



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, AUGUST 21, 2023, 6:00 PM**

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

Kristi Rentie ____

Jessica Morris ____

Tim Ahlstrom ____

Bruce Watkins ____

Joanna Jones ____

IV. CONSENT

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

1. MINUTES OF THE REGULAR MEETING

APPROVAL OF THE MINUTES OF THE COWETA PLANNING COMMISSION REGULAR MEETING HELD ON 17 JULY 2023.

Documents:

[230717 MINUTES OF THE PLANNING COMMISSION.PDF](#)

V. OLD BUSINESS

1. CLS 23-08 MINOR SUBDIVISION

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE CITY MANAGER OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A MINOR SUBDIVISION, CASE NO. CLS 23-08, ON PROPERTY DESCRIBED AS LOT 10, BLOCK 1, REYNOLDS-SORENSEN ADDITION (AMENDED), A SUBDIVISION OF PART OF LOT 2, SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, GENERALLY LOCATED AT THE INTERSECTION OF EAST 156TH STREET SOUTH AND SOUTH 292ND EAST AVENUE. (TOM YOUNG, CITY PLANNER)

Documents:

[230821 STAFF REPORT CLS23-08.PDF](#)
[PROPOSED LOT SPLIT.PDF](#)
[230821 AERIAL MAP.PDF](#)
[230821 ZONING MAP.PDF](#)

2. CLS 23-09 MINOR SUBDIVISION

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION TO THE CITY MANAGER OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A MINOR SUBDIVISION, CASE NO. CLS 23-09, ON PROPERTY DESCRIBED AS LOTS 29, 30, 31, AND 32, BLOCK 55, NEW COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, GENERALLY LOCATED AT THE INTERSECTION OF WEST PECAN STREET AND SOUTH ATOKA AVENUE. (TOM YOUNG, CITY PLANNER)

Documents:

[230821 STAFF REPORT CLS23-09.PDF](#)
[SURVEY.PDF](#)
[230821 AERIAL MAP.PDF](#)
[230821 ZONING MAP.PDF](#)

VI. NEW BUSINESS

VII. ADJOURNMENT

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

MINUTES OF THE COWETA PLANNING COMMISSION
July 17, 2023 6:00 P.M.

The members of the Coweta Planning Commission met in regular session on Monday, July 17, 2023, at 6:00 p.m. in the Coweta City Hall, 310 S Broadway, Coweta, Oklahoma.

COMMISSIONERS PRESENT: Jessica Morris, Bruce Watkins, Tim Ahlstrom, Joanna Jones, Kristi Rentie.

COMMISSIONERS ABSENT: None

I. CALL TO ORDER

The meeting was called to order by Chairperson Jessica Morris at 6:00 p.m.

II. Pledge of Allegiance given

III. ROLL CALL

Roll call taken. Planning Commission members were present as shown above.

IV. CONSENT

Motion by Jessica Morris, second by Tim Ahlstrom to approve the consent calendar items:

1. Approval of the minutes of the Coweta Planning Commission meeting on May 15, 2023.

Aye: Kristie Rentie
Joanna Jones
Tim Ahlstrom
Bruce Watkins
Jessica Morris

V. PUBLIC HEARING

1. Public Hearing- Preliminary Plat-Lancaster Park Phase I

- Jessica Morris opens the floor to discussion. There were no questions or comments, and the item was closed.

2. Public Hearing-Final Plat-Spradlin Estates Phase II

- Jessica Morris opens the floor to discussion. There were no questions or comments, and the item was closed.

3. Public Hearing- CZ 23-06

MINUTES OF THE COWETA PLANNING COMMISSION
July 17, 2023 6:00 P.M.

- Jessica Morris opens the floor to discussion. There were no questions or comments, and the item was closed.

VI. Old Business

1. Preliminary Plat-Lancaster Park Phase I

- Developer Larry Pennington approaches the podium. Jessica Morris asks if the lots will be ¼ acre. Larry explains they would be around that size. Larry was also asked by Jessica who the builder is. Larry answers, Glenwood Homes. Jessica makes a motion to approve on the condition that the developer meet requirements from TAC and the City Engineer.

Jessica Morris makes a motion to approve. Tim Ahlstrom seconds the motion.

Aye: Jessica Morris
Tim Ahlstrom
Joanna Jones
Bruce Watkins
Kristie Rentie

2. Final Plat-Spradlin Estates II Subdivision

- Community Development Supervisor, Robyn Murray approaches the podium. She explains that the project is mostly completed and that it was an oversight that it had not previously been approved by this board. Robyn also shares that during the course of construction that underground water was found. French drains were required by the City Engineer. Robyn explains that the City Engineer has agreed with the new language and Tom Young states that staff recommends approval.

Tim Ahlstrom makes a motion to approve while Kristie Rentie seconds the motion.

Aye: Kristie Rentie
Joanna Jones
Tim Ahlstrom
Bruce Watkins
Jessica Morris

3. CLS 23-05 Minor Subdivision

- Robyn Murray approaches the podium and explains that this is a straightforward lot split. A SUP was granted earlier in the year and these conditions will not change. Staff recommends approval pending the conditions set forth.
 - The lot labeled Tract A is to be reserved for the use allowed via PUD-R 13-02 and in the conditions established via CZ22-06 SUP.

