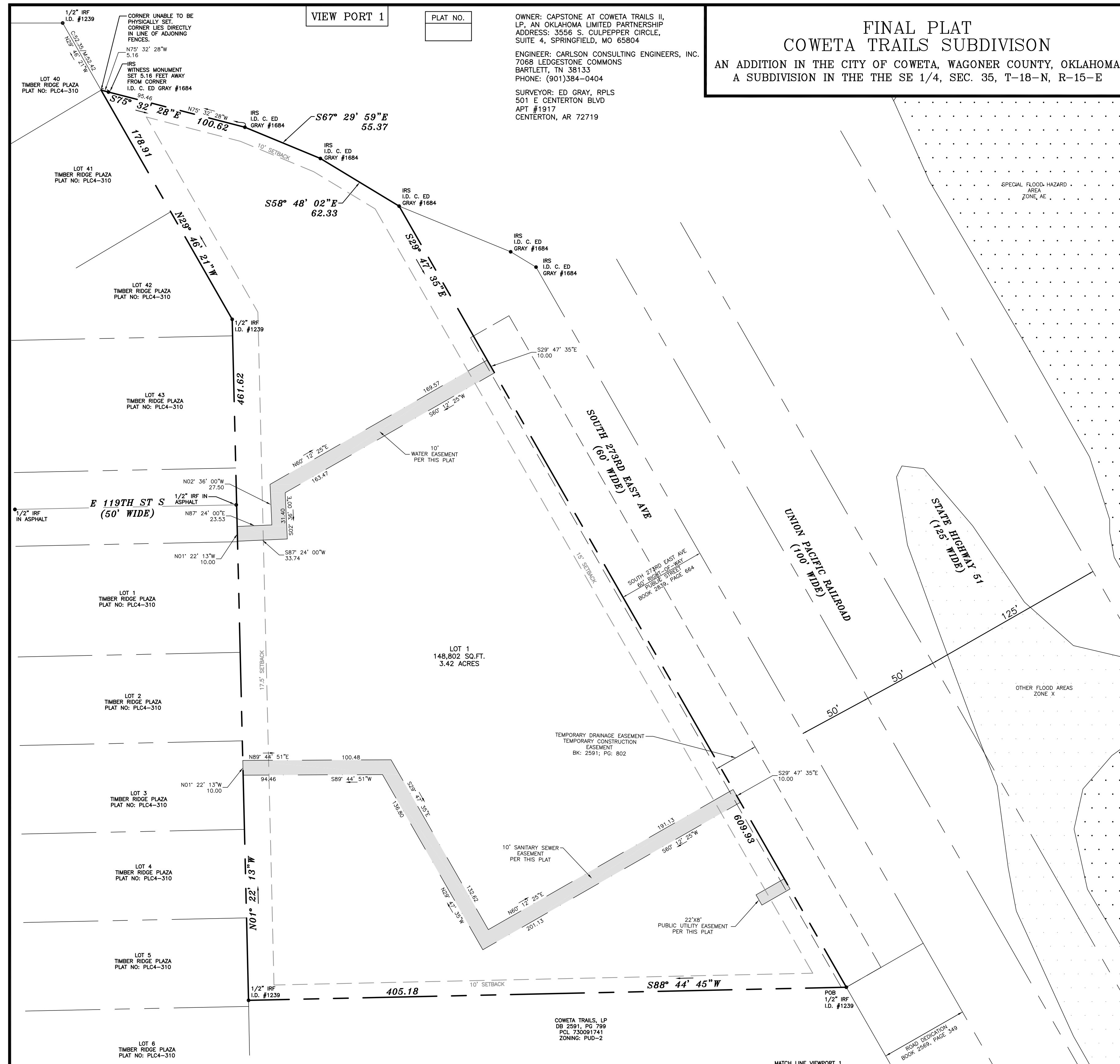
The Planning Commission can approve, conditionally approve, or disapprove the final plat. If the final plat is approved with conditions, the Planning Commission may require the subdivider to submit a revised final plat. The subdivider shall be advised of any amendments required by the Planning

Commission to comply with these regulations. If the final plat is disapproved, the reasons for that action shall be stated.

Staff recommends approval of the Final Plat Coweta Trails Subdivision with the condition that the developer meet the comments from the Technical Advisory Committee and the City Engineer.

