



P.O. BOX 850
COWETA, OK 74429
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www.cityofcoweta-ok.gov

**AGENDA - REGULAR MEETING
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY
MONDAY, JUNE 16, 2025 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. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Jessica Morris ____ Tena Metcalf ____ Jennifer Curtis ____ Vacant ____ Vacant ____

IV. 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 April 21, 2025. *Anita Lee, Community Development Administrative Assistant*

V. PUBLIC HEARING(S)

1. **CZ 25-03 SPECIFIC USE PERMIT FOR MIXED-USE DEVELOPMENT**

A public hearing to receive public comment on a request from Withco Properties, LLC, seeking a Specific Use Permit for Mixed-Use Development to allow both commercial and residential occupancy on the same lot. Located at 210 E. Chestnut St.
Carolyn Back, Community Development Director

2. **REZONE CZ 25-04 / PUD-R 25-01, 121ST STREET SOUTH & 225TH EAST AVENUE**

Public hearing to receive public comment on a request to Rezone with a Planned Unit Development (PUD-R 25-01) on property consisting of 160-acres, more or less, from Agriculture (AG) to Residential Single-Family (RS-3) with a PUD located at the Southwest Quarter (SW/4) of Section Thirty-Three (33), Township Eighteen (18) North, Range Fifteen (15) East, City of Coweta, Wagoner County, State of Oklahoma.
Carolyn Back, Community Development Director

VI. ADMINISTRATION

1. **CZ 25-03 SPECIFIC USE PERMIT FOR MIXED-USE DEVELOPMENT**

Discuss and consider action on a request from Withco Properties, LLC, seeking a Specific Use Permit for Mixed-Use Development to allow both commercial and residential occupancy for address known as 210 E Chestnut St.

Carolyn Back, Community Development Director

2. **REZONE CZ 25-04 / PUD-R 25-01, 121ST STREET SOUTH & 225TH EAST AVENUE**

Discuss and consider action on a request to Rezone with a Planned Unit Development (PUD-R 25-01) on property consisting of 160-acres, more or less, from Agriculture (AG) to Residential Single-Family (RS-3) with a PUD located at the Southwest Quarter (SW/4) of Section Thirty-Three (33), Township Eighteen (18) North, Range Fifteen (15) East, City of Coweta, Wagoner County, State of Oklahoma.

Carolyn Back, Community Development Director

3. **DRAFT SUBDIVISION REGULATION PRESENTATION BY TSW**

Draft Subdivision Regulation presentation by TSW.

VII. ADJOURNMENT

IF YOU REQUIRE A SPECIAL ACCOMMODATION PURSUANT TO THE AMERICANS WITH DISABILITIES ACT, PLEASE NOTIFY CITY HALL AT LEAST 24 HOURS BEFORE THE MEETING.



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**REGULAR MEETING - MEETING MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY, COWETA, OKLAHOMA
MONDAY, APRIL 21, 2025, 6:00 PM**

COMMISSIONERS PRESENT: Jessica Morris, Jennifer Curtis, Donald Vieth

COMMISSIONERS ABSENT: None

PLEDGE OF ALLEGIANCE

CALL TO ORDER

The meeting was called to order by Community Development Director Carolyn Back at 6:00 PM.

ROLL CALL

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

CONSENT

Consideration of the minutes of the regular meeting held on April 21, 2025.

Jennifer Curtis made a motion to approve the minutes, Jessica Morris seconded the motion.

Aye: Jennifer Curtis
Jessica Morris

Abstain: Donald Vieth

PUBLIC HEARINGS

Carolyn Back opened the public hearing.

1. CZ 25-02 SUP, SPECIFIC USE PERMIT FOR CREMATORY

Public hearing to receive public comment on CZ 25-02 SUP, a request from Judy L. Brown, the property owner and applicant for Brown Family Funeral Home, to establish a Specific Use Permit for a Crematory on the property located at 210 South Broadway, Coweta, Oklahoma.

No Comments

2. BOWMAN PARTIAL ALLEY CLOSURE LOCATED IN NEW COWETA

Public hearing to receive public comment on a request from Brady Ghaniabadi, Civil engineer for the applicant, to close a portion of a vacant 20-foot-wide alleyway located in Lots eight (8), nine (9), ten (10), eleven (11), twelve (12), thirteen (13), and fourteen (14), Block Thirty-Four (34) laying south of South State Highway 51, New Coweta, in Section 18 Township 17 North, Range 16 East of the Indian Base and Meridian, City of Coweta, Wagoner County, Oklahoma.

No Comments

3. BOWMAN OF COWETA – PRELIMINARY PLAT

Public hearing to receive public comment on a request by Bowman Investment Properties, LLC and Cut Land Development, LLC, Engineer, for Preliminary Plat approval for Bowman of Coweta, a proposed subdivision within the City of Coweta, with approximately 0.442 acres more or less with 1 lot. Located in Section 18, Township 17 North, Range 16 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This land is zoned General Commercial (CG)

No Comments

4. BOWMAN OF COWETA – FINAL PLAT

Public hearing to receive public comment on the Bowman of Coweta Final Plat, a subdivision within the City of Coweta, of approximately 0.442 acres more or less with 1 lot. Located in Section 18, Township 17 North, range 16 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. The land is zoned General Commercial (CG)

No Comments

5. TIGER TRAILS - PRELIMINARY PLAT

Public hearing to receive public comment on a request by Tulsa L Dev., LLC, Developer; Tanner Consulting, LLC, Surveyor/Engineer; for Preliminary Plat approval for Tiger Trails Phase I Blocks 1-8, a proposed subdivision within the City of Coweta, as part of a Planned Unit Development (PUD-R 24-03). The proposed subdivision is approximately 22.436 acres with 97 lots. Located in Section 34, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. The land is zoned Residential Single-Family (RS-3).

No Comments

Carolyn Back closed the public hearing.

ADMINISTRATION

1. CZ 25-02 SUP, SPECIFIC USE PERMIT FOR CREMATORY

Discuss and consider action on CZ 25-02 SUP, a request from Judy L. Brown, the property owner and applicant for Brown Family Funeral Home, to establish a Specific Use Permit for a Crematory on the property located at 210 South Broadway, Coweta, Oklahoma.

Discussion: Commissioner Jessica Morris asked if Staff was satisfied with the information provided, Community Development Director Carolyn Back responded, “yes”.

MOTION:

Jessica Morris made a motion to RECOMMEND APPROVAL of CZ-25-02 Specific Use Permit (SUP) for a high temperature Crematory Use, (no Chemical Crematory Use allowed), located at 210 South Broadway, to the Coweta City Council. Jennifer Curtis seconded the motion.

