



P.O. BOX 850
COWETA, OK 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, DECEMBER 16, 2024 6:00 PM**

MEETING PROCEDURE: Comments on all scheduled agenda items will be heard immediately following the presentation by staff or the petitioner. Please wait until you are recognized by the Chair and keep your comments as brief as possible. Individuals addressing the Commissioners must identify themselves by name prior to making any comments. The 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 staff and the Commission have been heard.

I. CALL TO ORDER

II. ROLL CALL

Jessica Morris ____ Tena Metcalf ____ Jennifer Curtis ____ Kaci Barnett ____

III. CONSENT

(All matters under the "Consent Calendar" are considered by the 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 REGULAR MEETING

Approval of the minutes of the Coweta Planning Commission Meeting held on November 18, 2024. *[Anita Lee, Community Development Administrative Assistant]*

IV. PUBLIC HEARING(S)

1. REZONE CZ 24-11 / PUD-R 24-03, TIGER TRAILS

Public Hearing to receive public comment on a request to Rezone with a Planned Unit Development (PUD-R 24-03) on property consisting of 80-acres, more or less, from Agriculture (AG) to Residential Single-Family (RS-3) with a PUD located in the South Half (S/2) of the Northwest Quarter (NW/4) of Section 34, Township 18 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, State of Oklahoma. (Carolyn Back, Community Development Director).

Carolyn Back, Community Development Director

2. REZONE CZ 24-09 / PUD-R 24-02, KELLY CROSSING

Public hearing to receive public comment on a request to Rezone with a Planned Unit Development on property consisting of 80-acres, more or less, from Agriculture (AG) to Residential Single-Family (RS-3) located in the West Half (W/2) of the Southeast Quarter (SE/4) of Section 33, Township 18 North, Range 15 East of the Indian Base and Meridian, City

of Coweta, Wagoner County, State of Oklahoma (Carolyn Back, Community Development Director).

Carolyn Back, Community Development Director

V. ADMINISTRATION

1. **REZONE CZ 24-11 / PUD-R 24-03, TIGER TRAILS**

Discuss and consider action on a request to Rezone with a Planned Unit Development (PUD) on property consisting of 80-acres, more or less, from Agriculture (AG) to Residential Single-Family (RS-3) with a PUD located in the South Half (S/2) of the Northwest Quarter (NW/4) of Section 34, Township 18 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, State of Oklahoma (Carolyn Back, Community Development Director).

Carolyn Back, Community Development Director

2. **REZONE CZ 24-09 / PUD-R 24-02, KELLY CROSSING**

Discuss and consider action on a request to Rezone with a Planned Unit Development on property consisting of 80-acres, more or less, from Agriculture (AG) to Residential Single-Family (RS-3) located in the West Half (W/2) of the Southeast Quarter (SE/4) of Section 33, Township 18 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, State of Oklahoma.

Carolyn Back, Community Development Director

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

MONDAY, NOVEMBER 18, 2024, 6:00 PM

COMMISSIONERS PRESENT: Jessica Morris, Tena Metcalf, Jennifer Curtis, Kaci Barnett

COMMISSIONERS ABSENT:

I. PLEDGE OF ALLEGIANCE

II. CALL TO ORDER

The meeting was called to order by Chairperson Jessica Morris at 6:04 PM following the Board of Adjustment adjournment.

III. ROLL CALL

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

IV. CONSENT

Consideration of the minutes of the regular meeting held on October 21, 2024.

Kaci Barnett made a motion to approve the minutes, Jennifer Curtis seconded the motion.

Aye: Kaci Barnett
Jennifer Curtis
Jessica Morris
Tena Metcalf

V. PUBLIC HEARINGS

Jessica Morris recused herself from the public hearing at 6:06 PM

Community Development Director Carolyn Back opened the public hearing.

1. PUBLIC HEARING-CZ 24-08 REZONE

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON CZ 24-08, A REQUEST TO CHANGE THE ZONING OF THE FOLLOWING DESCRIBED PROPERTY FROM (CG) GENERAL COMMERCIAL TO (RM-1) RESIDENTIAL MULTI-FAMILY. LOT 3, BLOCK 2,

POST OAK SECOND, AN ADDITION TO THE CITY OF COWETA, LOCATED IN PART OF E1/2 OF NW1/4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. LOCATED IN POST OAK SECOND ADDITION.

Comments: Applicant, Jessi Robertson, described the type of three-story multi-family townhomes she would like to build on the property.

Community Development Director Carolyn Back closed public hearing.

VI. ADMINISTRATION

1. CZ 24-08 REZONE

DISCUSSION AND POSSIBLE ACTION ON A RECOMMENDATION OF APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL TO THE COWETA CITY COUNCIL ON CZ 24-08 A REQUEST TO CHANGE THE ZONING OF THE FOLLOWING DESCRIBED PROPERTY FROM (CG) GENERAL COMMERCIAL TO (RM-1) RESIDENTIAL MULTI-FAMILY. LOT 3, BLOCK 2, POST OAK SECOND, AN ADDITION TO THE CITY OF COWETA, LOCATED IN PART OF E1/2 OF NW1/4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. LOCATED IN POST OAK SECOND ADDITION.

Discussion: Members and applicant discussed specifics about the proposed buildings.

MOTION:

Jennifer Curtis made a motion to APPROVE, Tena Metcalf seconded the motion.

Aye: Jennifer Curtis
Tena Metcalf
Kaci Barnett

Abstain: Jessica Morris

Jessica Morris returned to meeting at 6:20 PM

VII. PUBLIC HEARINGS

Jessica Morris opened the public hearing.

2. PRELIMINARY PLAT LANCASTER PARK PHASE II

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST FOR PRELIMINARY PLAT APPROVAL OF LANCASTER PARK PHASE II, A SUBDIVISION OF APPROXIMATELY 16.16 ACRES MORE OR LESS WITH 80 LOTS. LOCATED IN SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST, OF THE INDIAN BASE AND MERIDIAN,

WAGONER COUNTY, STATE OF OKLAHOMA. PUD-R 19-01, WITH (RS-3) RESIDENTIAL SINGLE FAMILY AND (CG) COMMERCIAL GENERAL ZONING.

No Comments.

3. PRELIMINARY PLAT-THE WOODS V BLOCKS 25-31
PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON A REQUEST FOR PRELIMINARY PLAT APPROVAL OF THE WOODS V BLOCKS 25-31, A SUBDIVISION OF APPROXIMATELY 20.475 ACRES MORE OR LESS WITH 107 LOTS. LOCATED 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. PUD-R 13-02, WITH (RS-2) RESIDENTIAL SINGLE ZONING.

No Comments

Jessica Morris closed the public hearing.

VIII. ADMINISTRATION

1. PRELIMINARY PLAT LANCASTER PARK PHASE II
DISCUSS AND CONSIDER POSSIBLE ACTION, ON THE APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A REQUEST FOR PRELIMINARY PLAT APPROVAL OF LANCASTER PARK PHASE II, A SUBDIVISION OF APPROXIMATELY 16.16 ACRES MORE OR LESS WITH 80 LOTS. LOCATED IN SECTION 26, TOWNSHIP 18 NORTH, RANGE 15 EAST, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. PUD-R 19-01, WITH (RS-3) RESIDENTIAL SINGLE FAMILY AND (CG) COMMERCIAL GENERAL ZONING.

Discussion: Chair Jessica Morris asked if there were any changes to the plat, Community Development Director Carolyn Back responded the street alignment from the neighborhood had been corrected.

MOTION:

Chair Jesscia Morris made a motion to APPROVE, Tena Metcalf seconded the motion.

Aye: Jessica Morris
Tena Metcalf
Jennifer Curtis
Kaci Barnett

1. PRELIMINARY PLAT-THE WOODS V BLOCKS 25-31
DISCUSS AND CONSIDER POSSIBLE ACTION, ON THE APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL OF A REQUEST FOR PRELIMINARY PLAT APPROVAL OF THE WOODS V BLOCKS 25-31, A SUBDIVISION OF APPROXIMATELY 20.475 ACRES MORE OR LESS WITH 107 LOTS. LOCATED 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. PUD-R 13-02, WITH (RS-2) RESIDENTIAL SINGLE ZONING.

Discussion: Chair Jessica Morris asked if there were any changes, Community Development Director Carolyn Back responded there had been no changes.

MOTION:

Kaci Barnett made a motion to APPROVE, Jessica Morris seconded the motion.

AYE: Kaci Barnett
Jessica Morris
Tena Metcalf
Jennifer Curtis

IX. ADJOURNMENT

The meeting was adjourned by Chair Jessica Morris at 6:32PM

X

_____ Date: _____

Chairperson

X

_____ Date: _____

Secretary



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Memorandum

To: Honorable Chair and Planning Commissioners

From: Carolyn Back, Community Development Director

Re: Rezone CZ 24-11 / PUD-R 24-03, Tiger Trails

Date: December 16, 2024

BACKGROUND

Tiger Trails History

The applicant applied for a Rezone with a Planned Unit Development (PUD) on 10.02.2024 and was advised that it would be at their own risk to make an application before the Annexation request was heard by the City Council on 12.02.2024. The applicant chose to move forward in order to make the deadline for the next available Planning Commission meeting on 12.16.2024.

The Annexation before the City Council was to determine if the overall 200-acres, under three separate property owners' *Consent for Annexation* applications, would benefit the City of Coweta.

City Staff received seven (7) calls and one (1) lobby visitor referencing the Annexation. Many county and city residents were in attendance and voiced their concerns to the City Council during the public hearing. Their concerns were mainly focused on: stormwater/flooding, fire response times, water pressure concerns, schools, and traffic impacts. Staff and City Council attempted to inform the community members that stormwater/flooding would be addressed during the platting phase, if the Annexation was approved. After speaking with the Fire Chief, it was determined the five (5) fire response times for that area over the past year equals a 12-minute average. Water is to be addressed by RWD #4 and RWD #5 during the platting process, and schools are within the Broken Arrow School District. Traffic impacts will be addressed with the Coweta Public Works Streets and Wagoner County Roads departments during the platting process.

On 12.02.2024, after hearing public comment, the Coweta City Council, with a vote of 5-0-0, approved the three (3) applicant's requests for Annexation of 200-acres into the city limits of

the City of Coweta, which included the Stanart 80-acre parcel known as Tiger Trails.

Tiger Trails Rezone with Planned Unit Development (PUD) Request

Tanner Consulting, for the property owners Mark Stanart, Glen Stanart, and Stanley Stanart, is seeking to amend the zoning map for the subject 80-acre parcel located south of the SE/c of East 111th Street South and South 241st East Avenue. The request is to rezone the property from Agriculture (AG) to Residential Single-Family (RS-3) in addition to a Planned Unit Development (PUD 24-03) with Development Standards for Development Areas A and B. This rezoning will allow for the development and construction of Tiger Trails, a Residential Single-Family Subdivision within the city limits of Coweta.

Wagoner County Rural Water District #4 provided a Will Serve Letter for Tiger Trails on Thursday, December 12, 2024. (attached)

In review of the rezone application, with the conceptual plans included within the Planned Unit Development, the City of Coweta, in negotiations with Tanner Consulting, has secured a substantial amount of common open space for stormwater drainage and recreation areas.

- Per the current conceptual plans for Tiger Trails the subdivision will consist of 80-acres with over 14-acres of common open space for a percentage of 18% of land dedicated to the use of stormwater drainage areas, parks, and trails through natural open space.
- In comparison, one of Coweta's subdivisions currently under construction consists of 134.3-acres and has provided 22.965-acres of common open space for a percentage of 17% of common open space.
- Rausch Coleman's The Woods subdivision consists of 229-acres with over 60-acres of common open space for a total of 26%.

Tiger Trails Financial Impact

- 315 homes should generate a minimum of \$1.9 million in use tax over the construction period.
- The homes will also generate ongoing franchise tax from PSO of at least \$10,000 to \$13,000 per year upon full build out.
- Increased sales tax is hard to predict due to leakage to BA, but we guess at least \$85K per year in additional sales tax upon full build out, probably much higher as we gain retailers.
- Total minimum revenue potential over ten years: \$2.1 million (will be much higher with additional retail close to home).
- Increased population will generate stronger interest from retailers.
- RC Development Group, working with our Coweta Fire Department, has also agreed to pay \$20,000 for half of the \$40,000 cost of a new storm siren for the new 200-acre annexed area within the Coweta Fire District. In being community minded, they have also agreed to provide space for an additional storm siren to be installed in The Woods

subdivision.

- Rausch Coleman is a strong partner in the community and is active in many community organizations.

Tiger Trails Existing and Surrounding Land Use and Zoning (80-Acres)

Existing Land Use	Existing Zoning
Agricultural - Vacant Land	Agriculture - AG
Surrounding Land Use	Surrounding Zoning
North: Rural Residential	AG
East: Rural Residential	AG
South: Agricultural (Vacant Land); Rural Residential	AG; RS 22.5
West: Single-Family Residential (Oneta Farms); S 241st E Ave (Oneta Road)	RS-3

A rezoning request must determine whether the proposed land use, if implemented, would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.

The consultant hired to write the Coweta 2020-2030 Comprehensive Plan, which updated the 1994-2020 plan, removed designations from unincorporated areas within the Coweta “Fenceline.” The previous plan designated the Subject Property as “Low Intensity,” which at the time supported a maximum of nine (9) dwelling units per acre. The proposed development will have a maximum density of 4.4 dwelling units per acre, per restrictions set forth by the development standards within the PUD.

The Wagoner County Comprehensive Plan only supports a maximum of two (2) dwelling units per acre (1/2 acre lots), with the intent to push new city-density development to annex, including areas such as the Subject Property which have access to public water and sewer.

Rausch Coleman Homes Open House

Rausch Coleman Homes hosted an Open House on December 11, 2024 from 4:00 to 6:00 PM at The Woods Subdivision. They had all of their employees there to give tours of their houses under construction with the ability to talk to the construction team, through their neighborhood and their stormwater detention facilities with their land team, tours through their finished homes with their sales team, and a chance to meet and talk with Kyle Richison,

the Division President. In speaking with Rausch Coleman representatives, only one (1) City Councilor, one (1) Planning Commissioner, one (1) Police Chief, and a total of three (3) community members attended. There was a lot of activity on social media acknowledging the Open House invitation, but no one in opposition attended the Open House to learn more and ask questions.

November 19, 2024 - Press Release

Lennar Corporation announced today that it has entered into a definitive agreement to acquire Rausch Coleman Homes, a residential homebuilder based in Fayetteville, Arkansas. Lennar will acquire Rausch Coleman's homebuilding operations, which expects to deliver approximately 5,000 homes with an average sales price of \$230,000 in calendar year 2024.

Lennar Corporation, founded in 1954, is one of the nation's leading builders of quality homes for all generations. Lennar builds affordable, move-up and active adult homes primarily under the Lennar brand name. (press release attached)

STAFF RECOMMENDATION

ATTACHMENTS

1. 22094_20241001_Tiger Trails PUD
2. CZ 24-11 Location Map
3. CZ 24-11 Aerial View
4. CZ 24-11 Zoning Map
5. Rural Water District #4 Letter
6. RCH Openhouse Invitation
7. RCH Email - Selling lots to Lennar
8. Press Release: Lennar To Acquire Rausch Coleman Homes



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STAFF RECOMMENDATION

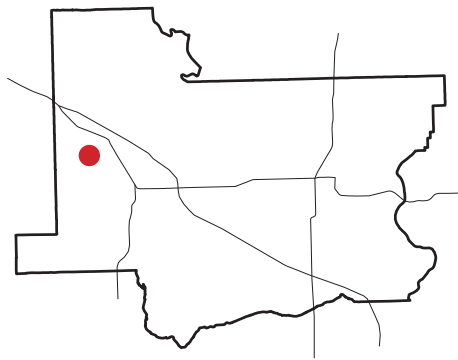
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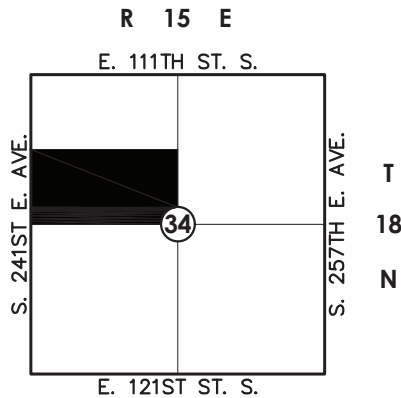
PUD-XX

Tiger Trails

APPROXIMATELY 80 ACRES
THE S/2 OF THE NW/4 OF SECTION 34, T-18-N, R-15-E
CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA



WAGONER COUNTY



Location Map



OCTOBER 2024

OWNER:
RC WAGONER, LLC

APPLICANT:
NATHAN CROSS
2 W 2nd ST, STE 700
TULSA, OK 74103
NCROSS@DSDA.COM

CONSULTANT:
TANNER CONSULTING LLC
c/o MEGAN PASCO
5323 S LEWIS AVE
TULSA, OK 74105
MPASCO@TANNERBAITSHOP.CO
M

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- I. PROPERTY DESCRIPTION**
- II. DEVELOPMENT CONCEPT**
- III. PUD DEVELOPMENT STANDARDS**

Exhibit A: Aerial Photography & Boundary Depiction

Exhibit B: Conceptual Site Plan

Exhibit C: Proposed Amenities

I. PROPERTY DESCRIPTION

PER PERSONAL REPRESENTATIVES' DEED DATED THE 28TH DAY OF JANUARY, 2014 AND FILED OF RECORD IN BOOK 2143 ON PAGES 317:318 OF THE RECORDS OF THE COUNTY CLERK, WAGONER COUNTY, STATE OF OKLAHOMA:

THE S/2 OF THE NW/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, OKLAHOMA.

