



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, NOVEMBER 20, 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 October 16, 2023.

Documents:

[10162023 PC MINUTES.DOCX](#)

V. PUBLIC HEARINGS

VI. ADMINISTRATION

1. Variance from the Subdivision Regulation

Discussion and possible action, including, but not limited to, approval, approval with conditions, or denial of a request from Tanner Consulting, LLC, for the Property Owner, Roland Investments, LTD., for a variance from the Subdivision Regulation according to Section 4.15 Curb and Gutter Streets: Curb and Gutter streets are required. Curbs, gutters, drainage and drainage structures shall be provided in accordance with the Engineering Design Standards of the City of Coweta. Such construction shall be subject to inspection and approval of the City Engineer or his designee. The property is located in Part of the East Half (E/2) 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:

AERIAL VIEW MAP.PDF
LOCATION MAP.PDF
ZONING MAP.PDF
21133_20231107_CITY_VARIANCE REQUEST LETTER.PDF
231120 STAFF REP VARIANCE PC.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.**



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Minutes
COWETA PLANNING
COMMISSION COWETA CITY
HALL, 310 S. BROADWAY
MONDAY, OCTOBER 16, 2023,
6:00 PM

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

COMMISSIONERS ABSENT: Bruce Watkins

I. CALL TO ORDER

The meeting was called to order by 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 made by Kristie Rentie, seconded by Tim Ahlstrom to approve the consent calendar items:

1. Minutes Regular Meeting-9/18/2023

Approval of the minutes of the Coweta Planning Commission regular meeting held on September 18, 2023.

**Aye: Kristi Rentie
Jessica Morris
Tim Ahlstrom
Joanna Jones**

V. PUBLIC HEARINGS

1. Public Hearing: Preliminary Plat-The Woods IV Blocks 18-24

- **Tanner Consulting, LLC is present to answer questions.**
- **Jessica Morris Closes the Public Hearing.**

VI. OLD BUSINESS

1. Preliminary Plat-The Woods IV Blocks 18-24

- **City Planner, Tom Jones, reads the staff report. The Staff recommends approval with conditions.**

Jessica Morris makes a motion to Approve with Conditions and the motion is seconded by Tim Ahlstrom.

Conditions are as follows: Staff recommends approval of The Woods Phase IV Blocks 18-24 on the condition that the developer meet the comments from the Technical Advisory Committee and the City Engineer.

**Aye: Kristi Rentie
Jessica Morris
Joanna Jones
Tim Ahlstrom**

VII. NEW BUSINESS

- **No New Business**

VIII. ADJOURNMENT

The Meeting adjourned at 6:12 p.m.