Aye: Jessica Morris
Jennifer Curtis
Donald Vieth

2. BOWMAN PARTIAL ALLEY CLOSURE

Discuss and consider action on a request from Brady Ghaniabadi, Civil engineer for the applicant, to close a portion of a vacant 20-foot-wide alleyway located in Lots eight (8), nine (9), ten (10), eleven (11), twelve (12), thirteen (13), and fourteen (14), Block Thirty-Four (34) laying south of South State Highway 51, New Coweta, in Section 18 Township 17 North, Range 16 East of the Indian Base and Meridian, City of Coweta, Wagoner County, Oklahoma.

No Discussion

MOTION:

Jessica Morris made a motion to RECOMMEND APPROVAL of the Partial Alley Closure to the Coweta City Council. Jennifer Curtis seconded the motion.

Aye: Jessica Morris
Jennifer Curtis
Donald Vieth

3. BOWMAN OF COWETA – PRELIMINARY PLAT

Discuss and consider action on a request by Bowman Investment Properties, LLC and Cut Land Development, LLC, Engineer, for Preliminary Plat approval for Bowman of Coweta, a proposed subdivision within the City of Coweta, with approximately 0.442 acres more or less with 1 lot. Located in Section 18, Township 17 North, Range 16 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This land is zoned General Commercial (CG)

No Discussion

MOTION:

Jennifer Curtis made a motion to APPROVE the Bowman of Coweta Preliminary Plat. Jessica Morris seconded the motion.

Aye: Jennifer Curtis
Jessica Morris
Donald Vieth

4. BOWMAN OF COWETA – FINAL PLAT

Discuss and consider action on the Bowman of Coweta Final Plat, a subdivision within the City of Coweta, of approximately 0.442 acres more or less with 1 lot. Located in Section 18, Township 17 North, range 16 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. The land is zoned General Commercial (CG)

Discussion: Commission Member Jessica Morris asked if there were any changes from the Preliminary Plat to the Final Plat, Community Development Director Carolyn Back responded, “very few”.

MOTION:

Jessica Morris made a motion to RECOMMEND APPROVAL of the Bowman of Coweta Final Plat to the Coweta City Council. Jennifer Curtis seconded the motion.

Aye: Jessica Morris
Jennifer Curtis
Donald Vieth

5. TIGER TRAILS – PRELIMINARY PLAT

Discuss and consider action on a request by Tulsa L Dev., LLC, Developer; Tanner Consulting, LLC, Surveyor/Engineer; for Preliminary Plat approval for Tiger Trails Phase I Blocks 1-8, a proposed subdivision within the City of Coweta, as part of a Planned Unit

Development (PUD-R 24-03). The proposed subdivision is approximately 22.436 acres with 97 lots. Located in Section 34, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. The land is zoned Residential Single-Family (RS-3).

Discussion: Commission Member Jessica Morris asked if there would be pocket parks throughout the subdivision. Megan Pasco, Tanner Consulting, replied there would be pocket parks as well as a gazebo, sports area, and walking trails.

MOTION:

Jessica Morris made a motion to APPROVE the Tiger Trails Preliminary Plat. Jennifer Curtis seconded the motion.

Aye: Jessica Morris
Jennifer Curtis
Donald Vieth

6. KELLY CROSSING – SKETCH PLAN

Review conceptual Sketch Plan submitted for Kelly Crossing, a proposed subdivision within the City of Coweta, as part of Planned Unit Development (PUD-R 24-02). The proposed subdivision is approximately 79.445 acres with 421 lots. Located in Section 33, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. The land is zoned Residential Single-Family (RS-3).

Discussion: Commissioners had concerns about the length of South 236th East Avenue and had suggestions of possible speed bumps, extra stop signs, or more bump outs. Megan Pasco, Tanner Consulting, responded they could look at putting more bump outs to help with traffic flow.

7. COWETA’S FOOD TRUCK PARK

Discuss the design and implementation of a Food Truck Park for the City of Coweta.

Discussion: Commissioners discussed ideas to enhance the Food Truck Park such as having play areas, restrooms, making sure it is handicapped accessible, and having set days and times. They also discussed concerns about noise pollution, who would be responsible for planning events, and the stage /shelter estimate seemed high.

8. COWETA’S COMMUNITY GARDENS

Discuss the design and implementation of a Community Garden for the City of Coweta.

Discussion: Commissioners gave suggestions as to what they would like to see in the Community Gardens including fencing with a code to enter, compost area, possible video

cameras and a Master Gardener. They also discussed having a barter system, scholarships to those who might not be able to lease a bed/plot, and who would take care of the garden on a daily basis?

ADJOURNMENT

The meeting was adjourned by Community Development Director Carolyn Back at 6:47 PM.

X
_____ Date: _____
Chairperson

X
_____ Date: _____
Secretary



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Memorandum

To: Honorable Chair and Planning Commissioners
From: Carolyn Back, Community Development Director
Re: **CZ 25-03 SPECIFIC USE PERMIT FOR MIXED-USE DEVELOPMENT**
Date: June 16, 2025

BACKGROUND

Withco Properties, LLC is requesting a Specific Use Permit for Mixed-Use Development to allow both commercial and residential occupancy on the same parcel.

The property is located in Section Eighteen (18), Township Seventeen (17) North, Range Sixteen (16) East of the Indian Base and Meridian, Lot Seven (7), Eight (8), Nine (9), and Ten (10), Block Forty-Five (45), New Coweta, Wagoner County, State of Oklahoma.

Zoning: General Commercial (CG)

Adjacent Zoning:

- North: General Commercial (CG)
- East: General Commercial (CG)
- South: Residential Single-Family (RS-3)
- West: General Commercial (CG)

Comprehensive Plan Designation: Commercial Medium

City of Coweta Zoning Code - 12-9B-5 K. Uses Permitted By Specific Use Permit
The following use is permitted in General Commercial by a Specific Use Permit:
K. Mixed-Use

City of Coweta Definitions - 12-9D-2, 2.

The term "mixed-use" means commercial uses that comply with above entry on the street and pedestrian level, with residential use allowed above or below the street and pedestrian level. In

the case of a single-story building, residential use is allowed in the back or side within the building.

City of Coweta Specific Use Permit - 12-3E-1.C.

The designation of a Specific Use Permit (as possible in CCC 12-3E-3 - Specific Use List), does not constitute an authorization or an assurance that such use will be permitted. Rather, each Specific Use Permit application shall be valued as to its probable effect on the adjacent property and community welfare and may be approved or denied as the findings indicate appropriate.

12-3E-2, F. Time limits for implementation. If for any reason the approved Specific Use ceases operation for a period of two (2) years, then the approval of said Specific Use shall be considered void and will require another public hearing review by the Planning Commission and City Council. This shall also apply to any approved Specific Use that does not begin operation within two (2) years of approval. This voiding of approval shall not apply if orderly progress toward completion of construction is taking place. Uses existing before the adoption of the Specific Use Permit Ordinance, including non-conforming uses and their incidental and accessory uses, must receive a Specific Use Permit before any expansion of the use is permitted.

