



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

**AGENDA - REGULAR MEETING
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, APRIL 17, 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. CONSENT

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

1. MINUTES OF THE REGULAR MEETING - 16 JANUARY 2023

APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION REGULAR MEETING HELD ON 16 JANUARY 2023.

Documents:

[230116 PC MINUTES.PDF](#)

2. MINUTES OF THE REGULAR MEETING - 21 FEBRUARY 2023

APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION REGULAR MEETING HELD ON 21 FEBRUARY 2023.

Documents:

[230221 PLANNING COMMISSION MINUTES.PDF](#)

V. PUBLIC HEARINGS

1. PUBLIC HEARING - CZ 23-02

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON CZ 23-02, A REQUEST TO CHANGE THE ZONING FROM RESIDENTIAL SINGLE FAMILY (RS-3) TO AGRICULTURAL (AG) ON PROPERTY DESCRIBED AS SOUTH HALF OF LOT 4 AND SOUTH HALF OF THE NORTH HALF OF LOT 4 OF

SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST AND PART OF THE E/2 OF THE SW/4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA.

Documents:

[ZONING MAP.PDF](#)
[LOCATION MAP.PDF](#)
[SURVEY.PDF](#)
[PH NOTICE.PDF](#)

VI. OLD BUSINESS

1. CZ 23-02

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON CZ 23-02, A REQUEST TO CHANGE THE ZONING FROM RESIDENTIAL SINGLE-FAMILY (RS-3) TO AGRICULTURAL (AG) ON PROPERTY DESCRIBED AS S/2 OF LOT 4 AND S/2 OF THE N/2 OF LOT 4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST AND PART OF THE E/2 OF THE SW/4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[230417 STAFF REPORT CZ 23-02.PDF](#)
[ZONING MAP.PDF](#)
[LOCATION MAP.PDF](#)
[SURVEY.PDF](#)

2. 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. (ROBYN MURRAY, DEVELOPMENT SERVICES SUPERVISOR)

Documents:

[230417 STAFF REPORT COWETA TRAILS PRE PLAT.PDF](#)
[COWETA TRAILS PRELIMINARY PLAT\(SEALED\).PDF](#)
[LOCATION MAP.PDF](#)

3. 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. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[230417 STAFF REPORT COWETA TRAILS FINAL PLAT.PDF](#)
[COWETA TRAILS FINAL PLAT\(SEALED\).PDF](#)
[COWETA TRAILS SITE PLAN.PDF](#)
[LOCATION MAP.PDF](#)

4. LOT SPLIT CLS 23-04

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 23-04, ON PROPERTY DESCRIBED AS S/2 OF LOT 4 AND S/2 OF THE N/2 OF LOT 4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA AND PART OF THE E/2 OF THE SW/4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. (ROBYN MURRAY, COMMUNITY DEVELOPMENT SUPERVISOR)

Documents:

[23417 STAFF REPORT CLS 23-04.PDF](#)
[ORIGINAL SURVEY.PDF](#)
[PROPOSED LOTS AND ROADWAY.PDF](#)
[ZONING MAP.PDF](#)
[LOCATION MAP.PDF](#)

VII. NEW BUSINESS

VIII. ADJOURNMENT

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



**MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL 310 S. BROADWAY
MONDAY, JANUARY 16, 2023, 6:00 PM**

I. CALL TO ORDER

Chairperson Joanna Jones called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Bruce Watkins	Present
Jessica Morris	Absent
Joanna Jones	Present
Krists Rentie	Present
Tim Ahlstrom	Absent

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

IV. CONSENT

1. Consideration of the minutes of the regular meeting of November 21, 2022 and December 19, 2022.

Motion was made by Commissioner Bruce Watkins to approve Consent Agenda. That motion was seconded by Commissioner Joanna Jones.

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

Bruce Watkins	Yes – to approve
Jessica Morris	Not present
Joanna Jones	Yes – to approve
Krists Rentie	Yes – to approve
Tim Ahlstrom	Not present

VI. OLD BUSINESS

1. CZ 22-06 SUP

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council on an application to establish a Specific Use Permit (SUP) CZ 22-06 SUP to establish a Specific Use Permit for a for an enclosed Recreational Vehicle (RV) Mini-Storage and Office or Warehousing Space on the property zoned PUD-R 13-02 located in Section 35, Township 18 North, Range 15 East of the Indian Meridian, Wagoner County, State of Oklahoma, in The Coweta Crossing South 45 Commercial Subdivision, Coweta Oklahoma.

Chairperson Joanna Jones read the agenda item.

There were no citizens in attendance for this meeting and no correspondence from any citizen regarding this project was received prior to this meeting.

Ryan Bishop 13122 S 275th E Ave was present for this meeting, he advised the planning commission members of the revised site plan for his SUP request.

Community Development Supervisor, Robyn Murray, discussed the Staff Report, and revised site plan for the Specific Use Permit (SUP) to establish an enclosed Recreational Vehicle (RV) Mini Storage and office or warehousing space.

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

Based on these changes, staff recommends approval based on the following conditions:

- The area of the parcel devoted to planned and intended uses (restaurant/retail/office use) as outlined by the PUD shall not be less than thirty (30) percent of the overall parcel area.
- The mini-storage area and all associated activities shall be fully enclosed by a screening wall or fence as outlined in Section 250 of the Coweta Zoning Code. Additionally, such fence shall be constructed out of brick or masonry materials or dense vegetation.
- Office and warehouse space shall be designed using glass, brick, masonry, or stucco materials consistent with existing structures within the subdivision on the public facing walls.
- The developer shall ensure that light pollution does not interfere with those living in the surrounding residential areas.
- The back triangle are of the lot shall be retained for green space.

Motion was made by Commissioner Bruce Watkins a recommendation for approval with conditions the request of CZ 22-06 SUP Commissioner Joanna Jones seconded that motion. The conditions were as follows:

- The area of the parcel devoted to planned and intended uses (restaurant/retail/office use) as outlined by the PUD shall not be less than thirty (30) percent of the overall parcel area.
- The mini-storage area and all associated activities shall be fully enclosed by a screening wall or fence as outlined in Section 250 of the Coweta Zoning Code. Additionally, such fence shall be constructed out of brick or masonry materials or dense vegetation.
- Office and warehouse space shall be designed using glass, brick, masonry, or stucco materials consistent with existing structures within the subdivision on the public facing walls.
- The developer shall ensure that light pollution does not interfere with those living in the surrounding residential areas.
- The back triangle are of the lot shall be retained for green space.

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

Bruce Watkins	Yes – to recommend approval
Jessica Morris	Not present
Joanna Jones	Yes – to recommend approval
Krista Rentie	Yes – to recommend approval
Tim Ahlstrom	Not present

1. CLS 22-07 Minor Subdivision

Discuss and possible action on a recommendation of approval, approval with conditions, or denial of a Minor Subdivision, Case No. CLS 22-07, a request from Grounded Homes, LLC., on property located at 30157 East 149th Street South, in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Chairperson Joanna Jones read the agenda item. City Planner, Tom E Young Jr Discussed the Staff report.

Motion was made by Commissioner Bruce Watkins to send a recommendation of approval of CLS 22-07 to the City Manager. That motion was seconded by Commissioner Kristis Rentie

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

Bruce Watkins	Yes – to recommend approval
Jessica Morris	Not present
Joanna Jones	Yes – to recommend approval
Kristis Rentie	Yes – to recommend approval
Tim Ahlstrom	Not present

VI. NEW BUSINESS

VII. ADJOURNMENT

Chairperson Joanna Jones moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 6:09 p.m.

Approved:

Chairperson

Secretary

Date



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

I. CALL TO ORDER

Chairperson Joanna Jones called the meeting to order at 6PM.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Bruce Watkins	Present
Jessica Morris	Absent
Joanna Jones	Present
Kristi Rentie	Present
Tim Ahlstrom	Absent

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

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.

Chairperson Joanna Jones opened public hearing. Applicant present. Chairperson Joanna Jones closed public hearing.

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:

Read by Chairperson Joanna Jones

Drake Hooper-Consulting Engineer steps forward for any questions.