ATTACHMENTS

1. Final Plat, Coweta Trails Subdivision.
2. Location Map
3. Coweta Trails Site Plan



ORDINANCE NO. 856
DOCUMENT #2022-3732

IV. AMENDED DEVELOPMENT STANDARDS

THE FOLLOWING ARE THE AMENDED DEVELOPMENT STANDARDS:

NON-RESIDENTIAL DEVELOPMENT STANDARDS:

GROSS LAND AREA: 2,824,359 SF 64.838 AC
NET LAND AREA:2,824,359 SF 64.838 AC

PERMITTED USES: USES PERMITTED AS A MATTER OF RIGHT IN THE CG GENERAL COMMERCIAL DISTRICT PLUS COMMERCIAL HIGH-TECH OFFICE PARK A/K/A HIGH-TECH, INDUSTRIAL-COMMERCIAL USE AS PRESENTLY PERMITTED WITHIN PUD-02.

MAXIMUM FLOOR AREA RATIO: NO LIMITATION; GOVERNED BY SETBACKS AND MINIMUM OFF-STREET PARKING

MAXIMUM BUILDING FLOOR AREA: NO LIMITATION; GOVERNED BY SETBACKS AND MINIMUM OFF-STREET PARKING

MAXIMUM BUILDING HEIGHT: 45 FT OR 4 STORIES

MINIMUM LOT WIDTH: NO LIMITATION

MINIMUM STREET FRONTAGE: 30FT*

MINIMUM BUILDING SETBACKS:
FROM ARTERIAL STREET RIGHT-OF-WAY: 50FT**
FROM NON-ARTERIAL STREET RIGHT-OF-WAY: 25FT**
FROM RESIDENTIAL BOUNDARIES: 50FT***
FROM ALL OTHER PUD PERIMETER BOUNDARIES: 17.5 FT***
FROM ALL OTHER BOUNDARIES: 0 FT

MINIMUM OFF-STREET PARKING MULTITENANT: 1 SPACE PER 225 SF BUILDING FLOOR AREA

MINIMUM OFF-STREET PARKING ALL OTHER USES: PER ZONING CODE FOR USE I OCCUPANCY ****

MINIMUM OFF-STREET PARKING: NO LIMITATION

MINIMUM LOADING REQUIREMENTS: PER ZONING CODE FOR USE I OCCUPANCY ****

OTHER BULK AND AREA REQUIREMENTS: AS REQUIRED WITHIN CG DISTRICT

* ANY INTERIOR LOT HAVING NO STREET FRONTAGE SHALL BE PROVIDED ACCESS TO A PUBLIC STREET BY ACCESS EASEMENT(S) APPROVED BY THE CITY OF COWETA DURING PLATTING REVIEW, AND ALL PRIVATE ACCESS DRIVES SHALL MEET ALL CITY OF COWETA REQUIREMENTS.
** WHERE NO PARKING IS LOCATED BETWEEN THE BUILDING AND THE STREET, THE SETBACK IS REDUCED TO 15 FEET.
*** BUILDINGS GREATER THAN 45 FEET IN HEIGHT SHALL BE SET BACK 45 FEET PLUS 1 FOOT FOR EACH 1 FOOT OF BUILDING HEIGHT EXCEEDING 45 FEET.
**** MINIMUM PARKING RATIOS AND DESIGN SPECIFICATIONS MAY BE MODIFIED BY THE COWETA PLANNING COMMISSION UPON APPROVAL OF A VOLUNTARY DETAILED SITE PLAN.

RESIDENTIAL DEVELOPMENT STANDARDS:

GROSS LAND AREA: 2,824,359 SF 64.838 AC
NET LAND AREA:2,824,359 SF64.838 AC

PERMITTED USES: USES PERMITTED AS A MATTER OF RIGHT IN THE RM-1 DISTRICT, INCLUDING ONLY SINGLE-FAMILY DETACHED DWELLINGS, TOWNHOUSES, DUPLEXES, ZERO LOT LINE DWELLINGS, AND MULTIFAMILY AND ELDERLY RESIDENTIAL CARE FACILITIES; NEIGHBORHOOD COMMUNITY PLAYFIELDS AND PARKS INCLUDING CLUBHOUSES, POOLS, AND SIMILAR NEIGHBORHOOD AMENITIES; AND USES CUSTOMARILY ACCESSORY TO USES PERMITTED HEREIN.