II. DEVELOPMENT CONCEPT

Tiger Trails is a proposed Residential Planned Unit Development ("PUD-R" or "PUD") consisting of approximately 78 acres of undeveloped land located on Oneta Road (S. 241st E. Ave.) between 113th and 116th Streets South (the "Subject Property"). The Subject Property is currently zoned AG in unincorporated Wagoner County and is bounded on the north, west, and a part of the south line by single-family subdivisions zoned RS-1, on the west by a single-family subdivision zoned RS-3. Agricultural land zoned AG in unincorporated Wagoner County abuts the eastern approximate half of the south line.

The developer proposes to develop a new single-family subdivision with public streets that offers both additional housing options and uniquely sizeable green spaces that will contribute to an open atmosphere within the proposed development. To facilitate the proposed development, (1) the site is requested for annexation by the City of Coweta and (2) an underlying rezoning application additionally proposes to rezone the property from AG to RS-3 in addition to the Development Standards set forth below.

Sanitary sewer and water service for the proposed development will be served by Wagoner County Rural Water District #4.

Primary access to the proposed development would be from the west off Oneta Road. Oneta Road was recently improved from 101st St. S. to 121st St. S. The entrance off Oneta Road will have design elements and landscaping to promote a clean and welcoming aesthetic for the residents and the surrounding community. S. 244th E. Ave. is a stub street platted within Prairie Dale III, but the roadway was not constructed to its south end. A stub street will be built to align with S. 244th E. Ave. allowing for future connection if and when the existing county road is completed. A new stub street is proposed along the south line, facilitating development of adjoining tracts to the south and improving accessibility for the site and the surrounding area.

The Coweta comprehensive Plan, "Coweta 2020-2030", has no designation for the Subject Property. Coweta 2020-2030, which updated the 1994-2020 plan, removed designations from unincorporated areas within the "Fenceline." The previous plan designated the Subject Property as "Low Intensity," which at the time supported a maximum of nine (9) dwelling units per acre. The proposed development will have a

maximum density of 4.4 dwelling units per acre, per restrictions set forth by the development standards.

The Wagoner County Comprehensive Plan designates this area as Intensity Level II. Per recent changes to the Wagoner County Metropolitan Planning Area Zoning Ordinance, the Wagoner County Comprehensive Plan now only supports a maximum of two (2) dwelling units per acre (1/2 acre lots), with the intent to push new city-density developments to annex, including areas such as the Subject Property which have access to public water and sewer.

Coweta 2020-2030, however, provides:

“Over time, the City Limits should incrementally include areas for potential income generating land use in the area between the current city limits and the Muskogee Turnpike, partially in response to existing water and sewer infrastructure. New areas for residential growth should be considered for annexation primarily to ensure quality of development.”

With public water and public sewer, Tiger Trails will generate new economic development and income for Coweta through job growth, increased local sales taxes, increased bonding capacity and applicable millage rates, sales taxes and permitting fees for initial home construction, and ongoing sales and use taxes for online purchases by new Coweta residents. Annexation further supports the policies, goals, and objectives of the Coweta Comprehensive Plan by allowing the City of Coweta to guide development design and ensure the quality of development.

There is a north-south ridgeline separating the western approximately 2/3rds of the Subject Property from the eastern approximately 1/3rd. Due to this topographic characteristic, the eastern approximately 1/3rd of the site is proposed to be in a separate development area requiring a minimum of 1/2-acre lots with ODEQ-approved individual onsite sewage disposal systems, borrow-ditch designed streets, and increased development standards including but not limited to larger home sizes or minimum three-car garages.

II. DEVELOPMENT STANDARDS

DEVELOPMENT AREA A

Gross Land Area:	2,422,166 SF	55.605 AC
Net Land Area:	2,422,166 SF	55.605 AC
Permitted Uses: Uses permitted by right in the RS-3 District (excepting neighborhood group homes) and customary accessory uses and structures, plus private neighborhood recreational facilities such as neighborhood park, playground, and recreational open space, and neighborhood signage		
Maximum Number of Lots:	315	
Minimum Lot Width*:	40 FT	
Minimum Lot Size:	4,400 SF	
Maximum Building Height:	2 Stories and 35 FT	
Minimum Off-street Parking:	Two (2) enclosed or unenclosed off-street parking spaces required per dwelling unit	
Minimum Yard Setbacks:		
Front Yard:	20 FT	
Rear Yard:	15 FT	
Side Yard (Interior):	5 FT	
Side Yard Abutting a Non-Arterial Street:	15 FT; 20 FT for garage facing side street	
Any Yard Abutting an Arterial Street:	20 FT	
Other Bulk and Area Requirements:	As required within the RS-3 District	

* *Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Coweta Zoning Code.*

DEVELOPMENT AREA B

Gross Land Area:	968,321 SF	22.230 AC
Net Land Area:	968,321 SF	22.230 AC
Permitted Uses: Uses permitted by right in the RS-3 District (excepting neighborhood group homes) and customary accessory uses and structures, plus private neighborhood recreational facilities such as neighborhood park, playground, and recreational open space, and neighborhood signage		
Maximum Number of Lots:	30	
Minimum Lot Width*:	110 FT	
Minimum Lot Size:	21,780 SF (1/2 Acre)	
Maximum Building Height:	2 Stories and 35 FT	
Minimum Off-street Parking:	Two (2) enclosed or unenclosed off-street parking spaces required per dwelling unit, unless more restrictive development area standards are required.	
Minimum Yard Setbacks:		
Front Yard:	25 FT	
Rear Yard:	15 FT	
Side Yard (Interior):	10 FT	
Side Yard Abutting a Non-Arterial Street:	20 FT; 25 FT for garage facing side street	
Any Yard Abutting an Arterial Street:	25 FT	
Other Development Area Requirements:	Three (3) enclosed off-street parking spaces required per dwelling unit <u>or</u> a minimum dwelling size of 2,000 SF	
Other Bulk and Area Requirements:	As required within the RS-3 District	

* Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Coweta Zoning Code.

AMENITIES: Exhibit "B" represents initial concepts for neighborhood amenities, which shall be maintained as common areas by a mandatory property owners' association to be formed by the Deed of Dedication and Restrictive Covenants of a subdivision plat for areas containing such common areas. Not less than 10% of the gross land area will be preserved as common open space for the enjoyment of residents. A landscaped entrance shall be constructed at the Oneta Road entrance. The maximum copy area height shall be 8 FT, the maximum copy area mounted height shall be 15 FT, and the maximum display surface area shall be 120 SF. If signage is included on both sides of the entry, the second sign shall be permitted, in which case the aggregate display surface area shall be restricted to 120 SF.

STREETS: All streets within the proposed development will be dedicated to the public and will be constructed in accordance with all applicable standards, provided that borrow ditch-designed streets with shoulders and no sidewalks shall be permitted within Development Area B, in exchange for a required pedestrian trail within the common open area within Development Area B.

FENCING: All fences within the proposed development will be constructed in accordance with the requirements of the Coweta Zoning Code.

SCHEDULE OF DEVELOPMENT: Development of the project is expected to commence and be phased and completed as market conditions permit.

Tiger Trails

EXHIBIT A

AERIAL PHOTOGRAPHY AND BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED

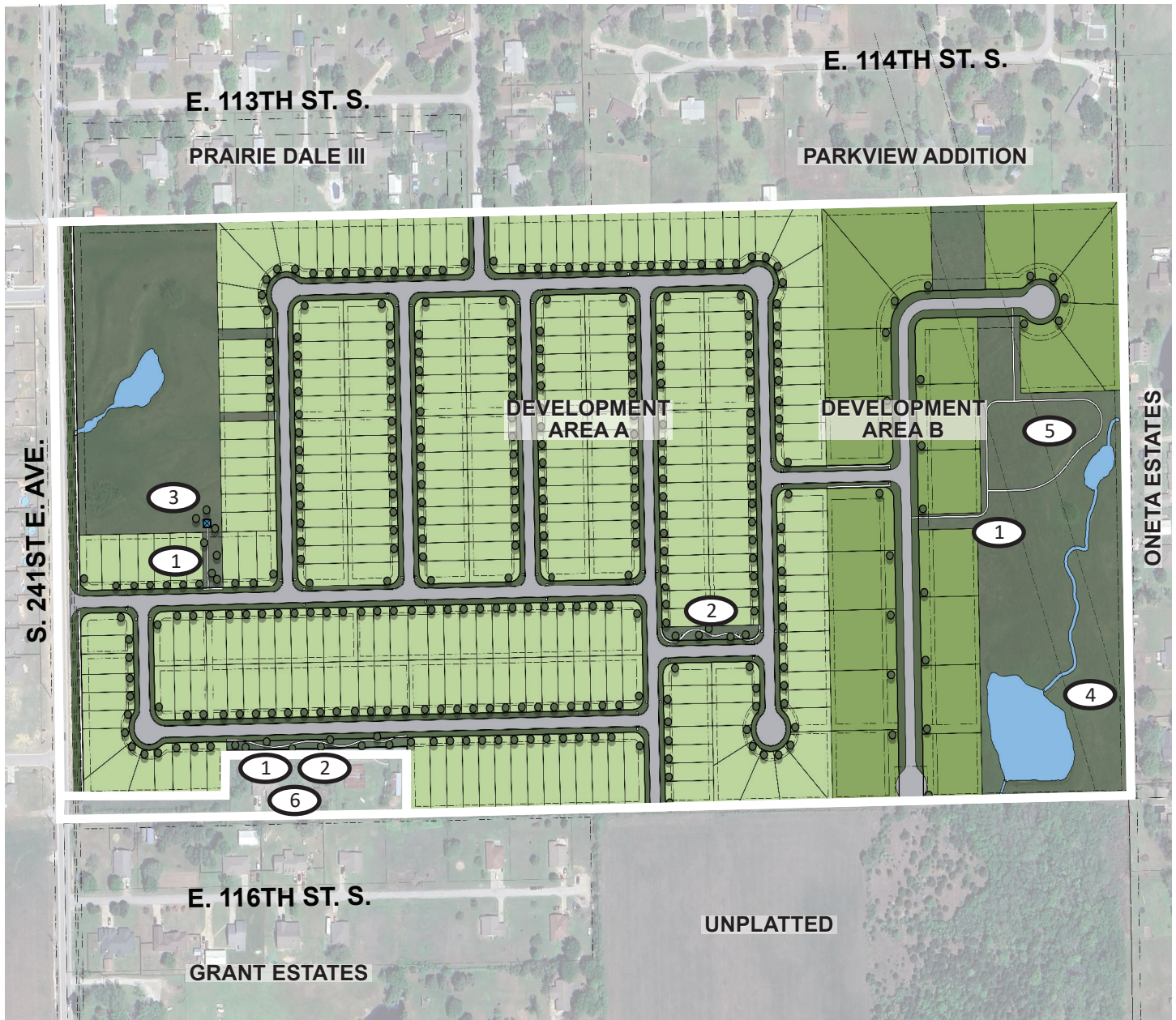


Tiger Trails

EXHIBIT B

CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF SEPTEMBER 3, 2024



SITE PLAN KEY NOTES

1. PEDESTRIAN ACCESS
2. POCKET PARK WITH BENCHES
3. SHADE STRUCTURE & PICNIC TABLES
4. PRESERVED VEGETATION
5. WALKING TRAIL
6. EXISTING HOUSE TO REMAIN

**Site Plan is conceptual and subject to change during platting and engineering process*



Tiger Trails

EXHIBIT C

CONCEPTUAL AMENITY PLAN

CONCEPTUAL LAYOUT SHOWN AS OF SEPTEMBER 3, 2024



Example of Pocket Park, Bench Seating, and Landscaping



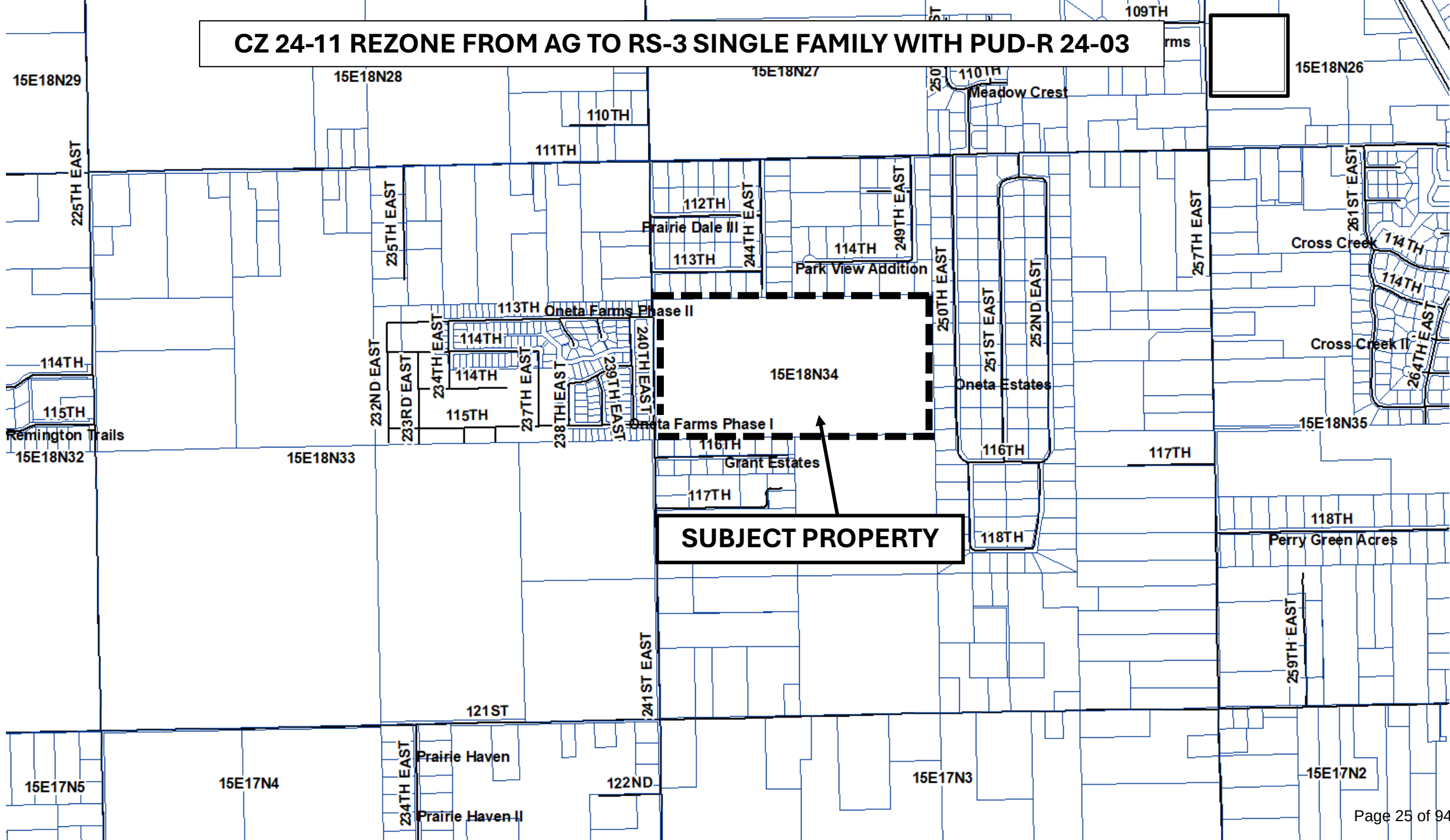
Example of Shade Structure Equipment Quality