STAFF RECOMMENDATION

N/A

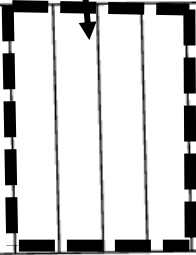
ATTACHMENTS

- 1. CZ 25-03 SUP Location Map
- 2. CZ 25-03 SUP Aerial View Map
- 3. CZ 25-03 SUP Zoning Map
- 4. CZ 25-03 SUP Plat of Survey

CZ 25-03 SPECIFIC USE PERMIT



SUBJECT PROPERTY



16E17N18

BROADWAY

CHESTNUT

FAIRLAND

DELAWARE

EUFAULA

SYCAMORE

SYCAMORE

FAIRLAND

CZ 25-03 SPECIFIC USE PERMIT



SUBJECT PROPERTY



16E17N18

BROADWAY

CHESTNUT

FAIRLAND

DELAWARE

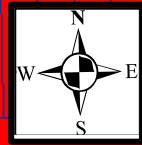
EUFAULA

SYCAMORE

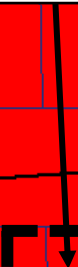
SYCAMORE

FAIRLAND

CZ 25-03 SPECIFIC USE PERMIT



SUBJECT PROPERTY



16E17N18

Legend

ZONE_TYPE

- CG – GENERAL COMMERCIAL
- CH – HIGH INTENSITY COMMERCIAL
- O – OFFICE AND INSTITUTIONAL
- RS-3 RESIDENTIAL SINGLE FAMILY



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Memorandum

To: Honorable Chair and Planning Commissioners
From: Carolyn Back, Community Development Director
Re: **REZONE CZ 25-04 / PUD-R 25-01, 121ST STREET SOUTH & 225TH EAST AVENUE**
Date: June 16, 2025

BACKGROUND

The applicant applied for a Rezone with a Planned Unit Development (PUD-R 25-01) on May 16, 2025.

On June 2, 2025, after hearing public comment, the Coweta City Council approved the applicant's request for annexation of 160-acres into the city limits of the City of Coweta with a vote of 3-2-0. The emergency clause did not pass; therefore, the Annexation takes effect on July 2, 2025.

Rezone with Planned Unit Development (PUD) Request

Tanner Consulting, for the property owners Hughes Family Trust, is seeking to amend the zoning map for the subject 160-acre parcel located in the Southwest Quarter (SW/4) of Section Thirty-Three (33), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. The property is located at the northeast corner of East 121st Street South and South 225th East Avenue. The request is to rezone the property from Agriculture (AG) to Residential Single-Family (RS-3) with a Planned Unit Development (PUD-R 25-01) including Development Standards for the proposed Development. This rezone will allow for the development and construction of the proposed, Residential Single-Family Subdivision within the city limits of Coweta.

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

Adjacent Zoning:
North: Agricultural (AG)

East: Residential Single-Family (RS-3) with a PUD
South: Agricultural (AG)
West: Agricultural (AG)

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 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", including the Subject Property. The previous plan designated the Subject Property as "Low Intensity," which at the time supported a maximum of 9 dwelling units per acre. The exception was a "Medium Intensity" node at the intersection of 121st Street South and 225th E. Ave., allowing more intensive residential districts such as RD, RM-1, and RMH, along with certain office and commercial districts.

STAFF RECOMMENDATION

N/A

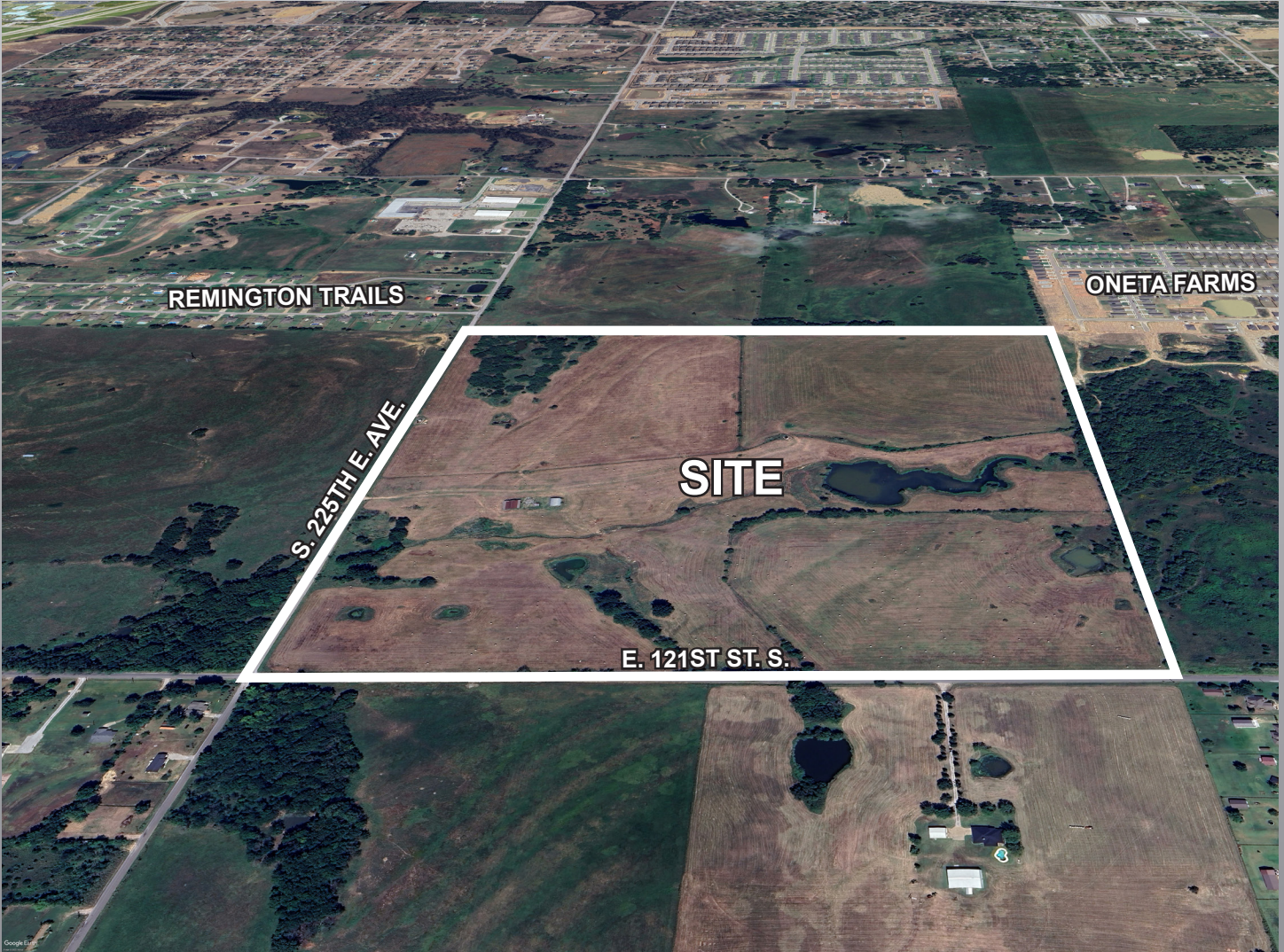
ATTACHMENTS

1. 24376_20250516 PUD Text and Exhibits
2. CZ 25-04 PUD R 25-01 Location Map
3. CZ 25-04 Aerial View
4. CZ 25-04 PUD R 25-01 Zoning
5. CZ 25-04 REZONE CASE MAP
6. PUD-R 25-01 CASE MAP