Chairperson

Date

Secretary

Date

15E18N27

1.8 VARIANCE OF SUBDIVISION REGULATIONS

111th



E18N25

261st East
111th
112th
262nd
263rd E
113th
114th
114th
264th East
115th
115th

113th
272nd East
271st East
116th Street

SUBJECT PROPERTY

Roland Investments, LDT Property

8N36

15E18N34

117th

257th East

15E18N35

118th

120th

259th East

121st

15E17N3

257th East

15E17N2

116th

266th

267th

267th East

268th East

269th East

270th East

120th

122nd

122nd

271st East

273rd East

118th

272nd East

120th

274th

278th East

119th

15E17N1

281st East

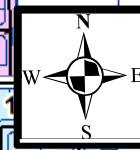
282nd E
112th
281st E
115th

277th East
276th East
275th East
274th East

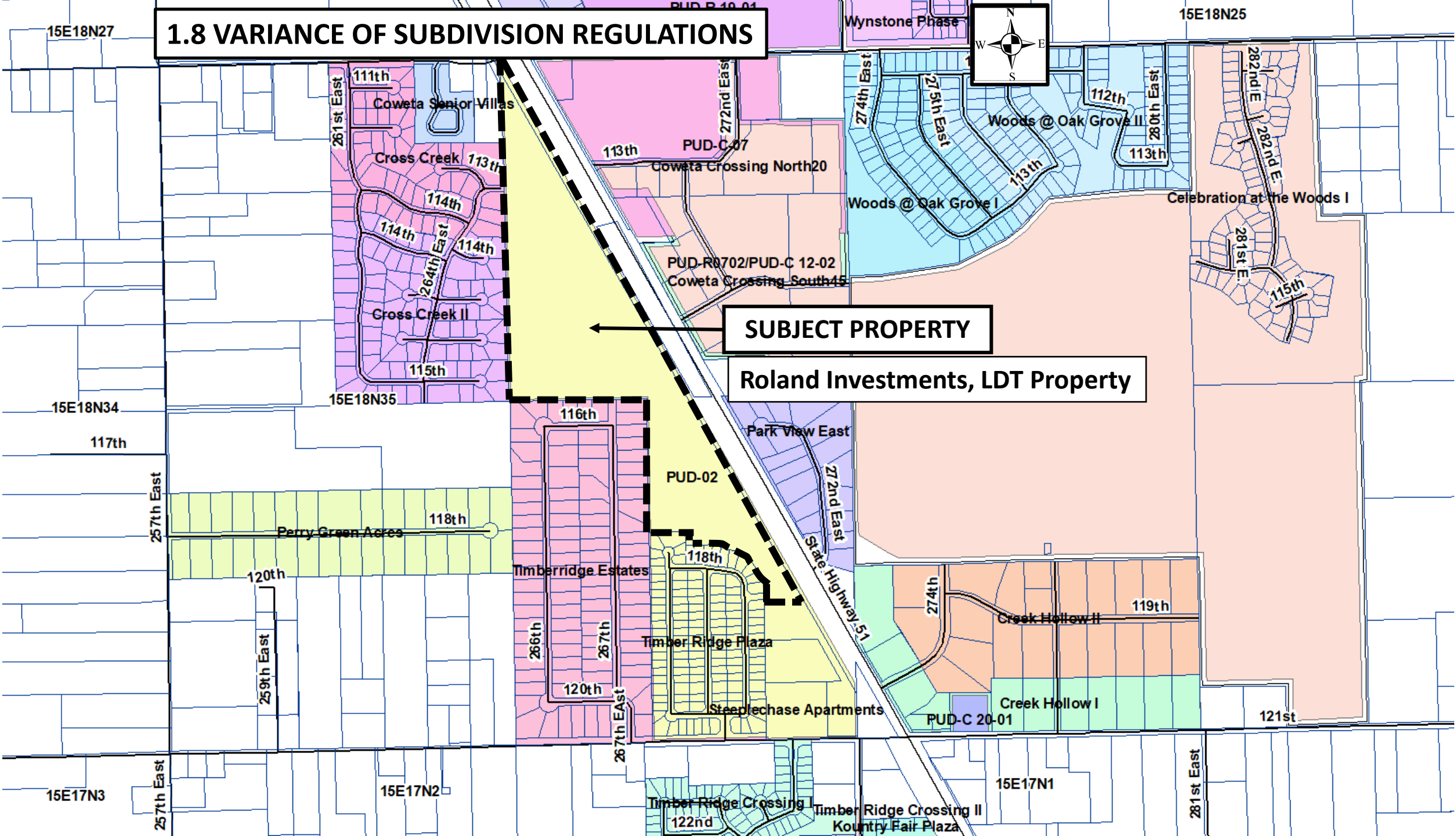
278th East

280th East

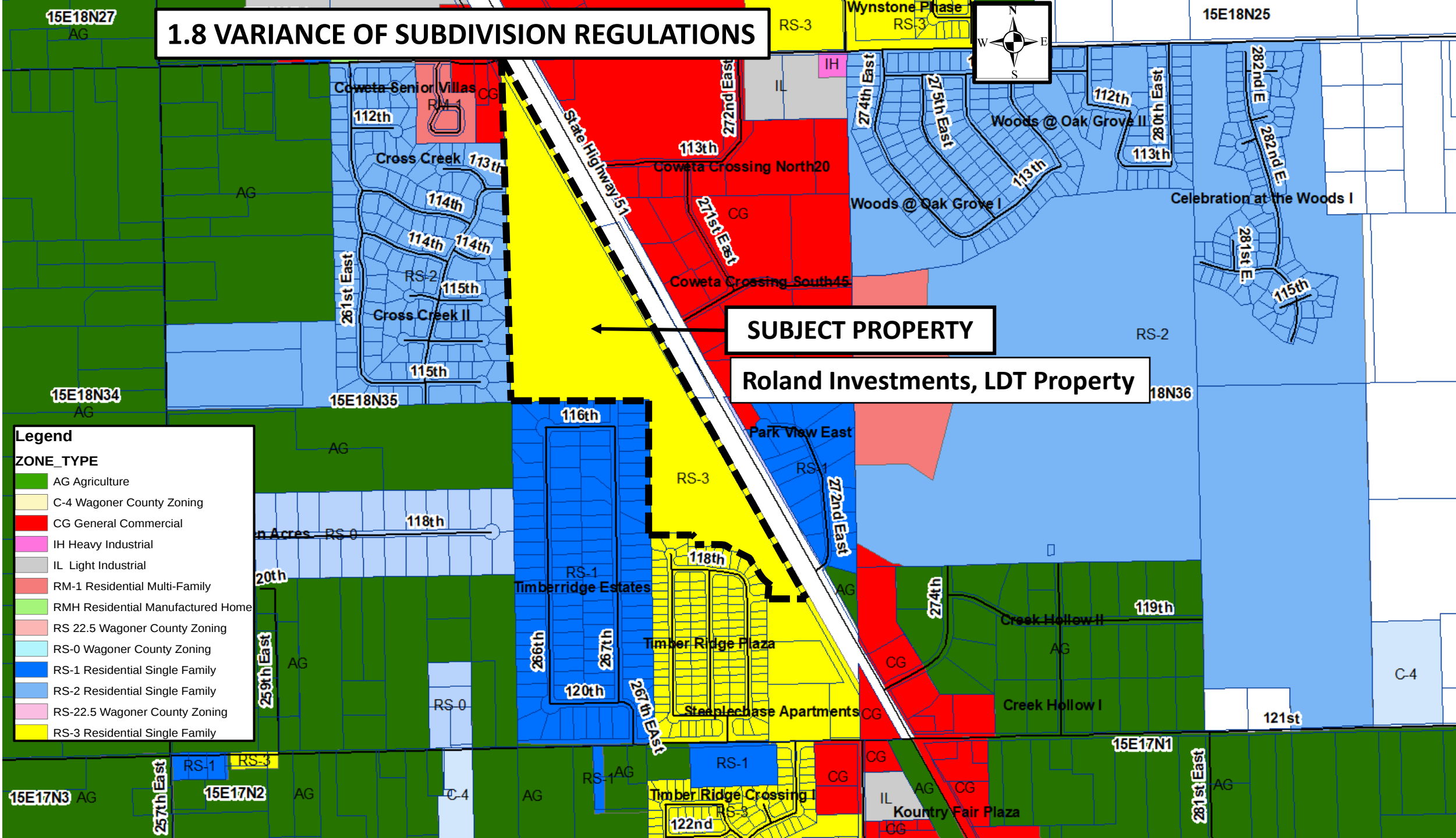
1.8 VARIANCE OF SUBDIVISION REGULATIONS



SUBJECT PROPERTY
Roland Investments, LDT Property



1.8 VARIANCE OF SUBDIVISION REGULATIONS



November 6th, 2023

Mr. Tom E. Young
City Planner for the City of Coweta
PO Box 850
Coweta, OK 74429

Tom,

Tanner Consulting, LLC is writing in regards to a tract of land located on the west side of State Highway 51 between East 111th Street South and East 121st Street South on behalf of the owner, Roland Investments, LTD.. The subject tract is further identified as part of the east half of Section 35, Township 18 North, Range 15 East in the City of Coweta, Wagoner County, OK. The general location and configuration of the subject property is depicted on the following page.

Due to unique circumstances and conditions detailed herein, we are proposing an alternative street and utility design, which necessitates this request for variance from the City of Coweta Subdivision Regulations Section 4.15 Curb and Gutter Streets and any related Standard Construction Specifications.