Example of Natural Trail



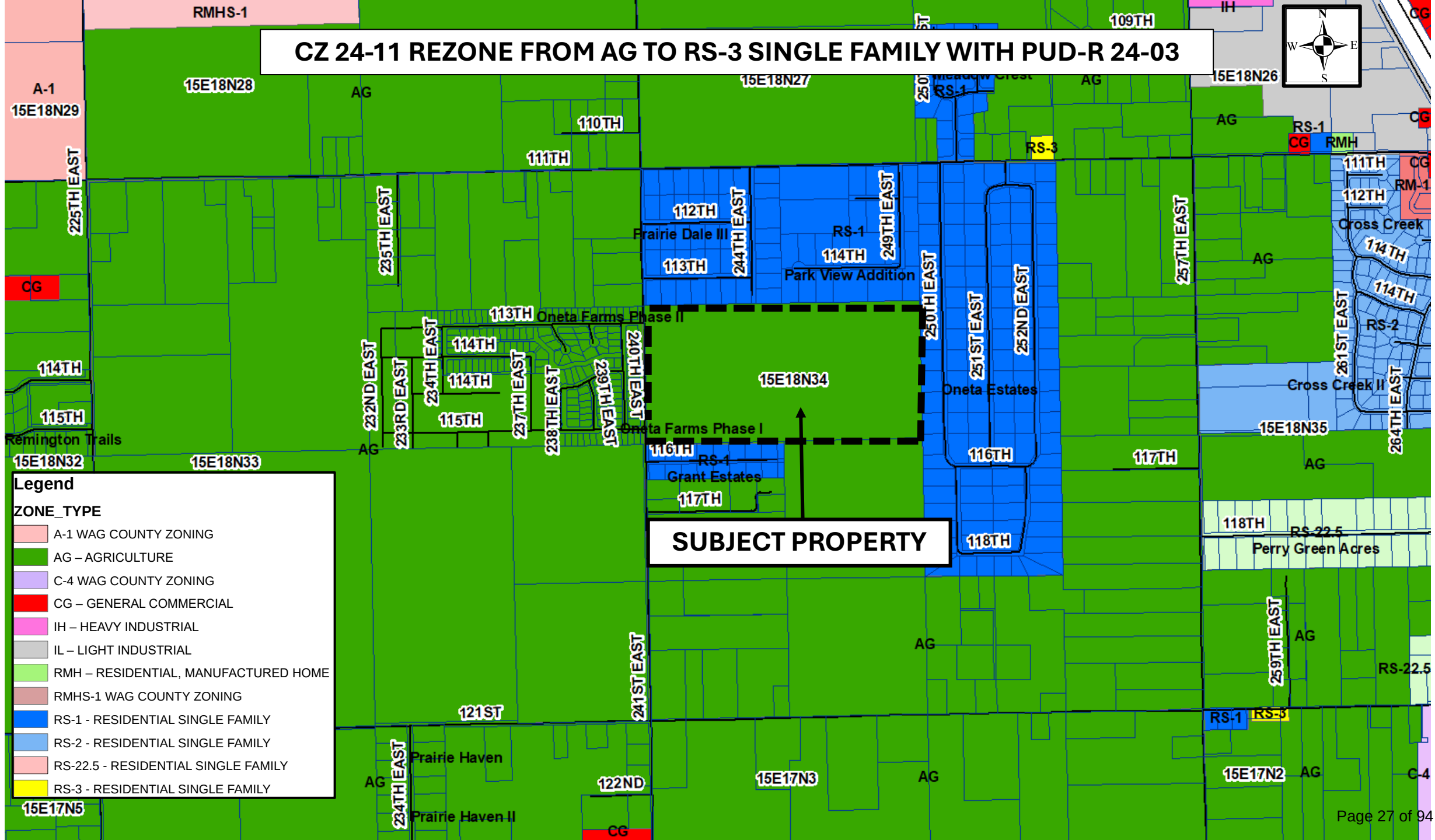
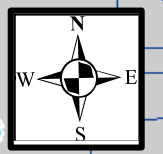
CZ 24-11 REZONE FROM AG TO RS-3 SINGLE FAMILY WITH PUD-R 24-03



CZ 24-11 REZONE FROM AG TO RS-3 SINGLE FAMILY WITH PUD-R 24-03

SUBJECT PROPERTY

CZ 24-11 REZONE FROM AG TO RS-3 SINGLE FAMILY WITH PUD-R 24-03



Legend

ZONE_TYPE

- A-1 WAG COUNTY ZONING
- AG – AGRICULTURE
- C-4 WAG COUNTY ZONING
- CG – GENERAL COMMERCIAL
- IH – HEAVY INDUSTRIAL
- IL – LIGHT INDUSTRIAL
- RMH – RESIDENTIAL, MANUFACTURED HOME
- RMHS-1 WAG COUNTY ZONING
- RS-1 - RESIDENTIAL SINGLE FAMILY
- RS-2 - RESIDENTIAL SINGLE FAMILY
- RS-22.5 - RESIDENTIAL SINGLE FAMILY
- RS-3 - RESIDENTIAL SINGLE FAMILY

SUBJECT PROPERTY



Wagoner County Rural Water District #4
9816 S. 239th East Avenue
Broken Arrow, OK 74014-3337
918-258 2331 Fax 918-251-5206 TDD #711
Web Site: www.wagonerrwd4.com

December 12, 2024

To: Wagoner County Planning & Zoning

Reference: Will Serve Letter for Tiger Trails
322 Lots on Oneta Road near 111th Street South

This letter is to inform Wagoner County that Rural Water District #4, Wagoner County, has the capacity to serve the location referenced above for the Preliminary Plat. The plat location that needs service is in the NW/4 of Section 34, T18N, R15E on the east side of Oneta Road between 111th and 121st Streets South. Wagoner County RWD #4 agrees to serve potable water, fire flow and sanitary sewer service to the aforementioned property.

The developer will be responsible for costs associated with all necessary improvements required for service. This includes a new 870 GPM duplex potable water booster pump station with backup generator, and approximately 5,500 lineal feet of 12-inch waterline along 111th Street and Oneta Road.

For the approximately 301 lots requested for sanitary sewer, additional upgrades to the Oneta Farms gravity sewer system and lift station may be required. The 8-inch force main from the Oneta Farms lift station has adequate capacity for the additional lots.

Sincerely,

Rick Lang
Rick Lang
Operations Manager

“This institution is an equal opportunity provider, and employer.”

You're Invited!

RAUSCH
COLEMAN
HOMES®

Community Open House

December 11, 2024
4:00 PM - 6:00 PM

The Woods
27502 E. 114th Place South
Coweta, OK 74429

Please join us for an open house to learn more about Rausch Coleman Homes, our mission, and the beautiful homes we're bringing Coweta!

Sent: Tuesday, November 26, 2024 8:49 AM
To: Carolyn Back <cback@cityofcoweta-ok.gov>
Subject: Oneta Development

Good morning, Carolyn

Just following up on our conversation regarding the developments off Oneta rd. Rausch Coleman's development company intends on selling the lots to Lennar Homes.

Lennar builds a variety of products and is a very reputable builder. I have provided a link to their company website if you want to learn more about their company and the products they offer.

New Homes For Sale - Building Houses and Communities
lennar.com



Have a Happy Thanksgiving!

Kyle Richison

Division President

[Rausch Coleman Homes](#)

PRESS RELEASE

Lennar To Acquire Rausch Coleman Homes

Nov 19, 2024

MIAMI, Nov. 19, 2024 /PRNewswire/ -- Lennar Corporation (NYSE: LEN and LEN.B) announced today that it has entered into a definitive agreement to acquire Rausch Coleman Homes, a residential homebuilder based in Fayetteville, Arkansas. Lennar will acquire Rausch Coleman's homebuilding operations, which expects to deliver approximately 5,000 homes with an average sales price of \$230,000 in calendar year 2024.

In connection with Lennar's land light strategy, Lennar intends to assign the purchase of, and option, all of Rausch Coleman's land assets with a third party.

With this acquisition, Lennar will expand its footprint into new markets in Arkansas, Oklahoma, Alabama, Kansas and Missouri while adding to its existing footprint in Texas, Oklahoma, Alabama and Florida. The acquisition will add to Lennar's community count and deliveries which are part of its 2025 growth target. The acquisition is expected to be completed in Lennar's first quarter of 2025.

About Lennar

Lennar Corporation, founded in 1954, is one of the nation's leading builders of quality homes for all generations. Lennar builds affordable, move-up and active adult homes primarily under the Lennar brand name. Lennar's Financial Services segment provides mortgage financing, title and closing services primarily for buyers of Lennar's homes and, through LMF Commercial, originates mortgage loans secured primarily by commercial real estate properties throughout the United States. Lennar's Multifamily segment is a nationwide developer of high-quality multifamily rental properties. LEN^x drives Lennar's technology, innovation and strategic investments. For more information about Lennar, please visit www.lennar.com.

Forward-Looking Statements

Some of the statements in this press release are "forward-looking statements," as that term is defined in the Private Securities Litigation Reform Act of 1995, including but not limited to the markets Lennar will enter into following the acquisition, the assignment of Rausch's land assets to a third party and the timing of such assignment, the anticipated volume and average price of Rausch's home sales for 2024, and the timing of the closing of the transaction. These forward-looking statements are subject to risks, uncertainties and assumptions that could cause actual results and events to differ materially from those anticipated by the forward-looking statements.

Important factors that could cause differences between anticipated and actual results include, but are not limited to, potential delays in consummating or any potential termination of the potential transaction and the subsequent assignment of Rausch's assets to a third party; the possibility that any of the anticipated benefits and projected synergies of the potential transaction will not be realized or will not be realized within the expected time period; risks that the anticipated tax treatment of the potential transaction is not obtained; unforeseen or unknown liabilities; our inability to successfully execute our strategies, including our land light strategy, and our planned spin-off, and the other risks and uncertainties described in our filings from time to time with the U.S. Securities and Exchange Commission, including in the "Risk Factors" and "Management's Discussion and Analysis of Financial Condition and Results of Operations" sections in our most recent Annual Report on Form 10-K filed on January 26, 2024, as amended, and our Quarterly Reports on Form 10-Q. These forward-looking statements speak only as of the date hereof and we undertake no obligation to publicly update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise, except as required by law.



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

Memorandum

To: Honorable Chair and Planning Commissioners

From: Carolyn Back, Community Development Director

Re: Rezone CZ 24-09 / PUD-R 24-02, Kelly Crossing

Date: December 16, 2024

BACKGROUND

Kelly Crossing History

The applicant applied for a Rezone with a Planned Unit Development (PUD) on 10.02.2024 and was advised that it would be at their own risk to make an application before the Annexation request was heard by the City Council on 12.02.2024. The applicant chose to move forward in order to make the deadline for the next available Planning Commission meeting on 12.16.2024.

The Annexation before the City Council was to determine if the overall 200-acres, under three separate property owners' *Consent for Annexation* applications, would benefit the City of Coweta.

City Staff received seven (7) calls and one (1) lobby visitor referencing the Annexation. Many county and city residents were in attendance and voiced their concerns to the City Council during the public hearing. Their concerns were mainly focused on: stormwater/flooding, fire response times, water pressure concerns, schools, and traffic impacts. Staff and City Council attempted to inform the community members that stormwater/flooding would be addressed during the platting phase, if the Annexation was approved. After speaking with the Fire Chief, it was determined the five (5) fire response times for that area over the past year equals a 12-minute average. Water is to be addressed by RWD #4 and RWD #5 during the platting process, and schools are within the Broken Arrow School District. Traffic impacts will be addressed with the Coweta Public Works Streets and Wagoner County Roads departments during the platting process.

On 12.02.2024, after hearing public comment, the Coweta City Council, with a vote of 5-0-0, approved the three (3) applicant's requests for Annexation of 200-acres into the city limits of the City of Coweta, which included the RC Wagoner LLC 80-acre parcel known as Kelly Crossing.

Rezone with Planned Unit Development (PUD) Request

Tanner Consulting, for the property owners RC Wagoner LLC, is seeking to amend the zoning map for the subject 80-acre parcel located within the West Half (W/2) of the Southeast Quarter (SE/4) of Section 33, Township 18 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, State of Oklahoma. This property abuts the north side of East 121st Street South and is approximately one-quarter mile west of South 241st East Avenue. The request is to rezone the property from Agriculture (AG) to Residential Single-Family (RS-3) in addition to a Planned Unit Development (PUD 24-02) with Development Standards for Development Area A. This rezoning will allow for the development and construction of Kelly Crossing, a Residential Single-Family Subdivision within the city limits of Coweta.

Wagoner County Rural Water District #5 provided a Will Serve Letter for Kelly Crossing on Thursday, December 12, 2024. (attached)

In review of the rezone application, with the conceptual plans included within the Planned Unit Development, the City of Coweta, in negotiations with Tanner Consulting, has secured a substantial amount of common open space for stormwater drainage and recreation areas.

- Per the current conceptual plans for Kelly Crossing the subdivision will consist of 80-acres with over 12-acres of common open space for a percentage of 15% of land dedicated to the use of stormwater drainage areas, parks, and trails through natural open space.
- In comparison, one of Coweta's subdivisions currently under construction consists of 134.3-acres and has provided 22.965-acres of common open space for a percentage of 17% of common open space.
- Rausch Coleman's The Woods subdivision consists of 229-acres with over 60-acres of common open space for a total of 26%.

Kelly Crossing Financial Impact

- Based on the estimated 435 single-family lots in Kelly Crossing, these homes should generate a minimum of \$2.6 million in use tax over the construction period.
- The homes will also generate ongoing franchise tax from PSO of at least \$15,000 to \$18,000 per year upon full build out.
- Increased sales tax is hard to predict due to leakage to BA, but we guess at least \$115K per year in additional sales tax upon full build out, probably much higher as we gain retailers.
- Total minimum revenue potential over ten years: \$3.9 million (will be much higher with additional retail close to home).
- Increased population will generate stronger interest from retailers.
- RC Development Group, working with our Coweta Fire Department, has also agreed to

pay \$20,000 for half of the \$40,000 cost of a new storm siren for the new 200-acre annexed area within the Coweta Fire District. In being community minded, they have also agreed to provide space for an additional storm siren to be installed in The Woods subdivision.

- Rausch Coleman is a strong partner in the community and is active in many community organizations.

Kelly Crossing Existing and Surrounding Land Use and Zoning (80-Acres)

Existing Land Use	Existing Zoning
Agricultural - Vacant Land	Agriculture - AG
Surrounding Land Use	Surrounding Zoning
North: Single-Family Residential (Oneta Farms)	RS-3 (Wagoner County)
East: Vacant Land	AG (City of Coweta; Wagoner County)
South: Single-Family Residential (Prairie Haven)	AG; Rural Residential (County)
West: Vacant Land	AG (County)

A rezoning request must determine whether the proposed land use, if implemented, would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.

The consultant hired to write the Coweta 2020-2030 Comprehensive Plan, which updated the 1994-2020 plan, removed designations from unincorporated areas within the Coweta “Fenceline.” The previous plan designated the Subject Property as “Low Intensity,” which at the time supported a maximum of nine (9) dwelling units per acre. The proposed development will have a maximum density of 4.4 dwelling units per acre, per restrictions set forth by the development standards within the PUD.

The Wagoner County Comprehensive Plan only supports a maximum of two (2) dwelling units per acre (1/2 acre lots), with the intent to push new city-density development to annex, including areas such as the Subject Property which have access to public water and sewer.

Rausch Coleman Open House

Rausch Coleman Homes hosted an Open House on December 11, 2024 from 4:00 to 6:00 PM at

The Woods Subdivision. They had all of their employees there to give tours of their houses under construction with the ability to talk to the construction team, through their neighborhood and their stormwater detention facilities with their land team, tours through their finished homes with their sales team, and a chance to meet and talk with Kyle Richison, the Division President. In speaking with Rausch Coleman representatives, only one (1) City Councilor, one (1) Planning Commissioner, one (1) Police Chief, and a total of three (3) community members attended. There was a lot of activity on social media acknowledging the Open House invitation, but no one in opposition attended the Open House to learn more and ask questions.