MINUTES OF THE COWETA PLANNING COMMISSION
July 17, 2023 6:00 P.M.

- The conditions established via CZ 22-06 SUP shall remain applicable to both tracts created by this lot split.
- When lot split approval is stamped on the conveyances evidencing the lot splits, the applicability of PUD-R 13-02 and CZ-22-06 SUP shall be noted below such approval prior to recording the conveyances.

Jessica Morris makes a motion for approval. Tim Ahlstrom seconds the motion.

Aye: Tim Ahlstrom
Joanna Jones
Kristie Rentie
Jessica Morris
Bruce Watkins

4. CLS 23-06 Minor Subdivision

- Gary Holmes approaches and states that he would like to deed 2.5 acres to his son and that he has already filed with the county. Michael Payne, an adjoining property owner comes forward to explain that there has been no agreement made regarding the use of the easement/road. This is not a road but rather an easement shared by the surrounding property owners. Robyn Murray suggests that an agreement be made among the neighbors regarding its use and maintenance. She also explains to Mr. Holmes that even though he has filed with the county that it is not legally binding due to it not including the stamp of approval from the City of Coweta.

Jessica Morris recommends approval on the condition that an agreement be made among the property owners regarding the easement. A copy of the agreement is to be returned to Coweta City Hall.

Kristie makes a motion to approve. The motion is seconded by Tim Ahlstrom.

Aye: Kristie Rentie
Tim Ahlstrom
Joanna Jones
Bruce Watkins
Jessica Morris

5. CLS 23-07 Minor Subdivision

- Robert Bell approaches the podium. He explains that there is a flood plain and blue line stream on tract that has been making it more difficult. He also states that the property owner to the south has agreed to a 25ft easement to allow connection for the sewer. This will include two, 36 Inch pipes as opposed to one 48-inch pipe. There is a flood plain that is located at the front of the property off of Hwy 51.

MINUTES OF THE COWETA PLANNING COMMISSION
July 17, 2023 6:00 P.M.

Jessica Morris makes a motion to approve. The motion was seconded by Joanna Jones.

Aye: Tim Ahlostrom
Joanna Jones
Kristie Rentie
Jessica Morris
Bruce Watkins

6. CZ 23-06

- Robyn Murray approaches the podium to explain that this is a rezone to an RS-1. The Planning Commission recommends approval to the city council.

Joanna Jones makes a motion to approve and Jessica Morris seconds.

Aye: Tim Ahlstrom
Joanna Jones
Kristie Rentie
Jessica Morris
Bruce Watkins

7. Proposed Amendment to Zoning Code

- Roger Kolman approaches the podium to explain the attached proposed amendment.

Jessica Morris makes a motion to direct staff to prepare an amendment with the language as presented. Tim Ahlstrom seconds the motion.

Aye: Kristie Rentie
Tim Ahlstrom
Joanna Jones
Bruce Watkins
Jessica Morris

BACKGROUND

The Coweta Zoning Code, at Section 240.3 regulates the use of gravel for off-street parking in the R districts. The lack of clarity in the current regulations has resulted in questions about applicability to commercial districts, and as to when and where the gravel drives are allowed. To address these issues, Staff has discussed a proposed amendment that would:

- Remove from the zoning code certain language that conflicts with language in the City Code.
- Clarify that the purpose of the parking requirements is the keep mud, dirt, gravel, etc. off of the public streets and out of the storm water systems.
- Reclarify that off-street parking must follow the all-weather asphalt or concrete material requirements of Chapter 17 and Chapter 23 of the zoning code.
- Allow, in certain circumstances, in the residential districts, the use of pervious pavement or gravel/rock for off-street supplemental parking.

MINUTES OF THE COWETA PLANNING COMMISSION
July 17, 2023 6:00 P.M.

- Property has an existing home in a residential district
- Property does not meet the minimum off-street parking requirements of the code, or has an approved ancillary use requiring additional off-street parking
- Pervious pavement systems may be used in place of impervious systems
- Gravel/rock must be installed on a compacted subsurface.
- Vehicles parked on gravel/rock must cross a minimum of five (5) feet of all-weather surface before entering a public roadway
- Gravel/rock parking areas must be bordered on all sides with systems designed to contain the gravel/rock
- All systems must be maintained in a neat and orderly manner in compliance with other city ordinances.

VII. NEW BUSINESS

No New Business

VIII. ADJOURNMENT

Jessica Jones adjourns the meeting at 6:49 P.M.

Chairperson

Secretary



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: 15575 South 292 East Avenue
Zoning: Residential Single-Family (RS-3)
Re: CLS 23-08 – Minor Subdivision (Lot Split)
Date: 08-21-2023

BACKGROUND

Applicant: Marc Ruiz, manager for the property owner, Nextgen Capital, LLC.

