



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

**AGENDA - REGULAR MEETING  
COWETA PLANNING COMMISSION  
COWETA CITY HALL, 310 S. BROADWAY  
MONDAY, SEPTEMBER 15, 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. ROLL CALL**

Jessica Morris \_\_\_\_ Joanna Jones \_\_\_\_ Linda Dyer \_\_\_\_ Vacant \_\_\_\_ Vacant \_\_\_\_

**III. CONSIDER, DISCUSS AND TAKE ACTION ON ITEMS REMOVED FROM CONSENT**

**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.)

**V. PUBLIC HEARING(S)**

**1. SPRADLIN ESTATES PHASE III - PRELIMINARY PLAT**

Public hearing to receive public comment on a request by Abundant Rain Ministries Inc., Developer; RK & Associates PLC, Engineer; for Preliminary Plat approval of Spradlin Estates Phase III, a subdivision of approximately 2.43 acres more or less with 8 lots. Located in Section 1, Township 17 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma, with RS-2 Residential Single-Family zoning. Located south 273rd East Avenue and East 125th Place South.

*Tom E Young Jr, City Planner*

**2. SAVANNAH LANDING - PRELIMINARY PLAT**

Public hearing to receive public comment on a request by Jake Salyer, Developer; Gridline Engineering, Engineer; for Preliminary Plat approval of Savannah Landing, a subdivision of approximately 19.05 acres more or less with 25 lots. Located in Section 19, Township 17 North, Range 16 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma, with RS-2 Residential Single-Family zoning. Located on the West side of 305th East Avenue, between East 151st and East 161st Street South.

*Tom E Young Jr, City Planner*

**VI. ADMINISTRATION**

1. **SPRADLIN ESTATES PHASE III - PRELIMINARY PLAT**

Discuss and consider possible action, on the approval, approval with conditions, or denial of a request by Abundant Rain Ministries Inc., Developer; RK & Associates PLC, Engineer; for Preliminary Plat approval of Spradlin Estates Phase III, a subdivision of approximately 2.43 acres more or less with 8 lots. Located in Section 1, Township 17 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma, with RS-2 Residential Single-Family zoning. Located south 273rd East Avenue and East 125th Place South.

*Tom E Young Jr, City Planner*

2. **SAVANNAH LANDING - PRELIMINARY PLAT**

Discuss and consider possible action, on the approval, approval with conditions, or denial of a request by Jake Salyer, Developer; Gridline Engineering, Engineer; for Preliminary Plat approval of Savannah Landing, a subdivision of approximately 19.05 acres more or less with 25 lots. Located in Section 19, Township 17 North, Range 16 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma, with RS-2 Residential Single-Family zoning. Located on the West side of 305th East Avenue, between East 151st and East 161st Street South.

*Tom E Young Jr, City Planner*

3. **PUD-R 25-02 COURTYARDS OF COWETA**

Discuss and consider possible action on a request from Tanner Consulting for a Planned Unit Development (PUD) to allow the development and construction of "Courtyards of Coweta", a Residential Single-Family subdivision within the city limits of Coweta. Located on the Southeast corner of East 151st Street South and South 289th East Avenue in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, City of Coweta, Wagoner County, State of Oklahoma.

*Julie Casteen, City Manager*

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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## Memorandum

To: Honorable Chair and Planning Commissioners  
From: Tom E Young Jr, City Planner  
Re: **SPRADLIN ESTATES PHASE III - PRELIMINARY PLAT**  
Date: September 15, 2025

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### BACKGROUND

#### Applicant

The applicant, Abundant Rain Ministries Inc., Developer; RK & Associates PLC, Engineer; for Preliminary Plat approval of Spradlin Estates Phase II, a subdivision of approximately 2.43 acres more or less with 8 lots.

#### Case Facts

- The property is located in located in Section 1, Township 17 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.
- The property is zoned RS-2 (Residential Single Family).
- The property legal description: A tract of land situated in the SW1/4 NW1/4 of Section 1, Township 17 north, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma: with the Basis of Bearing of this description being NAD83 Oklahoma State Plane, and prepared on 7/31/2024 by Tony Robison, LS #1686: said tract of land being more particularly described as follows: Commencing at the SW corner of the NW1/4 of said Section 1, thence N1°14'22"W along the west line thereof a distance of 250.00 feet; thence N88°31'31"E parallel to the south line of the NW1/4 a distance of 496.75 feet to the point of beginning; thence N08°35'37"W a distance of 226.64 feet; thence N75°43'55"E a distance of 384.84 feet; thence S11°33'16"E a distance of 314.96 feet; thence S88°31'31"W a distance of 402.32 feet to the Point of Beginning. Containing 2.43 acres, more or less.
- Utilities/Site Area: The 2.43 acre more or less, subdivision is proposed to be served by Rural Water No. 5 Water and City of Coweta Sewer. Windstream, ONG, AEP and Cox have all been notified and a Technical Advisory Committee meeting was held on

September 11, 2025.

**STAFF RECOMMENDATION**

**PLANNING COMMISSION ACTION**

The Planning Commission can approve, conditionally approve, or disapprove the preliminary plat. If the preliminary plat is approved with conditions, the Planning Commission may require the subdivider to submit a revised preliminary plat. The subdivider shall be advised of any amendments required by the Planning Commission to comply with these regulations. If the preliminary plat is disapproved, the reasons for that action shall be stated.

Staff recommends approval of the Preliminary Plat Spradlin Estates Phase III with the condition that the developer meet the comments from the Technical Advisory Committee and the City Engineer.

**ATTACHMENTS**

1. Spradlin Estates Preliminary Plat III

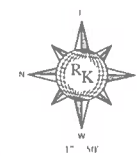
# SPRADLIN ESTATES PHASE III

AN ADDITION IN THE SW CORNER OF THE NW1/4  
OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 15 EAST, I.B.&M.,  
CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA

BLOCK 1, 1-3  
BLOCK 2, 1-3  
BLOCK 3, 1-2  
TOTAL 8 LOTS

### LEGAL DESCRIPTION

A TRACT OF LAND SITUATE IN THE SW1/4 CORNER OF SECTION 1, TOWNSHIP 17 NORTH OF THE I.B.&M. WAGONER COUNTY, STATE OF OKLAHOMA, WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE AND THE POINT OF BEGINNING BEING THE POINT OF BEGINNING OF THE SURVEY OF THE NW1/4 CORNER OF SAID SECTION 1, THENCE N11°42'21" W ALONG THE WEST LINE THERE OF A DISTANCE OF 240.00 FEET, THENCE N88°31'31" E PARALLEL TO THE SOUTH LINE OF THE NORTH A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING, THENCE N02°30'27" E A DISTANCE OF 220.84 FEET, THENCE N02°45'27" E A DISTANCE OF 384.84 FEET, THENCE S11°31'17" E A DISTANCE OF 314.66 FEET, THENCE S88°31'31" W A DISTANCE OF 480.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.43 ACRES, MORE OR LESS.