MINIMUM LOT WIDTH:
SINGLE-FAMILY DETACHED: 50FT
TOWNHOUSE: 35FT
DUPLEX: 70FT
ZERO LOT LINE: 50FT
MULTIFAMILY AND ELDERLY RESIDENTIAL CARE FACILITIES: 75FT

MINIMUM LOT FRONTAGE: 30FT

MINIMUM LOT AREA AND LAND AREA:
SINGLE-FAMILY DETACHED:5,000 SF
TOWNHOUSE:3,800 SF
DUPLEX:7,000 SF
ZERO LOT LINE:5,000 SF
MULTIFAMILY AND ELDERLY RESIDENTIAL CARE FACILITIES: 1,742.4 SF PERDU

MAXIMUM DWELLING UNITS PER ACRE:MULTIFAMILY: 25 DUS/AC; OTHER RES.: 8 DUS/AC

MAXIMUM BUILDING HEIGHT MULTIFAMILY:45 FT OR 4 STORIES

MAXIMUM BUILDING HEIGHT OTHER RESIDENTIAL:45 FT OR 4 STORIES

MINIMUM YARD SETBACKS DETACHED SINGLE-FAMILY: *
FRONT YARD: 20FT
REAR YARD: 15FT
SIDE YARD (INTERIOR): 5 FT
SIDE YARD ABUTTING A STREET: 10FT
ANY YARD WITHIN 35 FEET OF ARTERIAL STREET: 35 FT FROM ARTERIAL STREET RIGHT-OF-WAY

MINIMUM YARD SETBACKS TOWNHOUSE: *
FRONT YARD: 20FT
REAR YARD: 15FT
SIDE YARD (INTERIOR): 0 FT
SIDE YARD ABUTTING A STREET: 10FT
ANY YARD WITHIN 35 FEET OF ARTERIAL STREET: 35 FT FROM ARTERIAL STREET RIGHT-OF-WAY

MINIMUM YARD SETBACKS DUPLEX:*
FRONT YARD: 20FT
REAR YARD: 15FT
SIDE YARD (INTERIOR): 5 FT
SIDE YARD ABUTTING A STREET: 15FT
ANY YARD WITHIN 35 FEET OF ARTERIAL STREET: 35 FT FROM ARTERIAL STREET RIGHT-OF-WAY

MINIMUM YARD SETBACKS ZERO LOT LINE: *
FRONT YARD: 20FT
REAR YARD: 15FT
SIDE YARD (INTERIOR): 0 FT & 10FT
SIDE YARD ABUTTING A STREET: 10FT
ANY YARD WITHIN 35 FEET OF ARTERIAL STREET: 35 FT FROM ARTERIAL STREET RIGHT-OF-WAY

MINIMUM YARD SETBACKS MULTIFAMILY AND ELDERLY RESIDENTIAL CARE FACILITIES:*
FRONT YARD ABUTTING ARTERIAL STREET: 35FT
FRONT YARD ABUTTING NON-ARTERIAL STREET: 15FT
ANY OTHER YARD ABUTTING ARTERIAL STREET: 15FT
ANY OTHER YARD ABUTTING NON-ARTERIAL STREET: 10FT
REAR YARD: 17.5 FT
SIDE YARD NOT ABUTTING A STREET: 10FT

MINIMUM OFF-STREET PARKING:AS REQUIRED BY ZONING CODE FOR DWELLING TYPE

MINIMUM LOADING REQUIREMENTS:NONE REQUIRED

OTHER BULK AND AREA REQUIREMENTS:AS REQUIRED WITHIN THE RM-1 DISTRICT

* ALL STREET SETBACKS ARE MEASURED FROM THE PLANNED ULTIMATE RIGHT-OF-WAY LINE AS FOLLOWS: MEASURED FROM THE CENTERLINE OF THE ABUTTING STREET, ADD THE PROVIDED SETBACKS TO 1/2 OF THE RIGHT-OF-WAY DESIGNATED ON THE COWETA MAJOR STREET AND HIGHWAY PLAN. IF NOT DESIGNATED, ADD TO OF THE ULTIMATE FRONTAGE/COLLECTOR STREET RIGHT-OF-WAY, OR 25 FT FOR ALL OTHER STREETS WITHIN OR ADJOINING THE PUD.