Eric Meyer of 22992 S 270th E Ave, steps forward with questions of intent, number of buildings, property barriers and effects of surrounding property values. Drake Hooper addresses questions and concerns of Mr. Meyer.

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](#)

Motion was made by Commissioner Bruce Watkins to approve. That motion was seconded by Commissioner Kristi Rentie.

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

<u>Bruce Watkins</u>	<u>Yes – to approve.</u>
<u>Jessica Morris</u>	<u>Not present</u>
<u>Joanna Jones</u>	<u>Yes – to approve.</u>
<u>Kristi Rentie</u>	<u>Yes – to approve.</u>
<u>Tim Ahlstrom</u>	<u>Not present</u>

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](#)

Motion was made by Commissioner Bruce Watkins to approve. That motion was seconded by Commissioner Kristi Rentie.

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

<u>Bruce Watkins</u>	<u>Yes – to approve.</u>
<u>Jessica Morris</u>	<u>Not present</u>
<u>Joanna Jones</u>	<u>Yes – to approve.</u>
<u>Kristi Rentie</u>	<u>Yes – to approve.</u>
<u>Tim Ahlstrom</u>	<u>Not present</u>

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](#)

Motion was made by Commissioner Bruce Watkins to approve. That motion was seconded by Commissioner Kristi Rentie.

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

<u>Bruce Watkins</u>	<u>Yes – to approve.</u>
<u>Jessica Morris</u>	<u>Not present</u>
<u>Joanna Jones</u>	<u>Yes – to approve.</u>
<u>Kristi Rentie</u>	<u>Yes – to approve.</u>
<u>Tim Ahlstrom</u>	<u>Not present</u>

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)

Commissioner Bruce Watkins makes motion to recommend moving this item on to the City Council for Approval. That Motion was seconded by Kristi Rentie.

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

<u>Bruce Watkins</u>	<u>Yes – to approve.</u>
<u>Jessica Morris</u>	<u>Not present</u>
<u>Joanna Jones</u>	<u>Yes – to approve.</u>
<u>Kristi Rentie</u>	<u>Yes – to approve.</u>
<u>Tim Ahlstrom</u>	<u>Not present</u>

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)

Tom Young of City Planning makes mention that the City Engineer has not yet received requested information needed for the Coweta Trails Subdivision.

Commissioner Bruce Watkins makes motion to table this business to be reviewed at the March 20, 2023, meeting.

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

<u>Bruce Watkins</u>	<u>Yes – to approve.</u>
<u>Jessica Morris</u>	<u>Not present</u>
<u>Joanna Jones</u>	<u>Yes – to approve.</u>
<u>Kristi Rentie</u>	<u>Yes – to approve.</u>
<u>Tim Ahlstrom</u>	<u>Not present</u>

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:

Tom Young of City Planning makes mention that the City Engineer has not yet received requested information needed for the Coweta Trails Subdivision.

Commissioner Bruce Watkins makes motion to table this business to be reviewed at the March 20, 2023, meeting.

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

<u>Bruce Watkins</u>	<u>Yes – to approve.</u>
<u>Jessica Morris</u>	<u>Not present</u>
<u>Joanna Jones</u>	<u>Yes – to approve.</u>
<u>Kristi Rentie</u>	<u>Yes – to approve.</u>
<u>Tim Ahlstrom</u>	<u>Not present</u>

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

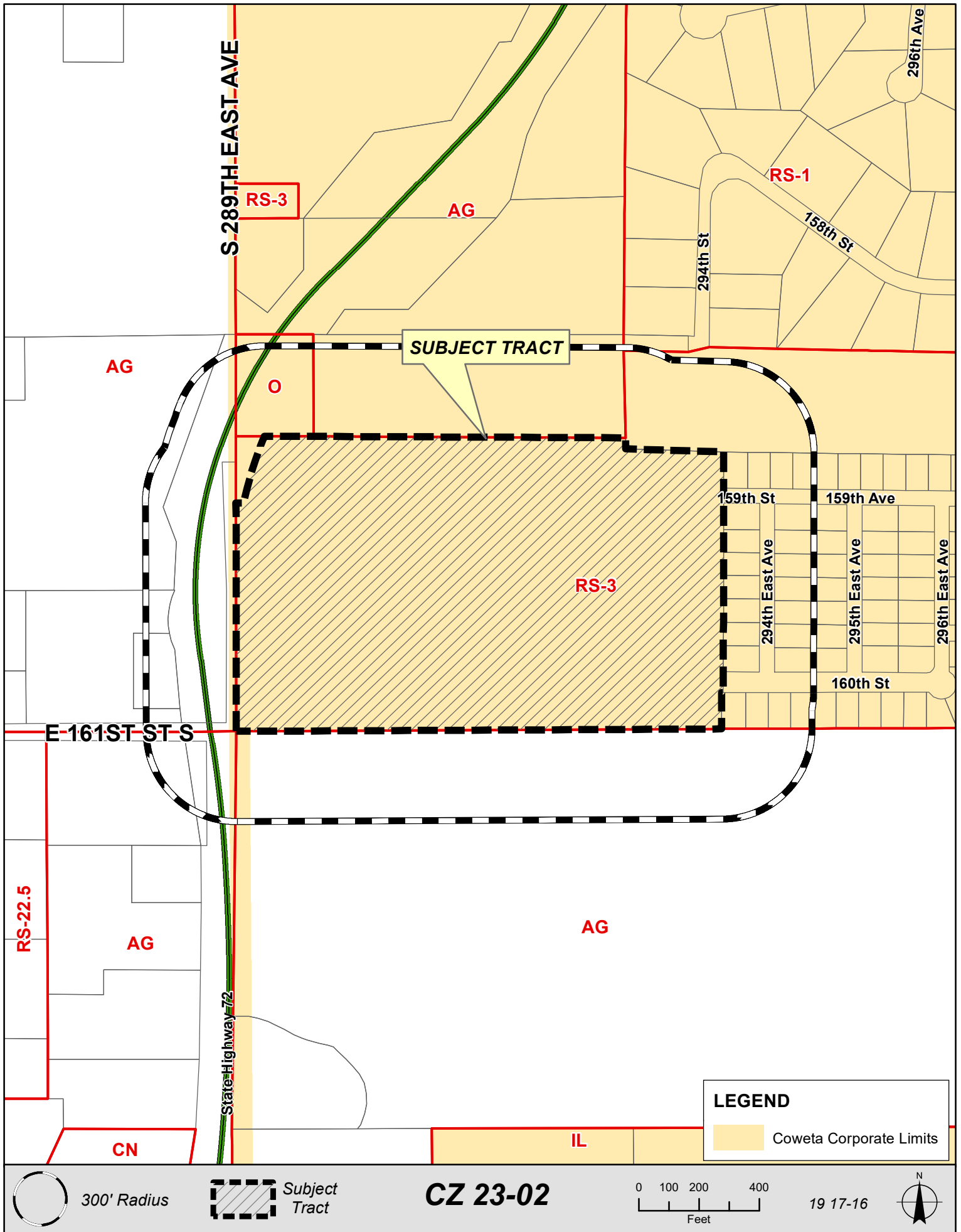
VI. NEW BUSINESS

No New Business

VII. ADJOURNMENT

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

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.