The applicant, Marc Ruiz, has asked for the Minor Subdivision (Lot Split) described below. This tract of land lies within the Residential Single-Family (RS-3) Zoning District. The new lots will meet the minimum yard requirements for the Residential Single-Family (RS-3) Zoning District.

Proposed Lots:

- Tract 1: Said tract contains 0.20 acres more or less, approximately 8891.4 square feet.
- Tract 2: Said tract contains 0.25 acres more or less, approximately 10955.5 square feet.

This property has access from South 292nd East Avenue. Tract 1: has an existing Single-Family Structure and will continue having access from South 292nd East Avenue. Tract 2: will be for New Single-Family Construction and will be accessed from South 292nd East Avenue.

A Technical Advisory Committee (TAC) agenda was sent on August 3, 2023. City Staff received no adverse comments on the proposed Minor Subdivision (Lot Split).

Existing Land Use	Existing Zoning
Residential	RS-3
Surrounding Land Use	Surrounding Zoning
North: Residential	RS-3
East: Residential, transportation right-of-way	RS-3, RS-2, and RS-1
South: Residential	RS-3
West: Residential	RS-3

Legal Descriptions:

Original Tract: LOT 10, BLOCK 1, REYNOLDS-SORENSEN ADDITION, A SUBDIVISION OF PART OF LOT 2 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, LESS A STRIP OF LAND DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10, BLOCK 1, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 10 A DISTANCE OF 137.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 10 A DISTANCE OF 84.23 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A CHORD BEARING OF N 16°50'58" E AND A RADIUS OF 2231.83 FEET A DISTANCE OF 341.78 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 10, THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 32.56 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 10 A DISTANCE OF 409.58 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 0.45 ACRES / 19,846.9 SQUARE FEET.

Tract 1:

A TRACT OF LAND BEING A PART OF LOT 10, BLOCK 1, REYNOLDS-SORENSEN ADDITION, A SUBDIVISION OF PART OF LOT 2 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10, THENCE North 88°39'25" EAST ALONG THE NORTH LINE OF SAID LOT 10 FOR A DISTANCE OF 115.14 FEET TO A POINT ON THE RIGHT OF WAY FOR HIGHWAY 72, ALSO BEING A POINT OF CURVATURE; THENCE ALONG SAID RIGHT OF WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2231.83 FEET, A DELTA ANGLE OF 2°19'28", A CHORD BEARING OF SOUTH 15°18'35" WEST, AND A CHORD LENGTH OF 90.54 FEET, FOR AN ARC DISTANCE OF 90.54 FEET; THENCE SOUTH 88°39'25" WEST FOR A DISTANCE OF 89.24 FEET TO A POINT ON THE WEST LINE OF SAID LOT 10, THENCE NORTH 01°18'56" WEST FOR A DISTANCE OF 86.74 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 0.20 ACRES / 8891.4 SQUARE FEET.

Tract 2:

A TRACT OF LAND BEING A PART OF LOT 10, BLOCK 1, REYNOLDS-SORENSEN ADDITION, A SUBDIVISION OF PART OF LOT 2 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 10, THENCE SOUTH 01°18'56" EAST FOR A DISTANCE OF 86.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°39'25" EAST FOR A DISTANCE OF 89.24 FEET TO A POINT ON THE RIGHT OF WAY FOR HIGHWAY 72, ALSO BEING A POINT OF CURVATURE; THENCE ALONG SAID RIGHT OF WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2231.83 FEET, A DELTA ANGLE OF 6°23'59", A CHORD BEARING OF SOUTH 19°40'18" WEST, AND A CHORD LENGTH OF 249.15 FEET, FOR AN ARC DISTANCE OF 249.28 FEET TO A POINT ON THE WEST LINE OF SAID LOT 10; THENCE NORTH 01°18'56" WEST FOR A DISTANCE OF 232.58 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 0.25 ACRES / 10955.5 SQUARE FEET.

STAFF RECOMMENDATION

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

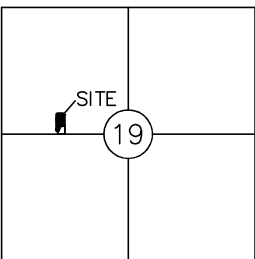
ATTACHMENTS

1. Proposed Lot Split Survey
2. Aerial Map
3. Zoning Map

R-16-E



1" = 30'



T-17-N

VICINITY MAP

LEGAL DESCRIPTION (PARENT TRACT)

LOT 10, BLOCK 1, REYNOLDS-SORENSEN ADDITION, A SUBDIVISION OF PART OF LOT 2 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, LESS A STRIP OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF LOT 10, BLOCK 1, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 10 A DISTANCE OF 137.75 FEET TO THE SW CORNER OF SAID LOT 10, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 10 A DISTANCE OF 84.23 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A CHORD BEARING OF N16°50'58"E AND A RADIUS OF 2231.83 FEET A DISTANCE OF 341.78 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 10, THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 32.56 FEET TO THE NE CORNER OF SAID LOT 10, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 10 A DISTANCE OF 409.58 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (TRACT A)