121st St. S. & 225th E. Ave

A PLANNED UNIT DEVELOPMENT (PUD) OF APPROXIMATELY 160 ACRES
LOCATED AT THE NORTHEAST CORNER OF EAST 121ST STREET SOUTH AND SOUTH 225TH EAST AVENUE
CITY OF COWETA, WAGONER COUNTY, OKLAHOMA

MAY 2025



DEVELOPER:
D.R. HORTON

OWNER:
THE TRUST AGREEMENT OF PAUL
CURTIS HUGHES AND GENEVIEVE MAE
HUGHES DATED THE 10TH DAY OF
OCTOBER, 2000
LESLEE M. "MISSY" LASATER

APPLICANT/CONSULTANT:
TANNER CONSULTING LLC
c/o ERIK ENYART
5323 S LEWIS AVE
TULSA, OK 74105
EENYART@TANNERBAITSHOP.COM



Tanner Consulting LLC

LANDSCAPE ARCHITECTURE | LAND PLANNING
CIVIL ENGINEERING | LAND SURVEYING | DRONE SERVICES
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539

121st St. S. & 225th E. Ave

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- II. PUD DEVELOPMENT STANDARDS
- III. EXHIBITS
 - Exhibit A: *Conceptual Site Plan*
 - Exhibit B: *PUD Property Description*

121st St. S. & 225th E. Ave

I. DEVELOPMENT CONCEPT

“121st St. S. & 225th E. Ave.” is a proposed single-family Residential Planned Unit Development (PUD-R 25-01) consisting of approximately 160 acres of undeveloped land located at the northeast corner of East 121st Street South and South 225th E. Ave. (the “Subject Property”). The Subject Property is currently zoned AG in unincorporated Wagoner County. The owner has requested the Coweta City Council annex the property, which process is pending at the time of this PUD.

The heart of “121st St. S. & 225th E. Ave” is an approximately 21-acre linear park, which will provide stormwater drainage and detention. The linear park stretches entirely from the east line to 225th East Avenue and will be connected with walking trails around detention ponds and existing drainageways. Another large open space park and drainage/detention area, approximately three (3) acres in size, is planned at the northwest site corner, and will also include walking trails.

“121st St. S. & 225th E. Ave.” features two (2) distinct neighborhood types: The larger area includes lots typically 50’ to 60’ in width by 120’ in depth, and the smaller development areas along 121st Street South include lots typically 40’ by 120’. At least two (2) phases are proposed, and each phase may contain a share of the neighborhood types.

By its design, “121st St. S. & 225th E. Ave.” provides the benefits of efficiency, economy, and flexibility by encouraging unified development of the site, while also obtaining the advantages of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation.

Area Zoning and Use Context. The surrounding area is primarily zoned AG and is rural residential and agricultural. Northeast of the property is the “Oneta Farms” single-family subdivision zoned RS-3 in unincorporated Wagoner County. The planned “Kelly Crossing” subdivision adjoins the east side. It was recently annexed by the City of Coweta and rezoned to RS-3 with PUD-R 24.02. The “Prairie Haven” single-family subdivision adjoins to the southeast, and the “Remington Trails” subdivision is to the northwest zoned RS-1 in unincorporated Wagoner County.

To facilitate the proposed PUD, an underlying rezoning application additionally proposes to rezone the property from AG to RS-3.

Utilities. Sanitary sewer and public water service for the proposed development will be served by Wagoner County Rural Water District #4. In cooperation with the Water District, a larger, regional sanitary sewer lift station and forcemain has been planned on the residential development tract across 225th E. Ave. to the west, which is also proposed to be developed but in unincorporated Wagoner County. This regional system will serve the residential development tract to the west, the current site, “Kelly Crossing”, “Oneta Farms”, and likely other properties. AEP-PSO, ONG, Cox Communications, and Windstream/Kinetic are either onsite or adjacent and available by extension.

121st St. S. & 225th E. Ave

Access and Circulation. The site has ½ mile of frontage along 121st Street South and ½ mile of frontage along 225th East Avenue. Each entrance along 121st Street South and 225th East Avenue will have its own landscaped entry with neighborhood identification signage. The design proposes to connect to all three (3) stub streets planned in “Kelly Crossing” to the east.

Comprehensive Plan. Coweta Zoning Code Section 1660 Intensity of Use provides that PUD intensities should not exceed that which is supported by the Comprehensive Plan.

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”, including the Subject Property. The previous plan designated the Subject Property as “Low Intensity,” which at the time supported a maximum of 9 dwelling units per acre. The exception was a “Medium Intensity” node at the intersection of 121st Street South and 225th E. Ave., allowing more intensive residential districts such as RD, RM-1, and RMH, along with certain office and commercial districts.

The Wagoner County Comprehensive Plan designates this area as Intensity Levels II and III. Under certain interpretations, at least 797 DUs could be permitted. Alternatively, Level II supports “office buildings” and “neighborhood commercial uses” and Level III (approximately 40 acres) supports “smaller lots, townhomes, and mobile home parks are appropriate inside corporate limits or areas with planned annexations. Multi-modal transportation facilities, offices, and community level shopping may occur. Community level sports fields may be appropriate.” These uses would be more intensive than that which is proposed by this PUD.

This proposed development will have a maximum density of 780 dwelling units, or 4.69 dwelling units per acre, per restrictions set forth by the development standards. Thus, this PUD should be considered in accordance with Coweta Zoning Code Section 1660.

Coweta 2020-2030, 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, “121st St. S. & 225th E. Ave.” 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.