Note: Graphic overlays may
not precisely align with physical
features on the ground.
Aerial Photo Date: 2020/2021



Subject
Tract

CZ 23-02

0 100 200 400
Feet

19 17-16

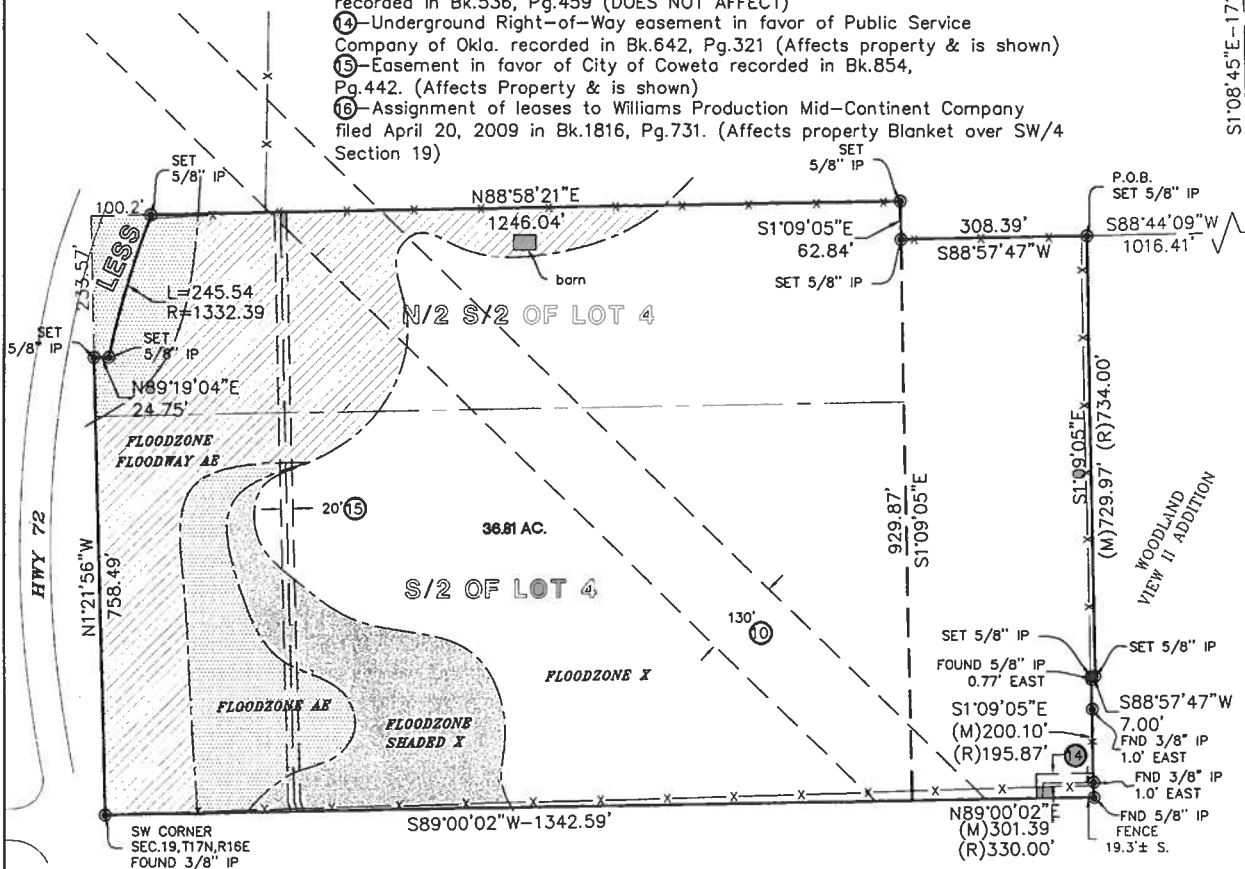


Govt Lot 1			
Govt Lot 2			
Govt Lot 3			
Govt Lot 4			

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

(R)=RECORD

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



2/21/2019

TONY ROBISON, LAND SURVEYOR NO. 1688

Heartland Surveying & Mapping, PLLC FOR: D&M

CA 06849

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

A circular seal for a Professional Land Surveyor. The outer ring contains the text "LICENSED PROFESSIONAL LAND SURVEYOR" at the top and "OKLAHOMA" at the bottom. The center of the seal contains the name "TONY ROBISON" and the number "1686".

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

REV. DATE: 2/21/19

DATE: 2/19/19

THIS SURVEY MEETS MINIMUM TECHNICAL SURVEY STANDARDS

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

W.O.# 7480

SURVEYED BY: RG/DR

DRAWN BY: CS/AM

Last Site Visit: 2/18/19

FILE NAME
Feb 21, 2019 - 10:33am
S:\CAD -HEARTLAND-FILES\wo7480.dwg

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

Notice is hereby given that a Public Hearing will be held before the Coweta Planning Commission at Coweta City Hall, 310 S. Broadway, Coweta, Oklahoma at 6:00 PM on Monday, April 17, 2023.

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

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

LESS

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

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

The request is to change the zone of said legal description from (RS-3) Residential Single Family to (AG) Agriculture Case Number CZ 23-02.

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 May 1, 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 13th Day of March 2023.



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Memorandum

To: Honorable Chairman, Members of the Planning Commission
From: Tom E Young Jr, City Planner
Re: Case Number: CZ 23-02
Date: 04-17-2023

BACKGROUND

Applicant

Chris Winkle is seeking to amend the zoning map. The request is to rezone from the (RS-3) Residential Single Family to (AG) Agriculture district.

Case Facts

- The property is located in Section 19, Township 17 North, Range 16 East, East of State Highway 72, and West of Woodland View 2nd.
- The property is currently zoned (RS-3) Residential Single Family.
- Surrounding land use is RS-3 Residential Single-Family and (AG) Agriculture.
- The City of Coweta Comprehensive Plan and Proposed Land Use 2020-2030 Map designate this lot for medium-intensity residential use.

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

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

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

Pertinent 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.

DISCUSSION

The above-mentioned property has a proposed land use of medium-intensity residential use as outlined by the Comprehensive Plan and Proposed Land Use 2020-2030 Map. Staff believes that rezoning to a lower intensity use (i.e., AG) is appropriate due to issues of ingress and egress onto the property. Due to a water crossing, ingress and egress onto the property is limited by the overwhelming cost of building a bridge. In previous years, there have been attempts to develop this land into a housing development, but those plans were abandoned due to traffic concerns on S 297th E Ave and the water crossing limiting access to the property from the West.

PLANNING COMMISSION ACTION

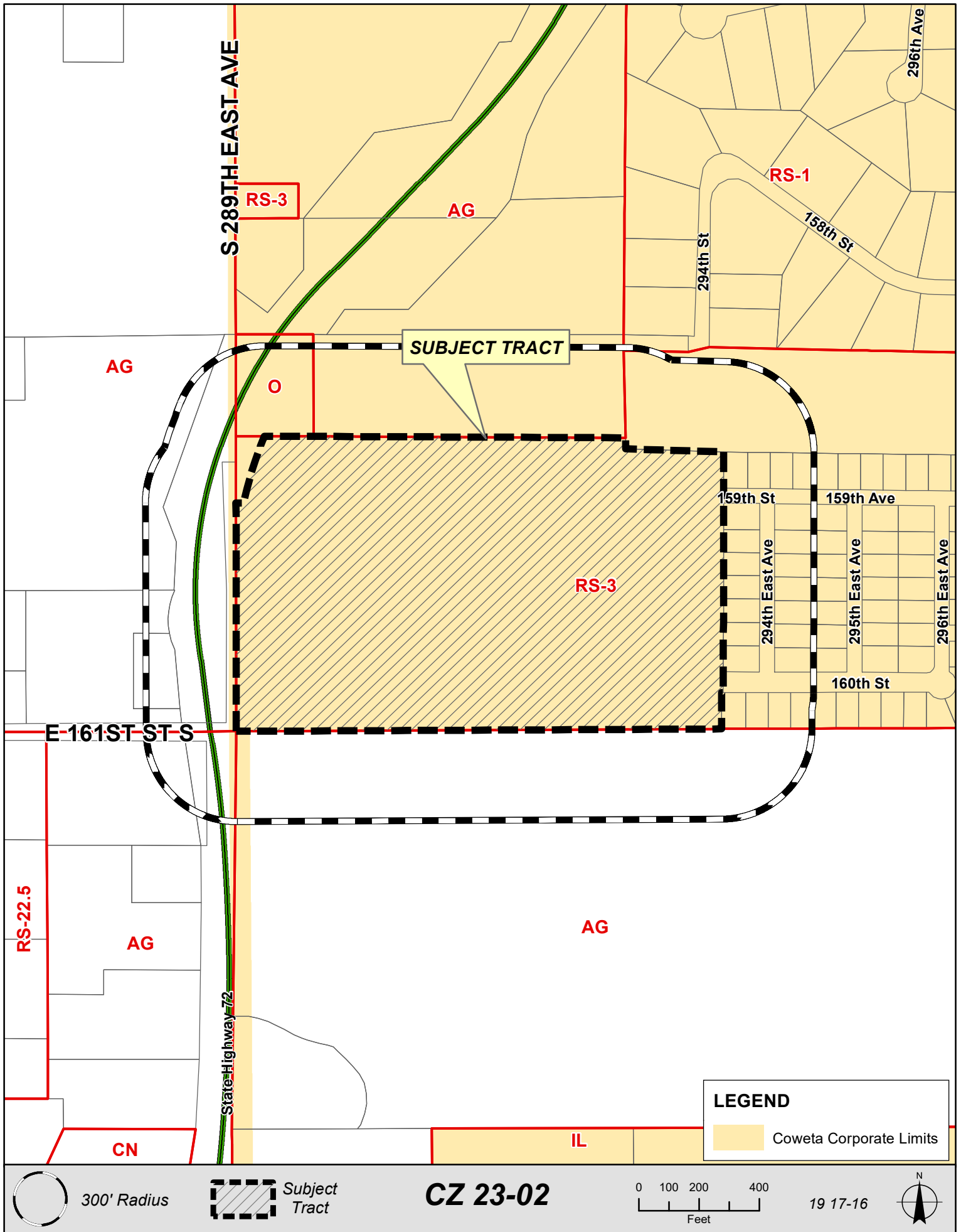
The Planning Commission may make a recommendation of approval, approval with conditions, or denial of the rezone request to the Coweta City Council. Staff recommends approval of the rezone request.