ACCESS AND CIRCULATION: INITIAL PLANS FOR ACCESS, TRAFFIC CIRCULATION AND PARKING AREAS ARE DEPICTED ON EXHIBIT A. AS SHOWN, A FRONTAGE/COLLECTOR STREET WILL PARALLEL THE RAILROAD TRACKS TO THE WEST, THE FIRST PART OF THE FRONTAGE/COLLECTOR ROAD HAS ALREADY BEEN CONSTRUCTED IN 2021 TO SERVE THE COWETA TRAILS SENIOR LIVING DEVELOPMENT, AS A 3-LANE WITH CENTER TURN LANE, 36'-WIDE ROADWAY (BETWEEN CURB FACES) WITHIN A 60'-WIDE RIGHT-OF-WAY. THE FRONTAGE/COLLECTOR ROAD IS NOT DESIGNATED ON ANY MAJOR STREET PLAN MAP, INCLUDING THE COWETA MAJOR STREET AND HIGHWAY PLAN MAP (FIGURE 5), THE REGIONAL TRANSPORTATION PLAN MAP FIGURE 02 OF COMPREHENSIVE PLAN 2020- 2030, OR THE TULSA METROPOLITAN AREA MAJOR STREET AND HIGHWAY PLAN MAP. FURTHER, IT IS NOT SPECIFICALLY MENTIONED IN TRANSPORTATION CHAPTER 19 OF THE COWETA COMPREHENSIVE PLAN 2020 - 2030. SINCE TRAFFIC VOLUMES AND QUEUING REQUIREMENTS DIMINISH WITH DISTANCE FROM THE INTERSECTION, AND AS THERE IS NO POSSIBILITY OF EASTBOUND TURNING MOVEMENTS DUE TO THE RAILROAD, IT IS ANTICIPATED THE FRONTAGE/COLLECTOR ROAD WILL BE CONTINUED NORTH WITH 30' PAVING AND 50' RIGHT-OF-WAY GEOMETRIES.

WHILE THE FRONTAGE/COLLECTOR STREET SHALL BE PUBLIC, OTHER STREETS WITHIN THE DEVELOPMENT WILL HAVE THE OPTION TO BE PRIVATE, GATED STREETS. PER THIS PUD, ANY PRIVATE STREETS SHALL BE MAINTAINED BY A MANDATORY PROPERTY OWNERS' ASSOCIATION. WHETHER PUBLIC OR PRIVATE, STREETS SHALL BE CONSTRUCTED TO MEET THE MINIMUM STANDARDS OF THE CITY OF COWETA FOR PUBLIC STREETS; PROVIDED, HOWEVER, THE CITY OF COWETA MAY APPROVE ALTERNATIVE STREET DESIGN STANDARDS INCLUDING, BUT NOT LIMITED TO, ALTERNATIVE DESIGNS FOR THE FRONTAGE/COLLECTOR STREET.

ANY DIVIDED, BOULEVARD STREETS SEPARATED BY PRIVATE LANDSCAPED ISLANDS MAY HAVE ONE-WAY LANES MEETING RIGHT-OF-WAY WIDTH REQUIREMENTS IN AGGREGATE AND SHALL OTHERWISE BE CONSTRUCTED TO MEET THE MINIMUM STANDARDS DETERMINED BY THE CITY OF COWETA. ANY GATES SERVING PRIVATE STREETS OR DRIVES SHALL BE DESIGNED ACCORDING TO THE FIRE CODE ADOPTED BY THE CITY OF COWETA AND BE APPROVED BY THE COWETA FIRE MARSHAL.

FOR NONRESIDENTIAL AND MULTIFAMILY DEVELOPMENT, OFF-STREET PARKING AND LOADING REQUIREMENTS, INCLUDING MINIMUM PARKING RATIOS AND DESIGN SPECIFICATIONS, MAY BE MODIFIED BY THE COWETA PLANNING COMMISSION UPON APPROVAL OF A VOLUNTARY DETAILED SITE PLAN.

THE FRONTAGE/COLLECTOR STREET MAY BE EXTENDED TO INDIVIDUAL DEVELOPMENT TRACTS, PROVIDED THAT SECONDARY ACCESS MUST BE PROVIDED TO EACH TRACT AS REQUIRED BY THE COWETA FIRE MARSHAL.

UPON SITE PLAN REVIEW, EMERGENCY-ACCESS-ONLY GATES ('CRASH GATES') SHALL BE INSTALLED AT EXISTING STUB STREETS IF REQUIRED BY THE CITY OF COWETA AND ALLOWED BY THE FIRE MARSHAL.