A TRACT OF LAND BEING A PART OF LOT 10, BLOCK 1, REYNOLDS-SORENSEN ADDITION, A SUBDIVISION OF PART OF LOT 2 OF SECTION 19, T-17-N, R-16-E, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10, THENCE NORTH 88°39'25" EAST ALONG THE NORTH LINE OF SAID LOT 10 FOR A DISTANCE OF 115.14 FEET TO A POINT ON THE RIGHT OF WAY FOR HIGHWAY 72, ALSO BEING A POINT OF CURVATURE; THENCE ALONG SAID RIGHT OF WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2231.83 FEET, A DELTA ANGLE OF 2°19'28", A CHORD BEARING OF SOUTH 15°18'35" WEST, AND A CHORD LENGTH OF 90.54 FEET, FOR AN ARC DISTANCE OF 90.54 FEET; THENCE SOUTH 88°39'25" WEST FOR A DISTANCE OF 89.24 FEET TO A POINT ON THE WEST LINE OF SAID LOT 10; THENCE NORTH 01°18'56" WEST FOR A DISTANCE OF 86.74 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (TRACT B)

A TRACT OF LAND BEING A PART OF LOT 10, BLOCK 1, REYNOLDS-SORENSEN ADDITION, A SUBDIVISION OF PART OF LOT 2 OF SECTION 19, T-17-N, R-16-E, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 10, THENCE SOUTH 01°18'56" EAST FOR A DISTANCE OF 86.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°39'25" EAST FOR A DISTANCE OF 89.24 FEET TO A POINT ON THE RIGHT OF WAY FOR HIGHWAY 72, ALSO BEING A POINT OF CURVATURE; THENCE ALONG SAID RIGHT OF WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2231.83 FEET, A DELTA ANGLE OF 6°23'59", A CHORD BEARING OF SOUTH 19°40'18" WEST, AND A CHORD LENGTH OF 249.15 FEET, FOR AN ARC DISTANCE OF 249.28 FEET TO A POINT ON THE WEST LINE OF SAID LOT 10; THENCE NORTH 01°18'56" WEST FOR A DISTANCE OF 232.58 FEET TO THE POINT OF BEGINNING.