ATTACHMENTS

Location Map

Zoning Map

Survey





Note: Graphic overlays may
not precisely align with physical
features on the ground.
Aerial Photo Date: 2020/2021



Subject
Tract

CZ 23-02

0 100 200 400
Feet

19 17-16

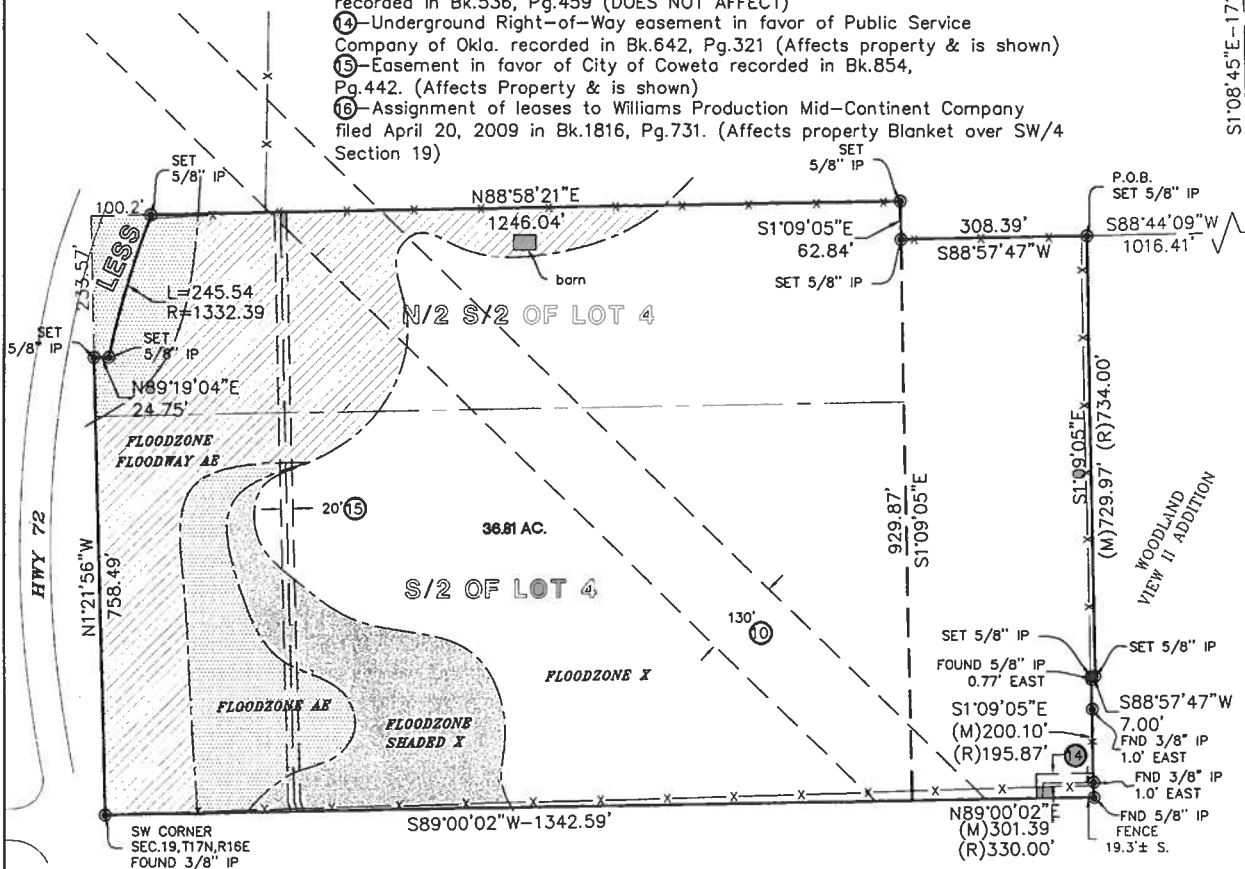


Govt Lot 1			
Govt Lot 2			
Govt Lot 3			
Govt Lot 4			

~~LEGAL DESCRIPTION FOR LOT 1716/1717/1718/1719~~
S/2 OF LOT 4 AND S/2 OF THE N/2 OF LOT 4 OF SECTION 19, T17N, R16E OF THE I.B.&M.,
WAGONER COUNTY, STATE OF OKLAHOMA AND PART OF THE E/2 OF THE SW/4 OF SECTION
19, T17N, R16E, OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT OF THE EAST LINE
OF THE E/2 SW/4, SAID POINT BEING 1714.18 FEET SOUTH OF THE NORTHEAST CORNER OF
E/2 SW/4; THENCE DUE WEST 1016.14 FEET TO THE POINT OF BEGINNING; THENCE SOUTH
734.00 FEET; THENCE WEST 7.00 FEET; THENCE SOUTH 195.87 FEET TO THE SOUTH LINE OF
E/2 SW/4; THENCE WEST 330.00 FEET; THENCE NORTH ALONG THE WEST LINE OF E/2 SW/4
929.87 FEET; THENCE EAST TO THE POINT OF BEGINNING.
LESS

(R)=RECORD

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



2/21/2019

TONY ROBISON, LAND SURVEYOR NO. 1688

Heartland Surveying & Mapping, PLLC FOR: D&M

CA 06849

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

A circular seal for a Professional Land Surveyor. The outer ring contains the text "LICENSED PROFESSIONAL LAND SURVEYOR" at the top and "OKLAHOMA" at the bottom. The center of the seal contains the name "TONY ROBISON" and the number "1686".

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

REV. DATE: 2/21/19

DATE: 2/19/19

THIS SURVEY MEETS MINIMUM TECHNICAL SURVEY STANDARDS

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

W.O.# 7480

SURVEYED BY: RG/DR

DRAWN BY: CS/AM

Last Site Visit: 2/18/19

FILE NAME
Feb 21, 2019 - 10:33am
S:\CAD -HEARTLAND-FILES\wo7480.dwg



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Memorandum

To: Honorable Chairman, Members of the Planning Commission
From: Tom E Young Jr, City Planner
Re: Preliminary Plat, Coweta Trails Subdivision
Date: 04-17-23

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 a Planned Unit Development (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