121st St. S. & 225th E. Ave

II. PUD DEVELOPMENT STANDARDS

Gross Land Area:	6,964,272 SF	159.878 AC
Net Land Area:	6,964,272 SF	159.878 AC
Permitted Uses in This PUD:	Permitted Uses RS-3 District (By Right):	
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.	Detached single family dwellings, General purpose farm or garden, but not the raising of livestock or poultry, Temporary buildings used specifically for construction purposes only, (not for living purposes) which shall be removed upon completion or abandonment of construction work, Foster home, Neighborhood group home subject to the provisions of Coweta Zoning Code Section 209, Public park or playground, Fire Stations.	
Requirement:	This PUD:	RS-3 District:
Maximum Number of Lots:	780	1,392 *
Minimum Lot Width †:	40 FT (Max. 225 Lots) 50 FT (Balance of Lots)	50 FT
Minimum Lot Size:	4,665 SF (Max. 225 Lots) 5,865 SF (Balance of Lots)	5,000 SF
Maximum Building Height:	2 Stories and 35 FT	2 ½ Stories and 35 FT
Minimum Yard Setbacks:		
Front Yard:	20 FT **	25 FT : 35 FT
Rear Yard:	15 FT	15 FT
Side Yard (Interior):	5 FT	5 FT
Side Yard Abutting a Street:	15 FT; 20 FT garage frontage	15 FT
Any Yard Abutting Arterial Street:	20 FT	20 FT : 35 FT
Accessory Buildings:	Per RS-3 zoning	Per RS-3 zoning
Within 25 FT of PUD Boundaries:	As specified above	N/A
Minimum Landscaping Tree Requirements:	One (1) tree within the front yard of each lot	None
Other Bulk and Area Requirements:	As required within the RS-3 District	

121st St. S. & 225th E. Ave

Site Requirements:	This PUD:	RS-3 District:
Neighborhood Amenities:	<ul style="list-style-type: none"> • uniform frontage fence • landscaped entries • 10% minimum common open space preservation • neighborhood park with swing sets and/or similar 	None
	<ul style="list-style-type: none"> • walking trails • other open space amenities for passive and active recreation 	

- † *Defined as the average horizontal distance between the side lot lines, which is as it is presently defined in the Coweta Zoning Code.*
- * *N/A for PUDs within RS-3 districts per Zoning Code Section 1660 and the Coweta Comprehensive Plan. This number is calculated based on land area divided by RS-3 minimum lot size of 5,000 SF.*
- ** *No residential lot shall take frontage from an Arterial Street.*

AMENITIES: Exhibit “A” represents initial concepts for neighborhood amenities, which shall be maintained as common areas by a mandatory Homeowners’ 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 shall be preserved as common open space for the enjoyment of residents. Landscaped entries shall be constructed at each intersection with East 121st Street South and South 225th East Avenue.

STREETS: Internal streets will be minor, local residential streets and are proposed to be public. However, all neighborhoods will have the option of private, gated streets, per this PUD. Any private streets shall be maintained by a mandatory Homeowners’ Association. Whether public or private, streets will be constructed to meet the minimum standards of the City of Coweta for minor public streets; provided, however, the City of Coweta may approve alternative street design standards through platting including, but not limited to, private, gated streets with reduced right-of-way width and no sidewalks, or sidewalks on one side of the street. Any divided, boulevard-style streets separated by private landscaped islands may have one-way lanes meeting right-of-way width requirements in aggregate and shall otherwise be constructed to meet the minimum standards determined by the City of Coweta during the platting stage. Any gates serving private streets or drives will be designed according to the Fire Code adopted by the City of Coweta and be approved by the Coweta Fire Marshal during the platting stage.

121st St. S. & 225th E. Ave

FENCING: A uniform neighborhood perimeter fence shall be installed along the south and west boundaries, and shall be integrated with the landscaped entries. The neighborhood perimeter fence shall be placed within a Fence Easement and the Homeowners' Association shall be responsible for the maintenance thereof. All fences within the proposed development shall be constructed in accordance with the requirements of the Coweta Zoning Code.

SIGNAGE: One (1) neighborhood identification monument-style ground sign shall be permitted at each street 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 64 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 32 SF. Entry signage will be integrated with the landscaped entries and contained within Reserve Areas or easements to be maintained by the Homeowners' Association. Signage serving residential neighborhood amenities, appropriate for purpose and neighborhood scale, shall be permitted within Reserve Areas containing neighborhood amenities. Residential signage shall otherwise comply with the Coweta Zoning Code.

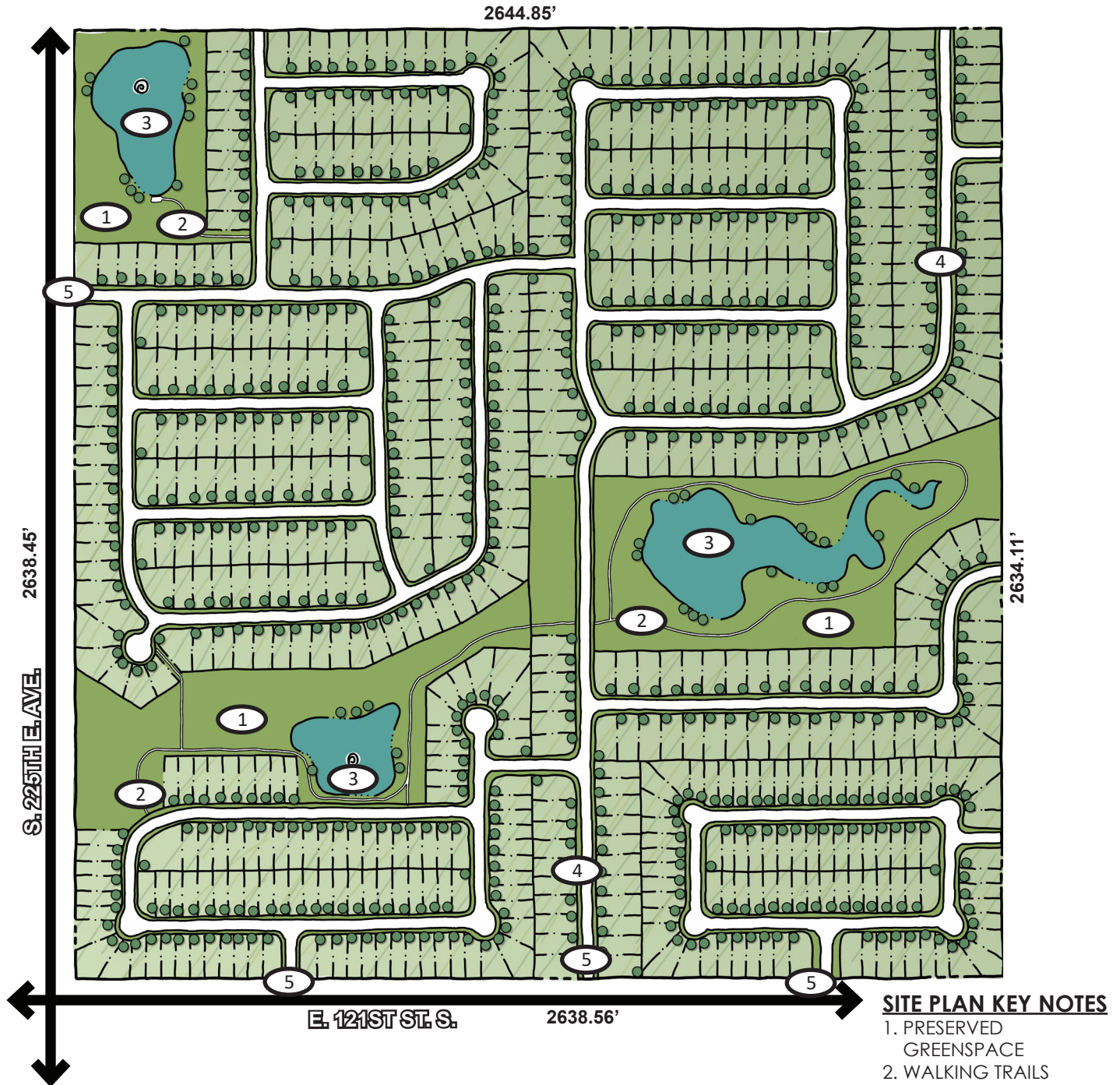
PLATTING AND SITE PLAN REQUIREMENTS: No building permit shall be issued until a subdivision plat has been submitted to and recommended upon by the Coweta Planning Commission and approved by the Council of the City of Coweta and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved PUD and the City of Coweta shall be a beneficiary thereof.