November 19, 2024 - Press Release

Lennar Corporation announced today that it has entered into a definitive agreement to acquire Rausch Coleman Homes, a residential homebuilder based in Fayetteville, Arkansas. Lennar will acquire Rausch Coleman's homebuilding operations, which expects to deliver approximately 5,000 homes with an average sales price of \$230,000 in calendar year 2024.

Lennar Corporation, founded in 1954, is one of the nation's leading builders of quality homes for all generations. Lennar builds affordable, move-up and active adult homes primarily under the Lennar brand name. (press release attached)

STAFF RECOMMENDATION

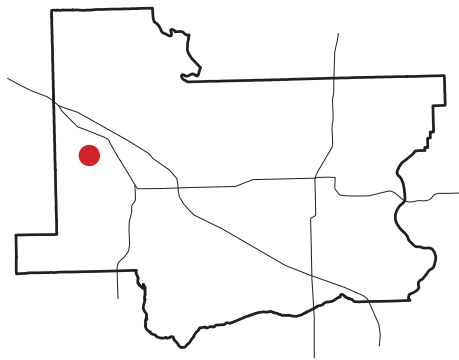
ATTACHMENTS

1. 21077_20241001_Kelly Crossing PUD
2. CZ 24-09 Location Map
3. CZ 24-09 Aerial View
4. CZ 24-09 Zoning Map
5. RWD5_Kelly Crossing Will Serve
6. RCH Openhouse Invitation
7. Press Release - Lennar To Acquire Rausch Coleman Homes
8. RCH Email - Selling lots to Lennar

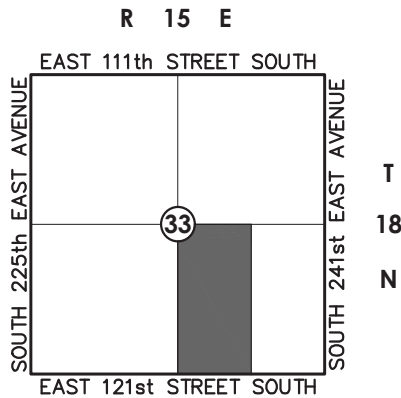
PUD-XX

Kelly Crossing

APPROXIMATELY 79 ACRES
PART OF THE W/2 OF THE SE/4 OF SECTION 33, T-18-N, R-15-E
CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA



WAGONER COUNTY



Location Map



OCTOBER 2024

OWNER:
RC WAGONER, LLC

APPLICANT:
NATHAN CROSS
2 W 2nd ST, STE 700
TULSA, OK 74103
NCROSS@DSDA.COM

CONSULTANT:
TANNER CONSULTING LLC
c/o MEGAN PASCO
5323 S LEWIS AVE
TULSA, OK 74105
MPASCO@TANNERBAITSHOP.COM

TABLE OF CONTENTS

- I. PROPERTY DESCRIPTION**
- II. DEVELOPMENT CONCEPT**
- III. PUD DEVELOPMENT STANDARDS**

Exhibit A: Aerial Photography & Boundary Depiction

Exhibit B: Conceptual Site Plan

Exhibit C: Proposed Amenities

I. PROPERTY DESCRIPTION

PER WARRANTY DEED DATED THE 15TH DAY OF AUGUST, 2017 AND FILED OF RECORD IN BOOK 2379 ON PAGES 287:288 OF THE RECORDS OF THE COUNTY CLERK, WAGONER COUNTY, STATE OF OKLAHOMA:

THE W/2 OF THE SE/4 OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA;

LESS AND EXCEPT THAT PART PLATTED AS RESERVE AREA "K" OF "ONETA FARMS PHASE IV", A SUBDIVISION IN WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (DOC. # 2022-14062).

II. DEVELOPMENT CONCEPT

Kelly Crossing is a proposed Residential Planned Unit Development ("PUD-R" or "PUD") consisting of approximately 79 acres of undeveloped land located west of the northwest corner of Oneta Road (S. 241st E. Ave.) and 121st Street South (the "Subject Property"). The Subject Property is currently zoned AG in unincorporated Wagoner County and is bounded on the north by "Oneta Farms" single-family subdivision phases zoned RS-3, on the south by the "Prairie Haven" single-family subdivision and agricultural/rural residential tracts all zoned AG, and on the west and east by agricultural land zoned AG, all within unincorporated Wagoner County.

The developer proposes to develop a new single-family subdivision with public streets that offers both additional housing options and uniquely sizeable green spaces that will contribute to an open atmosphere within the proposed development. To facilitate the proposed development, (1) the site is requested for annexation by the City of Coweta and (2) an underlying rezoning application additionally proposes to rezone the property from AG to RS-3 in addition to the Development Standards set forth below.

Sanitary sewer service for the proposed development will be served by Wagoner County Rural Water District #4, and public water service will be provided either by Wagoner County Rural Water District #5.

Primary access to the proposed development would be from the south off of 121st Street South. The entrances off of 121st Street South will have design elements and landscaping to promote a clean and welcoming aesthetic for the residents and the surrounding community. Four (4) existing stub streets platted within the Oneta Farms subdivision phases will be continued through to Kelly Crossing. New stub streets are proposed along the east and west lines, facilitating development of adjoining tracts and improving accessibility for the site and the surrounding area.

The Coweta comprehensive Plan, "Coweta 2020-2030", has no designation for the Subject Property. Coweta 2020-2030, which updated the 1994-2020 plan, removed designations from unincorporated areas within the "Fenceline." The previous plan designated the Subject Property as "Low Intensity," which at the time supported a maximum of nine (9) dwelling units per acre. The proposed development will have a maximum density of 5.5 dwelling units per acre, per restrictions set forth by the development standards.

The Wagoner County Comprehensive Plan designates this area as Intensity Level II. Per recent changes to the Wagoner County Metropolitan Planning Area Zoning Ordinance, the Wagoner County Comprehensive Plan now only supports a maximum of two (2) dwelling units per acre, with the intent to push new city-density developments to annex, including areas such as the Subject Property, which have access to public water and sewer.

Coweta 2020-2030, however, provides:

"Over time, the City Limits should incrementally include areas for potential income generating land use in the area between the current city limits and the Muskogee Turnpike, partially in response to existing water and sewer infrastructure. New areas for residential growth should be considered for annexation primarily to ensure quality of development."

With public water and public sewer, Kelly Crossing will generate new economic development and income for Coweta through job growth, increased local sales taxes, increased bonding capacity and applicable millage rates, sales taxes and permitting fees for initial home construction, and ongoing sales and use taxes for online purchases by new Coweta residents. Annexation further supports the policies, goals, and objectives of the Coweta Comprehensive Plan by allowing the City of Coweta to guide development design and ensure the quality of development.

II. DEVELOPMENT STANDARDS

Gross Land Area:	3,460,605 SF	79.445 AC
Net Land Area:	3,460,605 SF	79.445 AC
Permitted Uses: Uses permitted by right in the RS-3 District (excepting neighborhood group homes) and customary accessory uses and structures, plus private neighborhood recreational facilities such as neighborhood park, playground, and recreational open space, and neighborhood signage		
Maximum Number of Lots:	435	
Minimum Lot Width*:	40 FT	
Minimum Lot Size:	4,400 SF	
Maximum Building Height:	2 Stories and 35 FT	
Minimum Off-street Parking:	Two (2) enclosed or unenclosed off-street parking spaces required per dwelling unit	
Minimum Yard Setbacks:		
Front Yard:	20 FT	
Rear Yard:	15 FT	
Side Yard (Interior):	5 FT	
Side Yard Abutting a Non-Arterial Street:	15 FT; 20 FT for garage facing side street	
Any Yard Abutting an Arterial Street:	20 FT	
Other Bulk and Area Requirements:	As required within the RS-3 District	

* Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Coweta Zoning Code.

AMENITIES: Exhibit "B" represents initial concepts for neighborhood amenities, which shall be maintained as common areas by a mandatory property owners' association to be formed by the Deed of Dedication and Restrictive Covenants of a subdivision plat for areas containing such common areas. Not less than 10% of the gross land area will be preserved as common open space for the enjoyment of residents. A landscaped entrance shall be constructed at the 121st Street South entrance. The maximum copy area height shall be 8 FT, the maximum copy area mounted height shall be 15 FT, and the maximum display surface area shall be 120 SF. If signage is included on both sides of the entry, the second sign shall be permitted, in which case the aggregate display surface area shall be restricted to 120 SF.

STREETS: All streets within the proposed development will be dedicated to the public and will be constructed in accordance with all applicable standards.

FENCING: All fences within the proposed development will be constructed in accordance with the requirements of the Coweta Zoning Code.

SCHEDULE OF DEVELOPMENT: Development of the project is expected to commence and be phased and completed as market conditions permit.

Kelly Crossing

EXHIBIT A

AERIAL PHOTOGRAPHY AND BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED



Kelly Crossing

EXHIBIT B

CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF SEPTEMBER 3, 2024

SITE PLAN KEY NOTES

- 1. PEDESTRIAN ACCESS
- 2. POCKET PARK WITH BENCHES & LANDSCAPING
- 3. SHADE STRUCTURE & PICNIC TABLES
- 4. PRESERVED VEGETATION
- 5. NATURAL TRAIL



**Site Plan is conceptual and subject to change during platting and engineering process*



Kelly Crossing

EXHIBIT C

CONCEPTUAL AMENITY PLAN

CONCEPTUAL LAYOUT SHOWN AS OF SEPTEMBER 3, 2024



Example of Pocket Park, Bench Seating, and Landscaping

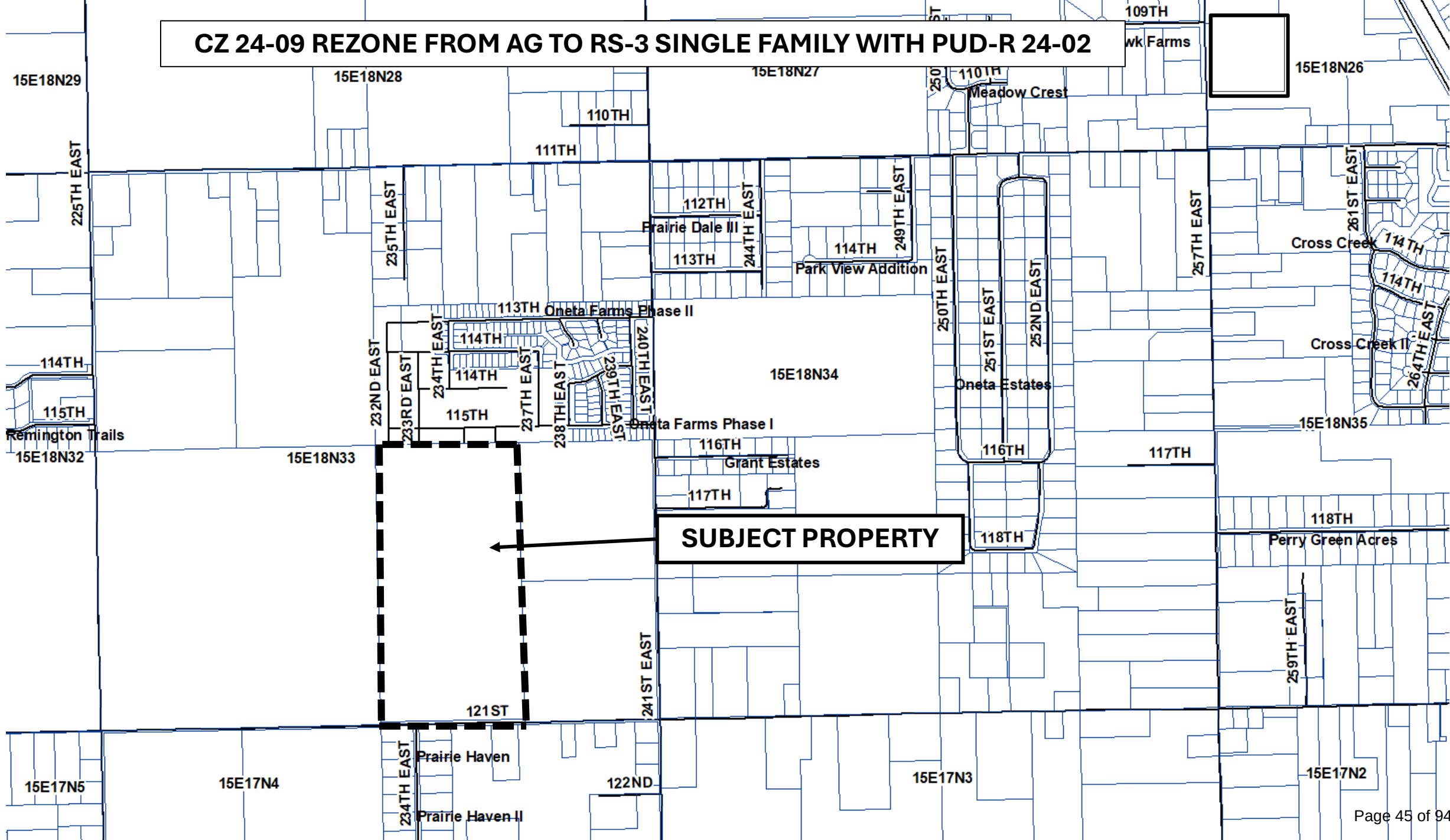


Example of Shade Structure Equipment Quality



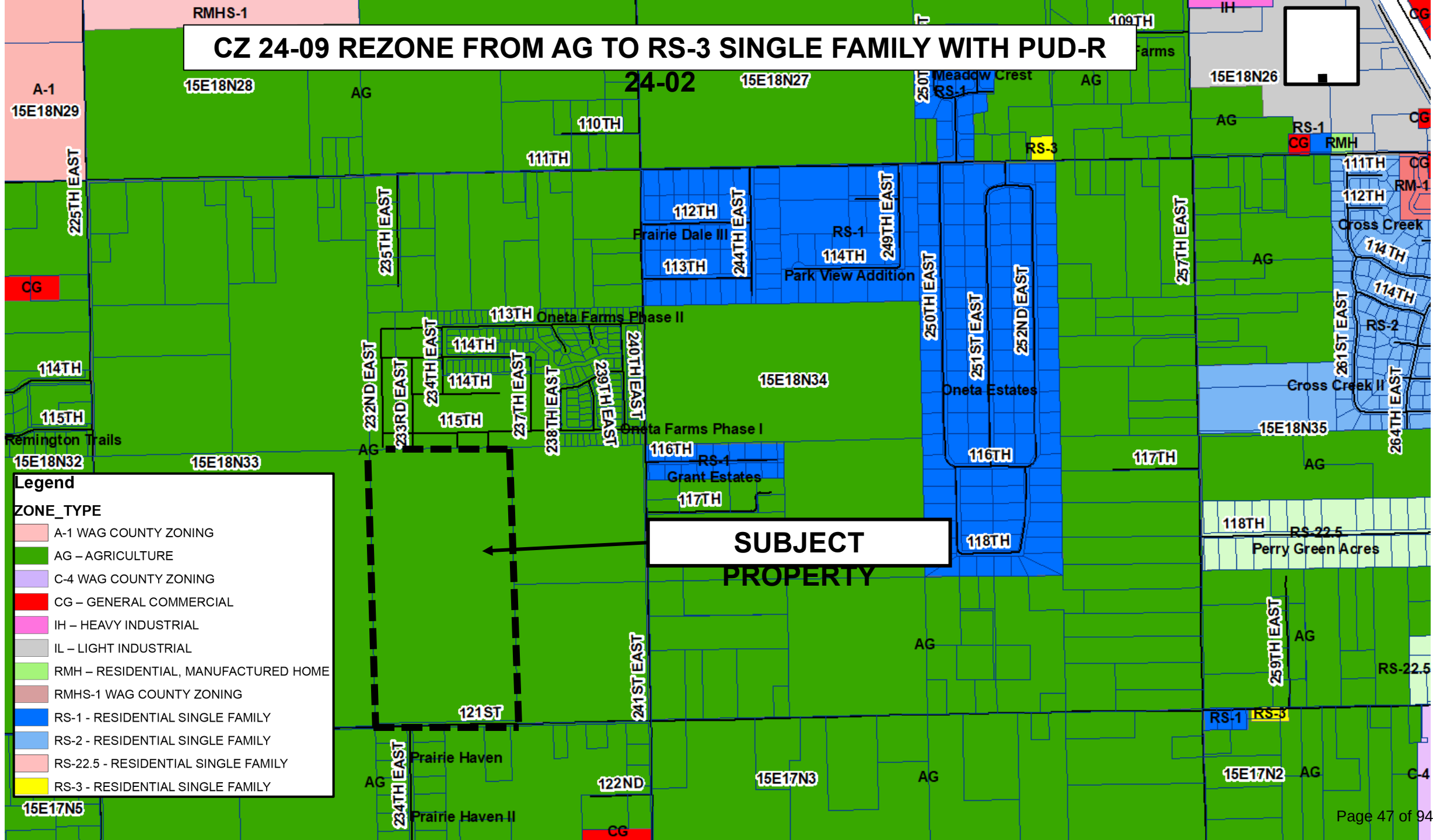
Example of Natural Trail

CZ 24-09 REZONE FROM AG TO RS-3 SINGLE FAMILY WITH PUD-R 24-02





CZ 24-09 REZONE FROM AG TO RS-3 SINGLE FAMILY WITH PUD-R





Rural Water District No. 5 Wagoner County
PO Box 835, Coweta, OK 74429
(P) 918-486-5458 (F) 918-486-1440
Website: www.ruralwater5.com
TDD #711

December 12, 2024

RE: Kelly Crossing, 80-acre tract situated in the W/2 of the SE/4 of Section 33, T18N, R15E of the Indian Base and Meridian, Wagoner County, Oklahoma.