SUBDIVISION REGULATIONS 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

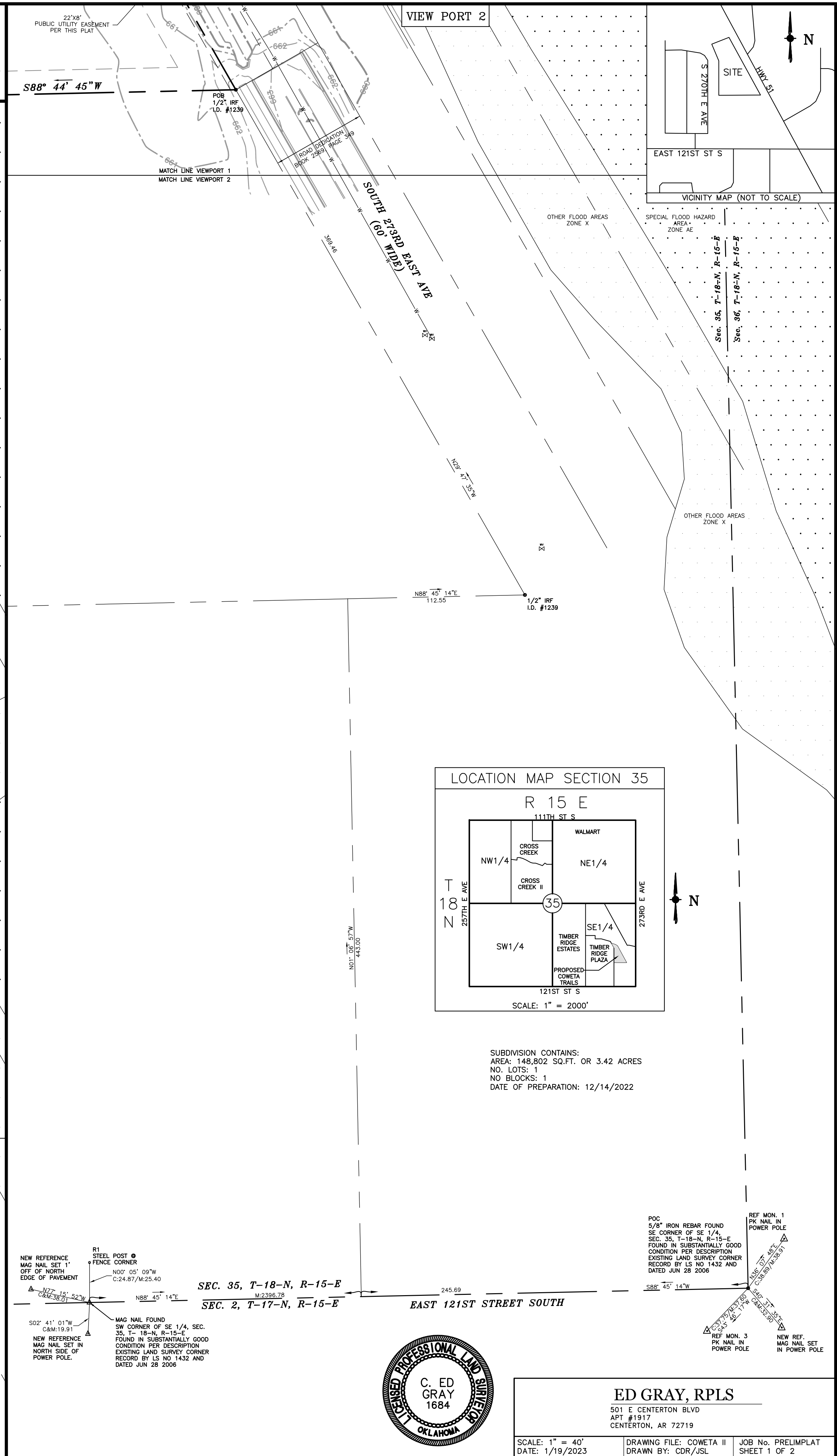
The Planning Commission can approve, conditionally approve, or disapprove the preliminary plat. If the preliminary plat is approved with conditions, the Planning Commission may require the subdivider to submit a revised preliminary plat. The subdivider shall be advised of any amendments required by the

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

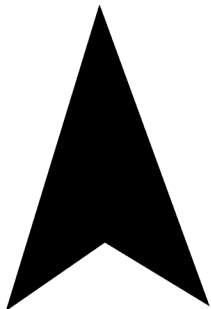
DRAWING FILE: COWETA II
DRAWN BY: CDR/JSL

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: 04-17-23

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

SUBDIVISION REGULATIONS 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

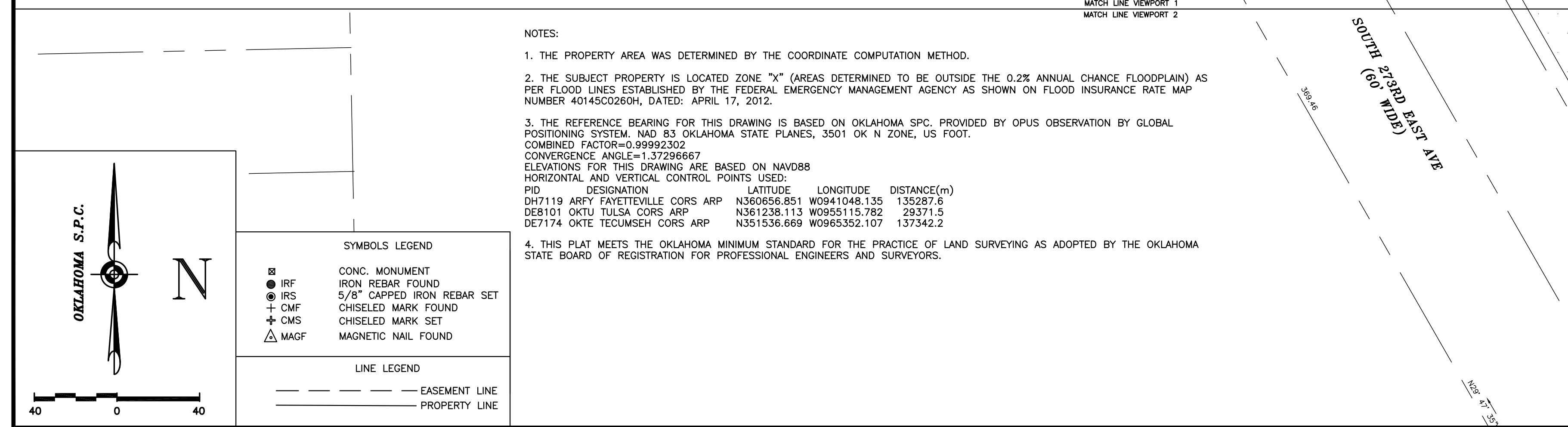
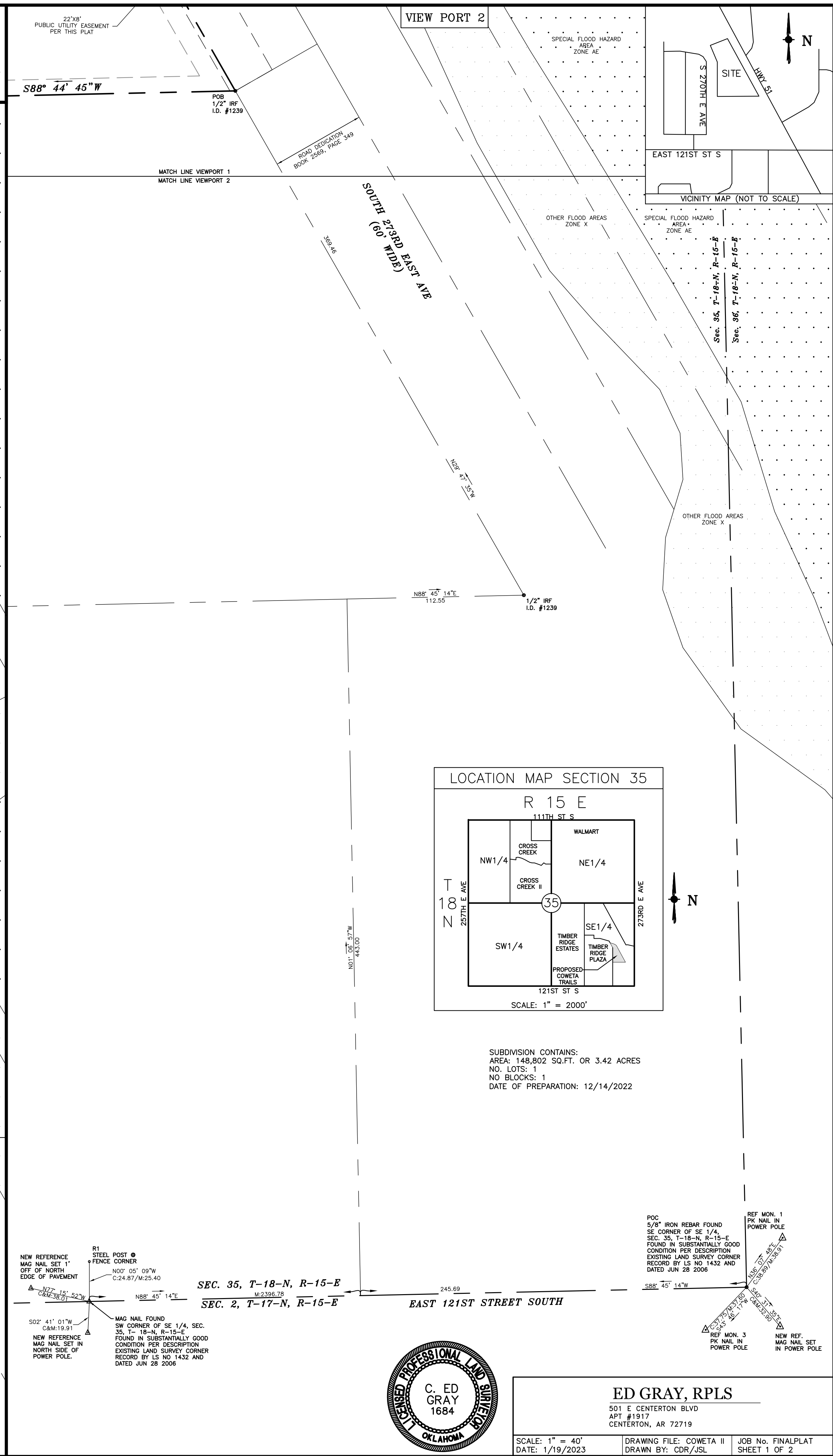
The Planning Commission can approve, conditionally approve, or disapprove the final plat. If the final plat is approved with conditions, the Planning Commission may require the subdivider to submit a revised final plat. The subdivider shall be advised of any amendments required by the Planning