Respectfully Submitted,

Kevin B. Norton, P.E.
Tanner Consulting, LLC
5323 S. Lewis Ave. Tulsa, OK 74105



Property Aerial Exhibit

Project Background

As Roland Investments, LTD has been selling tracts of land to commercial developers, each buyer has been responsible for developing their tract of land and continuing South 273rd East Avenue north as an access road along the west side of an existing Union Pacific Railroad. The general development pattern for the area started along East 121st Street South and has moved north over the past several years. The current access road extends 800-feet north of East 121st Street. Coweta Trails II, the most recently platted tract, will extend the access road an additional 530-feet to the south side of an existing stream. Roland Investments, LTD., is planning to extend the access road 4,500-feet from the north side of Coweta Trails II to East 111th Street South. Access for the remaining undeveloped property will be provided by this access road. There are no current plans to connect to any of the adjacent west subdivision road stubouts. Two existing streams will need to be crossed by this future 4,500-foot road extension.

The subject property is unplatted and is part of the larger “PUD-02 Timber Ridge” zoned development area. The most recent PUD amendment for Timber Ridge, that was approved by city council on 3/7/22, adjusted the allowed uses, reduced the required right-of-way for this future access road from 60-feet to 50-feet, and reduced the driving section from 36-feet to 30-feet. The curb and gutter requirement was not addressed in this PUD amendment.

Variance Request

Tanner Consulting is seeking a “Variance of Regulations” per City of Coweta Subdivision Regulations Section 1.8 – Variance of Regulations... *“Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in these Regulations result in substantial hardship or inequity, the Planning Commission may vary or modify, except as otherwise indicated such requirements of design but not of procedure or improvements so that the subdivider may develop his property in a ‘reasonable manner but so that at the same time, the public welfare and interests of the City are protected and the general intent and spirit of these regulations are preserved. Such modification may be granted upon written request of the subdivider stating the reason for each modification may be waived by three-fourths (3/4) vote of the quorum of the Planning Commission, subject to the acceptance of the plat and the dedications thereon by the City Council. A variance of the Zoning Code must be granted by the Coweta Board of Adjustment.”*

Per Section 1.8 of the Subdivision Regulations, the property owner has the burden to prove that unusual conditions exist, where the strict application of the requirements will result in substantial hardship or inequality.

We are requesting relief from the curb and gutter requirement per City of Coweta Subdivision Regulations Section 4.15 – Curb and Gutter Streets.

Reason for Variance Request

The unusual conditions for this property are created by undersized storm sewers under the Union Pacific Railroad along the east boundary that creates a hydrologic tailwater effect on the subject property during high rainfall events. Under current conditions, the north stream backs up before running south along the west side of the railroad to the south stream. The amount of storm runoff from the railroad backing up water onto the subject property is too large to pass with a traditional storm sewer network. An overland drainage channel is proposed along the west side of the proposed access road to convey this stormwater south, following the existing site topography. Because a storm water ditch will be provided to handle storm water runoff, we are seeking permission to omit curb and gutter from the access road.

Tanner Consulting has undertaken extensive hydrologic studies to show that installing a ditch will improve drainage conditions by shrinking the storm water inundation boundary compared to existing conditions. Under existing conditions, the stormwater that backs up and runs south spreads out over flat terrain. The addition of a drainage channel reduces the overall footprint of the stormwater runoff by channelizing it into a predetermined path.

The purpose of curbs and gutters on a road is to trap and convey storm water runoff to surface drains which collect and pass runoff to an underground storm sewer system. When an appropriately sized drainage channel is provided along the side of a road, in-lieu of an underground storm sewer network, curbs and gutters become unnecessary.

With an open channel concept, you want storm water runoff to roll directly into the drainage channel. Curbs and gutters become an impediment to the desired runoff pattern.

The economics of this project require that the existing utilities be utilized in accordance with the attached Exhibit "A".

Development Concept

Roland Investments, LTD current plan is to extend South 273rd East Avenue as an access road from the north edge of Coweta Trails II, approximately 4,500-feet north to East 111th Street South. The planned access road will consist of a curbless 30-foot wide asphalt road sitting in a 50-foot wide right-of-way to be dedicated by separate instrument. The asphalt paving thickness will conform to City of Coweta standards for a typical collector road. A 5-foot wide earthen shoulder will be provided on both sides of the access road.