**LOCATION MAP**  
TOTAL ACRES: 2.94  
LOT TOTAL: 10

**BASIS OF BEARINGS**  
Oklahoma State Plane Coordinates  
Oklahoma North OK\_N\_3501

**BENCH MARK BASIS**  
The Datum is  
NAVD88

**SURVEYOR**  
Heartland Surveying  
600 Emporia St., Ste. "C"  
Muskogee, Oklahoma 74401  
Phone: (918) 689-7795

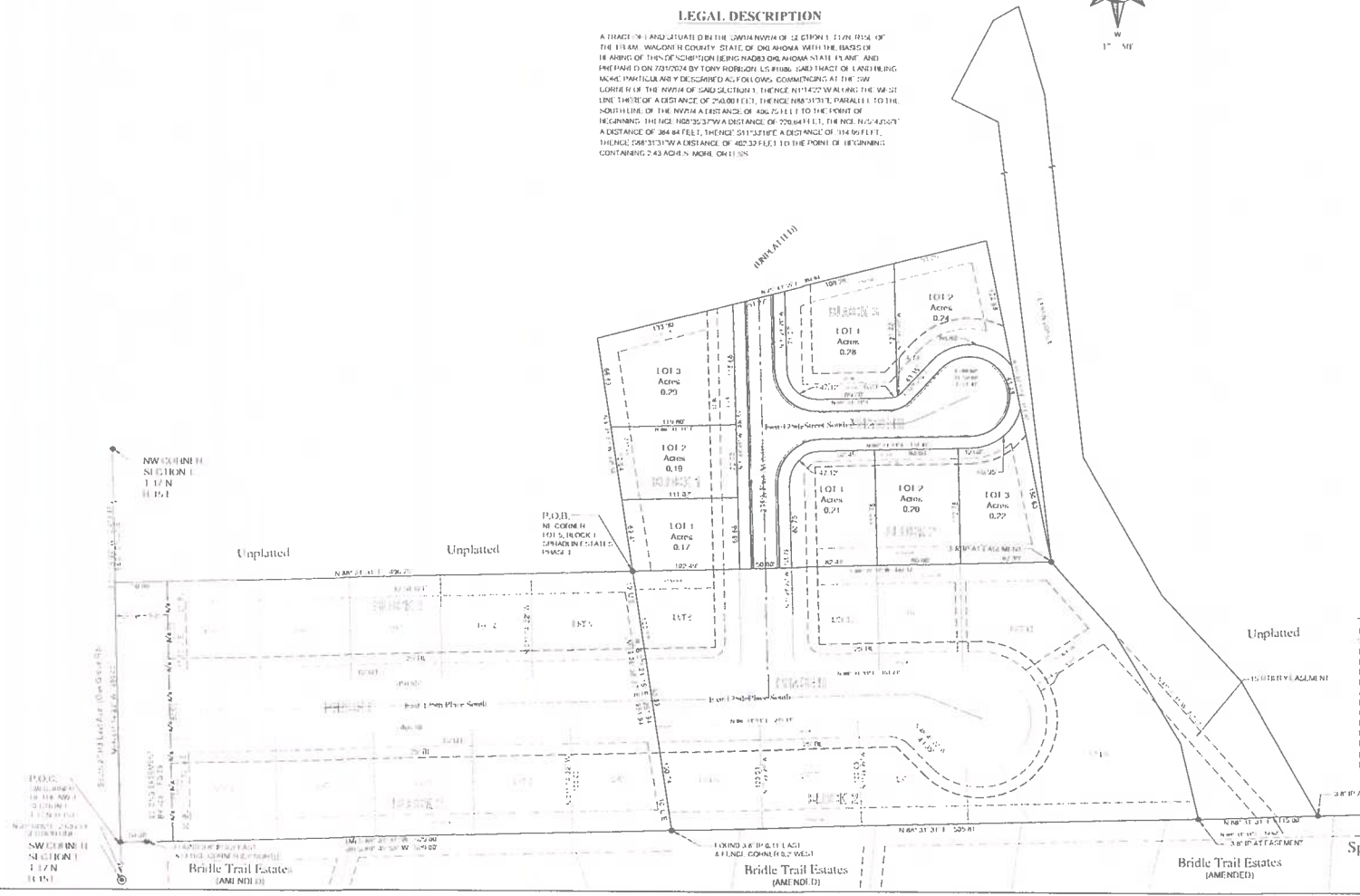
**OWNER**  
Abundant Rain Ministries Inc.  
12425 South 273rd East Ave.  
Coweta, OK 74429  
Attn: Ron Spradlin  
Phone: (918) 902-7201  
e-mail: Spradlin@aol.com

**ENGINEER**  
RK & Associates, PLC  
4815 South Harvard Ave., Ste. 290  
Tulsa, Oklahoma 74135  
Phone: (918) 277-4784  
e-mail: rkosman@beglobe.net  
Certificate of Authorization No. 4831  
Expires June 30, 2019



SCALE BY LEFT  
1" = 50'

- LEGEND**
- ULI --- UTILITY'S ASSESSMENT
  - WFL --- WATER LINE EASEMENT
  - LA --- LANDSCAPE EASEMENT
  - HW --- HIGHWAY
  - RI --- RIGHT OF WAY
  - LN --- LIMITS OF NO ACCESS
  - ACC --- LIMITS OF ACCESS
  - POB --- POINT OF BEGINNING
  - OEI --- OVERLAND DRAINAGE EASEMENT
  - P/E --- FENCING EASEMENT
  - P/W --- PRIVATE RIGHT OF WAY
  - HWY DEI --- HIGHWAY DEICLASSIFICATION COVENANTS
  - (M) --- MEASURED
  - (R) --- RECORDED



**PRELIMINARY PLAT**  
Spradlin Estates III, Wagoner County  
September 12, 2024  
SHEET 1 OF 1



SECTION IV  
DEVELOPERS RESERVED RIGHTS

1. THIS DEED IS A WAIVER TO ANY RIGHTS RESERVED TO THE DEVELOPER HEREIN BY THE DEVELOPER TO THE EXTENT OF THE ACCORDANCE WITH THE RIGHTS AND INTERESTS OF THE ASSOCIATION OF HOMEOWNERS... ANY RIGHTS RESERVED TO THE DEVELOPER BY THIS DEED SHALL BE VOID AND OF NO EFFECT...

