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, JULY 15, 2024, 6:00 PM

MEETING PROCEDURE: Comments on all scheduled Public Hearing items will be heard immediately following the presentation by staff or the petitioner. Please wait until you are recognized by the Planning Commission Chair or City Staff to speak on the specific Public Hearing item. Individuals addressing the Planning Commission must identify themselves by name and address for the public record prior to making any comments. The Planning Commission will consider, discuss, and may take action on, approve, adopt, amend, reject, deny, table, or not take action on any item listed on this Agenda after comments from City Staff, interested parties, and the Planning Commission have been heard.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL - PLANNING COMMISSION
Jessica Morris ___
Tena Metcalf ___
Jennifer Curtis ___
Vacant ___
Vacant ___

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 MAY 20, 2024.

Documents:

240520 PC MTG MINS.DOCX

V. PUBLIC HEARINGS

1. PUBLIC HEARING - PLANNED UNIT DEVELOPMENT (PUD) PUD-R 24-01
PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST FOR APPROVAL OF A RESIDENTIAL PLANNED UNIT DEVELOPMENT, PUD-R 24-01, ON PROPERTY CURRENTLY ZONED FOR RESIDENTIAL SINGLE-FAMILY USE (RS-2), CONSISTING OF APPROXIMATELY 19.91 ACRES MORE OR LESS, IN COWETA OKLAHOMA LOCATED ON THE WEST SIDE OF 305TH EAST AVENUE, BETWEEN EAST 151ST AND EAST 161ST STREET SOUTH, COWETA, OK, IN SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA.

Documents:

20240715 SAVANNAHS LANDING SR TY PB CB.DOCX
SAVANNAH LANDING PUD V2.PDF
CZ 24-05 PUD-R 24-01 AERIAL VIEW MAP.PDF

CZ 24-05 PUD-R 24-01 LOCATION MAP.PDF
PUD 24-01 ZONING MAP.PDF

VI. ADMINISTRATION

1. PLANNED UNIT DEVELOPMENT (PUD) PUD-R 24-01
DISCUSSION AND POSSIBLE ACTION ON A REQUESTED PLANNING COMMISSION RECOMMENDATION TO THE COWETA CITY COUNCIL FOR APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF AN APPLICATION FOR A PLANNED UNIT DEVELOPMENT, RESIDENTIAL (PUD-R), PUD-R 24-01, ON PROPERTY CURRENTLY ZONED FOR RESIDENTIAL SINGLE FAMILY USE (RS-2), CONSISTING OF APPROXIMATELY 19.91 ACRES MORE OR LESS, IN COWETA OKLAHOMA LOCATED ON THE WEST SIDE OF 305TH EAST AVENUE, BETWEEN EAST 151ST AND EAST 161ST STREET SOUTH, COWETA, OK, IN SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA.

Documents:

20240715 SAVANNAHS LANDING SR TY PB CB.DOCX
SAVANNAH LANDING PUD V2.PDF
CZ 24-05 PUD-R 24-01 LOCATION MAP.PDF
CZ 24-05 PUD-R 24-01 AERIAL VIEW MAP.PDF
PUD 24-01 ZONING MAP.PDF

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.

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

REGULAR MEETING - MEETING MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY, COWETA, OKLAHOMA

MONDAY, MAY 20, 2024, 6:00 PM

COMMISSIONERS PRESENT: Joanna Jones, Krisit Rentie and Tim Ahlstrom.

COMMISSIONERS ABSENT: Bruce Watkins & Jessica Morris.

I. PLEDGE OF ALLEGIANCE

II. CALL TO ORDER
The meeting was called to order by chairperson Joanna Jones at 6:10 p.m.

III. ROLL CALL
Roll call taken. Board of Adjustment members were present as shown above.

IV. CONSENT
Consideration of the minutes of the regular meeting held on April 15, 2024.

Joanna Jones makes a motion to approve the minutes. Tim Ahlstrom seconded the motion.

Aye: Kristi Rentie
Tim Ahlstrom
Joanna Jones

V. PUBLIC HEARINGS

Joanna Jones opens the public hearing.

PUBLIC HEARING PRELIMINARY - COWETA51 ADDITION AMENDED LOT 4, BLOCK 1
PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST FOR PRELIMINARY PLAT APPROVAL OF COWETA51 ADDITION AMENDED LOT 4, BLOCK 1, A SUBDIVISION OF APPROXIMATELY 12.56 ACRES WITH 5 LOTS. SITUATED IN SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. LOCATED ON THE PROPERTY IS ZONED CG (GENERAL COMMERCIAL).

PUBLIC HEARING FINAL PLAT - THE WOODS III BLOCKS 10-17
PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST FOR FINAL PLAT APPROVAL OF THE WOODS III BLOCKS 10-17, A SUBDIVISION OF APPROXIMATELY 37.321 ACRES WITH 121 LOTS. SITUATED IN SECTION 36, TOWNSHIP 18 NORTH, RANGE 15 EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. PART OF PLANNED UNIT DEVELOPMENT PUD NO. R 13-02, WITH RS-2 RESIDENTIAL SINGLE-FAMILY AND RM-1 RESIDENTIAL MULTI-FAMILY ZONING.

No comments. Jessica Morris closes the public hearing.

VI. ADMINISTRATION

PRELIMINARY PLAT - COWETA51 ADDITION AMENDED LOT 4, BLOCK 1
DISCUSS AND CONSIDER POSSIBLE ACTION, ON THE APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A REQUEST FOR PRELIMINARY PLAT APPROVAL OF COWETA51 ADDITION AMENDED LOT 4, BLOCK 1, A SUBDIVISION OF APPROXIMATELY 12.56 ACRES MORE OR LESS WITH 5 LOTS. SITUATED IN SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. THE PROPERTY IS ZONED CG (GENERAL COMMERCIAL).

Comments: Carolyn Back, Community Development Director, detailed the effort and recommended approval.

Tim Ahlstrom made a motion for a recommendation to approve, Kristi Rentie seconded the motion.

Aye: Tim Ahlstrom
Kristi Rentie
Joanna Jones

PUBLIC HEARING FINAL PLAT - THE WOODS III BLOCKS 10-17
PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST FOR FINAL PLAT APPROVAL OF THE WOODS III BLOCKS 10-17, A SUBDIVISION OF APPROXIMATELY 37.321 ACRES WITH 121 LOTS. SITUATED IN SECTION 36, TOWNSHIP 18 NORTH, RANGE 15 EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. PART OF PLANNED UNIT DEVELOPMENT PUD NO. R 13-02, WITH RS-2 RESIDENTIAL SINGLE-FAMILY AND RM-1 RESIDENTIAL MULTI-FAMILY ZONING.

Comments: Carolyn Back, Community Development Director, explained some of the Building Official changeover and plan review delays and recommended approval. Tom Young, City Planner, noted that the performance bond was in place.

Kristi Rentie made a motion for a recommendation to approve, Tim Ahlstrom seconded the motion.

Aye: Tim Ahlstrom
Kristi Rentie
Joanna Jones

VII. ADJOURNMENT

The meeting was adjourned by Joanna Jones at 6:25 p.m.

X _____ **Date: _____**

Chairperson

X _____ **Date: _____**

Secretary

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

Memorandum

To: Honorable Chair and Members of the Planning Commission
From: Tom E Young Jr, City Planner
Carolyn Back, Community Development Director
Re: Case Number: CZ 24-05, PUD-R 24-01
Date: 07-15-2024

BACKGROUND

Applicant
The applicant, Olsson, Inc. for the property owner Hearth Custom Homes, LLC is seeking a Planned Unit Development ("PUD") PUD-R 24-01 "Savanna Landing". The property is approximately 19.91 acres +/- in Coweta, Oklahoma. The current zoning for the property is Residential Single-Family (RS-2).

Case Facts

- The property is located on the West side of 305th East Avenue, between East 151st and East 161st Street South, Coweta, OK, in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian.
- The property is zoned Residential Single Family (RS-2).
- The City of Coweta Comprehensive Plan and Proposed Land Use 2020-2030 Map designate this lot for low intensity Industrial use. A future Comprehensive Plan Amendment should be performed to align the Future Land Use map with the current RS-2 Zoning.
- The development concept was to create twenty-five (25) lots designed for single-family detached dwellings. The street within Savanna Landing will incorporate a bar ditch system for stormwater drainage.
- Variance Four (4) Requests:

  The developer is requesting a **Variance** from the Coweta Subdivision Regulations, Design Standards 13-6-3 N. 'Paving Width' of twenty-six (26) feet, face of curb to face of curb and through their PUD propose utilizing stormwater drainage ditch construction with no curbs and a two-foot gravel shoulder constructed on each side of the street. The overall right-of-way width will be sixty (60) feet.

  They are also requesting a **Variance** from the Coweta Subdivision Regulations, Design Standards 13-6-4 'Curb and Gutter Streets'.

  The development does not desire to construct sidewalks, with the bar ditch construction for stormwater runoff. They are requesting an additional **Variance** from the Coweta Subdivision Regulations, Design Standards 13-6-5, 'Sidewalks'.

The development will not be served by City of Coweta sanitary sewer. According to the applicant, each lot will have an individual aerobic or septic system that must be designed, constructed, and approved by ODEQ. An additional **Variance** from the Coweta Subdivision Regulations, Design Standards 13-6-11 is being requested for 'Sewage Disposal and Water Supply'.

This development is not being constructed to the City of Coweta Subdivision Regulation Standards and Staff would like to comment for the record the City has no responsibility to accept streets and utilities in the future nor are they obligated to bring utilities to the site now or in the future.

The development will be served by Wagoner Rural Water District Number 5.

Existing Land Use	Existing Zoning
Vacant	RS-2
Surrounding Land Use	**Surrounding Zoning**
North: Light Industrial	IL
East: Agricultural	AG
South: Agricultural	AG
West: Residential	RS-1

- Legal description: COMMENCING AT NE CORNER OF SECTION 19, THENCE S1°00'41"E ALONG THE EAST LINE OF SECTION 19 A DISTANCE OF 1344.71 FEET TO THE POINT OF BEGINNING; THENCE S01°00'40"E ALONG THE EAST LINE OF SECTION 19 A DISTANCE OF 839.94 FEET; THENCE S88°47'32"W A DISTANCE OF 1015.07 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE MISSOURI-KANSAS-TEXAS RAILROAD; THENCE N17°43'54"W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 485.09 FEET; THENCE N72°05'44"E A DISTANCE OF 298.11 FEET; THENCE N17°19'58"W A DISTANCE OF 323.77 FEET; THENCE N88°46'50"E A DISTANCE OF 570.06 FEET; THENCE S43°41'42"E A DISTANCE OF 29.90 FEET; THENCE N88°46'24"E A DISTANCE OF 370.04 FEET; TO THE POINT OF BEGINNING. CONTAINING 19.91 ACRES, MORE OR LESS.

Pertinent Code

12-11-2 Types of Planned Unit Developments

A. PUD-R *Planned Unit Development, Residential*. The PUD-R district is intended to accommodate primarily residential uses, with nonresidential uses integrated into the design of such districts as secondary uses.

12-11-10 Administrative Application and Review Procedures

A. *General requirements*.
   1. The establishment of a PUD district shall be by amendment to the zoning map accompanied by certain sureties that the development will be in harmony with the

intent of this title and that the public interest in adequate site design, access, and community facilities and amenities will be defended.