DUE TO THE DESIRE TO PRESERVE NATURAL GRADES AND TREED AREAS TO THE EXTENT POSSIBLE, RESIDENTIAL AND NONRESIDENTIAL STREET GRADES, INCLUDING COLLECTOR AND LOCAL, MINOR STREETS, SHALL BE PERMITTED UP TO 11%.

ORDINANCE NO. 856
DOCUMENT #2022-3732

PLATTING AND SITE PLAN REQUIREMENTS: NO BUILDING PERMIT SHALL BE ISSUED FOR ANY DEVELOPMENT TRACT UNTIL A SUBDIVISION PLAT FOR SAID TRACT HAS BEEN SUBMITTED TO AND APPROVED BY BOTH THE COWETA PLANNING COMMISSION AND THE COUNCIL OF THE CITY OF COWETA, AND DULY FILED OF RECORD. THE REQUIRED SUBDIVISION PLAT SHALL INCLUDE COVENANTS OF RECORD IMPLEMENTING THE DEVELOPMENT STANDARDS OF THE APPROVED PUD AND THE CITY OF COWETA SHALL BE A BENEFICIARY THEREOF. THE PLAT WILL ALSO SERVE AS THE SITE PLAN FOR ALL DETACHED OR ATTACHED SINGLE-FAMILY OR DUPLEX RESIDENTIAL LOTS CONTAINED WITHIN THE PLAT.

SITE DEVELOPMENT TRACTS MAY BE SPLIT AND CONVEYED IN ACCORDANCE WITH THE MINOR SUBDIVISION (OR 'LOT-SPLIT') PROVISIONS OF THE CITY OF COWETA SUBDIVISION REGULATIONS, PROVIDED THAT NOT MORE THAN THREE (3) SPLIT TRACTS MAY RESULT FROM THE MINOR SUBDIVISION PROCESS AT ANY ONE TIME, THE REMAINDER DEED OR SPLITS ARE NOT COUNTED AGAINST THE 3 ALLOWABLE SPLITS. UPON CONVEYANCE OF A SPLIT TRACT CREATED BY THE MINOR SUBDIVISION PROCESS, THE SPLIT TRACT SHALL BE SUBJECT TO THE PLATTING REQUIREMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. UPON PLATTING SUCH TRACT, IT SHALL NO LONGER COUNT AGAINST THE MINOR SUBDIVISION MAXIMUM OF 3 LOTS AT ANY ONE TIME. THE REMAINDER TRACT SHALL NOT BE INCLUDED IN THE MAXIMUM TRACT COUNT, REGARDLESS OF SIZE, UNTIL THE FINAL REMAINDER TRACT IS PLATTED AND DEVELOPED. THIS PROVISION SHALL NOT EXTEND TO ANY TRACT AFTER THE PLATTING OF SUCH TRACT. ALL LOTS ARE REQUIRED TO BE PLATTED.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY DEVELOPMENT TRACT WITHIN THE PUD, A SITE PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE CITY OF COWETA AS BEING IN CONFORMANCE WITH THE PUD DEVELOPMENT STANDARDS. NOTWITHSTANDING THE ABOVE, THE TRACT OWNER MAY VOLUNTARILY SUBMIT A SITE PLAN FOR REVIEW AND APPROVAL BY THE CITY OF COWETA PLANNING COMMISSION, WHICH SHALL THEREUPON HAVE THE AUTHORITY TO GRANT MINOR MODIFICATIONS TO PUD DEVELOPMENT STANDARDS AS SPECIFICALLY OUTLINED HEREIN.

SITE DEVELOPMENT TRACTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROPRIATE NONRESIDENTIAL OR RESIDENTIAL DEVELOPMENT STANDARDS, EXCEPT IN CASES OF A VERTICALLY-MIXED USE DEVELOPMENT, WHICH SHALL BE CONSTRUCTED ACCORDING TO THE DEVELOPMENT STANDARDS FOR NONRESIDENTIAL DEVELOPMENTS. IF THE USE OF RESIDENTIAL DEVELOPMENT STANDARDS OR ANY SPECIFIC SUCH STANDARD IS DESIRED, OR IN THE EVENT OF ANY DISCREPANCIES, THESE MAY BE RESOLVED UPON PLANNING COMMISSION APPROVAL OF A VOLUNTARY DETAILED SITE PLAN.