A 3-foot deep, grass lined, 26-foot wide channel (8-foot bottom width with 9-foot embankments at 3:1 max slope) will be placed in a 26-foot wide overland drainage easement.

An existing 12-inch waterline, will be utilized and will stay in-place. Fire hydrants will be provided at 300-foot intervals along the access road to serve as fire department connections and as water service connection points for future users. Existing sanitary sewer currently serves the property. No additional sanitary sewer infrastructure is currently proposed.

Exhibit "A", provided at the back of this letter, shows the proposed street section/design.

Closing Statement

Tanner Consulting, LLC and Roland Investments, LTD is formally asking that the City of Coweta Planning Commission take action to approve our Subdivision Regulations Section 4.15 Curb and Gutter Street variance request to provide relieve from the curb and gutter requirement, see attached Exhibit "A".

Tanner Consulting and Roland Investments submitted preliminary plans to Roger Kolman (former City Manager) and David Wyatt (City Engineer) for their review. All parties met in-person on June 8, 2023 to discuss the project. We revised the plans to include their requested modifications and resubmitted the plans to them as shown in attached Exhibit "A". Both Mr. Kolman and Mr. Wyatt were supportive of our variance request in concept.

With this alternative design, curbs and gutters are unnecessary and their elimination will facilitate the desired drainage.

We respectfully ask that the Coweta Planning Commission approve our Subdivision Regulation 4.15 variance request.



Kevin B. Norton, P.E.
Tanner Consulting, LLC
OK PE #31292
CA#2661



Phil Roland
Roland Investments, LTD

Age Group	Number of People
0-10	10
10-20	15
20-30	10

5323 SOUTH LEWIS AVENUE
TULSA OKLAHOMA 74105-6539
OFFICE: 918.745.9929
www.tannerbaitshop.com
CERTIFICATE OF AUTHORIZATION NO
OK CA 2661 EXP. 6/30/2025



THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF TANNER CONSULTING, INC. THEY ARE TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT OBTAINING SAID WRITTEN PERMISSION AND CONSENT. ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT OF TANNER CONSULTING ARE UNAUTHORIZED, AND SHALL RELIEVE TANNER CONSULTING OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

MILESTONE	DATE
PLOT DATE: 11/06/23	

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF COLLEGE STATION STANDARDS AND SPECIFICATIONS (INCLUDING O.D.O.T. 2008 EDITION)

Roland Coweta Tract

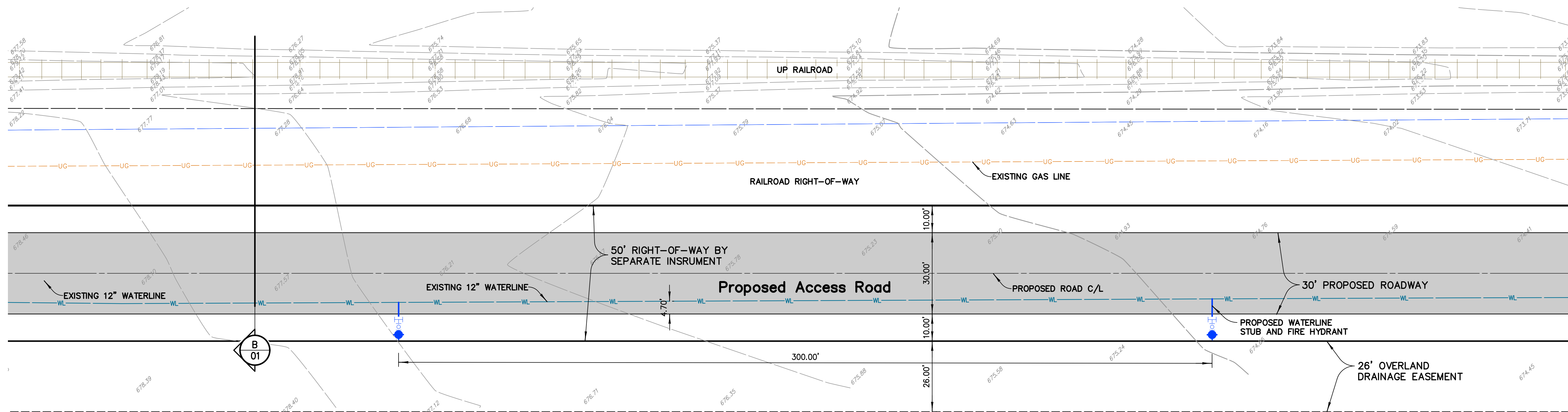
West of HWY 51 Between E 11th St & E 121st St
Coweta, Oklahoma