2. Application for amendment to establish a PUD district shall be subject to the provisions of CCC 12-3B, and, in addition, the procedures described in this section shall apply.
3. It is the intent of this title that the public interest will be served not only by consideration of those specific criteria set forth herein, but also by consideration of the total anticipated effect of the planned unit development upon the community at large.
4. The provisions of the PUD district represent an option for appropriate quality design, and in return for a degree of design flexibility granted thereby, the applicant for amendment to PUD district classification, by requesting the PUD designation and making application therefor, shall agree to furnish information about the proposed development, and later to abide by certain conditions and safeguards as may be imposed by the City Council in establishing such developments.
5. To that end, the regulations set forth herein are minimum requirements, and it is the intent of this title that the City Council may impose conditions and safeguards in excess of or in addition to the specific requirements set forth herein, and that guarantee of meeting the minimum requirements set forth herein does not, per se, create an indication that an applicant should be entitled to such an amendment, and notice is hereby given to that effect.

B. *Pre-application conference*. The applicant is encouraged to communicate his intentions to establish a planned unit development, and the proposed characteristics thereof, to the Planning Commission and its staff prior to initiating an application for amendment in order to avoid undue delay in the review process after initiating such an application, and in order to facilitate review of materials which may be in preliminary form, and in order to avoid unnecessary expense in pre-application of materials in final form which may later be found to be unacceptable or incomplete.

C. *Site development plan*. The applicant shall submit a site development plan to the Planning Commission and its staff for review which shall be similar in content and format to a preliminary plat required for review by the subdivision regulations of the City. In addition, the site development plan shall provide the following graphic and written information:
    1. *Contents*. The site plan shall show:
        1. Proposed location of uses, including off-street parking, open spaces, and public uses.
        2. Public and private vehicular and pedestrian circulation.
        3. The approximate intensity of residential uses expressed in number of dwelling units, and the approximate intensity of nonresidential uses expressed in floor area, allocated to each identifiable segment of the planned unit development.
        4. Proposed screening and landscaping.
        5. Proposed location, height, and size of any ground sign.
        6. Sufficient surrounding area to demonstrate the relationship of the PUD to adjoining uses, both existing and proposed.
        7. Other information the Planning Commission or its staff may deem necessary to properly evaluate the proposal.

    2. *Required information*. Written information shall include:
        1. An explanation of the character of the PUD.
        2. The expected schedule of development, including all phasing.

3. In a proposed PUD-R, the number of acres devoted to residential, commercial, industrial, and other nonresidential uses to ensure compliance with CCC 12-11-8.
4. If applicable, an indication of how a homeowners' association or other group maintenance or group ownership arrangement will operate.
5. Development standards for the location, height, setback and size of buildings and other structures.
6. Other information the Planning Commission or its staff may deem necessary to properly evaluate the proposal.

12-11-10 Review Procedures

3. *Planning Commission action*. After the public hearing as provided in CCC 12-3B, the Planning Commission shall make its recommendation to the City Council. In making this recommendation, the Planning Commission shall consider at least the following factors:
    1. Whether the PUD is consistent with the comprehensive plan.
    2. Whether the PUD harmonizes with the existing and expected development of surrounding areas.
    3. Whether the PUD is a unified treatment of the development possibilities of the project site.
    4. Whether the PUD is consistent with the stated purposes and standards of this section.

DISCUSSION

The Comprehensive Plan and Proposed Land Use 2020-2030 Map reflect the above-mentioned property as having a future proposed land use of low intensity Industrial. Due to the previous owner's desired use of the property, it was zoned and projected to be a light industrial site. However, due to the parcel's location, it has since been determined that access for industrial traffic is extremely limited for this site, inhibiting the development of the property for industrial uses. The recent amendment to the zoning map was not consistent with the Comprehensive Plan and Proposed Land Use Map; however, it is a lower land use intensity than originally proposed by the previous owner and Staff believes it is a better fit for the overall area.

PLANNING COMMISSION ACTION

The Planning Commission may make a recommendation of approval, approval with conditions, or denial of the request to the Coweta City Council to establish a Planned Unit Development ("PUD") PUD-R 24-01 "Savanna Landing". Staff recommends approval with the noting on the record within the meeting minutes the City has no responsibility to accept streets and utilities in the future nor are they obligated to bring utilities to the site, now or in the future.

ATTACHMENTS

1. Planned Unit Development ("PUD") PUD-R 24-01 "Savanna Landing".
2. Location Map
3. Zoning Map
4. Aerial View Map

“Savannah Landing”

South 305th East Ave and East 156th Street South

A Planned Community of Residential Single-Family Homes

Coweta, OK
Wagoner County

Planned Unit Development No. _____

A written request for the following modifications of the Subdivision Regulations was approved by the City of Coweta City Council on _____:

1. 13-6-4 “Curb and Gutter Streets”
2. 13-6-5 “Sidewalks”
3. 13-6-11 “Sewage Disposal and Water Supply”

Prepared For:

Hearth Custom Homes, LLC
Jake Salyer

Prepared By:

Olsson, Inc.
1717 S. Boulder Ave Tulsa, OK
Austin Mayes, PE

June 23, 2024

Table of Contents

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Development Standards

Access and Circulation

Drainage and Utilities

Existing Zoning and Land Use

Schedule of Development

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"B" – PUD Concept Plan & Existing and Proposed Zoning

"C" – Preliminary Plat (Included here for exhibit purposes only)

"D" – Conceptual Utility Plan (Included here for exhibit purposes only)

"E" – Conceptual Grading Plan (Included here for exhibit purposes only)

General Information

The proposed Savannah Landing Subdivision is located on the west side of 305th East Avenue, just north of the intersection with 156th Street South. This property is located within the City limits of Coweta, OK. The overall site is approximately 867, 477 square feet (19.91 acres) and will be developed in one phase.

The purpose of this Planned Unit Development (PUD) document is to provide appropriate Development Standards for the overall mix of uses to ensure compatibility within the PUD and with surrounding uses.

There are two land use categories within this PUD. Residential Single-Family and Open Space areas reserved for Stormwater, Utilities, and Private Streets.

Please reference Exhibit B – PUD Concept Plan for Land Use designations.

Physical Characteristics

The entire site is undeveloped with an existing cellular tower in the northeast area of the property. The property sits between an existing railroad right-of-way (to the west) and 305th East Avenue (to the east). The property to the north is undeveloped and the property to the south is unplatted with a single-family home on agricultural zoned property. The site slopes from east to west with a high elevation of 693 and a low elevation of 647.

Development Concept

The overall design concept for the development is to create a gated rural community on the edge of city limits. The development will conform to the design standards of RS-2 while having a minimum lot size of 0.50 acres. This will be a private, gated subdivision of approximately 25 half-acre lots.

The development contains a total of 19.91 acres of undeveloped land and is located at the northwest corner of South 156th Street and South 305th East Avenue. We are proposing 25 half-acre lots in one phase. This site will be served by Wagoner County Rural Water District #5 for water and will use individual aerobic or septic systems for sewage. The private street will incorporate a bar ditch system for stormwater drainage. We are proposing a 26’ wide pavement width with 2’ shoulders. The right of way width will be 60’. A Homeowners Association will be established to provide for the maintenance of common open spaces.

Development Standards

Land Area:

Gross: 19.91 acres

Reserve Areas: 1.92 acres (approximate)

Bulk and Area Requirements:

Minimum Yard Requirements:

Front Yard Setback: 35 feet from Arterial, 25 feet from Nonarterial.

Side Yard Setback: 5 feet.

Corner Lots: 20 feet setback from Arterial, 15 feet setback from Nonarterial.

Rear Yard Setback: 20 feet.

Minimum Lot Area: 21,780 square feet.

Maximum Building Height: 35 feet.

Minimum Lot Width and Frontage: 100 feet.

Permitted Uses:

Uses permitted as a matter of right in an RS-2 Single Family Residential District.

Maximum Number of Dwelling Units: 26

Off-street Parking:

Within each lot, a minimum of two garage spaces shall be provided. Additional parking must consist of an all-weather hard parking surface.

Landscape Requirements:

Landscape shall be provided in accordance with the City of Coweta Zoning Code. Landscape plans shall be submitted to the City for review prior to installation.

Fencing and Gate Requirements:

Perimeter Fencing shall be split rail style or opaque privacy fence.

Lot Fencing shall be black chain link or opaque privacy fence.

Gates will be constructed according to the requirements of the fire marshal.

Accessory Buildings:

Each lot can have one storage building having a maximum area of 4,800 square feet.

Lighting:

The site lighting in this PUD shall be shielded and directed away from any adjacent properties. Lights shall be shielded and be in accordance with the City of Coweta Zoning Code.

Land Use “A”: Tracts designated as Land Use “A” on PUD Concept Plan shall be developed in accordance with use and development regulations of RS-2, Single Family Residential District.

Land Use “B”: Tracts designated as Land Use “B” on PUD Concept Plan shall be utilized as common areas for open space, stormwater management, and private streets.

Sidewalks: Sidewalks are not proposed for this development. We are requesting a variance of the Coweta Subdivision Regulations, Design Standards 13-6-5 “Sidewalks”.

Streets: All streets within PUD Land Use “B” will be privately maintained by the Homeowner’s Association which will be built to City of Coweta standards. The streets will utilize open section roads with drainage ditches. Streets will be a minimum of 26’ in width. Both entrances to the subdivision will be gated and shall meet the access requirements of the City of Coweta’s Fire Marshal.

Reserve Areas: Reserve Areas A and B will be utilized for storm water management. Reserve Area C will be provided for private streets. All reserve areas shall be conveyed to the Homeowner’s Association which shall be responsible for the maintenance of all improvements contained within those reserve areas.

Access and Circulation

The project site has two proposed access points to South 305th East Avenue. The northern access point abuts the north property line of the proposed development and the southern access point is approximately 590' south of the northern access point.

A minimum number of intersections with existing City Streets are proposed. This will help reduce traffic conflicts and enhance the concept of neighborhood. No residential unit shall have direct access onto any arterial or collector street.

Drainage and Utilities

The project will utilize the existing contours of the site for placement of stormwater management facilities including detention ponds and storm sewer culverts. Water will be provided by Wagoner County RWD 5 which has an existing water main along 305th E. Ave. The lots will have individual on-site sewage systems. Electric, gas, telephone and cable television services are available to the site via typical extensions. All proposed utilities will be placed underground.

Existing Zoning and Land Use

The subject tract is currently zoned RS-2 Single Family Residential under the Coweta Zoning Code. The tract is currently undeveloped.

Schedule of Development

Initial construction is anticipated to commence in 2024, once the PUD, subdivision plat and engineering plans have been completed and approved.

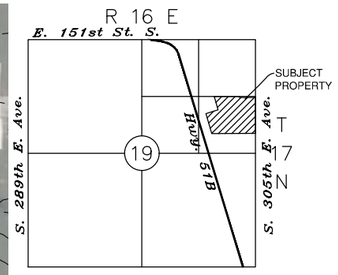
Variance Requests

1. We are requesting a variance of the Coweta Subdivision Regulations, Design Standards 13-6-4 "Curb and Gutter Streets". We are proposing a bar ditch drainage system with no curb and gutter. The pavement will be 26' wide with 2' shoulders.

2. We are requesting a variance of the Coweta Subdivision Regulations, Design Standards 13-6-5 "Sidewalks". This will be a small, rural 25 lot subdivision with half-acre lots. Due to the bar ditch construction, we are not proposing sidewalks to go along the street. There will be a 2' shoulder along the edge of pavement that can be utilized as a walking path.

3. We are requesting a variance of the Coweta Subdivision Regulations, Design Standards 13-6-11 “Sewage Disposal and Water Supply”. This development will not be served by the City of Coweta sanitary sewer. Each lot will have an individual aerobic or septic system.