This letter is to confirm that Rural Water District No. 5 Wagoner County will provide water service to 421 lots as proposed in the above-described property after all off-site and on-site water infrastructure has been completed by the developer.

I would also like to confirm that Rural Water District No. 5 understands and has no objections to Rural Water District No. 4 providing sanitary sewer service to the above-described property.

Please feel free to contact myself or our office if you have any thoughts or concerns.

Thank you,

A handwritten signature in cursive script, appearing to read "Sean Garrison".

Sean Garrison
District Manager
Rural Water District No. 5
Wagoner County

You're Invited!

RAUSCH
COLEMAN
HOMES®

Community Open House

December 11, 2024
4:00 PM - 6:00 PM

The Woods
27502 E. 114th Place South
Coweta, OK 74429

Please join us for an open house to learn more about Rausch Coleman Homes, our mission, and the beautiful homes we're bringing Coweta!

PRESS RELEASE

Lennar To Acquire Rausch Coleman Homes

Nov 19, 2024

MIAMI, Nov. 19, 2024 /PRNewswire/ -- Lennar Corporation (NYSE: LEN and LEN.B) announced today that it has entered into a definitive agreement to acquire Rausch Coleman Homes, a residential homebuilder based in Fayetteville, Arkansas. Lennar will acquire Rausch Coleman's homebuilding operations, which expects to deliver approximately 5,000 homes with an average sales price of \$230,000 in calendar year 2024.

In connection with Lennar's land light strategy, Lennar intends to assign the purchase of, and option, all of Rausch Coleman's land assets with a third party.

With this acquisition, Lennar will expand its footprint into new markets in Arkansas, Oklahoma, Alabama, Kansas and Missouri while adding to its existing footprint in Texas, Oklahoma, Alabama and Florida. The acquisition will add to Lennar's community count and deliveries which are part of its 2025 growth target. The acquisition is expected to be completed in Lennar's first quarter of 2025.

About Lennar

Lennar Corporation, founded in 1954, is one of the nation's leading builders of quality homes for all generations. Lennar builds affordable, move-up and active adult homes primarily under the Lennar brand name. Lennar's Financial Services segment provides mortgage financing, title and closing services primarily for buyers of Lennar's homes and, through LMF Commercial, originates mortgage loans secured primarily by commercial real estate properties throughout the United States. Lennar's Multifamily segment is a nationwide developer of high-quality multifamily rental properties. LEN^x drives Lennar's technology, innovation and strategic investments. For more information about Lennar, please visit www.lennar.com.

Forward-Looking Statements

Some of the statements in this press release are "forward-looking statements," as that term is defined in the Private Securities Litigation Reform Act of 1995, including but not limited to the markets Lennar will enter into following the acquisition, the assignment of Rausch's land assets to a third party and the timing of such assignment, the anticipated volume and average price of Rausch's home sales for 2024, and the timing of the closing of the transaction. These forward-looking statements are subject to risks, uncertainties and assumptions that could cause actual results and events to differ materially from those anticipated by the forward-looking statements.

Important factors that could cause differences between anticipated and actual results include, but are not limited to, potential delays in consummating or any potential termination of the potential transaction and the subsequent assignment of Rausch's assets to a third party; the possibility that any of the anticipated benefits and projected synergies of the potential transaction will not be realized or will not be realized within the expected time period; risks that the anticipated tax treatment of the potential transaction is not obtained; unforeseen or unknown liabilities; our inability to successfully execute our strategies, including our land light strategy, and our planned spin-off, and the other risks and uncertainties described in our filings from time to time with the U.S. Securities and Exchange Commission, including in the "Risk Factors" and "Management's Discussion and Analysis of Financial Condition and Results of Operations" sections in our most recent Annual Report on Form 10-K filed on January 26, 2024, as amended, and our Quarterly Reports on Form 10-Q. These forward-looking statements speak only as of the date hereof and we undertake no obligation to publicly update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise, except as required by law.

Sent: Tuesday, November 26, 2024 8:49 AM
To: Carolyn Back <cback@cityofcoweta-ok.gov>
Subject: Oneta Development

Good morning, Carolyn

Just following up on our conversation regarding the developments off Oneta rd. Rausch Coleman's development company intends on selling the lots to Lennar Homes.

Lennar builds a variety of products and is a very reputable builder. I have provided a link to their company website if you want to learn more about their company and the products they offer.

**New Homes For Sale - Building Houses and
Communities**
lennar.com



Have a Happy Thanksgiving!

Kyle Richison

Division President

[Rausch Coleman Homes](#)



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

Memorandum

To: Honorable Chair and Planning Commissioners

From: Carolyn Back, Community Development Director

Re: Rezone CZ 24-11 / PUD-R 24-03, Tiger Trails

Date: December 16, 2024

BACKGROUND

Tiger Trails History

The applicant applied for a Rezone with a Planned Unit Development (PUD) on 10.02.2024 and was advised that it would be at their own risk to make an application before the Annexation request was heard by the City Council on 12.02.2024. The applicant chose to move forward in order to make the deadline for the next available Planning Commission meeting on 12.16.2024.

The Annexation before the City Council was to determine if the overall 200-acres, under three separate property owners' *Consent for Annexation* applications, would benefit the City of Coweta.

City Staff received seven (7) calls and one (1) lobby visitor referencing the Annexation. Many county and city residents were in attendance and voiced their concerns to the City Council during the public hearing. Their concerns were mainly focused on: stormwater/flooding, fire response times, water pressure concerns, schools, and traffic impacts. Staff and City Council attempted to inform the community members that stormwater/flooding would be addressed during the platting phase, if the Annexation was approved. After speaking with the Fire Chief, it was determined the five (5) fire response times for that area over the past year equals a 12-minute average. Water is to be addressed by RWD #4 and RWD #5 during the platting process, and schools are within the Broken Arrow School District. Traffic impacts will be addressed with the Coweta Public Works Streets and Wagoner County Roads departments during the platting process.

On 12.02.2024, after hearing public comment, the Coweta City Council, with a vote of 5-0-0, approved the three (3) applicant's requests for Annexation of 200-acres into the city limits of the City of Coweta, which included the Stanart 80-acre parcel known as Tiger Trails.

Tiger Trails Rezone with Planned Unit Development (PUD) Request

Tanner Consulting, for the property owners Mark Stanart, Glen Stanart, and Stanley Stanart, is seeking to amend the zoning map for the subject 80-acre parcel located south of the SE/c of East 111th Street South and South 241st East Avenue. The request is to rezone the property from Agriculture (AG) to Residential Single-Family (RS-3) in addition to a Planned Unit Development (PUD 24-03) with Development Standards for Development Areas A and B. This rezoning will allow for the development and construction of Tiger Trails, a Residential Single-Family Subdivision within the city limits of Coweta.

Wagoner County Rural Water District #4 provided a Will Serve Letter for Tiger Trails on Thursday, December 12, 2024. (attached)

In review of the rezone application, with the conceptual plans included within the Planned Unit Development, the City of Coweta, in negotiations with Tanner Consulting, has secured a substantial amount of common open space for stormwater drainage and recreation areas.

- Per the current conceptual plans for Tiger Trails the subdivision will consist of 80-acres with over 14-acres of common open space for a percentage of 18% of land dedicated to the use of stormwater drainage areas, parks, and trails through natural open space.
- In comparison, one of Coweta's subdivisions currently under construction consists of 134.3-acres and has provided 22.965-acres of common open space for a percentage of 17% of common open space.
- Rausch Coleman's The Woods subdivision consists of 229-acres with over 60-acres of common open space for a total of 26%.

Tiger Trails Financial Impact

- 315 homes should generate a minimum of \$1.9 million in use tax over the construction period.
- The homes will also generate ongoing franchise tax from PSO of at least \$10,000 to \$13,000 per year upon full build out.
- Increased sales tax is hard to predict due to leakage to BA, but we guess at least \$85K per year in additional sales tax upon full build out, probably much higher as we gain retailers.
- Total minimum revenue potential over ten years: \$2.1 million (will be much higher with additional retail close to home).
- Increased population will generate stronger interest from retailers.
- RC Development Group, working with our Coweta Fire Department, has also agreed to pay \$20,000 for half of the \$40,000 cost of a new storm siren for the new 200-acre annexed area within the Coweta Fire District. In being community minded, they have also agreed to provide space for an additional storm siren to be installed in The Woods subdivision.
- Rausch Coleman is a strong partner in the community and is active in many community

organizations.

Tiger Trails Existing and Surrounding Land Use and Zoning (80-Acres)

Existing Land Use	Existing Zoning
Agricultural - Vacant Land	Agriculture - AG
Surrounding Land Use	Surrounding Zoning
North: Rural Residential	AG
East: Rural Residential	AG
South: Agricultural (Vacant Land); Rural Residential	AG; RS 22.5
West: Single-Family Residential (Oneta Farms); S 241st E Ave (Oneta Road)	RS-3

A rezoning request must determine whether the proposed land use, if implemented, would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.

The consultant hired to write the Coweta 2020-2030 Comprehensive Plan, which updated the 1994-2020 plan, removed designations from unincorporated areas within the Coweta “Fenceline.” The previous plan designated the Subject Property as “Low Intensity,” which at the time supported a maximum of nine (9) dwelling units per acre. The proposed development will have a maximum density of 4.4 dwelling units per acre, per restrictions set forth by the development standards within the PUD.

The Wagoner County Comprehensive Plan only supports a maximum of two (2) dwelling units per acre (1/2 acre lots), with the intent to push new city-density development to annex, including areas such as the Subject Property which have access to public water and sewer.

Rausch Coleman Homes Open House

Rausch Coleman Homes hosted an Open House on December 11, 2024 from 4:00 to 6:00 PM at The Woods Subdivision. They had all of their employees there to give tours of their houses under construction with the ability to talk to the construction team, through their neighborhood and their stormwater detention facilities with their land team, tours through their finished homes with their sales team, and a chance to meet and talk with Kyle Richison, the Division President. In speaking with Rausch Coleman representatives, only one (1) City Councilor, one (1) Planning Commissioner, one (1) Police Chief, and a total of three (3) community members attended. There was a lot of activity on social media acknowledging the

Open House invitation, but no one in opposition attended the Open House to learn more and ask questions.

November 19, 2024 - Press Release

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Lennar Corporation, founded in 1954, is one of the nation's leading builders of quality homes for all generations. Lennar builds affordable, move-up and active adult homes primarily under the Lennar brand name. (press release attached)

STAFF RECOMMENDATION

City Staff supports Planning Commission recommendation for approval

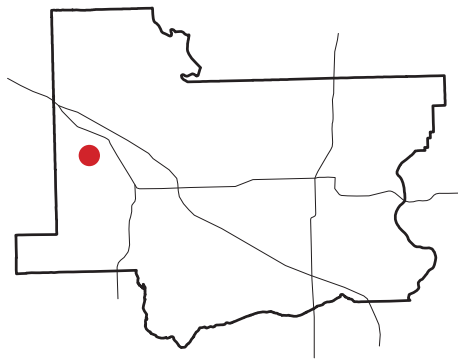
ATTACHMENTS

1. 22094_20241001_Tiger Trails PUD
2. CZ 24-11 Location Map
3. CZ 24-11 Aerial View
4. CZ 24-11 Zoning Map
5. Rural Water District #4 Letter
6. RCH Openhouse Invitation
7. Press Release - Lennar To Acquire Rausch Coleman Homes
8. RCH Email - Selling lots to Lennar

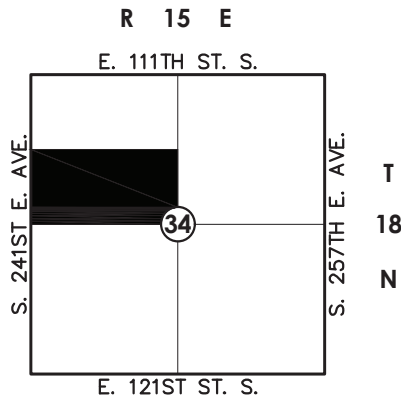
PUD-XX

Tiger Trails

APPROXIMATELY 80 ACRES
THE S/2 OF THE NW/4 OF SECTION 34, T-18-N, R-15-E
CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA



WAGONER COUNTY



Location Map



OCTOBER 2024

OWNER:
RC WAGONER, LLC

APPLICANT:
NATHAN CROSS
2 W 2nd ST, STE 700
TULSA, OK 74103
NCROSS@DSDA.COM

CONSULTANT:
TANNER CONSULTING LLC
c/o MEGAN PASCO
5323 S LEWIS AVE
TULSA, OK 74105
MPASCO@TANNERBAITSHOP.CO
M

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- I. PROPERTY DESCRIPTION**
- II. DEVELOPMENT CONCEPT**
- III. PUD DEVELOPMENT STANDARDS**

Exhibit A: Aerial Photography & Boundary Depiction

Exhibit B: Conceptual Site Plan

Exhibit C: Proposed Amenities

I. PROPERTY DESCRIPTION

PER PERSONAL REPRESENTATIVES' DEED DATED THE 28TH DAY OF JANUARY, 2014 AND FILED OF RECORD IN BOOK 2143 ON PAGES 317:318 OF THE RECORDS OF THE COUNTY CLERK, WAGONER COUNTY, STATE OF OKLAHOMA:

THE S/2 OF THE NW/4 OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, OKLAHOMA.

II. DEVELOPMENT CONCEPT

Tiger Trails is a proposed Residential Planned Unit Development ("PUD-R" or "PUD") consisting of approximately 78 acres of undeveloped land located on Oneta Road (S. 241st E. Ave.) between 113th and 116th Streets South (the "Subject Property"). The Subject Property is currently zoned AG in unincorporated Wagoner County and is bounded on the north, west, and a part of the south line by single-family subdivisions zoned RS-1, on the west by a single-family subdivision zoned RS-3. Agricultural land zoned AG in unincorporated Wagoner County abuts the eastern approximate half of the south line.

The developer proposes to develop a new single-family subdivision with public streets that offers both additional housing options and uniquely sizeable green spaces that will contribute to an open atmosphere within the proposed development. To facilitate the proposed development, (1) the site is requested for annexation by the City of Coweta and (2) an underlying rezoning application additionally proposes to rezone the property from AG to RS-3 in addition to the Development Standards set forth below.

Sanitary sewer and water service for the proposed development will be served by Wagoner County Rural Water District #4.

Primary access to the proposed development would be from the west off Oneta Road. Oneta Road was recently improved from 101st St. S. to 121st St. S. The entrance off Oneta Road will have design elements and landscaping to promote a clean and welcoming aesthetic for the residents and the surrounding community. S. 244th E. Ave. is a stub street platted within Prairie Dale III, but the roadway was not constructed to its south end. A stub street will be built to align with S. 244th E. Ave. allowing for future connection if and when the existing county road is completed. A new stub street is proposed along the south line, facilitating development of adjoining tracts to the south and improving accessibility for the site and the surrounding area.

The Coweta comprehensive Plan, "Coweta 2020-2030", has no designation for the Subject Property. Coweta 2020-2030, which updated the 1994-2020 plan, removed designations from unincorporated areas within the "Fenceline." The previous plan designated the Subject Property as "Low Intensity," which at the time supported a maximum of nine (9) dwelling units per acre. The proposed development will have a

maximum density of 4.4 dwelling units per acre, per restrictions set forth by the development standards.