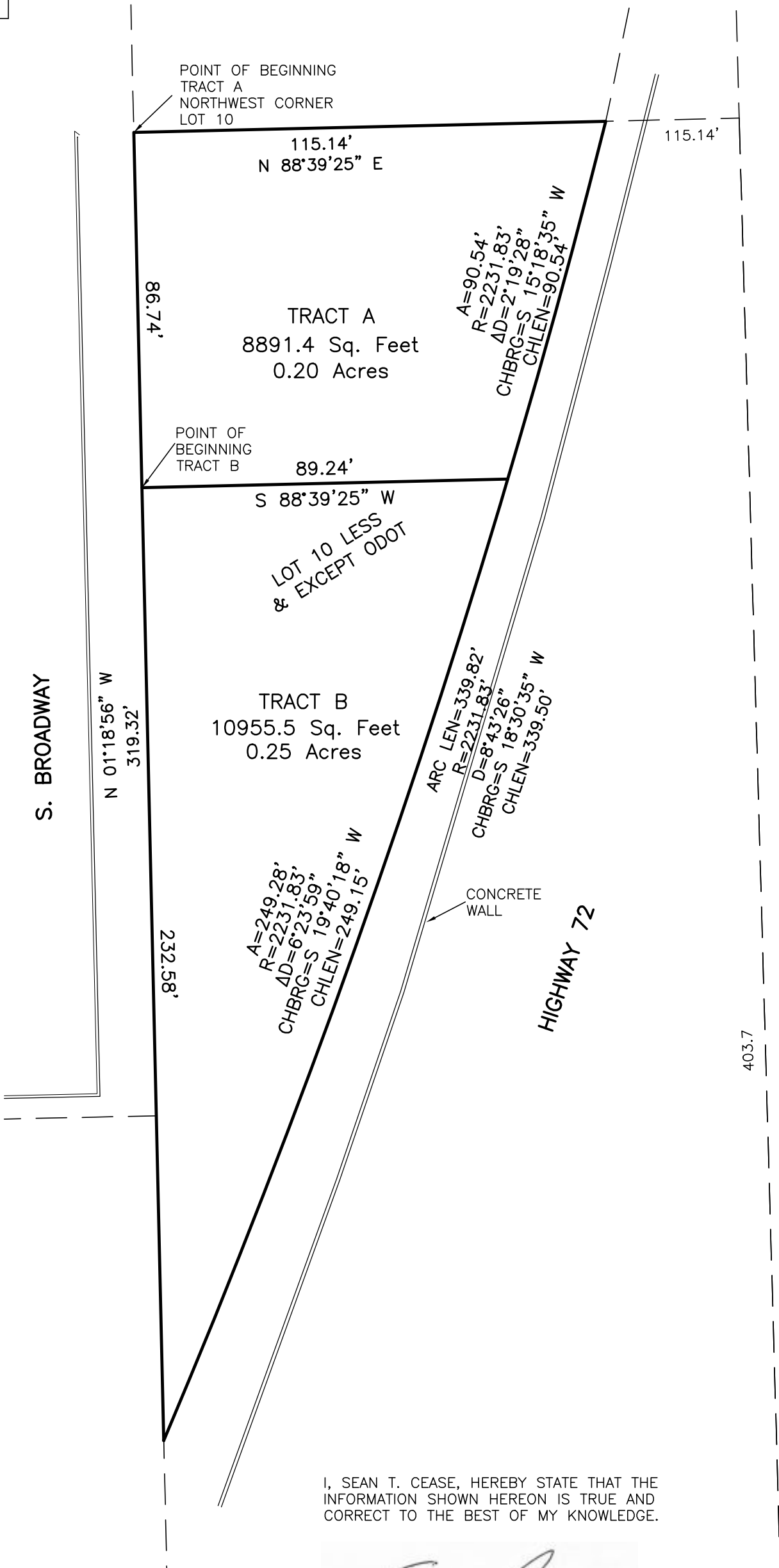
GENERAL NOTES

- NO CURRENT TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE WAS PROVIDED TO THE SURVEYOR, THEREFORE, NO CERTIFICATION IS MADE OR IMPLIED THAT ALL EASEMENTS, DEDICATIONS OF ENCUMBRANCES ARE SHOWN OR NOTED HEREON.
- BEARINGS SHOWN HEREON ARE BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM, OKNORTH NAD83.

EXHIBIT 'A'

LOT SPLIT

WAGONER COUNTY, STATE OF OKLAHOMA



I, SEAN T. CEASE, HEREBY STATE THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SEAN T. CEASE
OKLAHOMA PLS NO. 1909