NONRESIDENTIAL DEVELOPMENT ADJOINING EXISTING RESIDENTIAL SHALL INSTALL AND MAINTAIN A LANDSCAPED BUFFER AT LEAST 17.5 FEET IN WIDTH ALONG THE SHARED BOUNDARY, WHICH BUFFER SHALL CONTAIN AT LEAST ONE (1) LANDSCAPE TREE PER EACH 1,500 SQUARE FEET OF ZONING SETBACK AREA AS PROVIDED HEREIN. THE SITE DEVELOPER SHALL MAKE ALL EFFORTS TO PRESERVE EXISTING TREES AND ONLY REMOVE AND REPLACE WITH THE REQUIRED LANDSCAPE BUFFER TREES IF NECESSARY.

MIXED-USE DEVELOPMENT: BUILDINGS CONTAINING BOTH RESIDENTIAL AND NONRESIDENTIAL PRINCIPAL USES SHALL BE DEVELOPED ACCORDING TO THE NONRESIDENTIAL DEVELOPMENT STANDARDS, EXCEPT ANY LOT CONTAINING A DWELLING UNIT SHALL MAINTAIN A MINIMUM OF 30 FEET OF FRONTAGE ON A PUBLIC OR PRIVATE STREET OR DEDICATED RIGHT-OF-WAY. SUCH VERTICALLY MIXED-USE BUILDINGS SHALL BE PROVIDED AND MAINTAIN IN AGGREGATE PARKING IN NUMBER AS CALCULATED SEPARATELY BY USE TYPE AND CATEGORY. SHOULD NONRESIDENTIAL BUILDING FLOOR AREA BE RESTRICTED WITHIN THE PUD, NEITHER STRUCTURED PARKING NOR THE FLOOR AREA OF ANY RESIDENTIAL USE COMPONENT OF A MIXED-USE BUILDING SHALL BE COUNTED AGAINST THE MAXIMUM.

ARCHITECTURAL REVIEW: AN ARCHITECTURAL REVIEW COMMITTEE (ARC) WILL BE FORMED. THE ARC WILL REVIEW SITE, LANDSCAPE, DRAINAGE, AND ARCHITECTURAL BUILDING PLANS AND THE SELECTION OF ARCHITECTURAL BUILDING MATERIALS. THE APPROVAL OF THE ARC OF SUCH PLAN SHALL BE REQUIRED PRIOR TO THE SUBMISSION TO THE CITY OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT. THE ARCHITECTURAL REVIEW REQUIREMENT IS TO BE ESTABLISHED AS A PRIVATE RESTRICTION SET FORTH WITHIN A RECORDED INSTRUMENT AND IS AN IMPORTANT FACTOR IN ACHIEVING A QUALITY DEVELOPMENT AS ORIGINALLY INTENDED.

THE BUILDING ELEVATIONS FOR DWELLING UNITS, OFFICES, AND BUSINESSES WILL BE DESIGNED TO EXPRESS INDIVIDUALITY WITHIN A DEVELOPMENT AREA WHILE SIMULTANEOUSLY MAINTAINING THE OVERALL CHARACTER OF THE COMMUNITY. ATTENTION TO ALL ASPECTS OF THE BUILDING DESIGNS WILL BE GIVEN TO CREATE THE INDIVIDUALITY DESIRED. EXAMPLES OF BUILDING ELEMENTS TO BE STUDIED INCLUDE ROOFS, WALLS, OPENINGS, FOUNDATIONS, CHIMNEY MATERIALS, PLAZAS, AND DECKS. EVEN THOUGH BUILDING APPEARANCES WILL VARY THROUGHOUT THE DEVELOPMENT, CONTINUITY WILL BE PROVIDED THROUGH THE UTILIZATION OF ADDITIONAL ARCHITECTURAL AND NON-ARCHITECTURAL ELEMENTS SUCH AS LIGHTING, SIGNAGE, PAVING, HARDSCAPE, AND LANDSCAPE PLAN MATERIAL.

THE ARC WILL BE DESIGNATED BY ROLAND INVESTMENTS, LTD., ITS SUCCESSORS OR ASSIGNS, AS THE ARC AS DESCRIBED HEREIN.

SCHEDULE OF DEVELOPMENT: WHILE THE ORIGINAL PUD-02 HAS INCLUDED THREE (3) PREVIOUS DEVELOPMENTS THUS FAR, DEVELOPMENT OF THE REMAINING PUD SITE IS EXPECTED TO COMMENCE AS MARKET CONDITIONS PERMIT. ALL DEVELOPMENT WILL BE COORDINATED WITH THE CITY OF COWETA IN ORDER TO PROVIDE ADEQUATE TRAFFIC CIRCULATION AND UTILITY SERVICE.