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 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

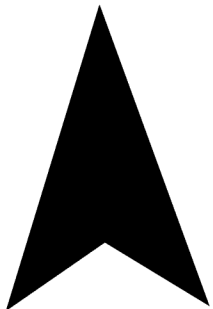
DRAWING FILE: COWETA II
DRAWN BY: CDR/JSL

JOB No. FINALPLAT
SHEET 2 OF 2



N

Coweta Trails Subdivision





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: East of State Highway 72, and West of Woodland View II
Zoning: Residential Single-Family (RS-3)
Re: CLS 23-04 – Minor Subdivision (Lot Split)
Date: 04-17-2023

BACKGROUND

Applicant: Chris and Ashlee Winkle

The applicants Chris and Ashlee Winkle have asked for the Minor Subdivision (Lot Split) described above. This tract of land lies within a Residential Single-Family (RS-3) district, but is pending a rezone request into an Agricultural (AG) district. The new lots will meet the minimum yard requirements for the (AG) Agriculture District with the rezone request approval.

Proposed Lots:

- Tract 1 Containing 235,268 square feet or 5.40 Acres More or Less.
- Tract 2 Containing 1,166,484 square feet or 26.78 Acres More or Less.
- Tract 3 Containing 217,827 square feet or 5.00 Acres More or Less.

This property has access from East 159th Street South on a private roadway access and utility easement. The new Tracts are planned for new single-family construction and agricultural activities.

A Technical Advisory Committee (TAC) Agenda was sent on March 30, 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: Agriculture	AG
East: Residential	RS-3
South: Agricultural	AG
West: Agricultural	AG

Legal Descriptions:

Original Tract: S/2 OF LOT 4 AND S/2 OF THE N/2 OF LOT 4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA AND PART OF THE E/2 OF THE SW/4 OF SECTION 19, TOWNSHIP 17

NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT OF THE EAST LINE OF THE E/2 SW/4, SAID POINT BEING 1714.18 FEET SOUTH OF THE NORTHEAST CORNER OF E/2 SW/4; THENCE DUE WEST 1016.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 734.00 FEET; THENCE WEST 7.00 FEET; THENCE SOUTH 195.87 FEET TO THE SOUTH LINE OF E/2 SW/4; THENCE WEST 330.00 FEET; THENCE NORTH ALONG THE WEST LINE OF E/2 SW/4 929.87 FEET; THENCE EAST TO THE POINT OF BEGINNING.

LESS

A STRIP, PIECE OR PARCEL OF LAND LYING IN PART OF LOT 4 (SW/4 SW/4) OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST IN WAGONER COUNTY, OKLAHOMA. SAID PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 4 A DISTANCE OF 330.76 FEET SOUTH OF THE NW CORNER OF SAID LOT 4, THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 233.57 FEET, THENCE N89°19'04"E A DISTANCE OF 24.75 FEET, THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING OF N16°33'59"E AND A RADIUS OF 1332.39 FEET A DISTANCE OF 245.40 FEET, THENCE WEST A DISTANCE OF 100.20 FEET TO THE POINT OF BEGINNING. CONTAINING 36.81 ACRES, MORE OR LESS.

Tract 1:

A TRACT OF LAND IN THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4) AND A PART OF THE NORTH HALF OF THE SOUTH HALF (N2/ S/2) OF GOVERNMENT LOT 4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4) OF SAID SECTION 19; THENCE SOUTH 01°08'45" EAST ALONG THE EAST LINE OF THE SAID E/2 SW/4, A DISTANCE OF 1714.18 FEET; THENCE SOUTH 88°44'09" WEST, A DISTANCE OF 1016.41 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°09'05" EAST, A DISTANCE OF 190.00 FEET; THENCE SOUTH 88°57'47" WEST, A DISTANCE OF 1007.13 FEET; THENCE NORTH 01°05'41" WEST, A DISTANCE OF 252.95 FEET TO A POINT ON THE NORTH LINE OF SAID NORTH HALF OF THE SOUTH HALF (N/2 S/2) OF GOVERNMENT LOT 4; THENCE NORTH 88°58'21" EAST ALONG SAID NORTH LINE OF THE SAID NORTH HALF OF THE SOUTH HALF (N/2 S/2), A DISTANCE OF 698.49 FEET TO A POINT ON THE WEST LINE OF EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4); THENCE SOUTH 01°09'06" EAST, ALONG SAID WEST LINE, A DISTANCE OF 62.84 FEET; THENCE NORTH 88°57'47" EAST, A DISTANCE OF 308.39 FEET TO THE POINT OF BEGINNING, CONTAINING 235,268 SQUARE FEET OR 5.40 ACRES, MORE OR LESS.

PRIVATE ROADWAY ACCESS AND UTILITY EASEMENT LEGAL:

A TRACT OF LAND IN THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4) OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND

MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4) OF SAID SECTION 19; THENCE SOUTH 01°08'45" EAST ALONG THE EAST LINE OF THE SAID E/2 SW/4, A DISTANCE OF 1714.18 FEET; THENCE SOUTH 88°44'09" WEST, A DISTANCE OF 1016.41 FEET; THENCE SOUTH 01°09'05" EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°09'05" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 88°57'47" WEST, A DISTANCE OF 130.58 FEET; THENCE SOUTH 29°05'55" WEST, A DISTANCE OF 23.07 FEET; THENCE SOUTH 88°57'47" WEST, A DISTANCE OF 57.67 FEET; THENCE NORTH 28°50'55" EAST, A DISTANCE OF 41.32 FEET; THENCE NORTH 61°02'13" WEST, A DISTANCE OF 95.05 FEET; THENCE NORTH 28°57'47" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 61°02'13" EAST, A DISTANCE OF 113.30 FEET; THENCE NORTH 88°57'47" EAST, A DISTANCE OF 138.25 FEET TO THE POINT OF BEGINNING, CONTAINING 14,692 SQUARE FEET OR 0.34 ACRES, MORE OR LESS.