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

121st St. S. & 225th E. Ave

III. EXHIBITS

Exhibit A: Conceptual Site Plan



This plan is conceptual in nature and subject to adjustments during the platting and engineering process. Refer to survey for actual dimensions.

121st St. S. & 225th E. Ave

Exhibit B: PUD Property Description

THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST, WAGONER COUNTY, STATE OF OKLAHOMA.

CZ 25-04 REZONE FROM AG TO RS-3 SINGLE FAMILY WITH PUD-R 25-01

15E18N27



15E18N29

111TH

220TH EAST

235TH EAST

112TH

244TH EAST

114TH

249TH EAST

250TH EAST

SUBJECT PROPERTY

114TH

232ND EAST

113TH

233RD EAST

234TH EAST

114TH

237TH EAST

238TH EAST

239TH EAST

240TH EAST

115TH

15E18N32

15E18N33

115TH

15E18N34

116TH

225TH EAST

117TH

116TH

121ST

241ST EAST

15E17N5

15E17N4

234TH EAST

122ND

15E17N3

CZ 25-04 REZONE FROM AG TO RS-3 SINGLE FAMILY WITH PUD-R 25-01

15E18N27



15E18N29

111TH

220TH EAST

235TH EAST

112TH

244TH EAST

249TH EAST

114TH

113TH

250TH EAST

SUBJECT PROPERTY

113TH

114TH

232ND EAST

233RD EAST

234TH EAST

114TH

237TH EAST

238TH EAST

239TH EAST

240TH EAST

115TH

15E18N32

15E18N33

115TH

15E18N34

116TH

225TH EAST

116TH

117TH

121ST

241ST EAST

15E17N5

15E17N4

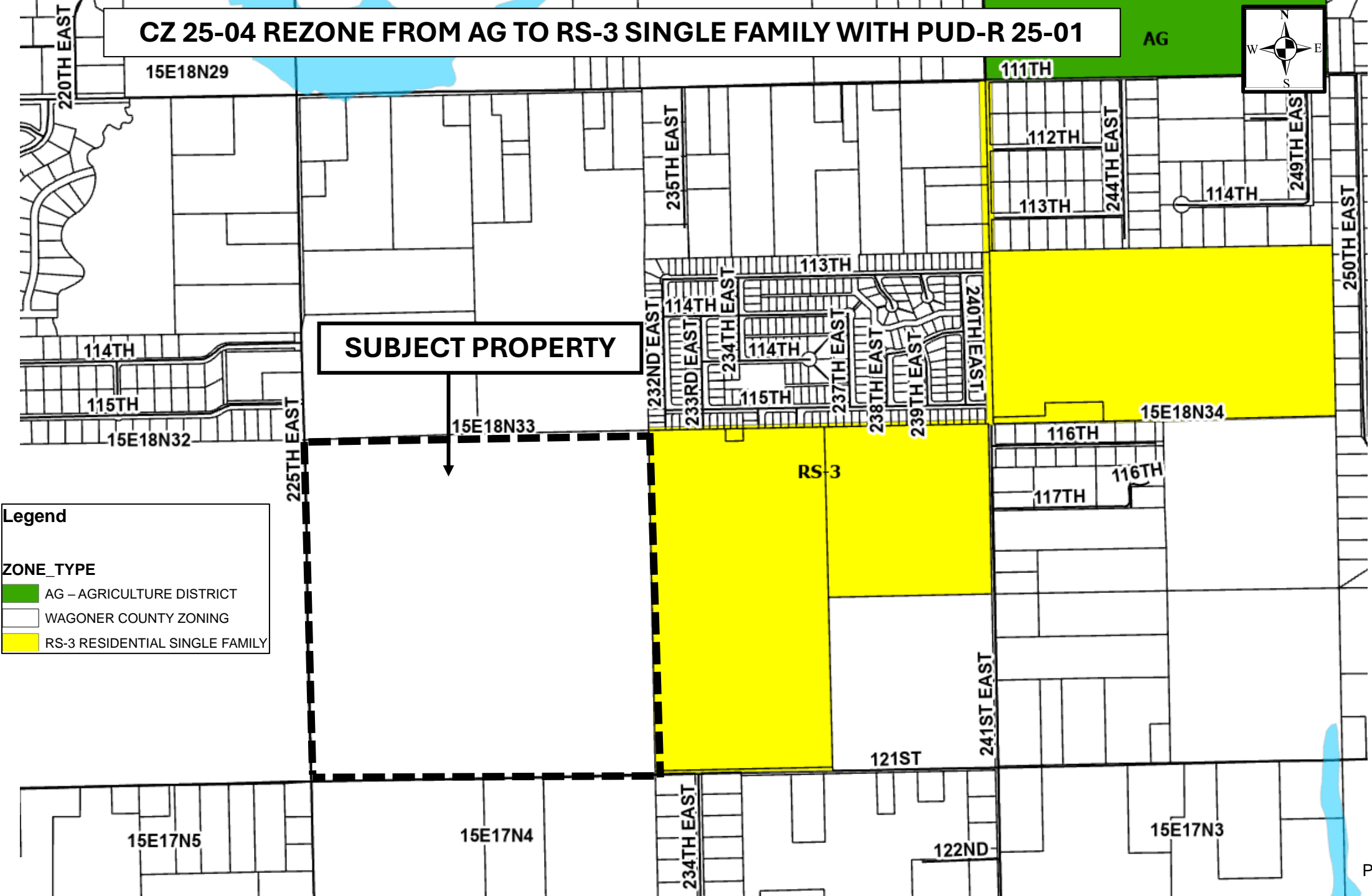
234TH EAST

122ND

15E17N3

CZ 25-04 REZONE FROM AG TO RS-3 SINGLE FAMILY WITH PUD-R 25-01

AG



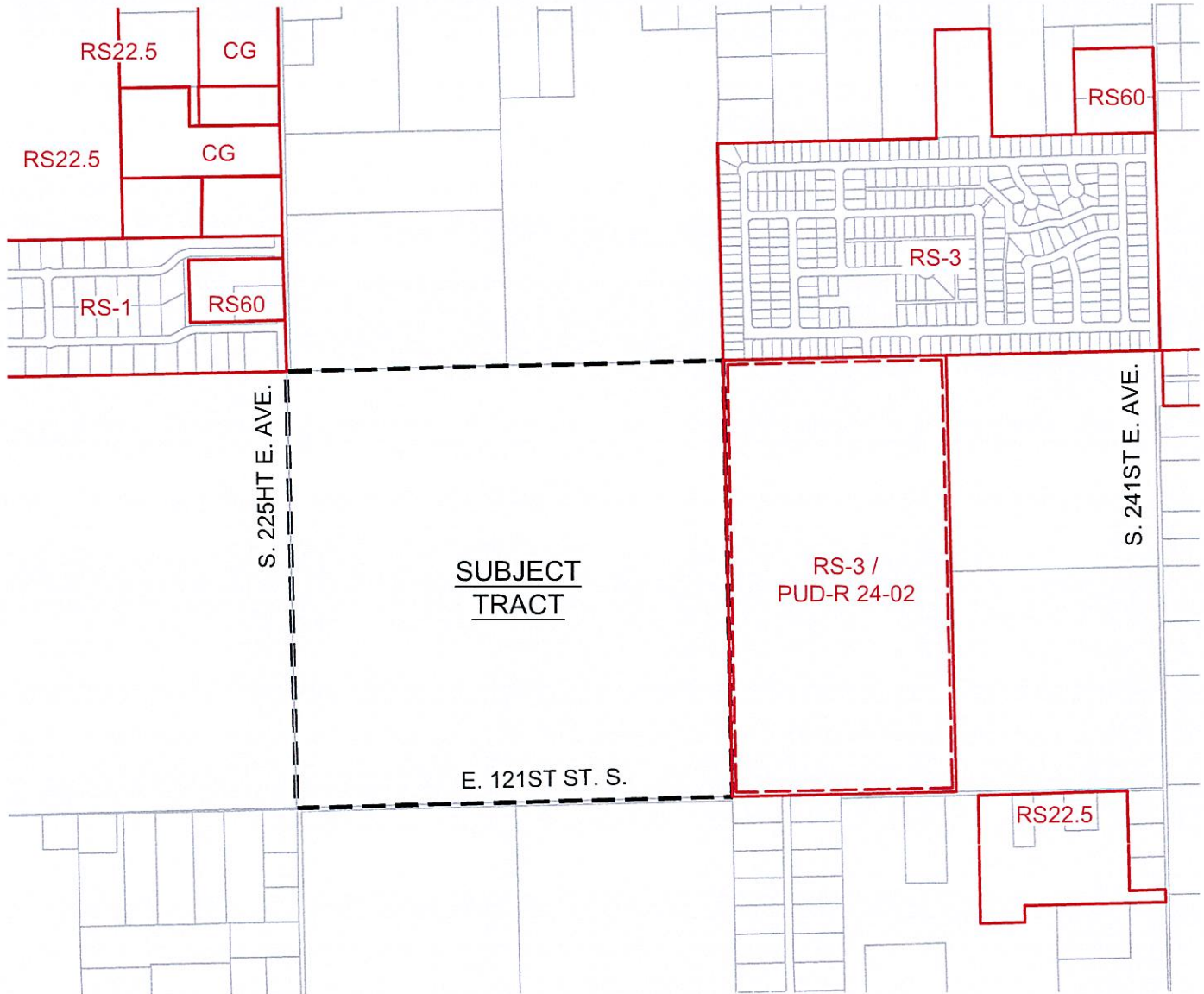
Legend

ZONE_TYPE

- AG - AGRICULTURE DISTRICT
- WAGONER COUNTY ZONING
- RS-3 RESIDENTIAL SINGLE FAMILY

121st St. S. & 225th E. Ave.