LEGAL DESCRIPTION

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 15 EAST, OF THE INDIAN BASE AND MERIDIAN ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, IN THE CITY OF COWETA, COUNTY OF WAGONER AND STATE OF OKLAHOMA AND BEING KNOWN AS LAND CONVEYED TO CAPSTONE AT COWETA TRAILS, LP BY DEED RECORDED IN DOCUMENT #2022-15400 IN THE WAGONER COUNTY CLERKS OFFICE AND IS FURTHER BOUNDED AND DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND 5/8" IRON REBAR FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4, SECTION 35, TOWNSHIP 18 NORTH, RANGE 15 EAST; THENCE SOUTH 88°45'14" WEST A DISTANCE OF 245.69 FEET; THENCE NORTH 0°06'57" WEST A DISTANCE OF 443.00 FEET TO A POINT LYING IN A SOUTHERLY LINE OF LAND CONVEYED TO COWETA TRAILS, LP BY DEED RECORDED IN DEED BOOK 2591, PAGE 799 RECORDED IN THE WAGONER COUNTY CLERK'S OFFICE; THENCE ALONG SAID SOUTHERLY LINE NORTH 88°45'14" EAST A DISTANCE OF 112.55 FEET TO A 1/2" IRON REBAR, I.D. #1239, AT A SOUTHEASTERLY CORNER THEREOF SAID CORNER LYING IN A SOUTHWESTERLY RIGHT-OF-WAY OF SOUTH 273RD EAST AVENUE (60' WIDE); THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY NORTH 29°47'35" EAST A DISTANCE OF 369.46 FEET TO A 1/2" IRON REBAR FOUND, I.D. #1239 AT A NORTHEASTERLY CORNER OF LAND SO CONVEYED TO COWETA TRAILS, LP AND BEING THE POINT OF BEGINNING OF THE PREMISES HEREIN INTENDED TO BE DESCRIBED;

THENCE ALONG SAID NORTHERLY LINE SOUTH 88°44'45" WEST A DISTANCE OF 405.18 FEET TO A 1/2" IRON REBAR, I.D. #1239, LYING IN AN EASTERLY LINE OF LOT 5 OF THE TIMBER RIDGE PLAZA RECORDED BY PLAT IN PLAT NUMBER PL04-310 IN THE WAGONER COUNTY CLERK'S OFFICE; THENCE ALONG SAID EASTERLY LINE OF SAID SUBDIVISION NORTH 0°22'13" WEST A DISTANCE OF 461.62 FEET TO A 1/2" IRON REBAR, I.D. #1239, FOUND AT AN ANGLE POINT IN THE EASTERLY LINE OF LOT 42 OF SAID SUBDIVISION; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 29°46'21" WEST A DISTANCE OF 178.91 FEET TO A CAPPED 5/8" IRON REBAR SET, I.D. C. ED GRAY #1684; THENCE SOUTH 75°32'28" EAST A DISTANCE OF 100.62 FEET TO A CAPPED 5/8" IRON REBAR SET, I.D. C. ED GRAY #1684 AT AN ANGLE POINT THEREIN; THENCE SOUTH 67°29'59" EAST A DISTANCE OF 55.37 FEET TO A CAPPED 5/8" IRON REBAR SET, I.D. C. ED GRAY #1684 AT AN ANGLE POINT THEREIN; THENCE SOUTH 58°48'02" EAST A DISTANCE OF 62.33 FEET TO A CAPPED 5/8" IRON REBAR SET, I.D. C. ED GRAY #1684 LYING IN THE EXTENDED SAID SOUTHWESTERLY RIGHT-OF-WAY SOUTH 273RD EAST AVENUE; THENCE ALONG SAID EXTENDED SOUTHWESTERLY RIGHT-OF-WAY SOUTH 29°47'35" EAST A DISTANCE OF 609.93 FEET TO THE PLACE OF BEGINNING CONTAINING 148,802 SQ. FT. OR 3.42 ACRES (MORE OR LESS) OF LAND.