Exhibit "A"



LOCATION MAP
NOT TO SCALE

N

0' 30' 60' 120'
SCALE IN FEET

Know what's **below.**
Call before you dig.
1-800-522-6543

olsson

1717 South Boulder Avenue
Suite 600
Tulsa, OK 74119

olsson.com
TEL 918.376.4294
FAX 918.574.2148

Olsson - Engineering
Oklahoma COA #2483

REV. NO.	DATE	DESCRIPTION

REVISIONS

EXISTING CONDITIONS

SAVANNAH LANDING
PHASE I

COWETA, OK

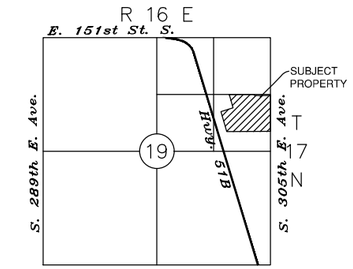
2024

drawn by: MV
designed by: AM
project no.: 024-03485
date: 06.03.2024

SHEET
EXHIBIT 'A'

F:\2024\03001-03500\024-03485\40-Design\Exhibits\PUD Exhibits.dwg
DATE: Jun 03, 2024 12:51pm USER: mvanover

Exhibit "B"



LOCATION MAP
NOT TO SCALE

N

0' 30' 60' 120'
SCALE IN FEET

LEGEND	
	LAND USE 'A'
	LAND USE 'B'

Know what's **below.**
Call before you dig.
1-800-522-6543

F:\2024\03001-03500\024-03485\40-Design\Exhibits\PUD Exhibits.dwg
DATE: May 31, 2024 11:10am USER: mvanover

olsson

1717 South Boulder Avenue
Suite 600
Tulsa, OK 74119

olsson.com
TEL 918.376.4294
FAX 918.574.2148

Olsson - Engineering
Oklahoma COA #2483

REV. NO.	DATE	DESCRIPTION

REVISIONS

PUD CONCEPT PLAN
EXISTING AND PROPSED ZONING

SAVANNAH LANDING
PHASE I

COWETA, OK

2024

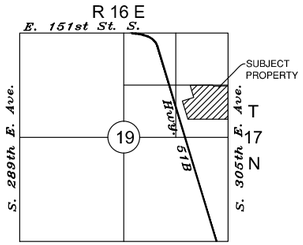
drawn by: MV
designed by: AM
project no.: 024-03485
date: 06.03.2024

SHEET
EXHIBIT 'B'

PRELIMINARY PLAT

SAVANNAH LANDING

A SUBDIVISION IN THE CITY OF COWETA, BEING A PART OF
THE SE/4 OF THE NE/4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST
OF THE INDIAN MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA



LOCATION MAP
NOT TO SCALE

CURVE TABLE					
CURVE ID	RADIUS (FT)	DELTA	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	15.00	053°07'48"	13.91	S64°38'33"E	13.42
C2	60.00	286°15'37"	299.77	S01°12'28"E	72.00
C3	15.00	053°07'48"	13.91	S62°13'38"W	13.42
C4	10.00	081°47'12"	14.27	S50°18'51"E	13.09
C5	60.00	261°47'12"	274.14	N39°41'09"E	90.71
C6	20.00	089°47'04"	31.34	N43°52'52"E	28.23
C7	50.00	089°47'04"	78.35	S43°52'52"W	70.58
C8	80.00	037°10'54"	51.92	S72°37'01"E	51.01

LEGEND AND ABBREVIATIONS

	PROPOSED STREET CENTERLINE
	SECTION LINE / ¼ SECTION LINE
	PROPOSED LOT LINE
	PROPOSED RIGHT OF WAY
	PROPOSED EASEMENT LINE
	PROPOSED BUILDING SETBACK
	EXISTING LOT LINES
	EXISTING EASEMENT LINE
1	LOT NUMBER
EX.	EXISTING
L.N.A.	LIMITS NO ACCESS
S.B.	SET BACK
U.E.	UTILITY EASEMENT
	LIMITS OF FLOODWAY
	LIMITS OF 100-YEAR FLOOD PLAIN

PLAT DATA

SUBDIVISION CONTAINS
25 LOTS ON 3 BLOCKS
2 RESERVE AREAS
TOTAL AREA (867,477 SF)
19.91 ACRES

SUBDIVISION
FIRM PANEL NO. 40145C0260H
EFF. 04/17/2012
ZONE X

ZONING REQUIREMENTS

COWETA ZONING CODE	PROPOSED ZONING RS-2
MIN. LOT FRONTAGE:	60.00'
MIN. LOT AREA:	6,600 S.F.
MIN. FRONT BUILDING SETBACK:	35.00'
MIN. REAR YARD SETBACK:	20.00'
MIN. SIDE YARD SETBACK (BOTH):	10.00'
MIN. SIDE YARD SETBACK (ONE):	5.00'
MIN. SIDE YARD ADJACENT TO STREET	15.00'

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

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

OWNER:
HEARTH CUSTOM HOMES, LLC
JAKE SALYER, MANAGER
7903 OK-51
BROKEN ARROW, OK 74014
918-951-0204
EMAIL: JAKE@HEARTHHOMESREALTY.COM

ENGINEER:
OLSSON, INC.
AUSTIN MAYES, PE
OK C.A. No. 2483 (PE/LS)
EXPIRES JUNE 30, 2025
1717 S. BOULDER AVE., STE 600
TULSA, OK 74119
918-376-4294
EMAIL: AMAYES@OLSSON.COM

SURVEYOR:
HEARTLAND SURVEYING & MAPPING, PLLC
TONY ROBISON, PLS
OK C.A. No. 4849 (LS)
EXPIRES JUNE 30, 2025
600 EMPORIA STREET, SUITE C
MUSKOGEE, OK 74401
918-682-7796
EMAIL: TROBISON@HEARTLANDSURVEYING.COM

UTILITY PROVIDERS

WATER
WAGONER COUNTY RWD #5
15078 S. 305th E. Ave.
Coweta, OK 74429
918-486-5458
Sean Garrison

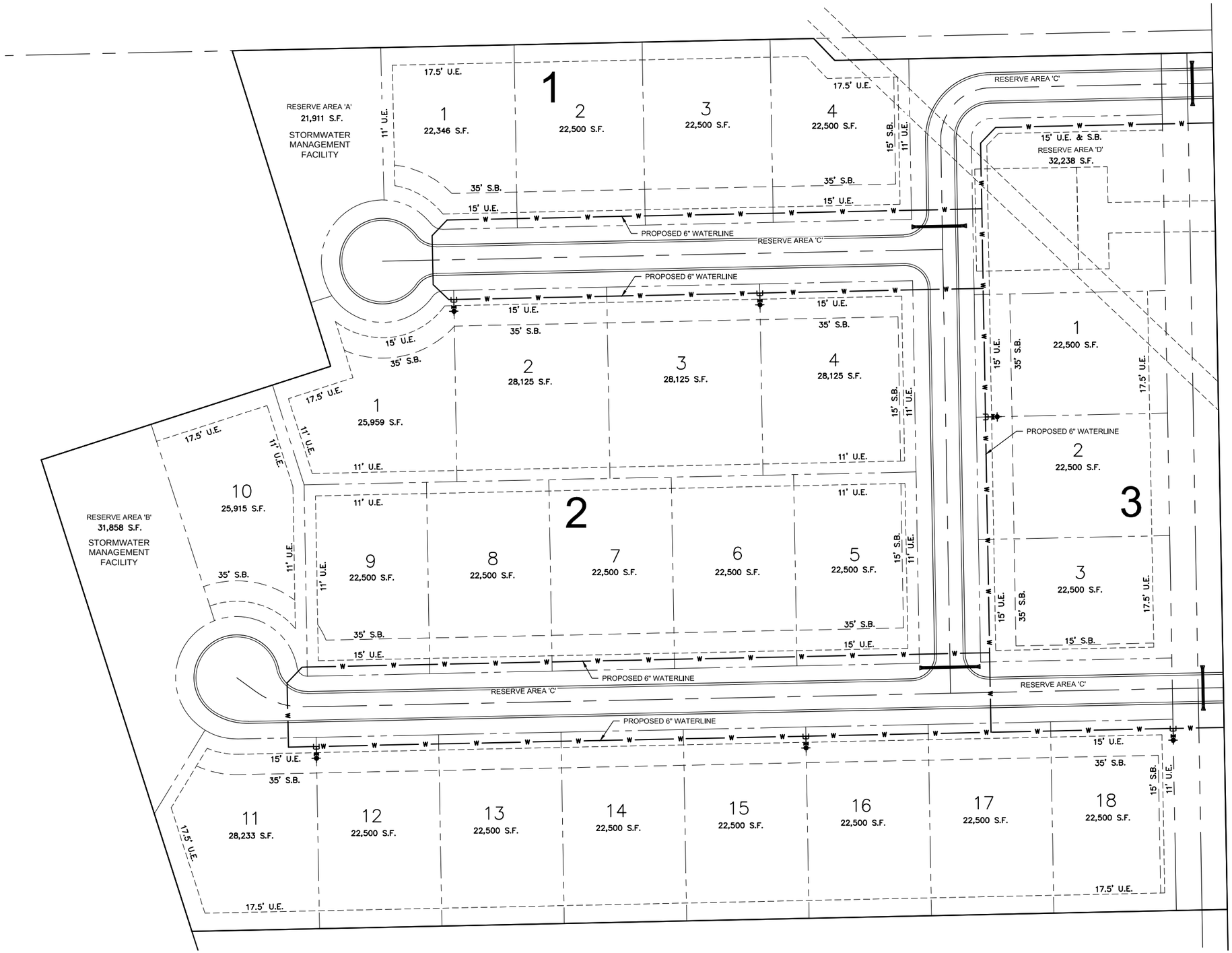
NATURAL GAS
OKLAHOMA NATURAL GAS
5848 E. 15th St.
Tulsa, OK 74112
918-831-8345

ELECTRIC
LAKE REGION ELECTRIC
516 S. Lake Region Rd.
Hubert, OK 74441
918-772-2526

Exhibit "C"

EXHIBIT 'C'

Exhibit "D"



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SCALE IN FEET

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1717 South Boulder Avenue
Suite 600
Tulsa, OK 74119

olsson.com
TEL 918.376.4294
FAX 918.574.2148

Olsson - Engineering
Oklahoma COA #2483

REV. NO.	DATE	DESCRIPTION

REVISIONS

CONCEPTUAL UTILITY PLAN

SAVANNAH LANDING
PHASE I

COWETA, OK

2024

drawn by: MV
designed by: AM
project no.: 024-03485
date: 06.03.2024

SHEET
EXHIBIT 'D'