SEAN CEASE
P.O. BOX 54
SAND SPRINGS, OK 74063
(918) 933-8406
OK LS#1909
SCEASE923@GMAIL.COM
JOB# 23-010

CLS 23-08 MINOR SUBDIVISION



SUBJECT PROPERTY

Tract 1

Tract 2

15E17N19

156th

156th

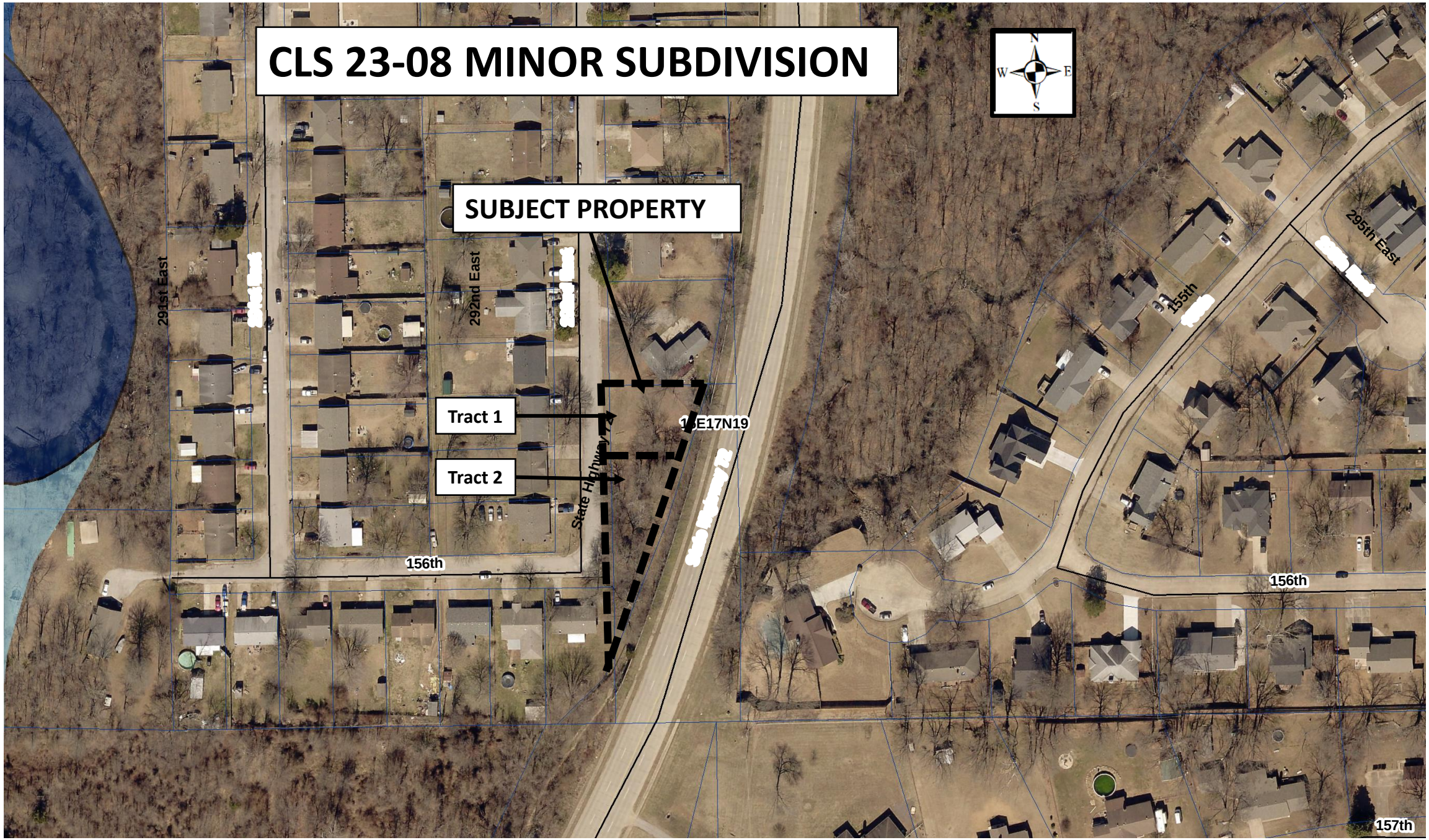
157th

291st East

292nd East

295th East

155th



CLS 23-08 MINOR SUBDIVISION



SUBJECT PROPERTY

Tract 1

Tract 2

16E17N19

156th

292nd East

291st East

Reynolds Sorenson Addition

RS-3

Post Oak II

RS-2

Post Oak III

155th

293rd East

Post Oak

RS-1

156th

State Highway 72

Woodland View

157th

Legend

ZONE_TYPE

- AG Agriculture
- RS-1 Residential Single Family
- RS-2 Residential Single Family
- RS-3 Residential Single Family



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: 301 West Pecan Street
Zoning: Residential Single-Family (RS-3)
Re: CLS 23-09 – Minor Subdivision (Lot Split)
Date: 08-21-2023

BACKGROUND

Applicant: Reed Scocos, property owner

The applicant, Reed Scocos, has asked for the Minor Subdivision (Lot Split) described above. This tract of land lies within the Residential Single-Family (RS-3) Zoning District. The new lots will meet the minimum lot area requirements for the Residential Single-Family (RS-3) Family Zoning District, but the east side and front yard setbacks on the lot with the existing structure will not be strictly compliant to today's standards, but are considered existing, non-compliant.

Proposed Lots:

- Tract 1: Said tract contains 0.16 acres more or less, approximately 7,000 square feet.
- Tract 2: Said tract contains 0.16 acres more or less, approximately 7,000 square feet.

This property has access from West Pecan Street. Tract 1 will be for new single-family construction and will be accessed from West Pecan Street. Tract 2 has an existing single-family structure. This structure was constructed before 1987, when the zoning code was updated. As such, the setback requirements concerning this structure adhere to the rules in place prior to 1987, meaning the existing structure's front and side yard setbacks will be considered "existing, non-compliant." The lot split will be such that the new side yard to the west of the structure will be compliant with today's setbacks.

A Technical Advisory Committee (TAC) Agenda was sent on August 10, 2023. City Staff received no adverse comments on the proposed Minor Subdivision (Lot Split).

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

Legal Descriptions:

Original Tract: LOTS TWENTY-NINE (29), THIRTY (30), THIRTY-ONE (31), AND THIRTY-TWO (32), BLOCK FIFTY-FIVE (55), NEW COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

SAID TRACT OF LAND CONTAINING 0.32 ACRES / 14,000 SQUARE FEET.

Tract 1: LOTS TWENTY-NINE (29), AND THIRTY (30), BLOCK FIFTY-FIVE (55), NEW COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

SAID TRACT OF LAND CONTAINING 0.16 ACRES / 7,000 SQUARE FEET.

Tract 2: LOTS TWENTY-NINE (29), THIRTY (30), THIRTY-ONE (31), AND THIRTY-TWO (32), BLOCK FIFTY-FIVE (55), NEW COWETA, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

SAID TRACT OF LAND CONTAINING 0.16 ACRES / 7,000 SQUARE FEET.