The Wagoner County Comprehensive Plan designates this area as Intensity Level II. Per recent changes to the Wagoner County Metropolitan Planning Area Zoning Ordinance, the Wagoner County Comprehensive Plan now only supports a maximum of two (2) dwelling units per acre (1/2 acre lots), with the intent to push new city-density developments to annex, including areas such as the Subject Property which have access to public water and sewer.

Coweta 2020-2030, however, provides:

“Over time, the City Limits should incrementally include areas for potential income generating land use in the area between the current city limits and the Muskogee Turnpike, partially in response to existing water and sewer infrastructure. New areas for residential growth should be considered for annexation primarily to ensure quality of development.”

With public water and public sewer, Tiger Trails will generate new economic development and income for Coweta through job growth, increased local sales taxes, increased bonding capacity and applicable millage rates, sales taxes and permitting fees for initial home construction, and ongoing sales and use taxes for online purchases by new Coweta residents. Annexation further supports the policies, goals, and objectives of the Coweta Comprehensive Plan by allowing the City of Coweta to guide development design and ensure the quality of development.

There is a north-south ridgeline separating the western approximately 2/3rds of the Subject Property from the eastern approximately 1/3rd. Due to this topographic characteristic, the eastern approximately 1/3rd of the site is proposed to be in a separate development area requiring a minimum of 1/2-acre lots with ODEQ-approved individual onsite sewage disposal systems, borrow-ditch designed streets, and increased development standards including but not limited to larger home sizes or minimum three-car garages.

II. DEVELOPMENT STANDARDS

DEVELOPMENT AREA A

Gross Land Area:	2,422,166 SF	55.605 AC
Net Land Area:	2,422,166 SF	55.605 AC
Permitted Uses: Uses permitted by right in the RS-3 District (excepting neighborhood group homes) and customary accessory uses and structures, plus private neighborhood recreational facilities such as neighborhood park, playground, and recreational open space, and neighborhood signage		
Maximum Number of Lots:	315	
Minimum Lot Width*:	40 FT	
Minimum Lot Size:	4,400 SF	
Maximum Building Height:	2 Stories and 35 FT	
Minimum Off-street Parking:	Two (2) enclosed or unenclosed off-street parking spaces required per dwelling unit	
Minimum Yard Setbacks:		
Front Yard:	20 FT	
Rear Yard:	15 FT	
Side Yard (Interior):	5 FT	
Side Yard Abutting a Non-Arterial Street:	15 FT; 20 FT for garage facing side street	
Any Yard Abutting an Arterial Street:	20 FT	
Other Bulk and Area Requirements:	As required within the RS-3 District	

* Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Coweta Zoning Code.

DEVELOPMENT AREA B

Gross Land Area:	968,321 SF	22.230 AC
Net Land Area:	968,321 SF	22.230 AC
Permitted Uses: Uses permitted by right in the RS-3 District (excepting neighborhood group homes) and customary accessory uses and structures, plus private neighborhood recreational facilities such as neighborhood park, playground, and recreational open space, and neighborhood signage		
Maximum Number of Lots:	30	
Minimum Lot Width*:	110 FT	
Minimum Lot Size:	21,780 SF (1/2 Acre)	
Maximum Building Height:	2 Stories and 35 FT	
Minimum Off-street Parking:	Two (2) enclosed or unenclosed off-street parking spaces required per dwelling unit, unless more restrictive development area standards are required.	
Minimum Yard Setbacks:		
Front Yard:	25 FT	
Rear Yard:	15 FT	
Side Yard (Interior):	10 FT	
Side Yard Abutting a Non-Arterial Street:	20 FT; 25 FT for garage facing side street	
Any Yard Abutting an Arterial Street:	25 FT	
Other Development Area Requirements:	Three (3) enclosed off-street parking spaces required per dwelling unit <u>or</u> a minimum dwelling size of 2,000 SF	
Other Bulk and Area Requirements:	As required within the RS-3 District	

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AMENITIES: Exhibit "B" represents initial concepts for neighborhood amenities, which shall be maintained as common areas by a mandatory property owners' association to be formed by the Deed of Dedication and Restrictive Covenants of a subdivision plat for areas containing such common areas. Not less than 10% of the gross land area will be preserved as common open space for the enjoyment of residents. A landscaped entrance shall be constructed at the Oneta Road entrance. The maximum copy area height shall be 8 FT, the maximum copy area mounted height shall be 15 FT, and the maximum display surface area shall be 120 SF. If signage is included on both sides of the entry, the second sign shall be permitted, in which case the aggregate display surface area shall be restricted to 120 SF.

STREETS: All streets within the proposed development will be dedicated to the public and will be constructed in accordance with all applicable standards, provided that borrow ditch-designed streets with shoulders and no sidewalks shall be permitted within Development Area B, in exchange for a required pedestrian trail within the common open area within Development Area B.

FENCING: All fences within the proposed development will be constructed in accordance with the requirements of the Coweta Zoning Code.

SCHEDULE OF DEVELOPMENT: Development of the project is expected to commence and be phased and completed as market conditions permit.

Tiger Trails

EXHIBIT A

AERIAL PHOTOGRAPHY AND BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED

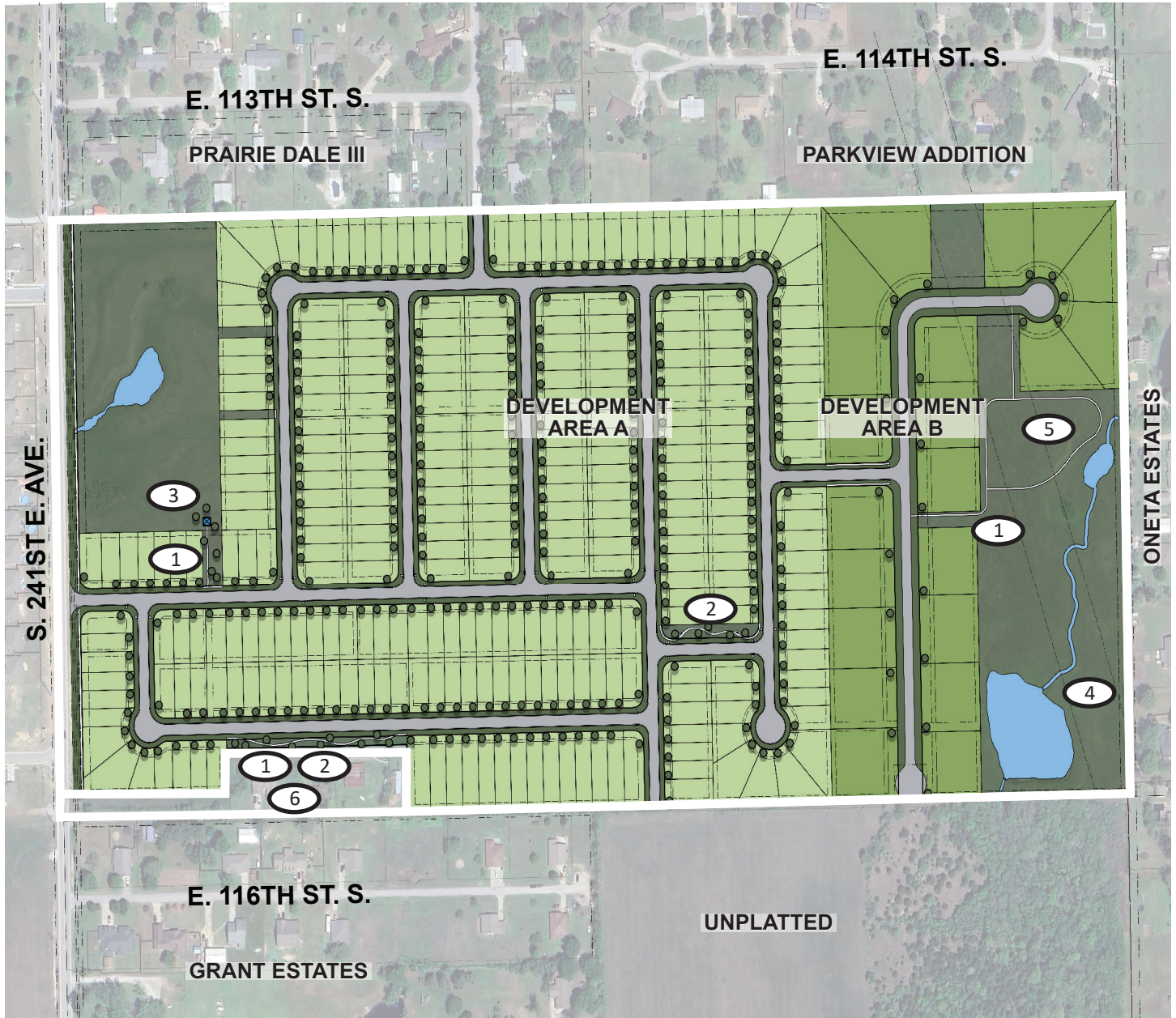


Tiger Trails

EXHIBIT B

CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF SEPTEMBER 3, 2024



SITE PLAN KEY NOTES

1. PEDESTRIAN ACCESS
2. POCKET PARK WITH BENCHES
3. SHADE STRUCTURE & PICNIC TABLES
4. PRESERVED VEGETATION
5. WALKING TRAIL
6. EXISTING HOUSE TO REMAIN

**Site Plan is conceptual and subject to change during platting and engineering process*



Tiger Trails

EXHIBIT C

CONCEPTUAL AMENITY PLAN

CONCEPTUAL LAYOUT SHOWN AS OF SEPTEMBER 3, 2024



Example of Pocket Park, Bench Seating, and Landscaping



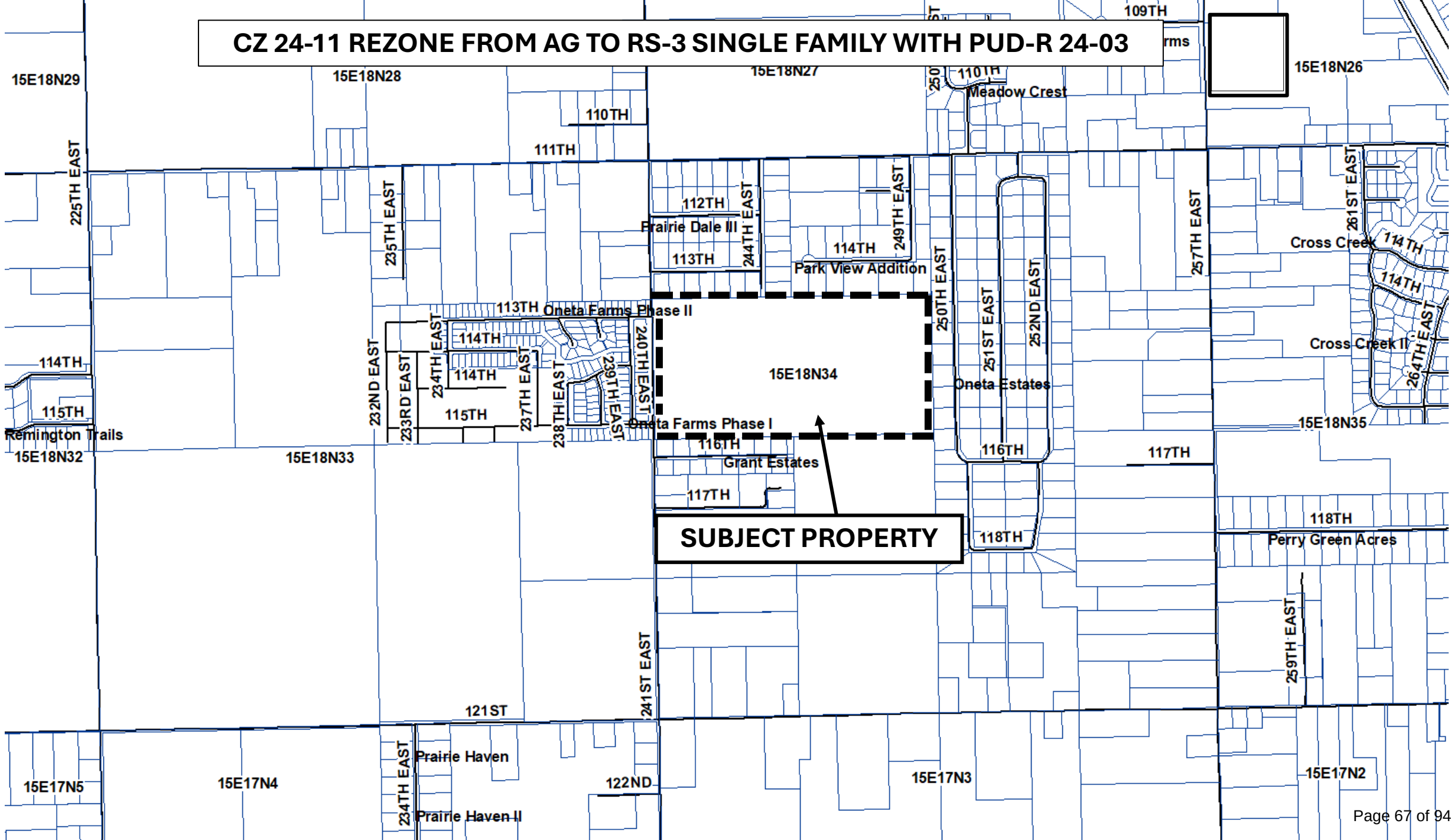
Example of Shade Structure Equipment Quality



Example of Natural Trail



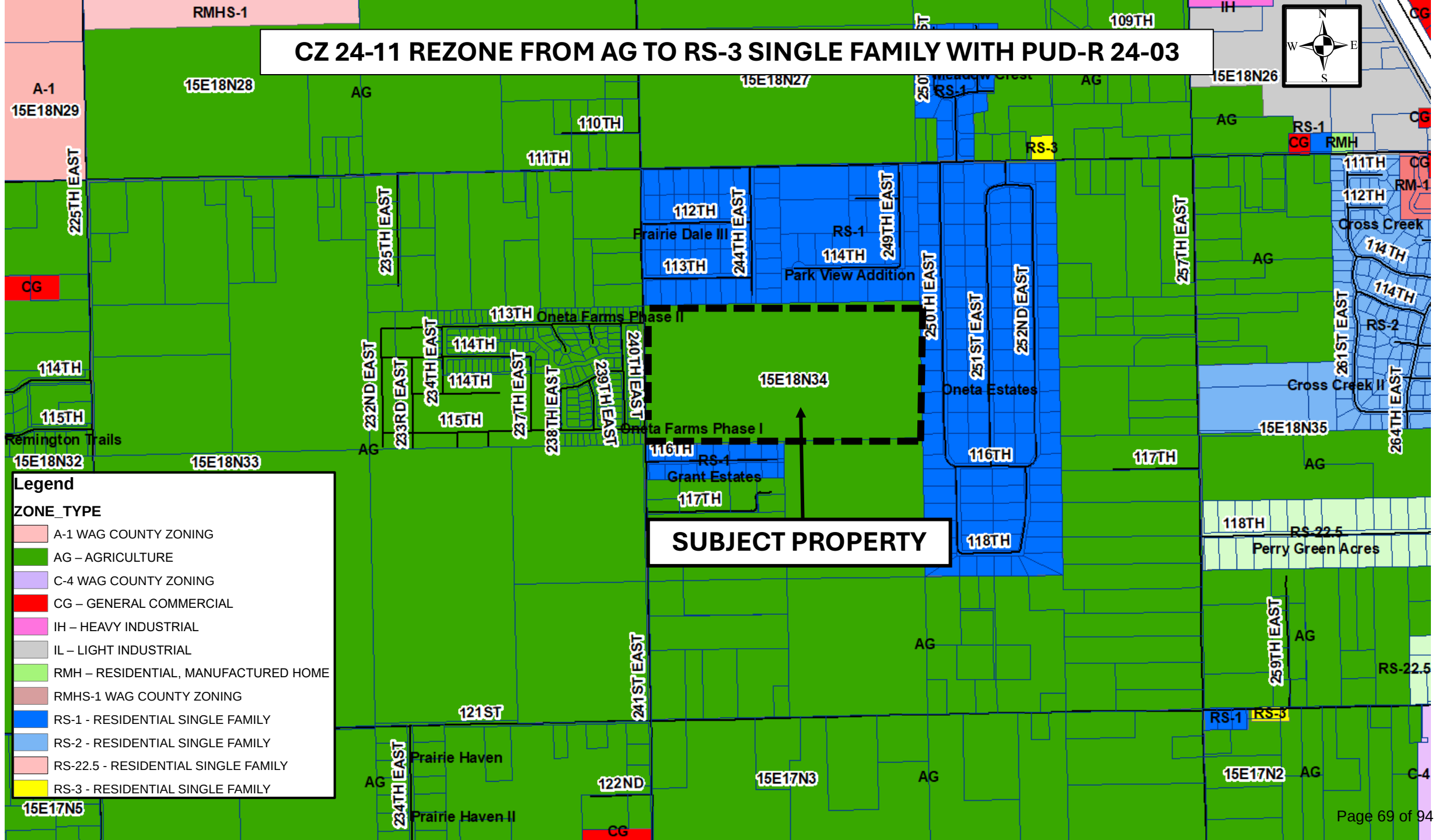
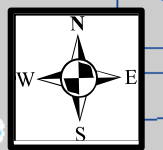
CZ 24-11 REZONE FROM AG TO RS-3 SINGLE FAMILY WITH PUD-R 24-03