2. THE DEVELOPER HEREBY WAIVES THE RIGHT TO REVOKE OR REScind THIS DEED... THE DEVELOPER HEREBY WAIVES THE RIGHT TO REVOKE OR REScind THIS DEED... THE DEVELOPER HEREBY WAIVES THE RIGHT TO REVOKE OR REScind THIS DEED...

SECTION V  
ENFORCEMENT

A. GOVERNING DOCUMENTS
1. THE ASSOCIATION'S GOVERNING DOCUMENTS SHALL CONSIST OF THE FOLLOWING DOCUMENTS, AS THEY MAY BE AMENDED:
a. ARTICLES OF INCORPORATION OF SPRADLIN ESTATES ASSOCIATION, INC.
b. BYLAWS OF SPRADLIN ESTATES ASSOCIATION, INC.
c. AS AMENDED FROM THE RECORDS OF THE COUNTY CLERK'S OFFICE OF WAGONER COUNTY, OKLAHOMA
d. REVISIONS TO THE GOVERNING DOCUMENTS OF SPRADLIN ESTATES ASSOCIATION, INC.

B. ENFORCEMENT
1. THIS DEED AND DOCUMENTS HERETO SHALL CONSTITUTE THE CONVEYANCE INSTRUMENTS... THE ASSOCIATION SHALL ENFORCE THE COVENANTS, CONDITIONS AND RESTRICTIONS... THE ASSOCIATION SHALL ENFORCE THE COVENANTS, CONDITIONS AND RESTRICTIONS...

C. CORRECTION ASSESSMENT
1. IN THE EVENT THAT THE CARRIER OF ANY TITLE CURATIVE INSTRUMENTS... THE ASSOCIATION SHALL ENFORCE THE COVENANTS, CONDITIONS AND RESTRICTIONS... THE ASSOCIATION SHALL ENFORCE THE COVENANTS, CONDITIONS AND RESTRICTIONS...

SECTION VI  
MISCELLANEOUS AMENDMENT

A. NO WAIVER
1. THE FAILURE OF THE DEVELOPER TO RECORD THIS DEED... THE ASSOCIATION SHALL ENFORCE THE COVENANTS, CONDITIONS AND RESTRICTIONS... THE ASSOCIATION SHALL ENFORCE THE COVENANTS, CONDITIONS AND RESTRICTIONS...

B. SEVERABILITY
1. IN THE EVENT THAT ANY PART OF THIS DEED... THE ASSOCIATION SHALL ENFORCE THE COVENANTS, CONDITIONS AND RESTRICTIONS... THE ASSOCIATION SHALL ENFORCE THE COVENANTS, CONDITIONS AND RESTRICTIONS...

C. DISCLAIMER OF WARRANTY
1. THE DEVELOPER HEREBY DISCLAIMS ALL WARRANTIES... THE ASSOCIATION SHALL ENFORCE THE COVENANTS, CONDITIONS AND RESTRICTIONS... THE ASSOCIATION SHALL ENFORCE THE COVENANTS, CONDITIONS AND RESTRICTIONS...

D. BINDING EFFECT; AMENDMENT
1. THIS DEED SHALL BE BINDING ON THE DEVELOPER... THE ASSOCIATION SHALL ENFORCE THE COVENANTS, CONDITIONS AND RESTRICTIONS... THE ASSOCIATION SHALL ENFORCE THE COVENANTS, CONDITIONS AND RESTRICTIONS...

2. THIS DEED SHALL BE BINDING ON THE DEVELOPER... THE ASSOCIATION SHALL ENFORCE THE COVENANTS, CONDITIONS AND RESTRICTIONS... THE ASSOCIATION SHALL ENFORCE THE COVENANTS, CONDITIONS AND RESTRICTIONS...

SECTION VII  
OVERLAND DRAINAGE & UTILITY EASEMENT

1. FOR THE COMMUNITY AND THE BEST INTERESTS OF THE OVERFLOW OF LOTS... THE ASSOCIATION SHALL ENFORCE THE COVENANTS, CONDITIONS AND RESTRICTIONS... THE ASSOCIATION SHALL ENFORCE THE COVENANTS, CONDITIONS AND RESTRICTIONS...

2. IF THE NEIGHBORHOOD OVERLAND DRAINAGE... THE ASSOCIATION SHALL ENFORCE THE COVENANTS, CONDITIONS AND RESTRICTIONS... THE ASSOCIATION SHALL ENFORCE THE COVENANTS, CONDITIONS AND RESTRICTIONS...

3. IF THE NEIGHBORHOOD OVERLAND DRAINAGE... THE ASSOCIATION SHALL ENFORCE THE COVENANTS, CONDITIONS AND RESTRICTIONS... THE ASSOCIATION SHALL ENFORCE THE COVENANTS, CONDITIONS AND RESTRICTIONS...

4. IN THE EVENT THE OVERLAND DRAINAGE... THE ASSOCIATION SHALL ENFORCE THE COVENANTS, CONDITIONS AND RESTRICTIONS... THE ASSOCIATION SHALL ENFORCE THE COVENANTS, CONDITIONS AND RESTRICTIONS...

SECTION VIII  
RESERVE "A"

1. THIS DEED SHALL BE USED AS A PART OF THE... THE ASSOCIATION SHALL ENFORCE THE COVENANTS, CONDITIONS AND RESTRICTIONS... THE ASSOCIATION SHALL ENFORCE THE COVENANTS, CONDITIONS AND RESTRICTIONS...

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, ABUNDANT INVESTMENT, INC. AND BRIGHT HOME, LLC, AS THE OWNERS OF THE FOLLOWING PROPERTY, HAVE HEREBY DEDICATED TO THE PUBLIC USE OF THE CITY OF COWETA, OKLAHOMA, THE FOLLOWING PROPERTY...

WE HEREBY CERTIFY THAT WE HAVE CAUSED SPRADLIN ESTATES ASSOCIATION, INC. AND BRIGHT HOME, LLC, AS THE OWNERS OF THE FOLLOWING PROPERTY, HAVE HEREBY DEDICATED TO THE PUBLIC USE OF THE CITY OF COWETA, OKLAHOMA, THE FOLLOWING PROPERTY...

RONALD T. SPRADLIN, PRESIDENT
STATE OF OKLAHOMA )
COUNTY OF WAGONER )

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, IN THE CITY OF COWETA, OKLAHOMA, THIS 12th DAY OF SEPTEMBER, 2024.

CERTIFICATE OF SURVEY

KNOW ALL MEN BY THESE PRESENTS, THAT TONY HORSFORD, A RESIDENT OF THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE FOLLOWING PROPERTY IS ACCURATELY SURVEYED AND PLATTED INTO LOTS...