811
Know what's **below.**
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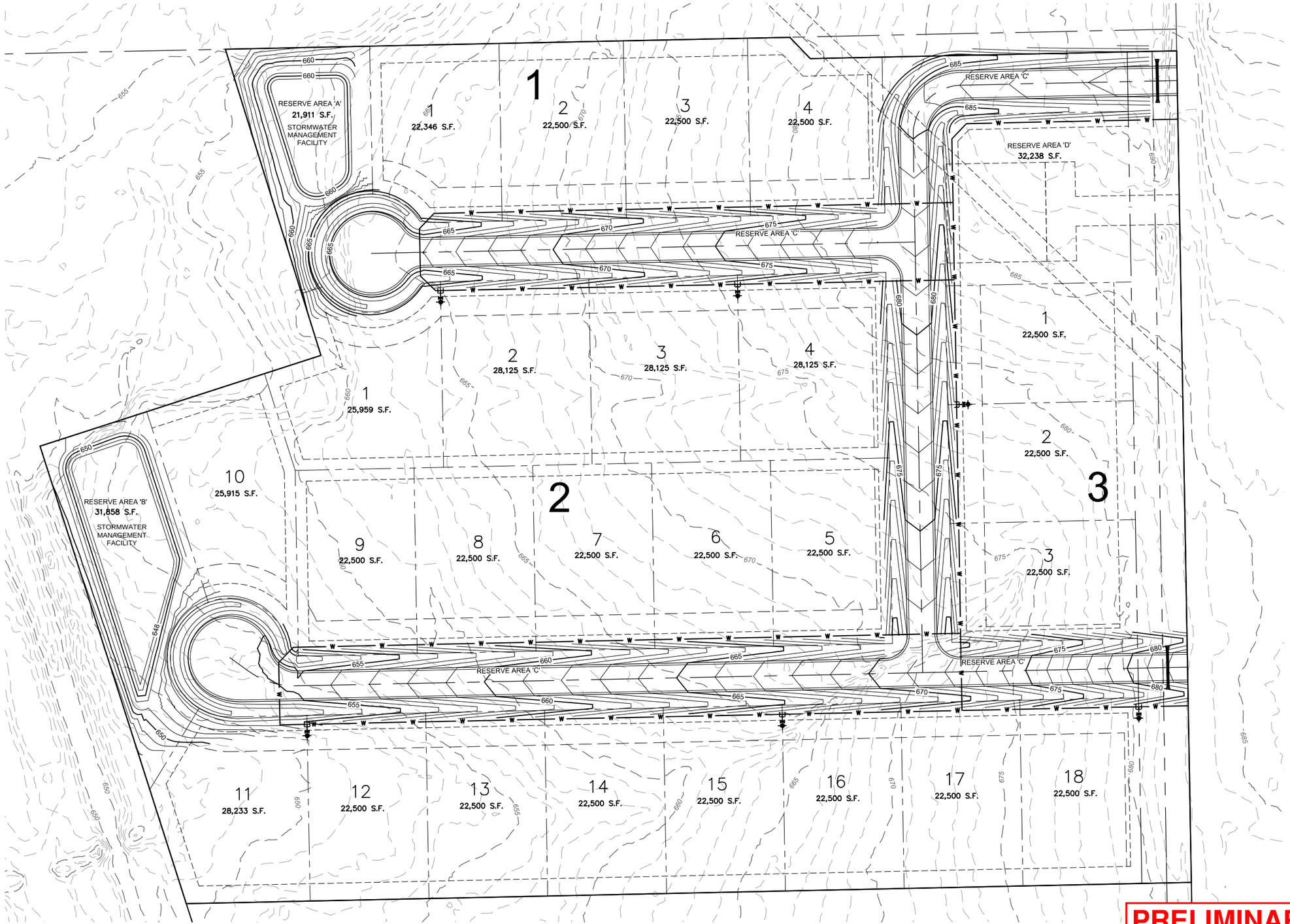

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NOT TO BE USED FOR CONSTRUCTION
06/03/2024 12:36:30 PM
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Suite 600
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TEL 918.376.4294
FAX 918.574.2148
Olsson - Engineering
Oklahoma COA #2483

REV. NO.	DATE	DESCRIPTION

REVISIONS

CONCEPTUAL GRADING PLAN

SAVANNAH LANDING
PHASE I

COWETA, OK

2024

drawn by: MV
designed by: AM
project no.: 024-03485
date: 06.03.2024

SHEET
EXHIBIT 'E'

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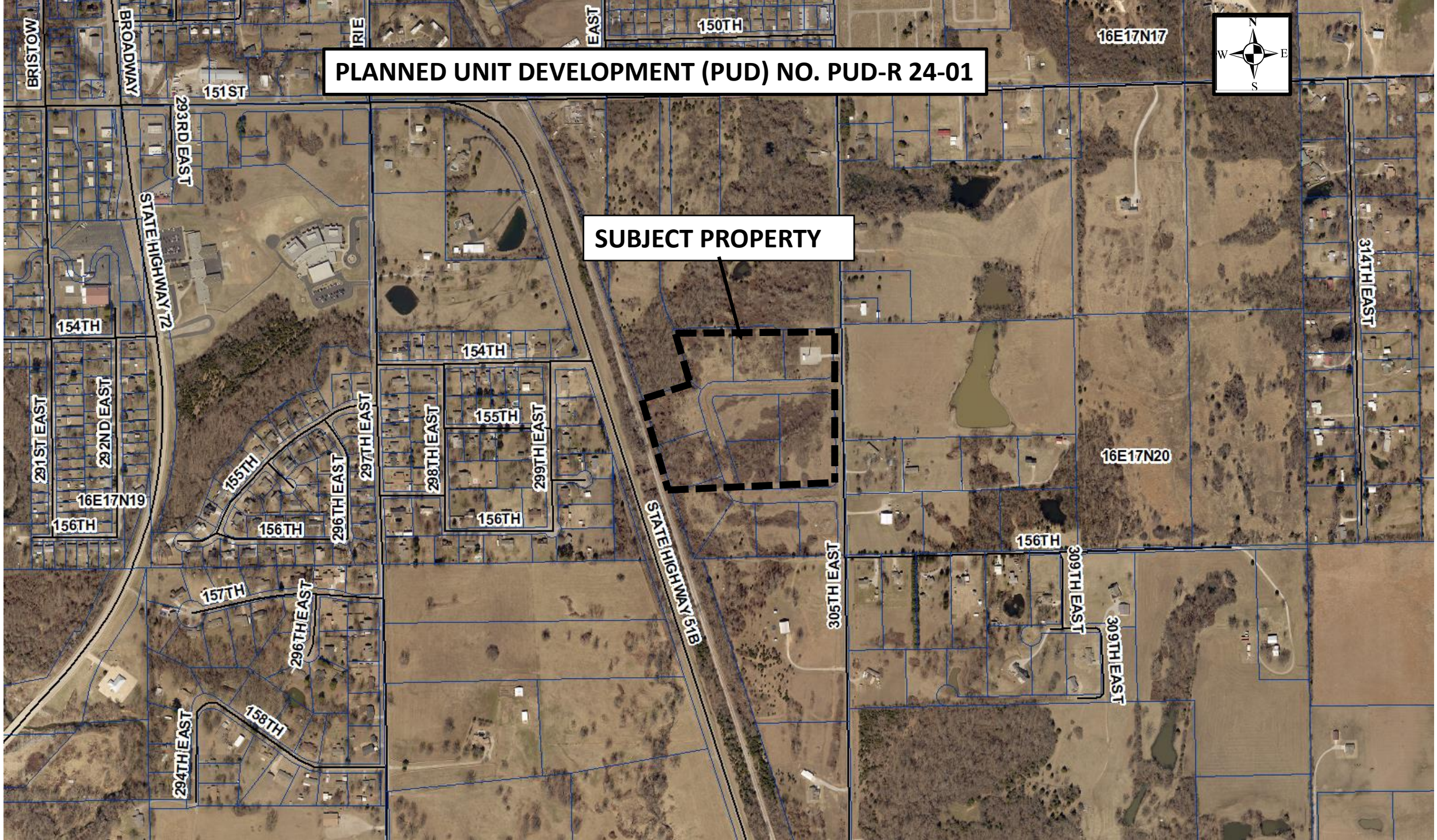
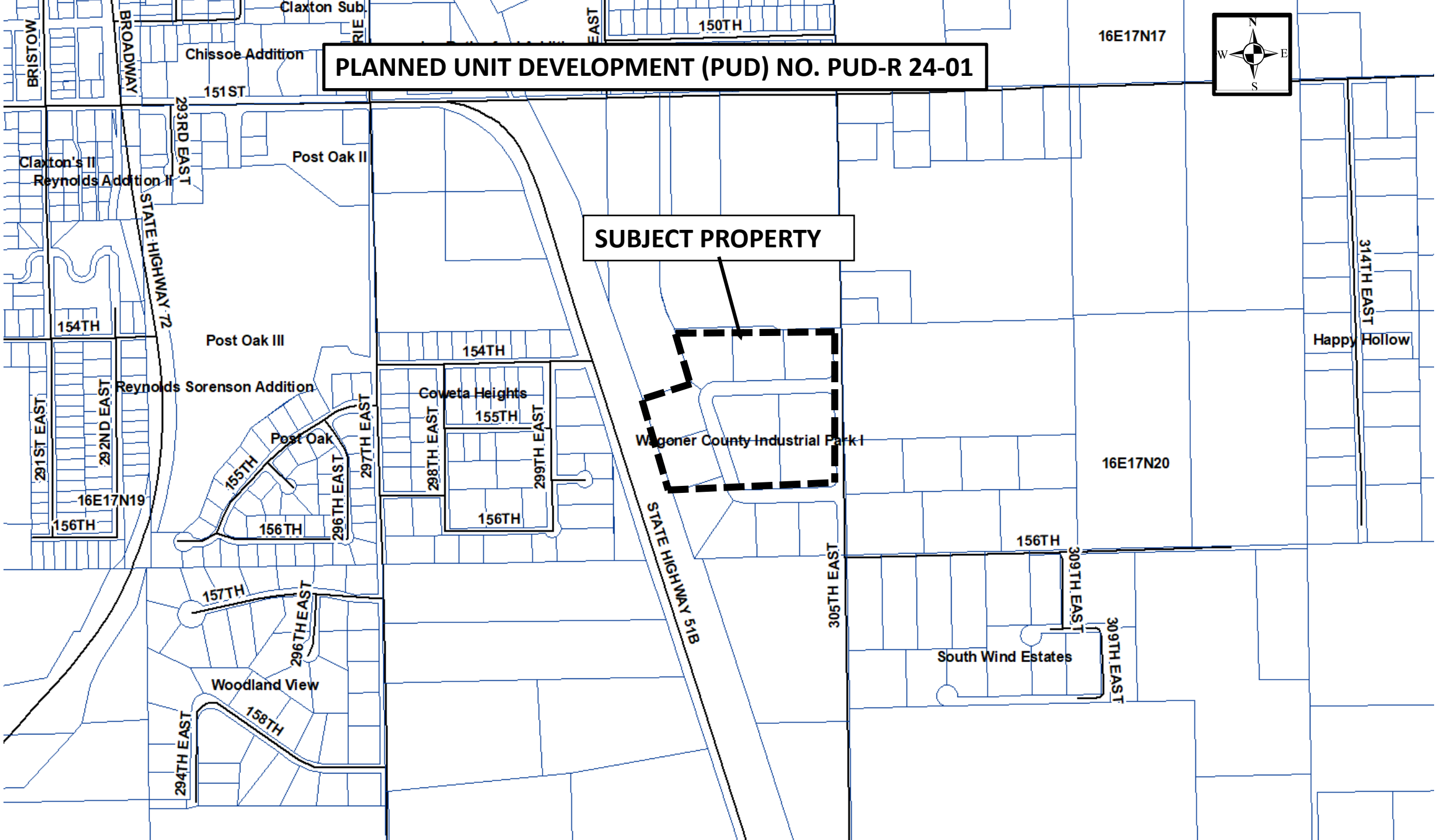
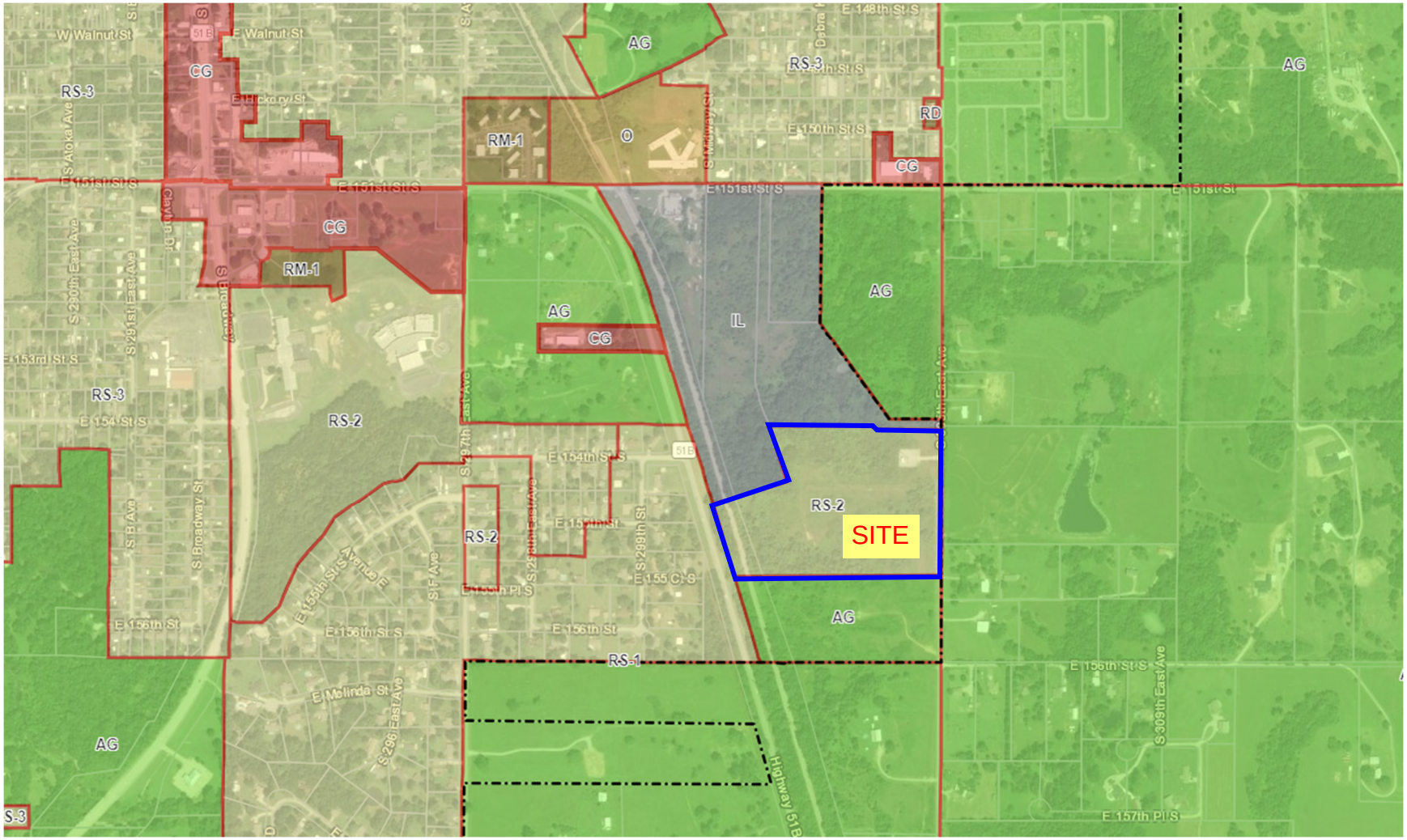
PLANNED UNIT DEVELOPMENT (PUD) NO. PUD-R 24-01