Tract 2:

A TRACT OF LAND IN THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4) AND A PART OF THE NORTH HALF OF THE SOUTH HALF (N2/ S/2) OF GOVERNMENT LOT 4 AND A PART OF THE SOUTH HALF (S/2) OF GOVERNMENT LOT 4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4) OF SAID SECTION 19; THENCE ALONG THE EAST LINE OF THE SAID E/2 SW/4, A DISTANCE OF 1714.18 FEET; THENCE SOUTH 88°44'09" WEST, A DISTANCE OF 1016.41 FEET; THENCE SOUTH 01°09'05" EAST, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING: THENCE CONTINUING ALONG SOUTH 01°09'05" EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 88°57'47" WEST, A DISTANCE OF 1007.53 FEET; THENCE SOUTH 01°09'05" EAST, A DISTANCE OF 216.20 FEET; THENCE NORTH 88°57'47" EAST, A DISTANCE OF 1007.53 FEET; THENCE SOUTH 01°09'05" EAST, A DISTANCE OF 123.77 FEET; THENCE SOUTH 88°57'47" WEST, A DISTANCE OF 7.00 FEET; THENCE SOUTH 01°09'05" EAST, A DISTANCE OF 200.10 FEET TO A POINT ON THE SOUTH LINE OF SAID EAST HALF OF THE OF SOUTHWEST QUARTER (E/2 SW/4); THENCE SOUTH 89°00'02" WEST ALONG SAID SOUTH LINE OF SAID E/2 SW/4, A DISTANCE OF 301.39 FEET TO THE SOUTHWEST CORNER OF SAID E/2 SW/4; THENCE SOUTH 89°00'02" WEST, CONTINUING ALONG SAID SOUTH LINE OF THE SOUTH HALF (S/2) OF GOVERNMENT LOT 4, A DISTANCE OF 1342.59 FEET TO THE SOUTHWEST CORNER OF SAID S/2 OF GOVERNMENT LOT 4; THENCE NORTH 01°21'56" WEST, A DISTANCE OF 992.06 FEET TO A POINT ON THE NORTH LINE OF SAID NORTH HALF OF THE SOUTH HALF OF GOVERNMENT LOT 4; THENCE N88°58'21" EAST, ALONG SAID NORTH LINE OF N/2 S/2 OF GOVERNMENT LOT 4, A DISTANCE OF 647.80 FEET; THENCE SOUTH 01°05'41" EAST, A DISTANCE OF 252.95 FEET; THENCE NORTH 88°57'47" EAST, A DISTANCE OF 1007.13 FEET TO THE POINT OF BEGINNING, CONTAINING 1,166,484 SQUARE FEET OR 26.78 ACRES, MORE OR LESS.

PRIVATE ROADWAY ACCESS AND UTILITY EASEMENT LEGAL:

A TRACT OF LAND IN THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4) AND A PART OF THE NORTH HALF OF THE SOUTH HALF (N2/ S/2) OF GOVERNMENT LOT 4 AND A PART OF THE SOUTH HALF (S/2) OF GOVERNMENT LOT 4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4) OF SAID SECTION 19; THENCE ALONG THE EAST LINE OF THE SAID E/2 SW/4, A DISTANCE OF 1714.18 FEET; THENCE SOUTH 88°44'09" WEST, A DISTANCE OF 1016.41 FEET; THENCE SOUTH 01°09'05" EAST, A DISTANCE OF 190.00 FEET; THENCE SOUTH 88°57'47" WEST, A DISTANCE OF 142.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28°50'55" WEST, A DISTANCE OF 230.67 FEET; THENCE SOUTH 88°57'47" WEST, A DISTANCE OF 57.67 FEET; THENCE NORTH 28°50'55" EAST, A DISTANCE OF 123.99 FEET; THENCE SOUTH 88°57'47" WEST, A DISTANCE OF 55.26 FEET; THENCE NORTH 01°09'05" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 88°57'47" EAST, A DISTANCE OF 84.10 FEET; THENCE NORTH 28°50'55" EAST, A DISTANCE OF 49.02 FEET; THENCE NORTH 88°57'47" EAST, A DISTANCE OF 57.67 FEET TO THE POINT OF BEGINNING, CONTAINING 15,018 SQUARE FEET OR 0.34 ACRES, MORE OR LESS.

Tract 3:

A TRACT OF LAND IN THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4) AND A PART OF THE SOUTH HALF (S/2) OF GOVERNMENT LOT 4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4) OF SAID SECTION 19; THENCE SOUTH 01°08'45" EAST ALONG THE EAST LINE OF THE SAID E/2 SW/4, A DISTANCE OF 1714.18 FEET; THENCE SOUTH 88°44'09" WEST, A DISTANCE OF 1016.41 FEET; THENCE SOUTH 01°09'05" EAST, A DISTANCE OF 390.00 FEET TO THE POINT OF BEGINNING: THENCE CONTINUING ALONG SOUTH 01°09'05" EAST, A DISTANCE OF 216.20 FEET; THENCE SOUTH 88°57'41" WEST, A DISTANCE OF 1007.53 FEET; THENCE NORTH 01°09'05" WEST, A DISTANCE OF 216.20 FEET; THENCE NORTH 88°57'47" EAST, A DISTANCE OF 1007.53 FEET TO THE POINT OF BEGINNING, CONTAINING 217,827 SQUARE FEET OR 5.00 ACRES, MORE OR LESS.

PRIVATE ROADWAY ACCESS AND UTILITY EASEMENT LEGAL:

A TRACT OF LAND IN THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4) AND A PART OF THE SOUTH HALF (S/2) OF GOVERNMENT LOT 4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER (E/2 SW/4) OF SAID SECTION 19; THENCE SOUTH 01°08'45" EAST ALONG THE EAST LINE OF THE SAID E/2 SW/4, A DISTANCE OF 1714.18 FEET; THENCE SOUTH 88°44'09" WEST, A DISTANCE OF 1016.41 FEET; THENCE SOUTH 01°09'05" EAST, A DISTANCE OF 390.00 FEET; THENCE SOUTH 88°57'47" WEST, A DISTANCE OF 257.45

FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28°50'55" WEST, A DISTANCE OF 63.20 FEET; THENCE NORTH 61°09'05" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 28°50'55" EAST, A DISTANCE OF 34.47 FEET; THENCE N88°57'47" EAST, A DISTANCE OF 57.67 FEET TO THE POINT OF BEGINNING, CONTAINING 2,441 SQUARE FEET OR 0.06 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) request. Staff recommends approval of the Minor Subdivision (Lot Split) request.

ATTACHMENTS

1. Original Survey
2. Proposed Lots and Roadway
3. Location Map
4. Zoning Map

PLAT OF SURVEY

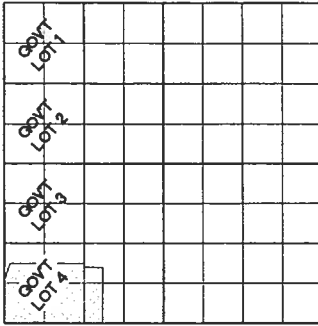
LEGAL DESCRIPTION (AS PROVIDED)

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

LESS

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

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



LOCATION MAP

SEC. 19 T17 N, R16 E

SCALE: 1" = 200'