APPROVED _____ BY THE CITY COUNCIL OF THE CITY OF COWETA, OKLAHOMA

MAYOR

ATTEST: CITY CLERK

STATE OF OKLAHOMA } SS
COUNTY OF AGONER

I, _____, WAGONER COUNTY CLERK, IN AND FOR THE COUNTY AND STATE OF OKLAHOMA ABOVE NAMED, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

DATED THE _____ DAY OF _____, 20____
WAGONER COUNTY CLERK

DEPUTY

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED CAPSTONE AT COWETA TRAILS II, LP, AN OKLAHOMA CORPORATION, DOES HEREBY CERTIFY THAT IS THE RECORD OWNER OF THE LAND SHOWN ON THE PLAT OF **COWETA TRAILS SUBDIVISION**, COWETA, OKLAHOMA AND THAT THE PLAT REPRESENTS A CORRECT SURVEY OF THE ABOVE DESCRIBED PROPERTY MADE WITH CONSENT, AND THAT IT HEREBY DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS AS SHOWN WHICH ARE CREATED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND RIGHTS-OF-WAY, AND TRANSPORTATION ACCESS, AND THAT IT HEREBY GUARANTEES A CLEAR TITLE TO ALL LANDS SO DEDICATED FROM ITSELF AND ITS SUCCESSORS, HEIRS OR ASSIGNS FOREVER AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR, EXCEPT AS SHOWN IN THE ABTRACTOR'S CERTIFICATE AND EXECUTED THIS INSTRUMENT IN ACCORDANCE WITH THE REQUIREMENTS OF FINAL PLATS OF THE CITY OF COWETA, OKLAHMA THIS _____ DAY OF _____, 20____

COWETA TRAILS II, LP,
AN OKLAHOMA CORPORATION
By: _____
MEMBER-MANAGER

STATE OF _____
COUNTY OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____
2022, BY _____ AS _____ OF CAPSTONE AT COWETA TRAILS II, LP AN OKLAHOMA CORPORATION.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEY

I, C. ED GRAY, A REGISTER LAND SURVEYOR, IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "COWETA TRAILS SUBDIVISION", A SUBDIVISION IN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICE AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS OF PRACTICE OF LAND SURVEYING.

C. ED. GRAY, RLS #1684

STATE OF _____
COUNTY OF _____
THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____, BY C. ED. GRAY, RLS #1684.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CITY OF COWETA PLANNING COMMISSION

THE UNDERSIGNED CHAIRMAN OF THE CITY OF COWETA PLANNING COMMISSION DOES HEREBY CERTIFY THAT THE PLANNING COMMISSION DULY APPROVED THE PLAT OF "COWETA TRAILS SUBDIVISION".

PLANNING COMMISSION CHAIRMAN

APPROVED DATE

CERTIFICATE OF FINAL PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE COWETA CITY COUNCIL.

MAYOR/VICE MAYOR

APPROVED DATE

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY CLERK.

CITY CLERK

CERTIFICATE OF WAGONER COUNTY TREASURER

I DO HERE BOW STATE THAT THE TAXES HAVE BEEN PAID FOR THE YEAR 20____ AND PRIOR YEARS FOR THOSE PROPERTIES HEREIN LISTED TO BE DESIGNATED AS "COWETA TRAILS SUBDIVISION"

BY:
WAGONER COUNTY TREASURER

WAGONER COUNTY CLERK

I _____, WAGONER COUNTY CLERK, IN AND FOR THE COUNTY AND STATE OF OKLAHOMA ABOVE NAMED, DO HERE NOW STATE THAT THE SUBDIVISION CALLED "COWETA TRAILS SUBDIVISION" HAS BEEN FILED INTO WAGONER COUNTY RECORDS.

DATED THE _____ DAY OF _____, 20____
WAGONER COUNTY CLERK

DEPUTY

ED GRAY, RPLS

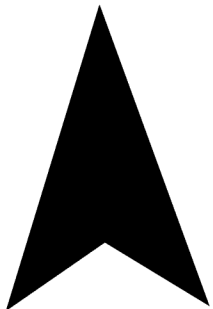
501 E CENTERTON BLVD
APT #1917
CENTERTON, AR 72719

TEXT DATE: 1/19/2023	DRAWING FILE: COWETA II DRAWN BY: CDR/JSL	JOB No. FINALPLAT SHEET 2 OF 2
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N

Coweta Trails Subdivision





DRAWN	DPS
CHECKED	JSP
DATE	01/20/2023
SCALE	1" = 30'
JOB No.	N/A
SHEET	6 OF 20 SHEETS