CZ 24-11 REZONE FROM AG TO RS-3 SINGLE FAMILY WITH PUD-R 24-03

SUBJECT PROPERTY

CZ 24-11 REZONE FROM AG TO RS-3 SINGLE FAMILY WITH PUD-R 24-03



Legend

ZONE_TYPE

- A-1 WAG COUNTY ZONING
- AG – AGRICULTURE
- C-4 WAG COUNTY ZONING
- CG – GENERAL COMMERCIAL
- IH – HEAVY INDUSTRIAL
- IL – LIGHT INDUSTRIAL
- RMH – RESIDENTIAL, MANUFACTURED HOME
- RMHS-1 WAG COUNTY ZONING
- RS-1 - RESIDENTIAL SINGLE FAMILY
- RS-2 - RESIDENTIAL SINGLE FAMILY
- RS-22.5 - RESIDENTIAL SINGLE FAMILY
- RS-3 - RESIDENTIAL SINGLE FAMILY

SUBJECT PROPERTY



Wagoner County Rural Water District #4
9816 S. 239th East Avenue
Broken Arrow, OK 74014-3337
918-258 2331 Fax 918-251-5206 TDD #711
Web Site: www.wagonerrwd4.com

December 12, 2024

To: Wagoner County Planning & Zoning

Reference: Will Serve Letter for Tiger Trails
322 Lots on Oneta Road near 111th Street South

This letter is to inform Wagoner County that Rural Water District #4, Wagoner County, has the capacity to serve the location referenced above for the Preliminary Plat. The plat location that needs service is in the NW/4 of Section 34, T18N, R15E on the east side of Oneta Road between 111th and 121st Streets South. Wagoner County RWD #4 agrees to serve potable water, fire flow and sanitary sewer service to the aforementioned property.

The developer will be responsible for costs associated with all necessary improvements required for service. This includes a new 870 GPM duplex potable water booster pump station with backup generator, and approximately 5,500 lineal feet of 12-inch waterline along 111th Street and Oneta Road.

For the approximately 301 lots requested for sanitary sewer, additional upgrades to the Oneta Farms gravity sewer system and lift station may be required. The 8-inch force main from the Oneta Farms lift station has adequate capacity for the additional lots.

Sincerely,

Rick Lang
Rick Lang
Operations Manager

“This institution is an equal opportunity provider, and employer.”

You're Invited!

RAUSCH
COLEMAN
HOMES®

Community Open House

December 11, 2024
4:00 PM - 6:00 PM

The Woods
27502 E. 114th Place South
Coweta, OK 74429

Please join us for an open house to learn more about Rausch Coleman Homes, our mission, and the beautiful homes we're bringing Coweta!

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Nov 19, 2024

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Forward-Looking Statements

Some of the statements in this press release are "forward-looking statements," as that term is defined in the Private Securities Litigation Reform Act of 1995, including but not limited to the markets Lennar will enter into following the acquisition, the assignment of Rausch's land assets to a third party and the timing of such assignment, the anticipated volume and average price of Rausch's home sales for 2024, and the timing of the closing of the transaction. These forward-looking statements are subject to risks, uncertainties and assumptions that could cause actual results and events to differ materially from those anticipated by the forward-looking statements.

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Sent: Tuesday, November 26, 2024 8:49 AM
To: Carolyn Back <cback@cityofcoweta-ok.gov>
Subject: Oneta Development

Good morning, Carolyn

Just following up on our conversation regarding the developments off Oneta rd. Rausch Coleman's development company intends on selling the lots to Lennar Homes.

Lennar builds a variety of products and is a very reputable builder. I have provided a link to their company website if you want to learn more about their company and the products they offer.

New Homes For Sale - Building Houses and Communities
lennar.com



Have a Happy Thanksgiving!

Kyle Richison

Division President

[Rausch Coleman Homes](#)



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

Memorandum

To: Honorable Chair and Planning Commissioners

From: Carolyn Back, Community Development Director

Re: Rezone CZ 24-09 / PUD-R 24-02, Kelly Crossing

Date: December 16, 2024

BACKGROUND

Kelly Crossing History

The applicant applied for a Rezone with a Planned Unit Development (PUD) on 10.02.2024 and was advised that it would be at their own risk to make an application before the Annexation request was heard by the City Council on 12.02.2024. The applicant chose to move forward in order to make the deadline for the next available Planning Commission meeting on 12.16.2024.

The Annexation before the City Council was to determine if the overall 200-acres, under three separate property owners' *Consent for Annexation* applications, would benefit the City of Coweta.

City Staff received seven (7) calls and one (1) lobby visitor referencing the Annexation. Many county and city residents were in attendance and voiced their concerns to the City Council during the public hearing. Their concerns were mainly focused on: stormwater/flooding, fire response times, water pressure concerns, schools, and traffic impacts. Staff and City Council attempted to inform the community members that stormwater/flooding would be addressed during the platting phase, if the Annexation was approved. After speaking with the Fire Chief, it was determined the five (5) fire response times for that area over the past year equals a 12-minute average. Water is to be addressed by RWD #4 and RWD #5 during the platting process, and schools are within the Broken Arrow School District. Traffic impacts will be addressed with the Coweta Public Works Streets and Wagoner County Roads departments during the platting process.

On 12.02.2024, after hearing public comment, the Coweta City Council, with a vote of 5-0-0, approved the three (3) applicant's requests for Annexation of 200-acres into the city limits of

the City of Coweta, which included the RC Wagoner LLC 80-acre parcel known as Kelly Crossing.

Rezone with Planned Unit Development (PUD) Request

Tanner Consulting, for the property owners RC Wagoner LLC, is seeking to amend the zoning map for the subject 80-acre parcel located within the West Half (W/2) of the Southeast Quarter (SE/4) of Section 33, Township 18 North, Range 15 East of the Indian Base and Meridian, City of Coweta, Wagoner County, State of Oklahoma. This property abuts the north side of East 121st Street South and is approximately one-quarter mile west of South 241st East Avenue. The request is to rezone the property from Agriculture (AG) to Residential Single-Family (RS-3) in addition to a Planned Unit Development (PUD 24-02) with Development Standards for Development Area A. This rezoning will allow for the development and construction of Kelly Crossing, a Residential Single-Family Subdivision within the city limits of Coweta.

Wagoner County Rural Water District #5 provided a Will Serve Letter for Kelly Crossing on Thursday, December 12, 2024. (attached)

In review of the rezone application, with the conceptual plans included within the Planned Unit Development, the City of Coweta, in negotiations with Tanner Consulting, has secured a substantial amount of common open space for stormwater drainage and recreation areas.

- Per the current conceptual plans for Kelly Crossing the subdivision will consist of 80-acres with over 12-acres of common open space for a percentage of 15% of land dedicated to the use of stormwater drainage areas, parks, and trails through natural open space.
- In comparison, one of Coweta's subdivisions currently under construction consists of 134.3-acres and has provided 22.965-acres of common open space for a percentage of 17% of common open space.
- Rausch Coleman's The Woods subdivision consists of 229-acres with over 60-acres of common open space for a total of 26%.

Kelly Crossing Financial Impact

- Based on the estimated 435 single-family lots in Kelly Crossing, these homes should generate a minimum of \$2.6 million in use tax over the construction period.
- The homes will also generate ongoing franchise tax from PSO of at least \$15,000 to \$18,000 per year upon full build out.
- Increased sales tax is hard to predict due to leakage to BA, but we guess at least \$115K per year in additional sales tax upon full build out, probably much higher as we gain retailers.
- Total minimum revenue potential over ten years: \$3.9 million (will be much higher with additional retail close to home).
- Increased population will generate stronger interest from retailers.

- RC Development Group, working with our Coweta Fire Department, has also agreed to pay \$20,000 for half of the \$40,000 cost of a new storm siren for the new 200-acre annexed area within the Coweta Fire District. In being community minded, they have also agreed to provide space for an additional storm siren to be installed in The Woods subdivision.
- Rausch Coleman is a strong partner in the community and is active in many community organizations.

Kelly Crossing Existing and Surrounding Land Use and Zoning (80-Acres)

Existing Land Use	Existing Zoning
Agricultural - Vacant Land	Agriculture - AG
Surrounding Land Use	Surrounding Zoning
North: Single-Family Residential (Oneta Farms)	RS-3 (Wagoner County)
East: Vacant Land	AG (City of Coweta; Wagoner County)
South: Single-Family Residential (Prairie Haven)	AG; Rural Residential (County)
West: Vacant Land	AG (County)

A rezoning request must determine whether the proposed land use, if implemented, would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.

The consultant hired to write the Coweta 2020-2030 Comprehensive Plan, which updated the 1994-2020 plan, removed designations from unincorporated areas within the Coweta "Fenceline." The previous plan designated the Subject Property as "Low Intensity," which at the time supported a maximum of nine (9) dwelling units per acre. The proposed development will have a maximum density of 4.4 dwelling units per acre, per restrictions set forth by the development standards within the PUD.

The Wagoner County Comprehensive Plan only supports a maximum of two (2) dwelling units per acre (1/2 acre lots), with the intent to push new city-density development to annex, including areas such as the Subject Property which have access to public water and sewer.

Rausch Coleman Open House

Rausch Coleman Homes hosted an Open House on December 11, 2024 from 4:00 to 6:00 PM at The Woods Subdivision. They had all of their employees there to give tours of their houses under construction with the ability to talk to the construction team, through their neighborhood and their stormwater detention facilities with their land team, tours through their finished homes with their sales team, and a chance to meet and talk with Kyle Richison, the Division President. In speaking with Rausch Coleman representatives, only one (1) City Councilor, one (1) Planning Commissioner, one (1) Police Chief, and a total of three (3) community members attended. There was a lot of activity on social media acknowledging the Open House invitation, but no one in opposition attended the Open House to learn more and ask questions.

November 19, 2024 - Press Release

Lennar Corporation announced today that it has entered into a definitive agreement to acquire Rausch Coleman Homes, a residential homebuilder based in Fayetteville, Arkansas. Lennar will acquire Rausch Coleman's homebuilding operations, which expects to deliver approximately 5,000 homes with an average sales price of \$230,000 in calendar year 2024.

Lennar Corporation, founded in 1954, is one of the nation's leading builders of quality homes for all generations. Lennar builds affordable, move-up and active adult homes primarily under the Lennar brand name. (press release attached)

STAFF RECOMMENDATION

City Staff supports Planning Commission recommendation for approval

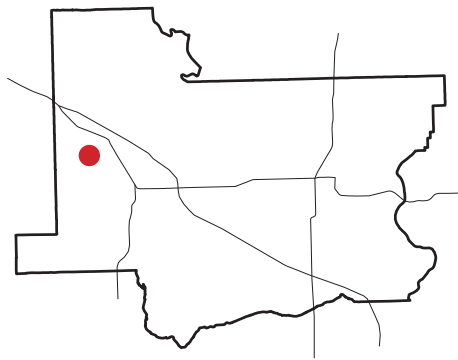
ATTACHMENTS

1. 21077_20241001_Kelly Crossing PUD
2. CZ 24-09 Location Map
3. CZ 24-09 Aerial View
4. CZ 24-09 Zoning Map
5. RWD5_Kelly Crossing Will Serve
6. RCH Openhouse Invitation
7. Press Release - Lennar To Acquire Rausch Coleman Homes
8. RCH Email - Selling lots to Lennar

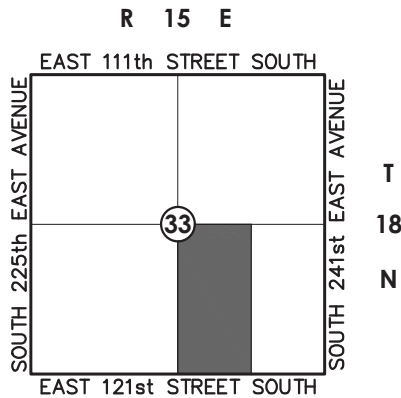
PUD-XX

Kelly Crossing

APPROXIMATELY 79 ACRES
PART OF THE W/2 OF THE SE/4 OF SECTION 33, T-18-N, R-15-E
CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA



WAGONER COUNTY



Location Map



OCTOBER 2024

OWNER:
RC WAGONER, LLC

APPLICANT:
NATHAN CROSS
2 W 2nd ST, STE 700
TULSA, OK 74103
NCROSS@DSDA.COM

CONSULTANT:
TANNER CONSULTING LLC
c/o MEGAN PASCO
5323 S LEWIS AVE
TULSA, OK 74105
MPASCO@TANNERBAITSHOP.COM

TABLE OF CONTENTS

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- II. DEVELOPMENT CONCEPT**
- III. PUD DEVELOPMENT STANDARDS**

Exhibit A: Aerial Photography & Boundary Depiction

Exhibit B: Conceptual Site Plan

Exhibit C: Proposed Amenities

I. PROPERTY DESCRIPTION

PER WARRANTY DEED DATED THE 15TH DAY OF AUGUST, 2017 AND FILED OF RECORD IN BOOK 2379 ON PAGES 287:288 OF THE RECORDS OF THE COUNTY CLERK, WAGONER COUNTY, STATE OF OKLAHOMA:

THE W/2 OF THE SE/4 OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA;

LESS AND EXCEPT THAT PART PLATTED AS RESERVE AREA "K" OF "ONETA FARMS PHASE IV", A SUBDIVISION IN WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (DOC. # 2022-14062).

II. DEVELOPMENT CONCEPT

Kelly Crossing is a proposed Residential Planned Unit Development ("PUD-R" or "PUD") consisting of approximately 79 acres of undeveloped land located west of the northwest corner of Oneta Road (S. 241st E. Ave.) and 121st Street South (the "Subject Property"). The Subject Property is currently zoned AG in unincorporated Wagoner County and is bounded on the north by "Oneta Farms" single-family subdivision phases zoned RS-3, on the south by the "Prairie Haven" single-family subdivision and agricultural/rural residential tracts all zoned AG, and on the west and east by agricultural land zoned AG, all within unincorporated Wagoner County.

The developer proposes to develop a new single-family subdivision with public streets that offers both additional housing options and uniquely sizeable green spaces that will contribute to an open atmosphere within the proposed development. To facilitate the proposed development, (1) the site is requested for annexation by the City of Coweta and (2) an underlying rezoning application additionally proposes to rezone the property from AG to RS-3 in addition to the Development Standards set forth below.

Sanitary sewer service for the proposed development will be served by Wagoner County Rural Water District #4, and public water service will be provided either by Wagoner County Rural Water District #5.

Primary access to the proposed development would be from the south off of 121st Street South. The entrances off of 121st Street South will have design elements and landscaping to promote a clean and welcoming aesthetic for the residents and the surrounding community. Four (4) existing stub streets platted within the Oneta Farms subdivision phases will be continued through to Kelly Crossing. New stub streets are proposed along the east and west lines, facilitating development of adjoining tracts and improving accessibility for the site and the surrounding area.

The Coweta comprehensive Plan, "Coweta 2020-2030", has no designation for the Subject Property. Coweta 2020-2030, which updated the 1994-2020 plan, removed designations from unincorporated areas within the "Fenceline." The previous plan designated the Subject Property as "Low Intensity," which at the time supported a maximum of nine (9) dwelling units per acre. The proposed development will have a maximum density of 5.5 dwelling units per acre, per restrictions set forth by the development standards.

The Wagoner County Comprehensive Plan designates this area as Intensity Level II. Per recent changes to the Wagoner County Metropolitan Planning Area Zoning Ordinance, the Wagoner County Comprehensive Plan now only supports a maximum of two (2) dwelling units per acre, with the intent to push new city-density developments to annex, including areas such as the Subject Property, which have access to public water and sewer.