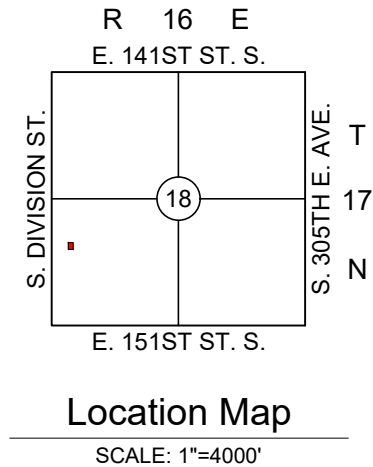
STAFF RECOMMENDATION

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

ATTACHMENTS

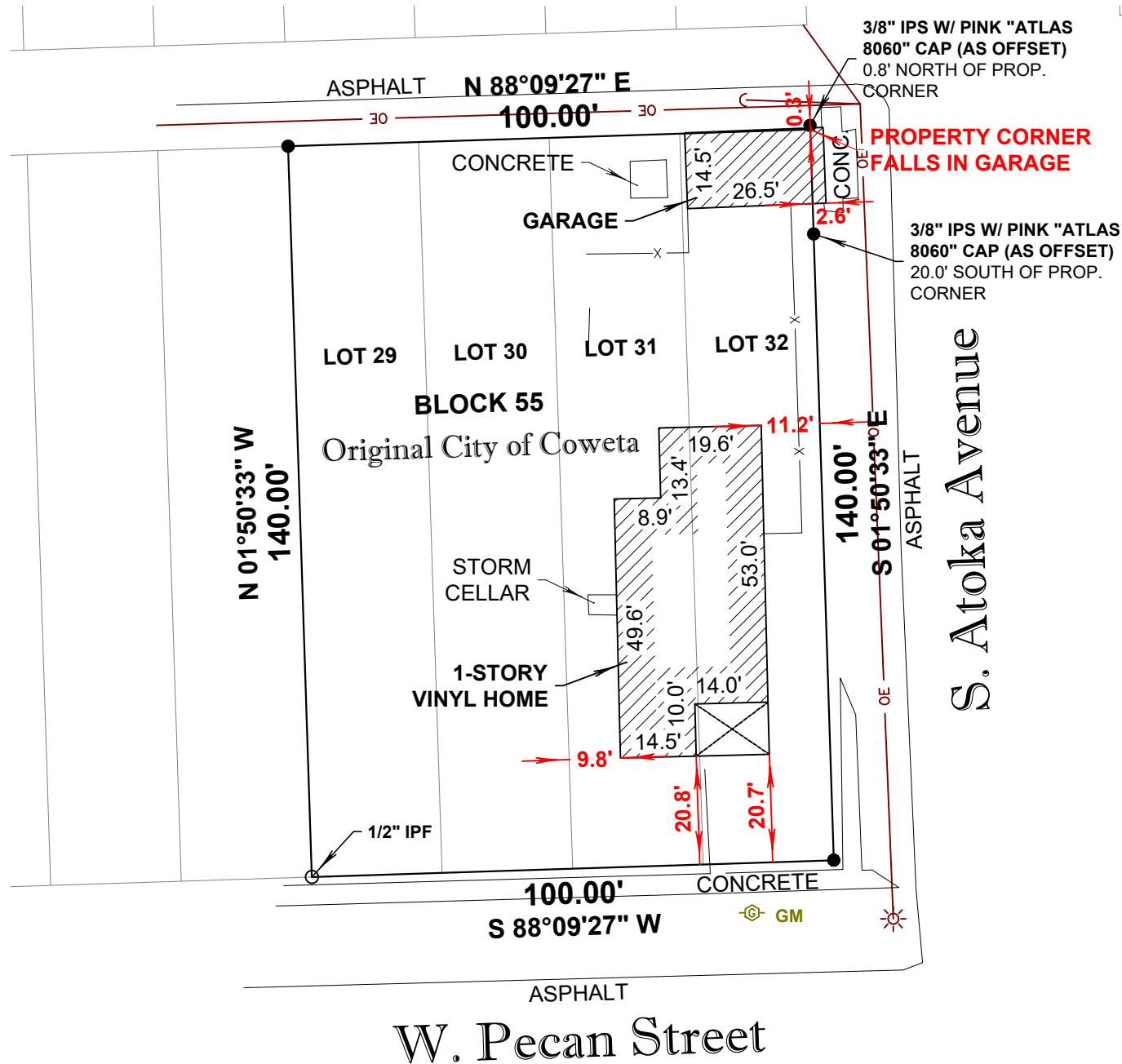
1. Survey
2. Aerial Map
3. Zoning Map

Boundary Survey
OF LOTS 29 THROUGH 32, BLOCK 55
Original City of Coweta
WAGONER COUNTY, OKLAHOMA



Legend

- 3/8" IPS W/ PINK "ATLAS 8060" CAP (UNLESS OTHERWISE NOTED)
- ⌋ DOWN GUY
- ⊙ GAS METER
- ⊙ LIGHT POLE
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- OE — OVERHEAD ELECTRIC



Legal Description

LOTS TWENTY-NINE (29) THROUGH THIRTY-TWO (32), BLOCK FIFTY-FIVE (55), ORIGINAL TOWN OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA.

Notes

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

Revision Notes

- DATE: 08/07/2023 NOTE: CORRECTED LOT NUMBERS FOR 30 AND 31.

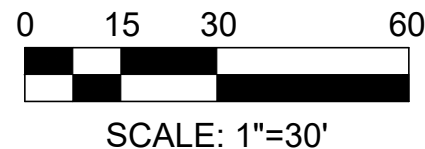
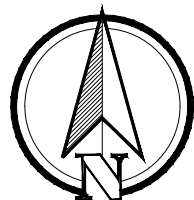
Surveyor's Statement

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

Albert Jones III
AJ@ATLASLANDOFFICE.COM
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580
5.9.23