WITNESS MY HAND AND SEAL THIS 12th DAY OF SEPTEMBER, 2024.

TONY HORSFORD, LAND SURVEYOR

STATE OF OKLAHOMA )
COUNTY OF WAGONER )

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, IN THE CITY OF COWETA, OKLAHOMA, THIS 12th DAY OF SEPTEMBER, 2024.

WITNESS MY HAND AND SEAL THIS 12th DAY OF SEPTEMBER, 2024.

TONY HORSFORD, LAND SURVEYOR

STATE OF OKLAHOMA )
COUNTY OF WAGONER )

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL OF OFFICE, IN THE CITY OF COWETA, OKLAHOMA, THIS 12th DAY OF SEPTEMBER, 2024.

WITNESS MY HAND AND SEAL THIS 12th DAY OF SEPTEMBER, 2024.

TONY HORSFORD, LAND SURVEYOR

CERTIFICATE OF COWETA PLANNING COMMISSION

I, AS CHAIRMAN OF THE COWETA PLANNING COMMISSION DO HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION OF SPRADLIN ESTATES ASSOCIATION, INC. AND BRIGHT HOME, LLC THROUGH THE COWETA PLANNING COMMISSION WITH APPROVAL ON ACCEPTANCE.

CHAIRMAN

CERTIFICATE OF CITY OF COWETA

I, THE MAYOR OF THE CITY OF COWETA, OKLAHOMA, DO HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION OF SPRADLIN ESTATES ASSOCIATION, INC. AND BRIGHT HOME, LLC THROUGH THE COWETA PLANNING COMMISSION WITH APPROVAL ON ACCEPTANCE.

MAYOR

THE APPLICANT HAS FILED THE ABOVE DECLARATION WITH THE CITY CLERK.

CITY CLERK

CERTIFICATE OF WAGONER COUNTY CLERK

I, AS CLERK OF WAGONER COUNTY, OKLAHOMA, DO HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION OF SPRADLIN ESTATES ASSOCIATION, INC. AND BRIGHT HOME, LLC THROUGH THE COWETA PLANNING COMMISSION WITH APPROVAL ON ACCEPTANCE.

COUNTY CLERK

CERTIFICATE OF WAGONER COUNTY TREASURER

I, AS TREASURER OF WAGONER COUNTY, OKLAHOMA, DO HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION OF SPRADLIN ESTATES ASSOCIATION, INC. AND BRIGHT HOME, LLC THROUGH THE COWETA PLANNING COMMISSION WITH APPROVAL ON ACCEPTANCE.

DATE THIS DAY OF SEPTEMBER, 2024

COUNTY TREASURER



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## Memorandum

To: Honorable Chair and Planning Commissioners  
From: Tom E Young Jr, City Planner  
Re: **SAVANNAH LANDING - PRELIMINARY PLAT**  
Date: September 15, 2025

---

### BACKGROUND

#### Applicant

The applicant, Jake Salyer, Developer; Gridline Engineering, Engineer; for Preliminary Plat approval of Savannah Landing, a subdivision of approximately 19.91 acres more or less with 25 lots.

#### Case Facts

- The property is located in located in Section 1, Township 17 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.
- The property is zoned RS-2 (Residential Single Family).
- The property legal description: COMMENCING AT NE CORNER OF SECTION 19, THENCE S1°00'41"E ALONG THE EAST LINE OF SECTION 19 A DISTANCE OF 1344.71 FEET TO THE POINT OF BEGINNING; THENCE S01°00'40"E ALONG THE EAST LINE OF SECTION 19 A DISTANCE OF 839.94 FEET; THENCE S88°47'32"W A DISTANCE OF 1015.07 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE MISSOURI-KANSAS-TEXAS RAILROAD; THENCE N17°43'54"W ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 485.09 FEET; THENCE N72°05'44"E A DISTANCE OF 298.11 FEET; THENCE N17°19'58"W A DISTANCE OF 323.77 FEET; THENCE N88°46'50"E A DISTANCE OF 570.06 FEET; THENCE S43°41'42"E A DISTANCE OF 29.90 FEET; THENCE N88°46'24"E A DISTANCE OF 370.04 FEET; TO THE POINT OF BEGINNING. CONTAINING 19.91 ACRES, MORE OR LESS.
- Utilities/Site Area: The 19.91 acre more or less, subdivision is proposed to be served by Rural Water No. 5 Water. Windstream, ONG, AEP and Cox have all been notified and a Technical Advisory Committee meeting was held on September 11, 2025.

### STAFF RECOMMENDATION

The Planning Commission can approve, conditionally approve, or disapprove the preliminary plat. If the preliminary plat is approved with conditions, the Planning Commission may require the subdivider to submit a revised preliminary plat. The subdivider shall be advised of any amendments required by the Planning Commission to comply with these regulations. If the preliminary plat is disapproved, the reasons for that action shall be stated.

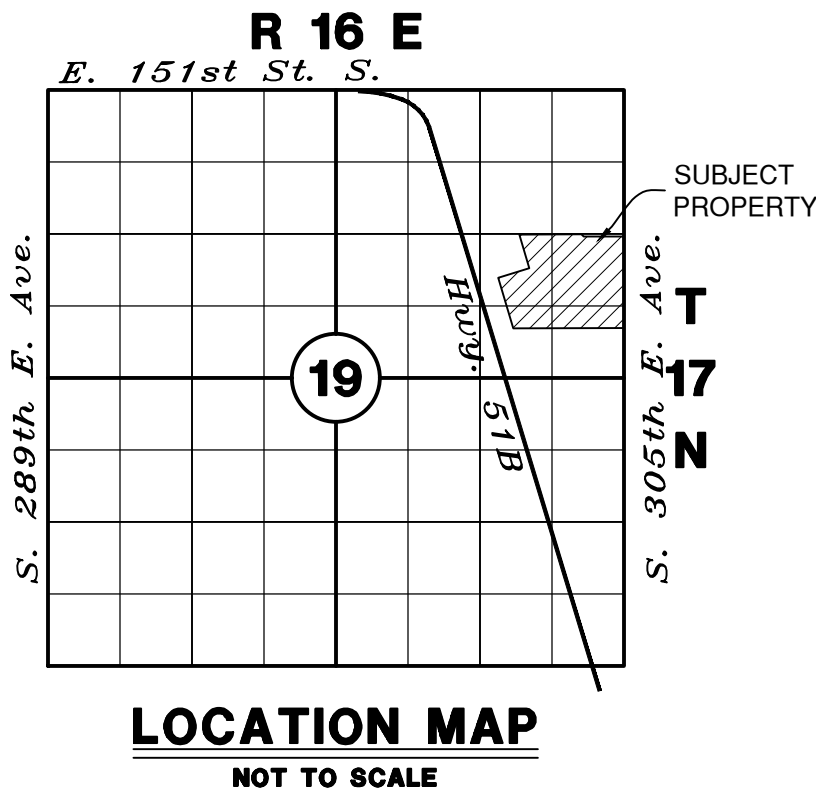
Staff recommends approval of the Preliminary Plat Savanna Landing with the condition that the developer meet the comments from the Technical Advisory Committee and the City Engineer.