● = IRON PIN

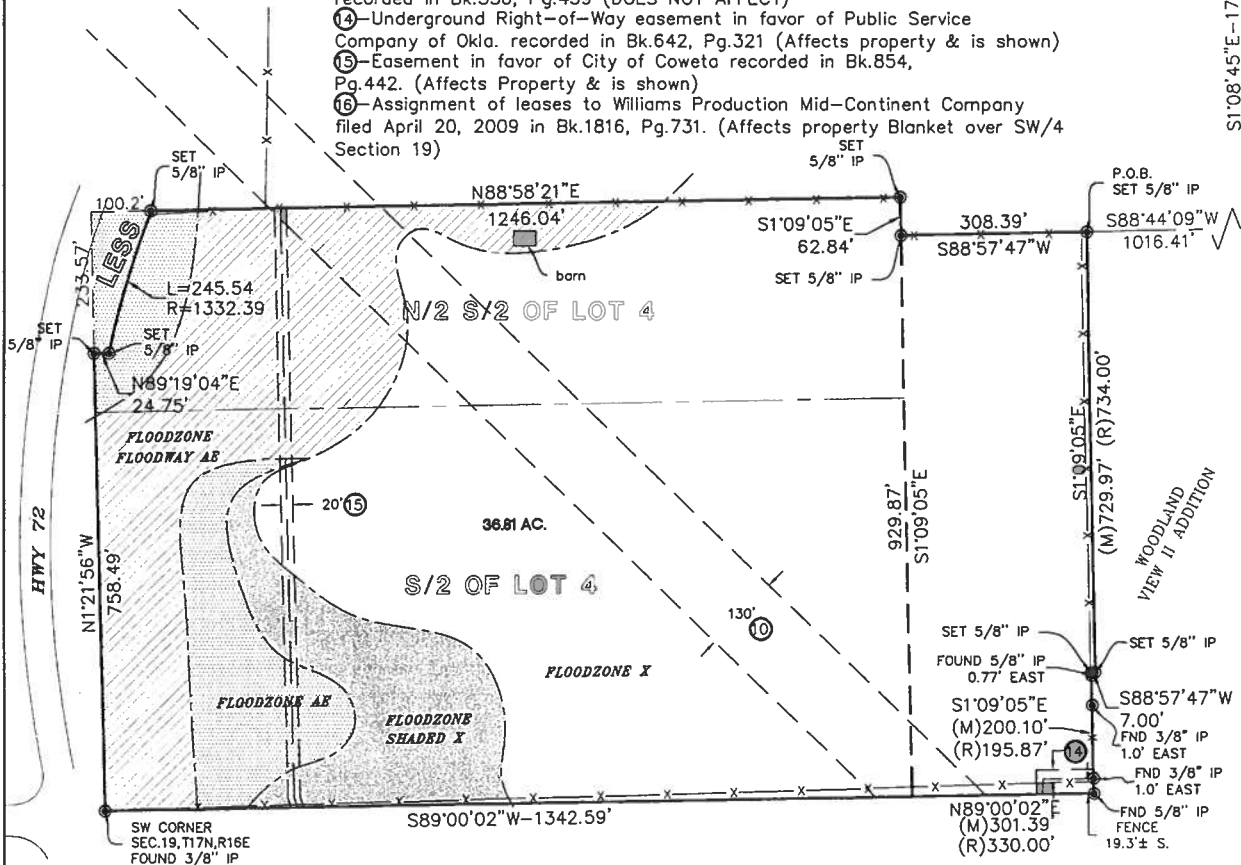
— = FENCE

(M) = MEASURED

(R) = RECORD

SCHEDULE B ITEMS:

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



2/21/2019

Tony Robison
TONY ROBISON, LAND SURVEYOR NO. 1686

Heartland Surveying & Mapping, PLLC

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



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

REV. DATE: 2/21/19

DATE: 2/19/19

THIS SURVEY MEETS MINIMUM TECHNICAL SURVEY STANDARDS

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

W.O.# 7480

SURVEYED BY: RG/DR

DRAWN BY: CS/AM

Last Site Visit: 2/18/19

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

SCALE: 1" = 200'



NE CORNER
OF THE E/2 SW/4
SEC.19,T17N,R16E

S01°08'45"E
1714.18'

FND
5/8" IP

P.O.B.
FND 5/8" IP

258.99' N88°58'21"E 698.49'

S01°09'06"E - 62.84'

N88°57'47"E 308.39'

S88°44'09"W
1016.41'

FND 5/8" IP

LOT 1 (5.4 ACRES)

N/2 S/2 OF LOT 4

S88°57'47"W 1007.13'

PROPOSED ROADWAY

LOT 2

S88°57'47"W 1007.53'

LOT 3 (5 ACRES)

192.74'

N01°09'05"W 216.20'

407.94'

S88°57'47"W 1007.53'

S/2 OF LOT 4

FLOODZONE X

**FLOODZONE
SHADED X**

ONE
D X

S89°00'02"W 1342.59'

FND 5/8" IP

S89°00'02"W
301.39'(M)
330.00'(R)

FND 3/8" IP
1.0' EAST

FND 5/8" IP

FND 5/8" IP

S88°57'47"W 7.00'

S01°09'05"E
200.10' (M)
195.87' (R)

FND 5/8" IP

LOT 2

S01°09'05"E
123.77'

S01°09'05"E
216.20'

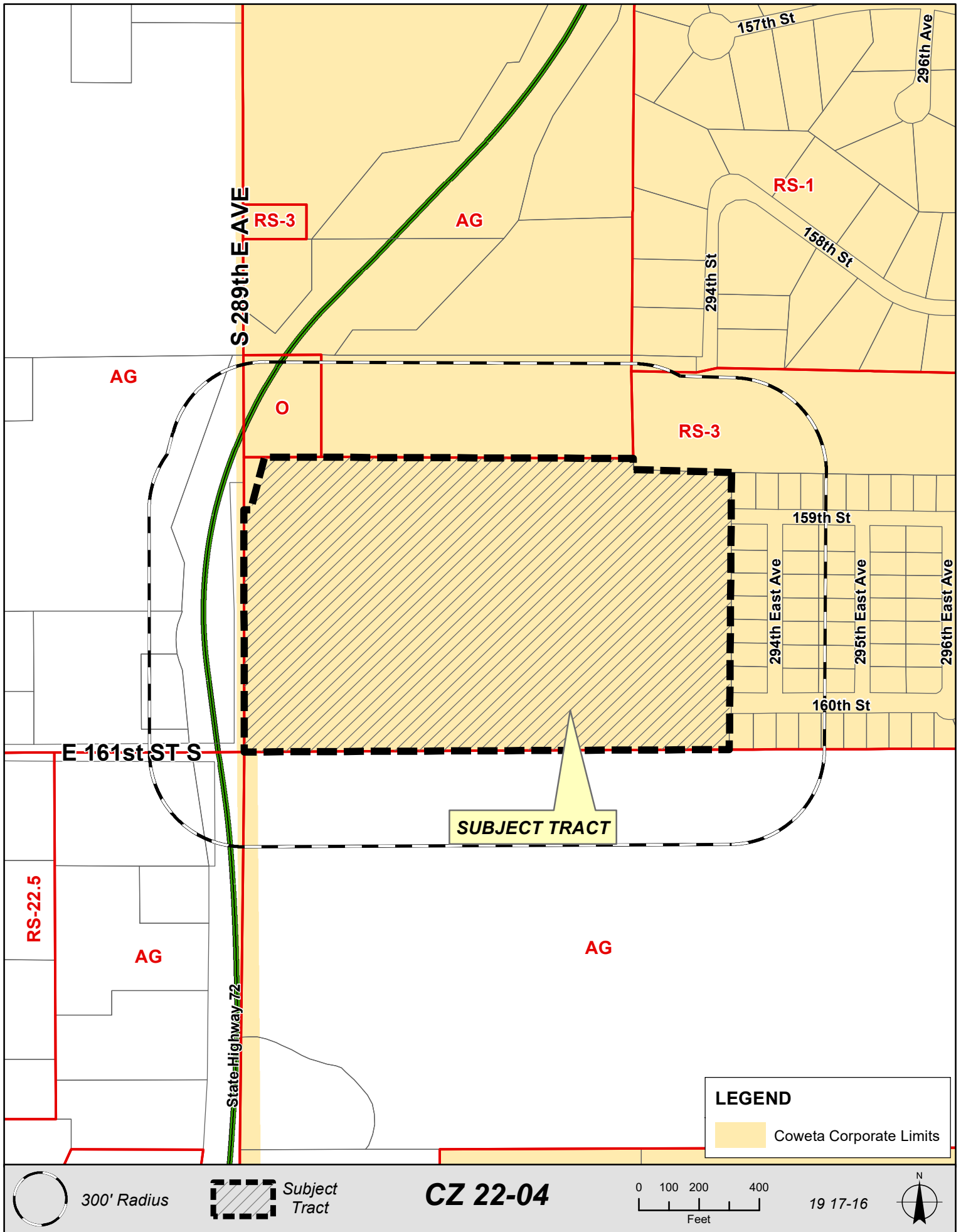
S01°09'05"E
200.00'

S01°09'05"E
190.00'

S-294th E Ave

WOODLAND
VIEW II ADDITION

S-160th



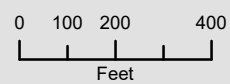


Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 2020/2021



Subject
Tract

CZ 22-04



19 17-16