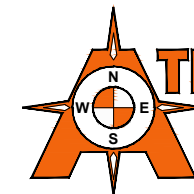


BEFORE YOU DIG
CONTACT OKLAHOMA
ONE-CALL:
1-800-522-6543
EXISTING UNDERGROUND
LINES HAVE BEEN SHOWN
TO THE EXTENT KNOWN



PREPARED FOR: REED SCOCOS

CHECKED BY:	ARJ	SCALE:	1"=30'
SURVEY BY:	APC	DRAFTED BY:	JMH
SURVEY DATE:	04/27/2023	JOB NUMBER:	12715A
BOOK / PAGE:	DIGITAL	FILE NUMBER:	1716.1800



ATLAS LAND OFFICE
202 SOUTH MAIN - WAGONER, OK 74467
918.485.9987 C.A.#8060 EXP: 6-30-2024

CLS 23-09 MINOR SUBDIVISION



SUBJECT PROPERTY

Tract 1

Tract 2

15E17N13

16E17N18

Old Main

Bristow

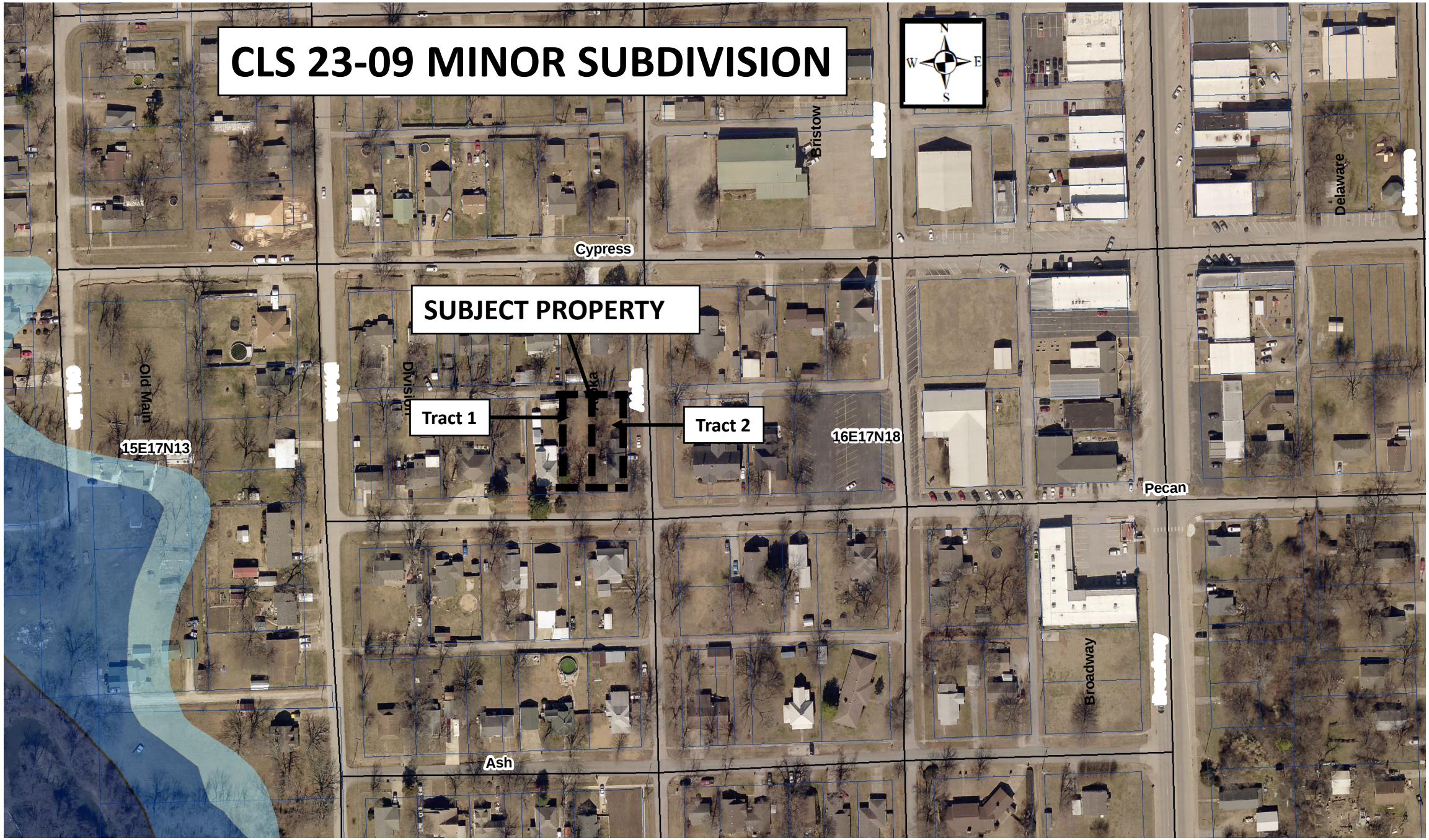
Cypress

Delaware

Pecan

Ash

Broadway



CLS 23-09 MINOR SUBDIVISION



Cypress

SUBJECT PROPERTY

Bristow

CH

Division

15E17N13 RS-3

Tract 1

Atoka

Tract 2

16E17N18

RS-3

Pecan

Legend

ZONE_TYPE

- RS-3 Residential Single Family
- O Office
- CH High Intensity Commercial
- CG General Commercial

CG