**ATTACHMENTS**

- 1. SAVANNAH LANDING SHEET 1 OF 2
- 2. SAVANNAH LANDING SHEET 2 OF 2

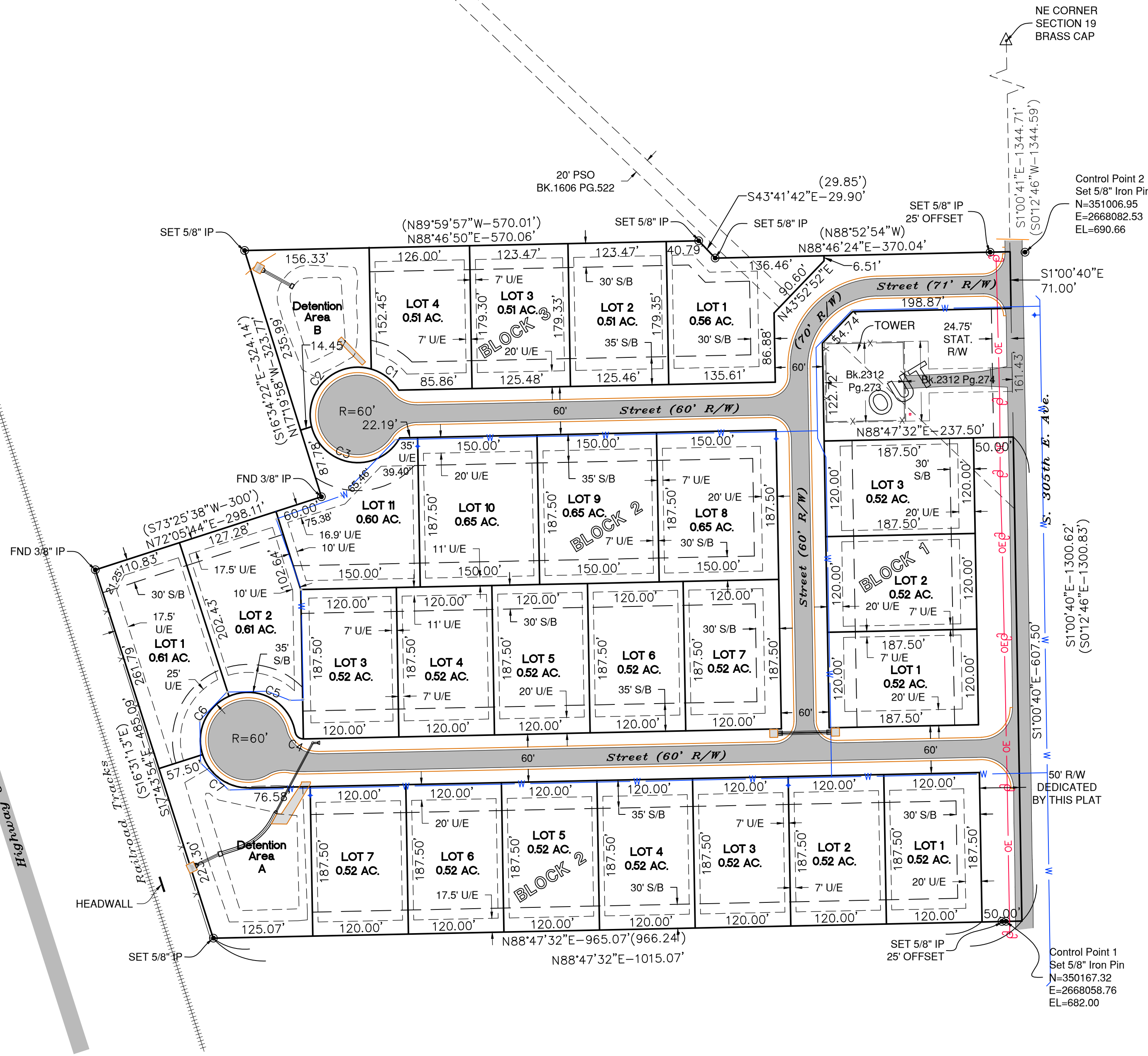
DRAWN BY: A.MCKAY DATE: 5/19/2025  
 CHECKED BY: T.ROBISON FILE NAME: W011641

# PRELIMINARY PLAT OF SAVANNA LANDING AN ADDITION IN THE NE/4 OF SECTION 19 T17N, R16E, OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA SHEET 1 OF 2



— S/B — = BUILDING SETBACK  
 - - - U/E - - - = UTILITY EASEMENT

Curve #	Length	Radius	Chord Direction	Chord Length
C1	44.64	60.00	N52° 31' 26"W	43.62
C2	126.00	60.00	S45° 59' 54"E	104.09
C3	143.51	60.00	S82° 41' 08"E	111.67
C4	14.27	10.00	N50° 18' 51"W	13.09
C5	109.02	60.00	N61° 28' 21"W	94.63
C6	88.18	60.00	S24° 22' 20"W	80.46
C7	76.94	60.00	S54° 28' 10"E	71.78



OWNER:  
 JAKE AND SARAH SALYER  
 S. 305TH E. AVE., COWETA, OKLA.

**DEVELOPMENT SUMMARY:**

ZONING: RSMH-22.5

NUMBER OF LOTS: 25  
 TOTAL ACREAGE: 19.05 AC.

BUILDING SETBACK REQUIREMENTS:  
 FRONT LOT = 35'  
 REAR LOT = 30'  
 SIDE LOT = 30'  
 INTERIOR SIDE = 7'

LOT COVERAGE MAXIMUM IS 50%.