PLANNED UNIT DEVELOPMENT (PUD) NO. PUD-R 24-01





SAVANNAH LANDING
PUD-R 24-01
Zoning Map

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

Memorandum

To: Honorable Chair and Members of the Planning Commission
From: Tom E Young Jr, City Planner
Carolyn Back, Community Development Director
Re: Case Number: CZ 24-05, PUD-R 24-01
Date: 07-15-2024

BACKGROUND

Applicant
The applicant, Olsson, Inc. for the property owner Hearth Custom Homes, LLC is seeking a Planned Unit Development ("PUD") PUD-R 24-01 "Savanna Landing". The property is approximately 19.91 acres +/- in Coweta, Oklahoma. The current zoning for the property is Residential Single-Family (RS-2).

Case Facts

- The property is located on the West side of 305th East Avenue, between East 151st and East 161st Street South, Coweta, OK, in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian.
- The property is zoned Residential Single Family (RS-2).
- The City of Coweta Comprehensive Plan and Proposed Land Use 2020-2030 Map designate this lot for low intensity Industrial use. A future Comprehensive Plan Amendment should be performed to align the Future Land Use map with the current RS-2 Zoning.
- The development concept was to create twenty-five (25) lots designed for single-family detached dwellings. The street within Savanna Landing will incorporate a bar ditch system for stormwater drainage.
- Variance Four (4) Requests:

  The developer is requesting a **Variance** from the Coweta Subdivision Regulations, Design Standards 13-6-3 N. 'Paving Width' of twenty-six (26) feet, face of curb to face of curb and through their PUD propose utilizing stormwater drainage ditch construction with no curbs and a two-foot gravel shoulder constructed on each side of the street. The overall right-of-way width will be sixty (60) feet.

  They are also requesting a **Variance** from the Coweta Subdivision Regulations, Design Standards 13-6-4 'Curb and Gutter Streets'.

  The development does not desire to construct sidewalks, with the bar ditch construction for stormwater runoff. They are requesting an additional **Variance** from the Coweta Subdivision Regulations, Design Standards 13-6-5, 'Sidewalks'.

The development will not be served by City of Coweta sanitary sewer. According to the applicant, each lot will have an individual aerobic or septic system that must be designed, constructed, and approved by ODEQ. An additional **Variance** from the Coweta Subdivision Regulations, Design Standards 13-6-11 is being requested for 'Sewage Disposal and Water Supply'.

This development is not being constructed to the City of Coweta Subdivision Regulation Standards and Staff would like to comment for the record the City has no responsibility to accept streets and utilities in the future nor are they obligated to bring utilities to the site now or in the future.

The development will be served by Wagoner Rural Water District Number 5.

Existing Land Use	Existing Zoning
Vacant	RS-2
Surrounding Land Use	**Surrounding Zoning**
North: Light Industrial	IL
East: Agricultural	AG
South: Agricultural	AG
West: Residential	RS-1

- Legal description: COMMENCING AT NE CORNER OF SECTION 19, THENCE S1°00'41"E ALONG THE EAST LINE OF SECTION 19 A DISTANCE OF 1344.71 FEET TO THE POINT OF BEGINNING; THENCE S01°00'40"E ALONG THE EAST LINE OF SECTION 19 A DISTANCE OF 839.94 FEET; THENCE S88°47'32"W A DISTANCE OF 1015.07 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE MISSOURI-KANSAS-TEXAS RAILROAD; THENCE N17°43'54"W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 485.09 FEET; THENCE N72°05'44"E A DISTANCE OF 298.11 FEET; THENCE N17°19'58"W A DISTANCE OF 323.77 FEET; THENCE N88°46'50"E A DISTANCE OF 570.06 FEET; THENCE S43°41'42"E A DISTANCE OF 29.90 FEET; THENCE N88°46'24"E A DISTANCE OF 370.04 FEET; TO THE POINT OF BEGINNING. CONTAINING 19.91 ACRES, MORE OR LESS.

Pertinent Code

12-11-2 Types of Planned Unit Developments

A. PUD-R *Planned Unit Development, Residential*. The PUD-R district is intended to accommodate primarily residential uses, with nonresidential uses integrated into the design of such districts as secondary uses.

12-11-10 Administrative Application and Review Procedures

A. *General requirements*.
   1. The establishment of a PUD district shall be by amendment to the zoning map accompanied by certain sureties that the development will be in harmony with the

intent of this title and that the public interest in adequate site design, access, and community facilities and amenities will be defended.

2. Application for amendment to establish a PUD district shall be subject to the provisions of CCC 12-3B, and, in addition, the procedures described in this section shall apply.
3. It is the intent of this title that the public interest will be served not only by consideration of those specific criteria set forth herein, but also by consideration of the total anticipated effect of the planned unit development upon the community at large.
4. The provisions of the PUD district represent an option for appropriate quality design, and in return for a degree of design flexibility granted thereby, the applicant for amendment to PUD district classification, by requesting the PUD designation and making application therefor, shall agree to furnish information about the proposed development, and later to abide by certain conditions and safeguards as may be imposed by the City Council in establishing such developments.
5. To that end, the regulations set forth herein are minimum requirements, and it is the intent of this title that the City Council may impose conditions and safeguards in excess of or in addition to the specific requirements set forth herein, and that guarantee of meeting the minimum requirements set forth herein does not, per se, create an indication that an applicant should be entitled to such an amendment, and notice is hereby given to that effect.

B. *Pre-application conference*. The applicant is encouraged to communicate his intentions to establish a planned unit development, and the proposed characteristics thereof, to the Planning Commission and its staff prior to initiating an application for amendment in order to avoid undue delay in the review process after initiating such an application, and in order to facilitate review of materials which may be in preliminary form, and in order to avoid unnecessary expense in pre-application of materials in final form which may later be found to be unacceptable or incomplete.

C. *Site development plan*. The applicant shall submit a site development plan to the Planning Commission and its staff for review which shall be similar in content and format to a preliminary plat required for review by the subdivision regulations of the City. In addition, the site development plan shall provide the following graphic and written information:
    1. *Contents*. The site plan shall show:
        1. Proposed location of uses, including off-street parking, open spaces, and public uses.
        2. Public and private vehicular and pedestrian circulation.
        3. The approximate intensity of residential uses expressed in number of dwelling units, and the approximate intensity of nonresidential uses expressed in floor area, allocated to each identifiable segment of the planned unit development.
        4. Proposed screening and landscaping.
        5. Proposed location, height, and size of any ground sign.
        6. Sufficient surrounding area to demonstrate the relationship of the PUD to adjoining uses, both existing and proposed.
        7. Other information the Planning Commission or its staff may deem necessary to properly evaluate the proposal.

    2. *Required information*. Written information shall include:
        1. An explanation of the character of the PUD.
        2. The expected schedule of development, including all phasing.

3. In a proposed PUD-R, the number of acres devoted to residential, commercial, industrial, and other nonresidential uses to ensure compliance with CCC 12-11-8.
4. If applicable, an indication of how a homeowners' association or other group maintenance or group ownership arrangement will operate.
5. Development standards for the location, height, setback and size of buildings and other structures.
6. Other information the Planning Commission or its staff may deem necessary to properly evaluate the proposal.

12-11-10 Review Procedures

3. *Planning Commission action*. After the public hearing as provided in CCC 12-3B, the Planning Commission shall make its recommendation to the City Council. In making this recommendation, the Planning Commission shall consider at least the following factors:
    1. Whether the PUD is consistent with the comprehensive plan.
    2. Whether the PUD harmonizes with the existing and expected development of surrounding areas.
    3. Whether the PUD is a unified treatment of the development possibilities of the project site.
    4. Whether the PUD is consistent with the stated purposes and standards of this section.

DISCUSSION

The Comprehensive Plan and Proposed Land Use 2020-2030 Map reflect the above-mentioned property as having a future proposed land use of low intensity Industrial. Due to the previous owner's desired use of the property, it was zoned and projected to be a light industrial site. However, due to the parcel's location, it has since been determined that access for industrial traffic is extremely limited for this site, inhibiting the development of the property for industrial uses. The recent amendment to the zoning map was not consistent with the Comprehensive Plan and Proposed Land Use Map; however, it is a lower land use intensity than originally proposed by the previous owner and Staff believes it is a better fit for the overall area.