PROJECT: 21133
ISSUE DATE: 9/7/2023

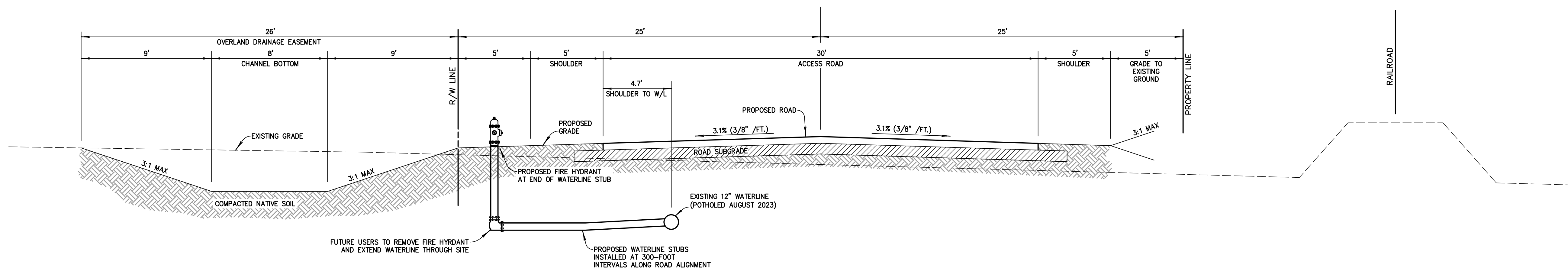
PLAN SCALE: (H) _____
(V) _____

Road Cross Section With Ditch	N/A
---	-----

01



A Street Plan View (Access Road)



B Street Section (Access Road)

Scale: 1"=



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Memorandum

To: Honorable Chairman, Members of the Planning Commission
From: Tom E Young Jr, City Planner
Re: Variance Request of Subdivision Regulations
Date: 11-20-23

BACKGROUND

Applicant

The applicant, Tanner Consulting, LLC, for the Property Owner, Roland Investments, LTD., has requested a variance of the subdivision regulations according to Section 4.15 Curb and Gutter Streets: Curb and Gutter streets are required. Curbs, gutters, drainage and drainage structures shall be provided in accordance with the Engineering Design Standards of the City of Coweta. Such construction shall be subject to inspection and approval of the City Engineer or his designee.

Case Facts

- 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.
- Legal description: Part of the east half (E/2) 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.

Pertinent Code

1.8 VARIANCE OF REGULATIONS:

Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in these Regulations result in substantial hardship or inequity, the Planning Commission may vary or modify, except as otherwise indicated such requirements of design but not of procedure or improvements so that the subdivider may develop his property in a 'reasonable manner but so that at the same time, the public welfare and interests of the City are protected and the general intent and spirit of these regulations are preserved. Such modification may be granted upon written request of the subdivider stating the reason for each modification may be waived by three-fourths (3/4) vote of the quorum of the Planning Commission, subject to the acceptance of the plat and the dedications thereon by the City Council. A variance of the Zoning Code must be granted by the Coweta Board of Adjustment.

4.3.6 Access to Streets:

The subdivider shall provide access to public streets, including necessary crossings of ditches and creeks, in a standard method approved by the City Engineer.

STAFF RECOMMENDATION

Staff recommends approval of the variance request of the subdivision regulations according to Section 4.15 Curb and Gutter Streets: Curb and Gutter streets are required. Curbs, gutters, drainage and drainage structures shall be provided in accordance with the Engineering Design Standards of the City of Coweta. Such construction shall be subject to inspection and approval of the City Engineer or his designee.

ATTACHMENTS

1. Variance request letter.
2. Location Map
3. Zoning Map
4. Aerial View Map