Coweta 2020-2030, however, provides:

"Over time, the City Limits should incrementally include areas for potential income generating land use in the area between the current city limits and the Muskogee Turnpike, partially in response to existing water and sewer infrastructure. New areas for residential growth should be considered for annexation primarily to ensure quality of development."

With public water and public sewer, Kelly Crossing will generate new economic development and income for Coweta through job growth, increased local sales taxes, increased bonding capacity and applicable millage rates, sales taxes and permitting fees for initial home construction, and ongoing sales and use taxes for online purchases by new Coweta residents. Annexation further supports the policies, goals, and objectives of the Coweta Comprehensive Plan by allowing the City of Coweta to guide development design and ensure the quality of development.

II. DEVELOPMENT STANDARDS

Gross Land Area:	3,460,605 SF	79.445 AC
Net Land Area:	3,460,605 SF	79.445 AC
Permitted Uses: Uses permitted by right in the RS-3 District (excepting neighborhood group homes) and customary accessory uses and structures, plus private neighborhood recreational facilities such as neighborhood park, playground, and recreational open space, and neighborhood signage		
Maximum Number of Lots:	435	
Minimum Lot Width*:	40 FT	
Minimum Lot Size:	4,400 SF	
Maximum Building Height:	2 Stories and 35 FT	
Minimum Off-street Parking:	Two (2) enclosed or unenclosed off-street parking spaces required per dwelling unit	
Minimum Yard Setbacks:		
Front Yard:	20 FT	
Rear Yard:	15 FT	
Side Yard (Interior):	5 FT	
Side Yard Abutting a Non-Arterial Street:	15 FT; 20 FT for garage facing side street	
Any Yard Abutting an Arterial Street:	20 FT	
Other Bulk and Area Requirements:	As required within the RS-3 District	

* Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Coweta Zoning Code.

AMENITIES: Exhibit "B" represents initial concepts for neighborhood amenities, which shall be maintained as common areas by a mandatory property owners' association to be formed by the Deed of Dedication and Restrictive Covenants of a subdivision plat for areas containing such common areas. Not less than 10% of the gross land area will be preserved as common open space for the enjoyment of residents. A landscaped entrance shall be constructed at the 121st Street South entrance. The maximum copy area height shall be 8 FT, the maximum copy area mounted height shall be 15 FT, and the maximum display surface area shall be 120 SF. If signage is included on both sides of the entry, the second sign shall be permitted, in which case the aggregate display surface area shall be restricted to 120 SF.

STREETS: All streets within the proposed development will be dedicated to the public and will be constructed in accordance with all applicable standards.

FENCING: All fences within the proposed development will be constructed in accordance with the requirements of the Coweta Zoning Code.

SCHEDULE OF DEVELOPMENT: Development of the project is expected to commence and be phased and completed as market conditions permit.

Kelly Crossing

EXHIBIT A

AERIAL PHOTOGRAPHY AND BOUNDARY DEPICTION
WITH ADJACENT DEVELOPMENTS LABELED



Kelly Crossing

EXHIBIT B

CONCEPTUAL SITE PLAN

CONCEPTUAL LAYOUT SHOWN AS OF SEPTEMBER 3, 2024

SITE PLAN KEY NOTES

- 1. PEDESTRIAN ACCESS
- 2. POCKET PARK WITH BENCHES & LANDSCAPING
- 3. SHADE STRUCTURE & PICNIC TABLES
- 4. PRESERVED VEGETATION
- 5. NATURAL TRAIL



**Site Plan is conceptual and subject to change during platting and engineering process*



Kelly Crossing

EXHIBIT C

CONCEPTUAL AMENITY PLAN

CONCEPTUAL LAYOUT SHOWN AS OF SEPTEMBER 3, 2024



Example of Pocket Park, Bench Seating, and Landscaping

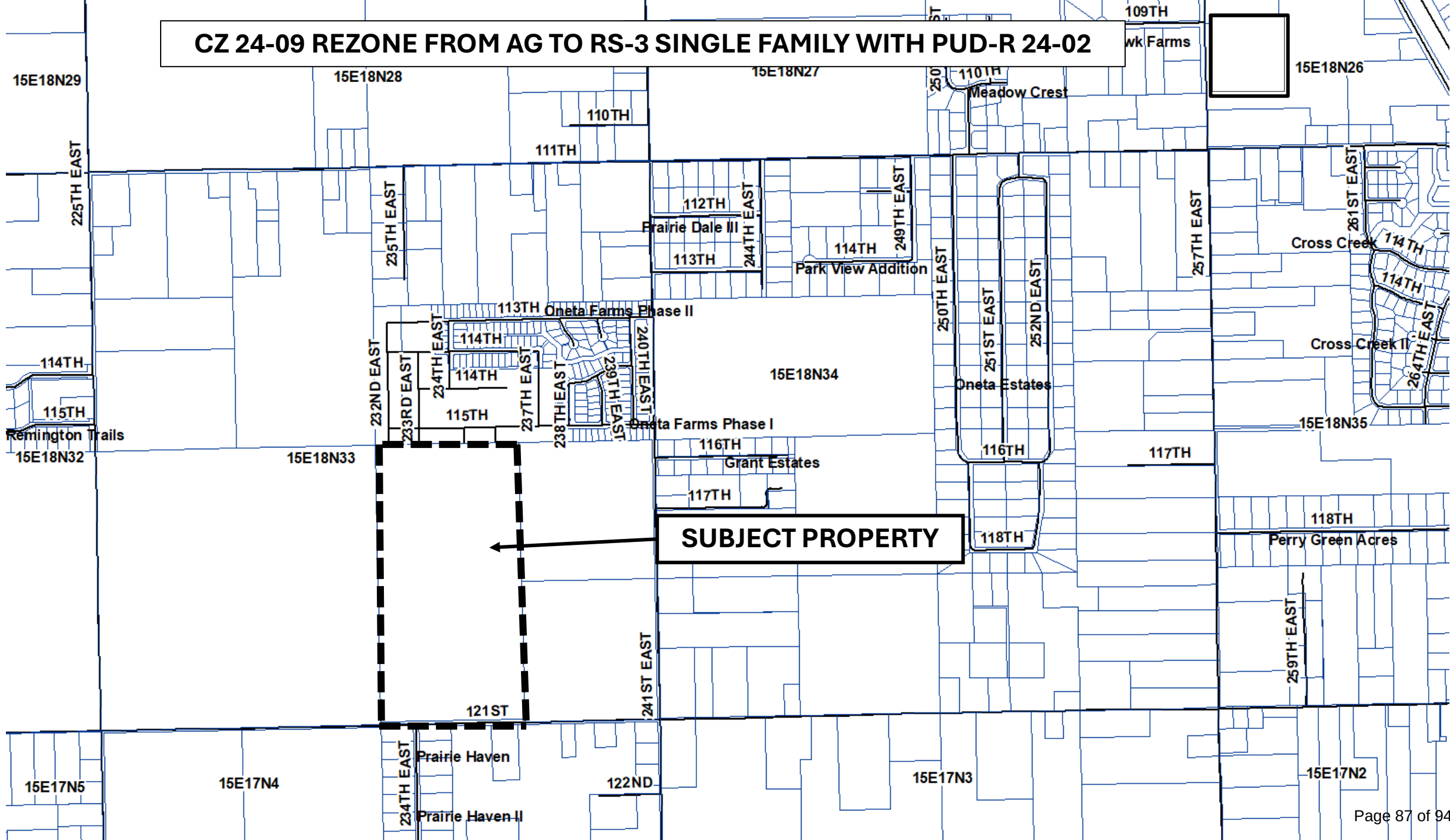


Example of Shade Structure Equipment Quality



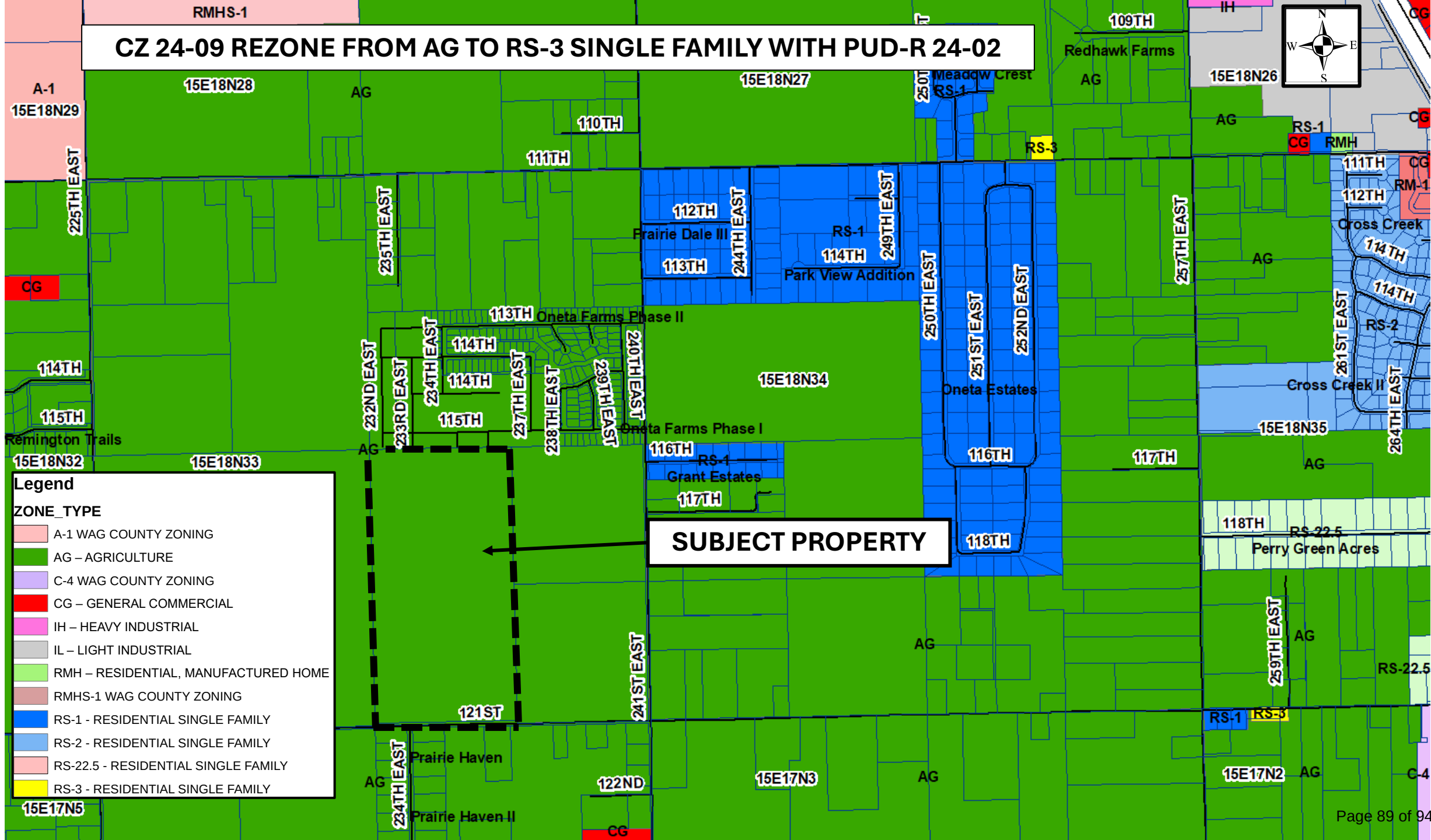
Example of Natural Trail

CZ 24-09 REZONE FROM AG TO RS-3 SINGLE FAMILY WITH PUD-R 24-02





CZ 24-09 REZONE FROM AG TO RS-3 SINGLE FAMILY WITH PUD-R 24-02





Rural Water District No. 5 Wagoner County
PO Box 835, Coweta, OK 74429
(P) 918-486-5458 (F) 918-486-1440
Website: www.ruralwater5.com
TDD #711

December 12, 2024

RE: Kelly Crossing, 80-acre tract situated in the W/2 of the SE/4 of Section 33, T18N, R15E of the Indian Base and Meridian, Wagoner County, Oklahoma.

This letter is to confirm that Rural Water District No. 5 Wagoner County will provide water service to 421 lots as proposed in the above-described property after all off-site and on-site water infrastructure has been completed by the developer.

I would also like to confirm that Rural Water District No. 5 understands and has no objections to Rural Water District No. 4 providing sanitary sewer service to the above-described property.

Please feel free to contact myself or our office if you have any thoughts or concerns.

Thank you,

A handwritten signature in black ink, appearing to read "Sean Garrison".

Sean Garrison
District Manager
Rural Water District No. 5
Wagoner County

You're Invited!

RAUSCH
COLEMAN
HOMES®

Community Open House

December 11, 2024
4:00 PM - 6:00 PM

The Woods
27502 E. 114th Place South
Coweta, OK 74429

Please join us for an open house to learn more about Rausch Coleman Homes, our mission, and the beautiful homes we're bringing Coweta!

PRESS RELEASE

Lennar To Acquire Rausch Coleman Homes

Nov 19, 2024

MIAMI, Nov. 19, 2024 /PRNewswire/ -- Lennar Corporation (NYSE: LEN and LEN.B) announced today that it has entered into a definitive agreement to acquire Rausch Coleman Homes, a residential homebuilder based in Fayetteville, Arkansas. Lennar will acquire Rausch Coleman's homebuilding operations, which expects to deliver approximately 5,000 homes with an average sales price of \$230,000 in calendar year 2024.

In connection with Lennar's land light strategy, Lennar intends to assign the purchase of, and option, all of Rausch Coleman's land assets with a third party.

With this acquisition, Lennar will expand its footprint into new markets in Arkansas, Oklahoma, Alabama, Kansas and Missouri while adding to its existing footprint in Texas, Oklahoma, Alabama and Florida. The acquisition will add to Lennar's community count and deliveries which are part of its 2025 growth target. The acquisition is expected to be completed in Lennar's first quarter of 2025.

About Lennar

Lennar Corporation, founded in 1954, is one of the nation's leading builders of quality homes for all generations. Lennar builds affordable, move-up and active adult homes primarily under the Lennar brand name. Lennar's Financial Services segment provides mortgage financing, title and closing services primarily for buyers of Lennar's homes and, through LMF Commercial, originates mortgage loans secured primarily by commercial real estate properties throughout the United States. Lennar's Multifamily segment is a nationwide developer of high-quality multifamily rental properties. LEN^x drives Lennar's technology, innovation and strategic investments. For more information about Lennar, please visit www.lennar.com.

Forward-Looking Statements

Some of the statements in this press release are "forward-looking statements," as that term is defined in the Private Securities Litigation Reform Act of 1995, including but not limited to the markets Lennar will enter into following the acquisition, the assignment of Rausch's land assets to a third party and the timing of such assignment, the anticipated volume and average price of Rausch's home sales for 2024, and the timing of the closing of the transaction. These forward-looking statements are subject to risks, uncertainties and assumptions that could cause actual results and events to differ materially from those anticipated by the forward-looking statements.

Important factors that could cause differences between anticipated and actual results include, but are not limited to, potential delays in consummating or any potential termination of the potential transaction and the subsequent assignment of Rausch's assets to a third party; the possibility that any of the anticipated benefits and projected synergies of the potential transaction will not be realized or will not be realized within the expected time period; risks that the anticipated tax treatment of the potential transaction is not obtained; unforeseen or unknown liabilities; our inability to successfully execute our strategies, including our land light strategy, and our planned spin-off, and the other risks and uncertainties described in our filings from time to time with the U.S. Securities and Exchange Commission, including in the "Risk Factors" and "Management's Discussion and Analysis of Financial Condition and Results of Operations" sections in our most recent Annual Report on Form 10-K filed on January 26, 2024, as amended, and our Quarterly Reports on Form 10-Q. These forward-looking statements speak only as of the date hereof and we undertake no obligation to publicly update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise, except as required by law.

Sent: Tuesday, November 26, 2024 8:49 AM
To: Carolyn Back <cback@cityofcoweta-ok.gov>
Subject: Oneta Development

Good morning, Carolyn

Just following up on our conversation regarding the developments off Oneta rd. Rausch Coleman's development company intends on selling the lots to Lennar Homes.

Lennar builds a variety of products and is a very reputable builder. I have provided a link to their company website if you want to learn more about their company and the products they offer.

New Homes For Sale - Building Houses and Communities
lennar.com



Have a Happy Thanksgiving!

Kyle Richison

Division President

[Rausch Coleman Homes](#)