MIN. AREA = 22,500 SQUARE FEET

MIN. FRONTAGE = 120 FEET

**UTILITY SERVICE PROVIDERS:**

LAKE REGION ELECTRIC  
 918-772-2526

FORMAN PROPANE COMPANY  
 918-486-4929

RURAL WATER DISTRICT #5  
 (918) 258-2331



**OWNER'S CERTIFICATE AND DEDICATION**

STATE OF OKLAHOMA )  
 COUNTY OF WAGONER )

KNOW ALL MEN BY THESE PRESENTS, that we, HEARTH CUSTOM HOMES LLC., hereby certify that I am the Owner, and the person having any right, title or interests to the following described tract of land, to-wit:

A TRACT OF LAND SITUATED IN THE E/2 NE/4 OF SECTION 19, T17N, R16E OF THE I.B.&M., CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA; WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE, AND PREPARED ON 9/25/2023 BY TONY ROBISON, LS #1686; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT NE CORNER OF SECTION 19, THENCE S1°00'41"E ALONG THE EAST LINE OF SECTION 19 A DISTANCE OF 1344.71 FEET TO THE POINT OF BEGINNING; THENCE S88°46'24"W A DISTANCE OF 370.00 FEET THENCE N43°41'42"W A DISTANCE OF 29.85 FEET; THENCE S88°46'50"W A DISTANCE OF 570.01 FEET; THENCE S17°19'58"E A DISTANCE OF (323.77 MEASURED) (324.14 RECORD) FEET; THENCE S72°05'44"W A DISTANCE OF (298.11 MEASURED) (300.00 RECORD) FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE MISSOURI-KANSAS-TEXAS RAILROAD; THENCE S17°43'54"E ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 485.09 FEET; THENCE N88°47'32"E A DISTANCE OF 1015.07 FEET TO A POINT ON THE EAST LINE OF SECTION 19, THENCE N1°00'40"W ALONG EAST LINE THEREOF A DISTANCE OF 839.94 FEET TO THE POINT OF BEGINNING, CONTAINING 19.05 ACRES, MORE OR LESS.

We further certify that we have caused said tract of land to be platted into lots and blocks have caused this plat to be made of said tract showing accurate dimension of lots. We hereby designate said tract of land as the SAVANNA LANDING.

JAKE SALYER SARAH SALYER

COUNTY OF WAGONER  
 Before me, the undersigned, a notary public in and for the County of Wagoner, State of Oklahoma, personally appeared JAKE SALYER AND SARAH SALYER, to me known to be the identical person who executed the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the purpose set forth.

WITNESS my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public My Commission expires:

CERTIFICATE OF SURVEY  
 KNOW ALL MEN BY THESE PRESENTS, that I, Tony Robison, a resident of the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and re-platted into lots the above described property and that this plat is a true and correct representation thereof, I further certify that this plat meets the minimum standards for the practice of land surveying.

WITNESS my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2025.

**PRELIMINARY**  
 TONY ROBISON, LAND SURVEYOR NO.1686

Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared Tony Robison to me known to be the identical person who executed the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the purpose therein set forth.

WITNESS my hand and seal this \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public My Commission expires:

ACCEPTANCE OF DEDICATION BY BOARD OF WAGONER COUNTY COMMISSIONERS  
 Be it resolved the Board of County Commissioners of Wagoner County, Oklahoma that the dedication shown on the attached plat of SAVANNA LANDING is hereby accepted.

Approved by the Board of County Commissioners of Wagoner County, Oklahoma this \_\_\_\_ day of \_\_\_\_\_, 2025.

Chairman  
 Board of County Commissioners

TREASURER'S CERTIFICATE  
 I hereby certify that as to all real estate involved in the plat, all taxes have been paid for 2024 as reflected by the current tax roll and that there are no taxes due for prior years, and security has been provided for 2025 taxes not as yet certified to me.

County Treasurer

CERTIFICATE OF COUNTY CLERK  
 This plat has been filed in the office of the County Clerk, Wagoner County, Oklahoma, this \_\_\_\_ day of \_\_\_\_\_, 2025. Book \_\_\_\_\_, Page \_\_\_\_\_.

County Clerk

**WAGONER COUNTY APPROVALS**

APPROVED:  
 WAGONER COUNTY PLANNING COMMISSION CHAIRMAN

CERTIFICATE OF OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY  
 The Wagoner County Office of the Department of Environmental Quality has approved this plat for the use of public water systems and individual on-site sewer systems on this \_\_\_\_ day of \_\_\_\_\_, 2025.

ENVIRONMENTAL PROGRAM SPECIALIST  
 DEPARTMENT OF ENVIRONMENTAL QUALITY

FLOOD CERTIFICATION  
 According to the U.S. Department of Housing & Urban Development Insurance Rate Map, Panel Number 40145C0140H, Effective Date April 17, 2012. The subject property is located in Zone "X", Areas determined to be outside the 0.2% annual chance floodplain.

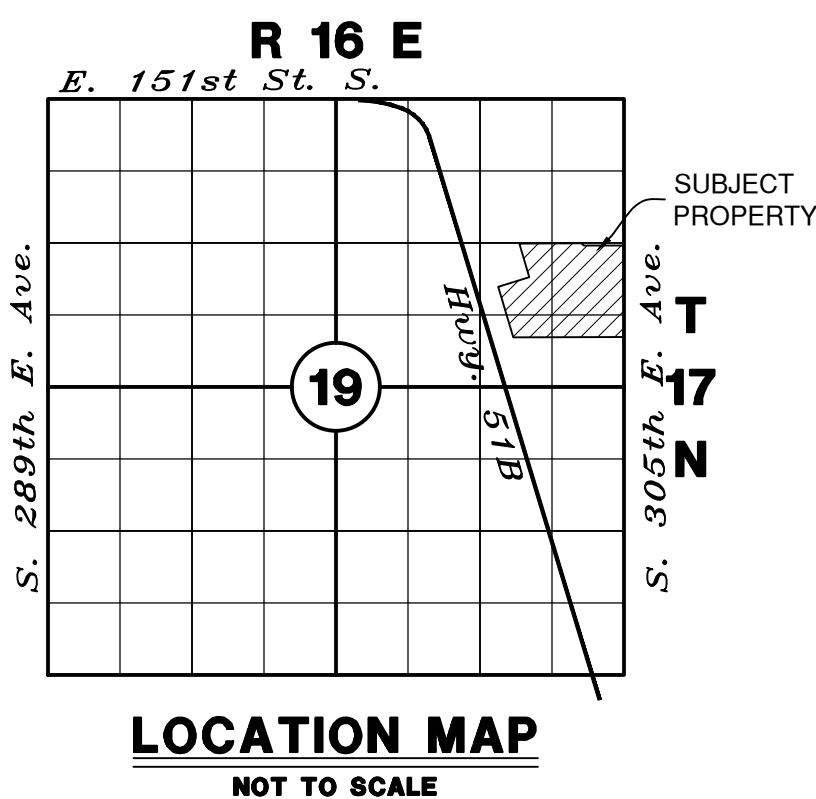
THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH ALL REGULATIONS AND REQUIREMENTS OF WAGONER COUNTY.