PLANNING COMMISSION ACTION

The Planning Commission may make a recommendation of approval, approval with conditions, or denial of the request to the Coweta City Council to establish a Planned Unit Development ("PUD") PUD-R 24-01 "Savanna Landing". Staff recommends approval with the noting on the record within the meeting minutes the City has no responsibility to accept streets and utilities in the future nor are they obligated to bring utilities to the site, now or in the future.

ATTACHMENTS

1. Planned Unit Development ("PUD") PUD-R 24-01 "Savanna Landing".
2. Location Map
3. Zoning Map
4. Aerial View Map

“Savannah Landing”

South 305th East Ave and East 156th Street South

A Planned Community of Residential Single-Family Homes

Coweta, OK
Wagoner County

Planned Unit Development No. _____

A written request for the following modifications of the Subdivision Regulations was approved by the City of Coweta City Council on _____:

1. 13-6-4 “Curb and Gutter Streets”
2. 13-6-5 “Sidewalks”
3. 13-6-11 “Sewage Disposal and Water Supply”

Prepared For:

Hearth Custom Homes, LLC
Jake Salyer

Prepared By:

Olsson, Inc.
1717 S. Boulder Ave Tulsa, OK
Austin Mayes, PE

June 23, 2024

Table of Contents

Development Concept

Development Standards

Access and Circulation

Drainage and Utilities

Existing Zoning and Land Use

Schedule of Development

Exhibits

"A" – Existing Conditions

"B" – PUD Concept Plan & Existing and Proposed Zoning

"C" – Preliminary Plat (Included here for exhibit purposes only)

"D" – Conceptual Utility Plan (Included here for exhibit purposes only)

"E" – Conceptual Grading Plan (Included here for exhibit purposes only)

General Information

The proposed Savannah Landing Subdivision is located on the west side of 305th East Avenue, just north of the intersection with 156th Street South. This property is located within the City limits of Coweta, OK. The overall site is approximately 867, 477 square feet (19.91 acres) and will be developed in one phase.

The purpose of this Planned Unit Development (PUD) document is to provide appropriate Development Standards for the overall mix of uses to ensure compatibility within the PUD and with surrounding uses.

There are two land use categories within this PUD. Residential Single-Family and Open Space areas reserved for Stormwater, Utilities, and Private Streets.

Please reference Exhibit B – PUD Concept Plan for Land Use designations.

Physical Characteristics

The entire site is undeveloped with an existing cellular tower in the northeast area of the property. The property sits between an existing railroad right-of-way (to the west) and 305th East Avenue (to the east). The property to the north is undeveloped and the property to the south is unplatted with a single-family home on agricultural zoned property. The site slopes from east to west with a high elevation of 693 and a low elevation of 647.

Development Concept

The overall design concept for the development is to create a gated rural community on the edge of city limits. The development will conform to the design standards of RS-2 while having a minimum lot size of 0.50 acres. This will be a private, gated subdivision of approximately 25 half-acre lots.

The development contains a total of 19.91 acres of undeveloped land and is located at the northwest corner of South 156th Street and South 305th East Avenue. We are proposing 25 half-acre lots in one phase. This site will be served by Wagoner County Rural Water District #5 for water and will use individual aerobic or septic systems for sewage. The private street will incorporate a bar ditch system for stormwater drainage. We are proposing a 26’ wide pavement width with 2’ shoulders. The right of way width will be 60’. A Homeowners Association will be established to provide for the maintenance of common open spaces.

Development Standards

Land Area:

Gross: 19.91 acres

Reserve Areas: 1.92 acres (approximate)

Bulk and Area Requirements:

Minimum Yard Requirements:

Front Yard Setback: 35 feet from Arterial, 25 feet from Nonarterial.

Side Yard Setback: 5 feet.

Corner Lots: 20 feet setback from Arterial, 15 feet setback from Nonarterial.

Rear Yard Setback: 20 feet.

Minimum Lot Area: 21,780 square feet.

Maximum Building Height: 35 feet.

Minimum Lot Width and Frontage: 100 feet.

Permitted Uses:

Uses permitted as a matter of right in an RS-2 Single Family Residential District.

Maximum Number of Dwelling Units: 26

Off-street Parking:

Within each lot, a minimum of two garage spaces shall be provided. Additional parking must consist of an all-weather hard parking surface.

Landscape Requirements:

Landscape shall be provided in accordance with the City of Coweta Zoning Code. Landscape plans shall be submitted to the City for review prior to installation.

Fencing and Gate Requirements:

Perimeter Fencing shall be split rail style or opaque privacy fence.

Lot Fencing shall be black chain link or opaque privacy fence.

Gates will be constructed according to the requirements of the fire marshal.

Accessory Buildings:

Each lot can have one storage building having a maximum area of 4,800 square feet.

Lighting:

The site lighting in this PUD shall be shielded and directed away from any adjacent properties. Lights shall be shielded and be in accordance with the City of Coweta Zoning Code.

Land Use “A”: Tracts designated as Land Use “A” on PUD Concept Plan shall be developed in accordance with use and development regulations of RS-2, Single Family Residential District.

Land Use “B”: Tracts designated as Land Use “B” on PUD Concept Plan shall be utilized as common areas for open space, stormwater management, and private streets.

Sidewalks: Sidewalks are not proposed for this development. We are requesting a variance of the Coweta Subdivision Regulations, Design Standards 13-6-5 “Sidewalks”.

Streets: All streets within PUD Land Use “B” will be privately maintained by the Homeowner’s Association which will be built to City of Coweta standards. The streets will utilize open section roads with drainage ditches. Streets will be a minimum of 26’ in width. Both entrances to the subdivision will be gated and shall meet the access requirements of the City of Coweta’s Fire Marshal.

Reserve Areas: Reserve Areas A and B will be utilized for storm water management. Reserve Area C will be provided for private streets. All reserve areas shall be conveyed to the Homeowner’s Association which shall be responsible for the maintenance of all improvements contained within those reserve areas.

Access and Circulation

The project site has two proposed access points to South 305th East Avenue. The northern access point abuts the north property line of the proposed development and the southern access point is approximately 590' south of the northern access point.

A minimum number of intersections with existing City Streets are proposed. This will help reduce traffic conflicts and enhance the concept of neighborhood. No residential unit shall have direct access onto any arterial or collector street.

Drainage and Utilities

The project will utilize the existing contours of the site for placement of stormwater management facilities including detention ponds and storm sewer culverts. Water will be provided by Wagoner County RWD 5 which has an existing water main along 305th E. Ave. The lots will have individual on-site sewage systems. Electric, gas, telephone and cable television services are available to the site via typical extensions. All proposed utilities will be placed underground.

Existing Zoning and Land Use

The subject tract is currently zoned RS-2 Single Family Residential under the Coweta Zoning Code. The tract is currently undeveloped.

Schedule of Development

Initial construction is anticipated to commence in 2024, once the PUD, subdivision plat and engineering plans have been completed and approved.

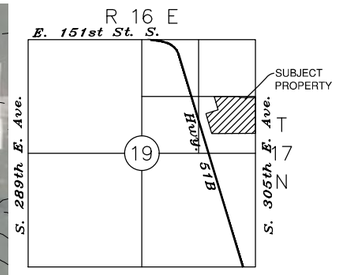
Variance Requests

1. We are requesting a variance of the Coweta Subdivision Regulations, Design Standards 13-6-4 "Curb and Gutter Streets". We are proposing a bar ditch drainage system with no curb and gutter. The pavement will be 26' wide with 2' shoulders.

2. We are requesting a variance of the Coweta Subdivision Regulations, Design Standards 13-6-5 "Sidewalks". This will be a small, rural 25 lot subdivision with half-acre lots. Due to the bar ditch construction, we are not proposing sidewalks to go along the street. There will be a 2' shoulder along the edge of pavement that can be utilized as a walking path.

3. We are requesting a variance of the Coweta Subdivision Regulations, Design Standards 13-6-11 “Sewage Disposal and Water Supply”. This development will not be served by the City of Coweta sanitary sewer. Each lot will have an individual aerobic or septic system.

Exhibit "A"



LOCATION MAP
NOT TO SCALE

N

0' 30' 60' 120'
SCALE IN FEET

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Tulsa, OK 74119

olsson.com
TEL 918.376.4294
FAX 918.574.2148

Olsson - Engineering
Oklahoma COA #2483

REV. NO.	DATE	DESCRIPTION

REVISIONS

EXISTING CONDITIONS

SAVANNAH LANDING
PHASE I

COWETA, OK

2024

drawn by: MV
designed by: AM
project no.: 024-03485
date: 06.03.2024

SHEET
EXHIBIT 'A'

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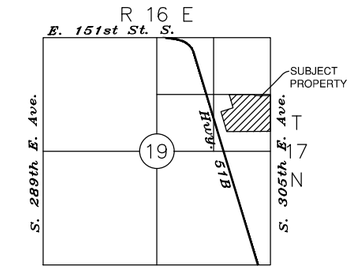

LOCATION MAP
NOT TO SCALE

N

0' 30' 60' 120'
SCALE IN FEET

LEGEND	
	LAND USE 'A'
	LAND USE 'B'

Know what's **below.**
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DATE: May 31, 2024 11:10am USER: mvanover

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TEL 918.376.4294
FAX 918.574.2148

Olsson - Engineering
Oklahoma COA #2483

REV. NO.	DATE	DESCRIPTION

REVISIONS

PUD CONCEPT PLAN
EXISTING AND PROPSED ZONING

SAVANNAH LANDING
PHASE I

COWETA, OK

2024

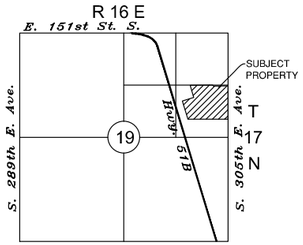
drawn by: MV
designed by: AM
project no.: 024-03485
date: 06.03.2024

SHEET
EXHIBIT 'B'

PRELIMINARY PLAT

SAVANNAH LANDING

A SUBDIVISION IN THE CITY OF COWETA, BEING A PART OF
THE SE/4 OF THE NE/4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST
OF THE INDIAN MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA



LOCATION MAP
NOT TO SCALE

CURVE TABLE					
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C2	60.00	286°15'37"	299.77	S01°12'28"E	72.00
C3	15.00	053°07'48"	13.91	S62°13'38"W	13.42
C4	10.00	081°47'12"	14.27	S50°18'51"E	13.09
C5	60.00	261°47'12"	274.14	N39°41'09"E	90.71
C6	20.00	089°47'04"	31.34	N43°52'52"E	28.23
C7	50.00	089°47'04"	78.35	S43°52'52"W	70.58
C8	80.00	037°10'54"	51.92	S72°37'01"E	51.01

LEGEND AND ABBREVIATIONS

	PROPOSED STREET CENTERLINE
	SECTION LINE / ¼ SECTION LINE
	PROPOSED LOT LINE
	PROPOSED RIGHT OF WAY
	PROPOSED EASEMENT LINE
	PROPOSED BUILDING SETBACK
	EXISTING LOT LINES
	EXISTING EASEMENT LINE
1	LOT NUMBER
EX.	EXISTING
L.N.A.	LIMITS NO ACCESS
S.B.	SET BACK
U.E.	UTILITY EASEMENT
	LIMITS OF FLOODWAY
	LIMITS OF 100-YEAR FLOOD PLAIN