CZ 25-04



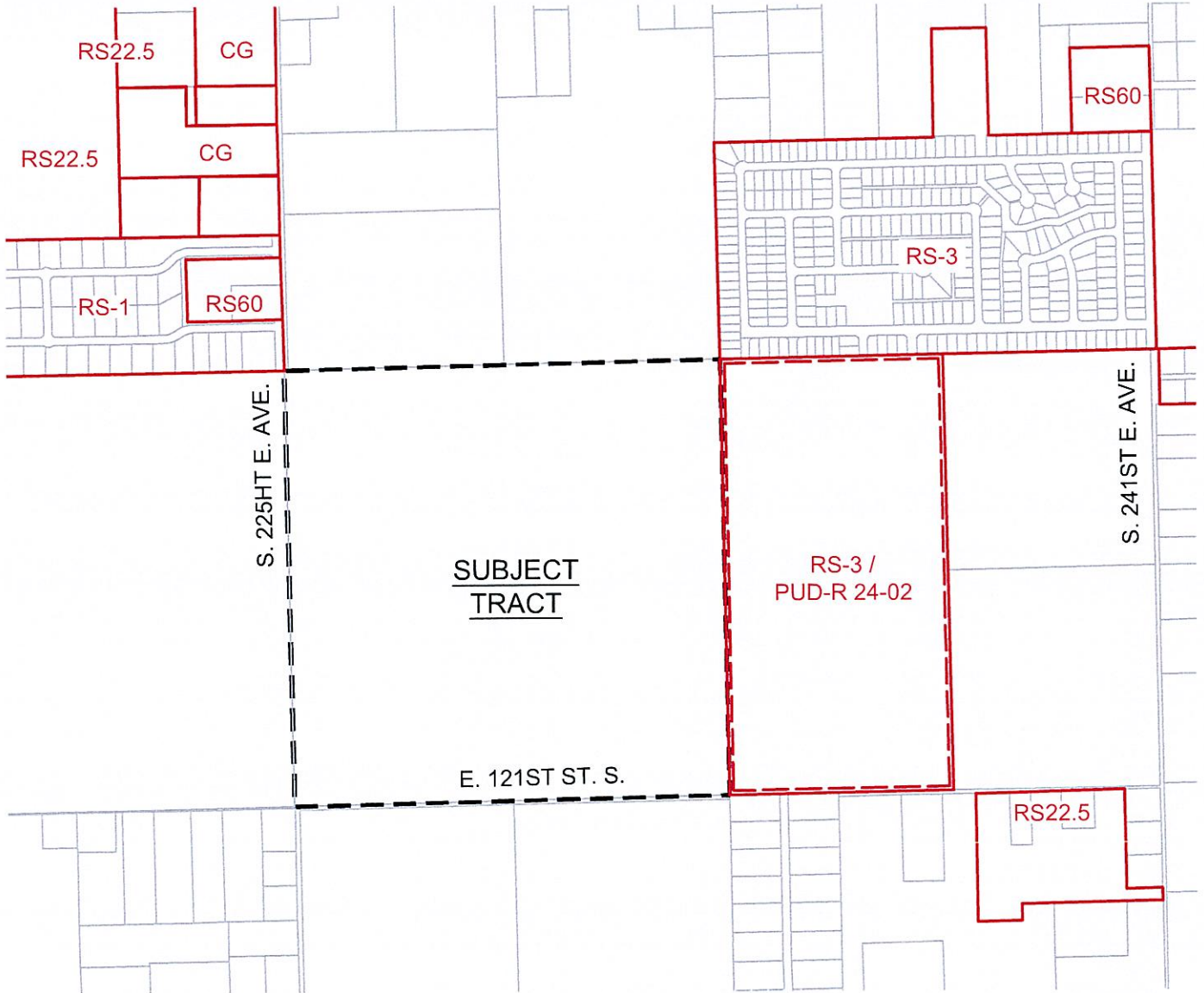
AG UNLESS OTHERWISE NOTED



NORTH
NOT TO SCALE

121st St. S. & 225th E. Ave.

PUD-R 25-01



AG UNLESS OTHERWISE NOTED



NORTH
NOT TO SCALE



P.O. BOX 850
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Memorandum

To: Honorable Chair and Planning Commissioners
From: Carolyn Back, Community Development Director
Re: **CZ 25-03 SPECIFIC USE PERMIT FOR MIXED-USE DEVELOPMENT**
Date: June 16, 2025

BACKGROUND

Withco Properties, LLC is requesting a Specific Use Permit for Mixed-Use Development to allow both commercial and residential occupancy on the same parcel.

The property is located in Section Eighteen (18), Township Seventeen (17) North, Range Sixteen (16) East of the Indian Base and Meridian, Lot Seven (7), Eight (8), Nine (9), and Ten (10), Block Forty-Five (45), New Coweta, Wagoner County, State of Oklahoma.

Zoning: General Commercial (CG)

Adjacent Zoning:

- North: General Commercial (CG)
- East: General Commercial (CG)
- South: Residential Single-Family (RS-3)
- West: General Commercial (CG)

Comprehensive Plan Designation: Commercial Medium

City of Coweta Zoning Code - 12-9B-5 K. Uses Permitted By Specific Use Permit

The following use is permitted in General Commercial by a Specific Use Permit:

K. Mixed-Use

City of Coweta Definitions - 12-9D-2, 2.

The term "mixed-use" means commercial uses that comply with above entry on the street and pedestrian level, with residential use allowed above or below the street and pedestrian level. In the case of a single-story building, residential use is allowed in the back or side within the

building.

City of Coweta Specific Use Permit - 12-3E-1.C.

The designation of a Specific Use Permit (as possible in CCC 12-3E-3 - Specific Use List), does not constitute an authorization or an assurance that such use will be permitted. Rather, each Specific Use Permit application shall be valued as to its probable effect on the adjacent property and community welfare and may be approved or denied as the findings indicate appropriate.

12-3E-2, F. Time limits for implementation. If for any reason the approved Specific Use ceases operation for a period of two (2) years, then the approval of said Specific Use shall be considered void and will require another public hearing review by the Planning Commission and City Council. This shall also apply to any approved Specific Use that does not begin operation within two (2) years of approval. This voiding of approval shall not apply if orderly progress toward completion of construction is taking place. Uses existing before the adoption of the Specific Use Permit Ordinance, including non-conforming uses and their incidental and accessory uses, must receive a Specific Use Permit before any expansion of the use is permitted.

STAFF RECOMMENDATION

Staff requests continuance to July 21, 2025.

ATTACHMENTS

None



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Memorandum

To: Honorable Chair and Planning Commissioners
From: Carolyn Back, Community Development Director
Re: **REZONE CZ 25-04 / PUD-R 25-01, 121ST STREET SOUTH & 225TH EAST AVENUE**
Date: June 16, 2025

BACKGROUND

The applicant applied for a Rezone with a Planned Unit Development (PUD-R 25-01) on May 16, 2025.

On June 2, 2025, after hearing public comment, the Coweta City Council approved the applicant's request for annexation of 160-acres into the city limits of the City of Coweta with a vote of 3-2-0. The emergency clause did not pass; therefore, the Annexation takes effect on July 2, 2025.

Rezone with Planned Unit Development (PUD) Request

Tanner Consulting, for the property owners Hughes Family Trust, is seeking to amend the zoning map for the subject 160-acre parcel located in the Southwest Quarter (SW/4) of Section Thirty-Three (33), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. The property is located at the northeast corner of East 121st Street South and South 225th East Avenue. The request is to rezone the property from Agriculture (AG) to Residential Single-Family (RS-3) with a Planned Unit Development (PUD-R 25-01) including Development Standards for the proposed Development. This rezone will allow for the development and construction of the proposed, Residential Single-Family Subdivision within the city limits of Coweta.

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

Adjacent Zoning:
North: Agricultural (AG)

East: Residential Single-Family (RS-3) with a PUD
South: Agricultural (AG)
West: Agricultural (AG)

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 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", including the Subject Property. The previous plan designated the Subject Property as "Low Intensity," which at the time supported a maximum of 9 dwelling units per acre. The exception was a "Medium Intensity" node at the intersection of 121st Street South and 225th E. Ave., allowing more intensive residential districts such as RD, RM-1, and RMH, along with certain office and commercial districts.

The Planning Commission may make a recommendation of approval, approval with conditions or denial of the Rezone and PUD request to the City Council. Staff recommends the Planning Commission make a recommendation of approval to the Coweta City Council of the Rezone and PUD request from (AG) to (RS-3) Residential Single-Family district with a (PUD) PUD-R 25-01.

STAFF RECOMMENDATION

Approval

ATTACHMENTS

None



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Memorandum

To: Honorable Chair and Planning Commissioners

From:

Re: **DRAFT SUBDIVISION REGULATION PRESENTATION BY TSW**

Date: June 16, 2025

BACKGROUND

The award of this contract went through a competitive bid process and TSW was awarded the contract by City Council on March 3, 2025. TSW hosted a kick-off meeting on March 14, 2025, with the City of Coweta to take in initial staff feedback to begin working on the draft to present to the Planning Commission. No Action will be taken. It is anticipated TSW will prepare the Final Draft to be placed on the July 21, 2025, Planning Commission Agenda for public hearing. After the public hearing, TSW will work on incorporating final modifications based on the July Planning Commission public hearing input, and aim for a September 8, 2025, City Council hearing for their consideration.

STAFF RECOMMENDATION

ATTACHMENTS

None