TONY ROBISON, SURVEYOR

**PREPARED BY:**  
**Heartland Surveying & Mapping, PLLC**  
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HORIZONTAL DATUM IS BASED ON NAD 83(93) OKLAHOMA STATE PLANE COORDINATE SYSTEM, OKLAHOMA NORTH ZONE.

DRAWN BY: A.MCKAY	DATE: 5/19/2025
CHECKED BY: T.ROBINSON	FILE NAME: W011641



# PRELIMINARY PLAT OF SAVANNA LANDING AN ADDITION IN THE NE/4 OF SECTION 19 T17N, R16E, OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA SHEET 2 OF 2

## COVENANTS

18. ROOF REQUIREMENTS AS FOLLOWS:

- a. METAL ROOFS NOT TO EXCEED 30% OF TOTAL ROOF COMPOSITION
- b. NO FLAT ROOFS
- c. ROOF COLOR SHALL BE APPROVED BY HOA PRESIDENT
- d. WOOD SHAKE SHINGLES AND COMPOSITE SHINGLES ALLOWED
- e. NO BUILDING SHALL HAVE A ROOF PITCH OF LESS THAN 9/12 OVER 75% OF THE ROOF

19. NO TRASH RECEPTACLES ARE TO BE VISIBLE FROM THE STREET SIDE OF ANY RESIDENCE AND SHALL BE ENCLOSED WITH PRIVACY FENCING.

20. NO EXPOSED CLOTHES LINE POLES OR OTHER OUTDOOR DRYING APPARATUS WILL BE PERMITTED ON ANY LOT. NO GARBAGE CANS OR TRASH CANS ARE TO BE VISIBLE FROM THE STREET. NOT EXTERIOR ANTENNAS, INCLUDING, BUT NOT LIMITED TO, TELEVISION, AND CB RADIO, SHALL BE ERRECTED ANYWHERE IN SAVANNAH RIDGE WITHOUT THE APPROVAL OF THE PRESIDENT OF THE DEVELOPER OR ARCHITECTURAL COMMITTEE.

21. ALL MAILBOX INSTALLATION MUST BE INSTALLED IN ACCORDANCE WITH THE CITY SPECIFICATIONS. THOSE SPECIFICATIONS MAY BE ACQUIRED FROM THE DEVELOPER OF SAVANNAH RIDGE. EACH OWNER SHALL BE RESPONSIBLE FOR INFORMING THEIR BULDER OF SAID REQUIREMENT.

22. BOUNDARY FENCES, WHETHER ORNAMENTAL OR OTHERWISE, SHALL NOT BE ERRECTED MORE THAN 96 INCHES IN HEIGHT. WOODEN OR " STOCKADE " FENCES OR CHAIN LINK FENCE MAY ONLY BE USED FOR BACK YARDS OR AROUND SWIMMING POOL AREAS, AND SHALL NOT EXCEED FURTHER THAN THE REAR CORNER OF THE HOUSE. WOOD FENCES, AS APPROVED, WILL BE KEPT STAINED, OILED OR PAINTED. ALL FENCE DESIGNS MUST BE APPROVED BY THE BUILDING COMMITTEE. NO CHAIN LINK OR BARBED WIRE FENCE MAY BE USED IN FRONT OF THE HOUSE. NO FENCE WILL BE BUILT THAT IMPEDES THE FLOW OF WATER ACROSS THE LOT OR ADJACENT LOTS.

23. EACH DRIVEWAY CULVERT SHALL BE A MINIMUM SHOWN ON THE PLAT AND CONCRETE END TREATMENTS (ODOT STANDARD) ARE REQUIRED FOR EACH DRIVEWAY. DRIVEWAY IS TO BE HARD SURFACED FOR AT LEAST 50' FROM PAVEMENT EDGE, AFTER THAT, IT CAN BE GRAVEL. DRIVEWAY WIDTH AND TURN RADII ARE TO COMPLY WITH CITY OF COWETA ZONING CODE AND SUBDIVISION REGULATION.

### SECTION III. HOMEOWNERS' ASSOCIATION

#### A. FORMATION OF HOMEOWNERS' ASSOCIATION

THE OWNER/DEVELOPER HAS FORMED OR SHALL CAUSED TO BE FORMED AN ASSOCIATION OF THE OWNERS OF THE LOTS WITHIN THE SAVANNAH LANDING ESTATES (HEREINAFTER REFERRED TO AS THE " HOMEOWNERS' ASSOCIATION ") TO BE ESTABLISHED IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AND TO BE FORMED FOR THE GENERAL PURPOSES OF, FENCING LOCATED ALONG PUBLIC ROW, COMMON AREAS, INCLUDING, BUT WITHOUT LIMITATION THE STORMWATER DETENTION FACILITIES AND RESERVE AREAS, ROAD MAINTENANCE AND ENHANCING THE VALUE, DESIRABILITY AND ATTRACTIVENESS OF THE WOODBRIDGE ESTATES ADDITION.

#### B. MEMBERSHIP

EVERY PERSON OR ENTITY, WHO IS A RECORD OWNER OF THE FEE, INTEREST OF A LOT SHALL BE A MEMBER OF THE HOMEOWNERS ASSOCIATION. MEMBERSHIP SHALL BE APARTMENT TOO, AND MAY NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT.

#### C. ASSESSMENT

EACH RECORD OWNER OF THE LOT SHALL BE SUBJECT TO ASSESSMENT BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSES OF IMPROVEMENT AND MAINTENANCE OF THE STORMWATER DETENTION FACILITIES, RESERVE AREAS AND OTHER COMMON AREAS.

### SECTION IV. PRUDENTIAL CONSIDERATIONS

A. ENFORCEMENT. ENFORCEMENT TO RESTRAIN OR TO RECOVER DAMAGES FOR VIOLATION OF THE COVENANTS MAY BE BROUGHT BY THE DEVELOPER OR AN OWNER OF ANY LOT HAVING ANY INTEREST THEREIN, WHETHER ACTING JOINTLY OR SEVERALLY, THE DEVELOPER SHALL NOT BE OBLIGATED TO ENFORCE ANY COVENANT OR RESTRICTION THROUGH LEGAL PROCEEDINGS OR OTHERWISE.

B. REMEDIES. IF ANY PERSON SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS, CONDITIONS OR RESTRICTIONS HEREIN, ANY PERSON OWNING ANY REAL PROPERTY IN THE ADDITION SHALL HAVE STANDING TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON VIOLATING THE SAME TO PREVENT THE VIOLATION OR TO RECOVER DAMAGES FOR SUCH VIOLATION. IN ANY ACTION BROUGHT TO ENFORCE ANY PROVISION HEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO AN AWARD OF ATTORNEYS' FEES TO BE TAXED AS COSTS.