PLAT DATA

SUBDIVISION CONTAINS
25 LOTS ON 3 BLOCKS
2 RESERVE AREAS
TOTAL AREA (867,477 SF)
19.91 ACRES

SUBDIVISION
FIRM PANEL NO. 40145C0260H
EFF. 04/17/2012
ZONE X

ZONING REQUIREMENTS

COWETA ZONING CODE	PROPOSED ZONING RS-2
MIN. LOT FRONTAGE:	60.00'
MIN. LOT AREA:	6,600 S.F.
MIN. FRONT BUILDING SETBACK:	35.00'
MIN. REAR YARD SETBACK:	20.00'
MIN. SIDE YARD SETBACK (BOTH):	10.00'
MIN. SIDE YARD SETBACK (ONE):	5.00'
MIN. SIDE YARD ADJACENT TO STREET	15.00'

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

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

OWNER:
HEARTH CUSTOM HOMES, LLC
JAKE SALYER, MANAGER
7903 OK-51
BROKEN ARROW, OK 74014
918-951-0204
EMAIL: JAKE@HEARTHHOMESREALTY.COM

ENGINEER:
OLSSON, INC.
AUSTIN MAYES, PE
OK C.A. No. 2483 (PE/LS)
EXPIRES JUNE 30, 2025
1717 S. BOULDER AVE., STE 600
TULSA, OK 74119
918-376-4294
EMAIL: AMAYES@OLSSON.COM

SURVEYOR:
HEARTLAND SURVEYING & MAPPING, PLLC
TONY ROBISON, PLS
OK C.A. No. 4849 (LS)
EXPIRES JUNE 30, 2025
600 EMPORIA STREET, SUITE C
MUSKOGEE, OK 74401
918-682-7796
EMAIL: TROBISON@HEARTLANDSURVEYING.COM

UTILITY PROVIDERS

WATER
WAGONER COUNTY RWD #5
15078 S. 305th E. Ave.
Coweta, OK 74429
918-486-5458
Sean Garrison

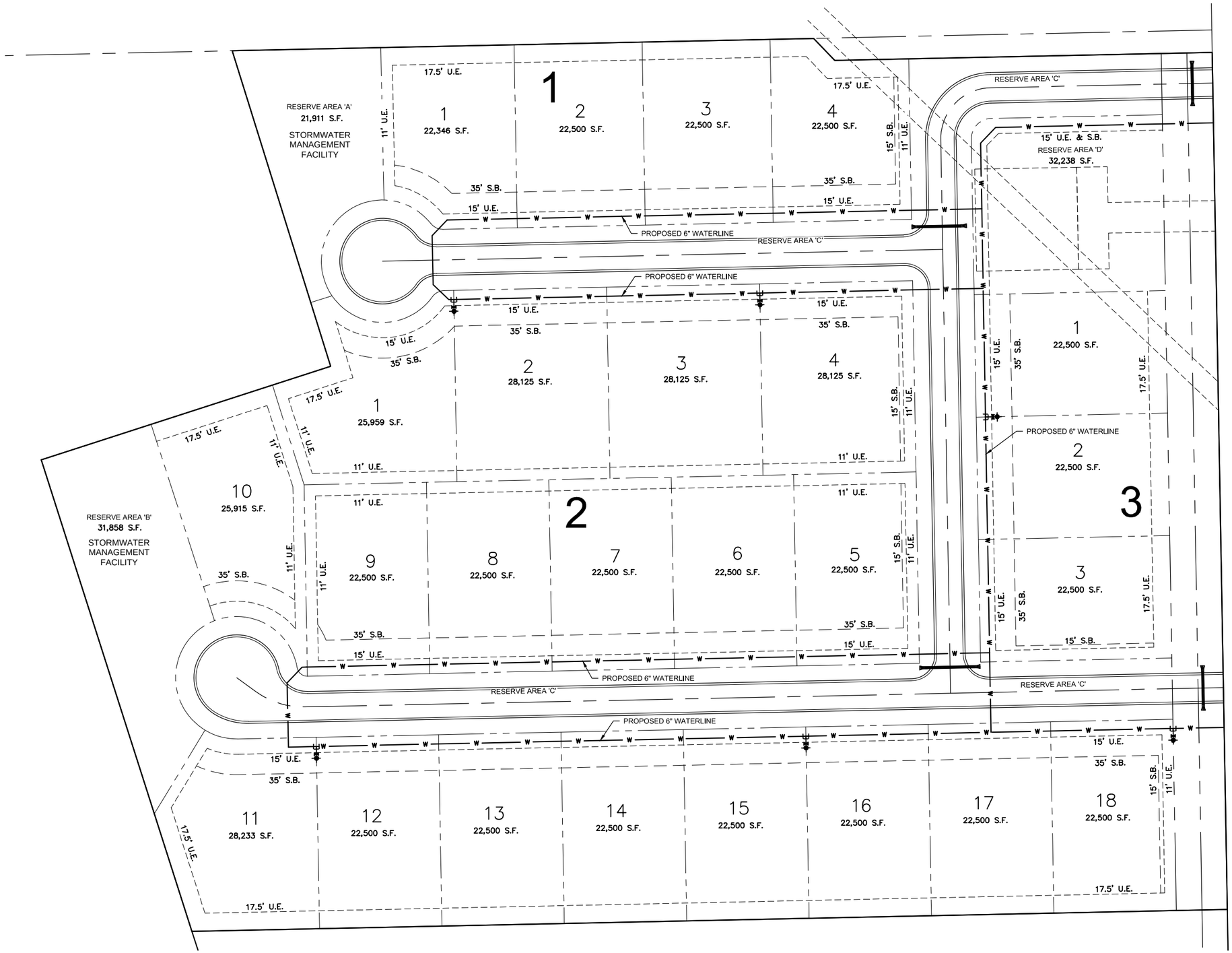
NATURAL GAS
OKLAHOMA NATURAL GAS
5848 E. 15th St.
Tulsa, OK 74112
918-831-8345

ELECTRIC
LAKE REGION ELECTRIC
516 S. Lake Region Rd.
Hubert, OK 74441
918-772-2526

Exhibit "C"

EXHIBIT 'C'

Exhibit "D"



N

0' 25' 50' 100'
SCALE IN FEET

olsson

1717 South Boulder Avenue
Suite 600
Tulsa, OK 74119

olsson.com
TEL 918.376.4294
FAX 918.574.2148

Olsson - Engineering
Oklahoma COA #2483

REV. NO.	DATE	DESCRIPTION

REVISIONS

CONCEPTUAL UTILITY PLAN

SAVANNAH LANDING
PHASE I

COWETA, OK

2024

drawn by: MV
designed by: AM
project no.: 024-03485
date: 06.03.2024

SHEET
EXHIBIT 'D'

811
Know what's **below.**
Call before you dig.
1-800-522-6543

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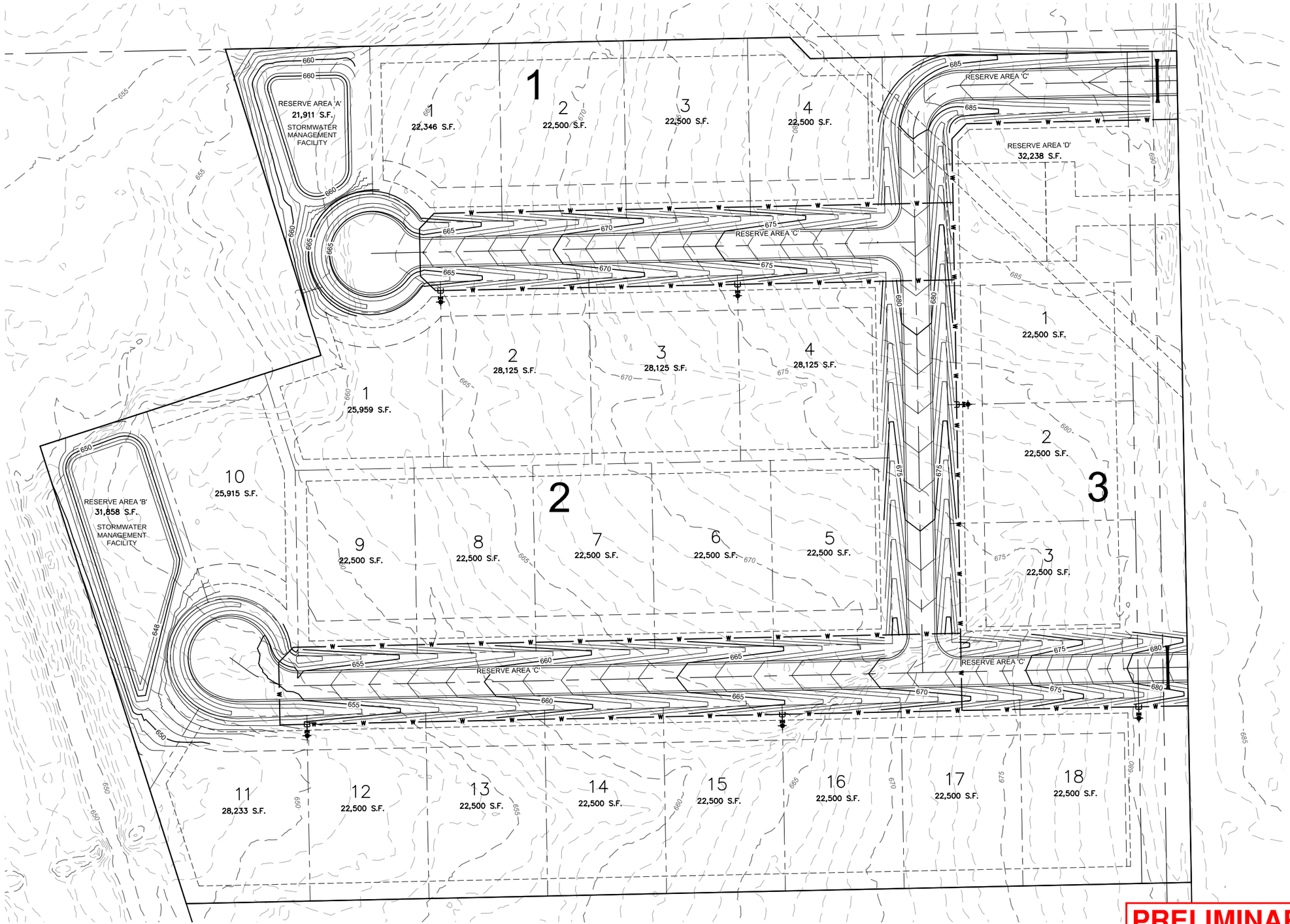
Exhibit "E"



N

0' 25' 50' 100'
SCALE IN FEET

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION
06/03/2024 12:36:30 PM
olsson

Know what's below. Call before you dig.
1-800-522-6543

olsson
1717 South Boulder Avenue
Suite 600
Tulsa, OK 74119
olsson.com
TEL 918.376.4294
FAX 918.574.2148
Olsson - Engineering
Oklahoma COA #2483

REV. NO.	DATE	DESCRIPTION

REVISIONS

CONCEPTUAL GRADING PLAN

SAVANNAH LANDING
PHASE I

COWETA, OK

2024

drawn by: MV
designed by: AM
project no.: 024-03485
date: 06.03.2024

SHEET
EXHIBIT 'E'

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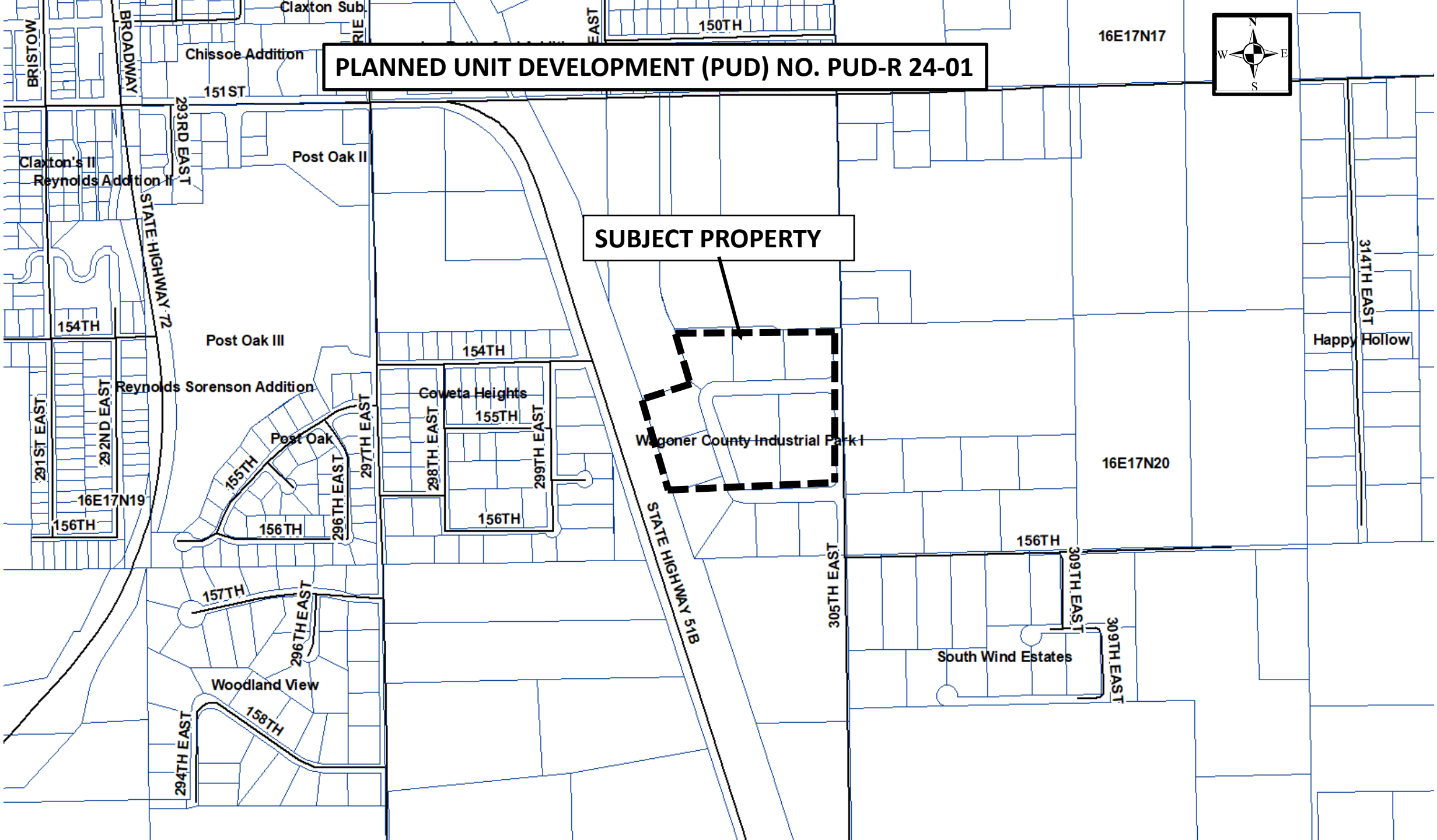
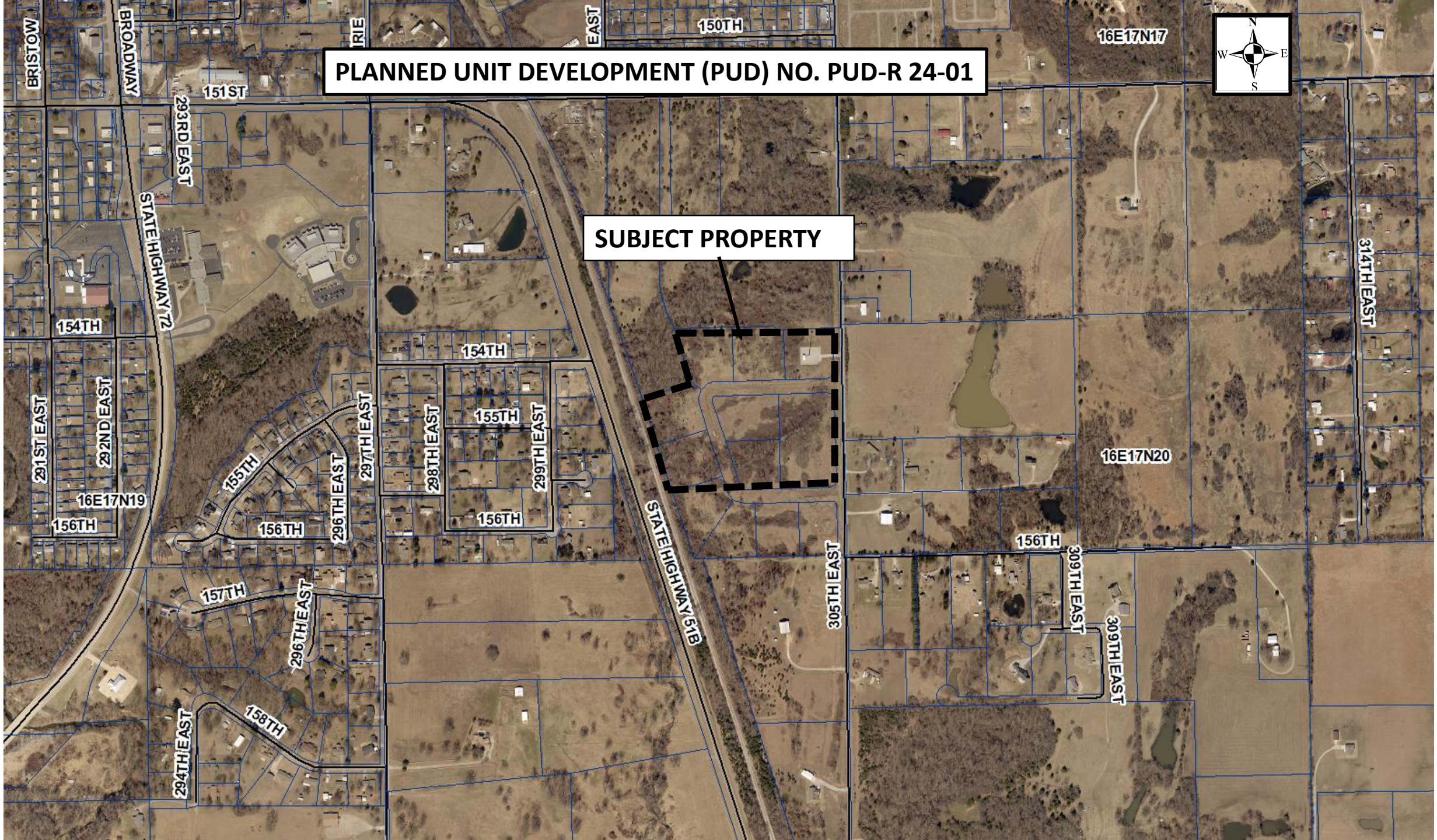
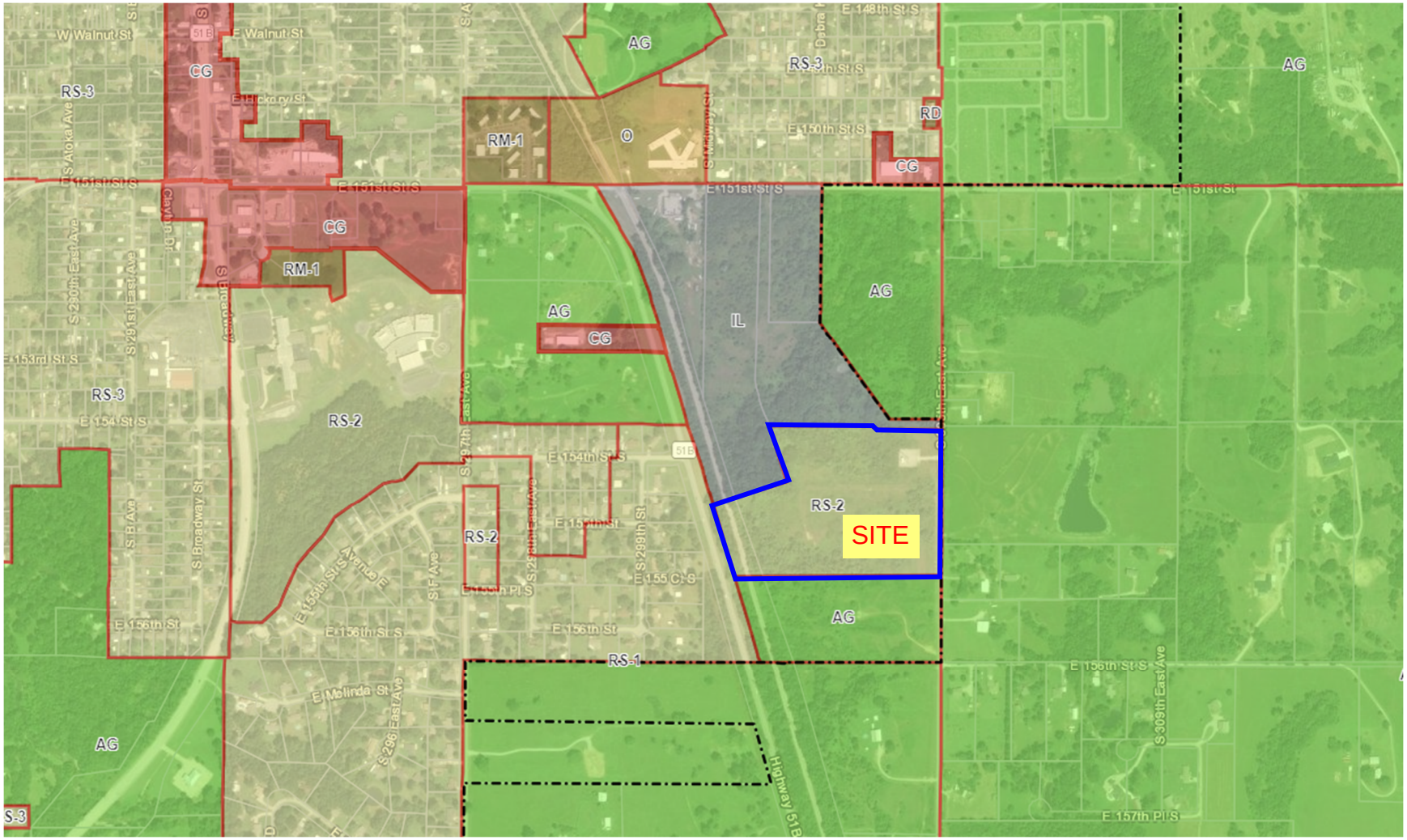
PLANNED UNIT DEVELOPMENT (PUD) NO. PUD-R 24-01



PLANNED UNIT DEVELOPMENT (PUD) NO. PUD-R 24-01





SAVANNAH LANDING
PUD-R 24-01
Zoning Map