C. INTENTIONALLY OMITTED.

D. NO WAIVER. THE FAILURE OF THE GRANTOR, OR ANY SUCCESSOR IN TITLE, TO ENFORCE ANY GIVEN RESTRICTION OR COVENANT, OR CONDITION AT ANY TIME, SHALL NOT BE DEEMED TO BE A WAIVER OR RELINQUISHMENT OF ANY RIGHT OR REMEDY, NOR A MODIFICATION OF THESE RESTRICTIONS AND PROTECTIVE COVENANTS.

E. WAIVER OF RIGHT OF RECOVERY. EACH OWNER SHALL BE RESPONSIBLE FOR OBTAINING INSURANCE COVERAGE FOR THE RISK OF BODILY INJURY OR PHYSICAL LOSS OR DAMAGES OF ANY KIND TO HIS AND HIS INVITEES' PERSONAL PROPERTY, INCLUDING, BUT NOT LIMITED TO, ANY PERSONAL PROPERTY STORED OR LOCATED ON PROPERTY WITHIN THE SUBDIVISION AND WITH RESPECT TO HIS HOME. EACH OWNER HEREBY WAIVE AND RELEASE ANY AND ALL CLAIMS WHICH THEY MAY HAVE AGAINST ANY OWNER, THE DEVELOPER, THE MANAGING AGENT, IF ANY, AND THEIR RESPECTIVE EMPLOYEES AND AGENTS, FOR DAMAGE TO THE LOTS OR THE HOMES, OR TO ANY PERSONAL PROPERTY LOCATED IN THE LOTS, OR THE HOMES, CAUSED BY FIRE, FLOOD OR OTHER CASUALTY, TO THE EXTENT THAT SUCH DAMAGE IS INSURABLE BY FIRE, FLOOD OR OTHER FORMS OF CASUALTY INSURANCE, AND TO THE EXTENT POSSIBLE, ALL SUCH POLICIES SHALL CONTAIN WAIVERS OF THE INSURER'S RIGHTS TO SUBROGATION AGAINST ANY OWNER, THE DEVELOPER, THE MANAGING AGENT, IF ANY, AND THEIR RESPECTIVE EMPLOYEES AND AGENTS.

F. SERVICEABILITY. INVALIDATION OF ANY ONE OF THESE COVENANTS, RESTRICTIONS OR CONDITIONS SHALL NOT AFFECT ANY OF THE OTHER PROVISIONS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

G. DISCLAIMER OF WARRANTY. EXCEPT AS EXPRESSLY PROVIDED IN WRITING, DEVELOPER MAKES NO WARRANTY, EXPRESS OR IMPLIED, REGARDING THE SUBDIVISION OR ANY IMPROVEMENT IN THE SUBDIVISION, THE SUFFICIENCY OF UTILITIES, CULVERTS, ROADS, THE STORMWATER MANAGEMENT DESIGN, THE WORKMANSHIP, DESIGN OR MATERIALS USED IN EVERY IMPROVEMENT, INCLUDING WITHOUT LIMITATION THE COMMON AREAS AND INCLUDING WITHOUT LIMITATION ANY EXPRESS OR IMPLIED WARRANTY OF MERCHANTABILITY, LIABILITY, FITNESS OR SUITABILITY FOR ANY PARTICULAR PURPOSE OR USE OR ANY WARRANTY OF QUALITY.

H. BINDING EFFECT; AMENDMENTS. THESE COVENANTS, CONDITIONS AND RESTRICTIONS ARE TO RUN WITH THE LAND, AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM, PROVIDED THAT THESE COVENANTS MAY BE AMENDED AS FOLLOWS:

1. THIS DECLARATION MAY BE AMENDED BY DEVELOPER ANY TIME (I) IF SUCH AMENDMENT IS NECESSARY TO BRING ANY PROVISION HEREOF INTO COMPLIANCE WITH ANY APPLICABLE GOVERNMENTAL STATUTE, RULE OR REGULATION OR JUDICIAL DETERMINATION WHICH SHALL BE IN CONFLICT THEREWITH; (II) IF SUCH AMENDMENT IS REQUIRED BY AN INSTITUTIONAL OR GOVERNMENTAL LENDER OR PURCHASER OF MORTGAGE LOANS, TO ENABLE SUCH LENDER OR PURCHASER TO MAKE OR PURCHASE MORTGAGE LOANS ON THE PROPERTY SUBJECT TO THIS DECLARATION; (III) IF SUCH AMENDMENT IS NECESSARY TO ENABLE ANY GOVERNMENTAL AGENCY OR REPUTABLE PRIVATE INSURANCE COMPANY TO INSURE MORTGAGE LOANS ON THE PROPERTY SUBJECT TO THIS DECLARATION; (IV) TO CORRECT ERRORS AND MAKE CLARIFICATIONS OR ADDITIONS IN THIS DECLARATION; OR (V) TO MODIFY OR ADD TO THE PROVISIONS OF THIS DECLARATION TO ADEQUATELY COVER SITUATIONS AND CIRCUMSTANCES WHICH DEVELOPER BELIEVES, IN ITS REASONABLE JUDGEMENT, HAVE NOT BEEN ADEQUATELY COVERED AND WOULD NOT HAVE A MATERIAL AND ADVERSE EFFECT ON THE MARKETABILITY OF LOTS. IN FURTHERANCE OF THE FOREGOING, A POWER COUPLED WITH AN INTEREST IS HEREBY RESERVED AND GRANTED TO DEVELOPER TO MAKE OR CONSENT TO ANY SUCH AMENDMENT ON BEHALF OF EACH OWNER, EACH DEED, MORTGAGE, OTHER EVIDENCE OF OBLIGATION OR OTHER INSTRUMENT AFFECTING A LOT AND THE ACCEPTANCE THEREOF SHALL BE DEEMED TO BE A GRANT AND ACKNOWLEDGEMENT OF, AND A CONSENT TO THE RESERVATION OF, THE POWER TO DEVELOPER TO MAKE, EXECUTE AND RECORD SUCH AMENDMENTS. THE RIGHT AND POWER TO MAKE SUCH AMENDMENTS HEREUNDER SHALL TERMINATE AT WHICH TIME DEVELOPER HAS NO FURTHER VESTED INTEREST / OWNERSHIP IN ANY REMAINING LOTS. THE DEVELOPER SHALL BE IN SOLE AND COMPLETE LEGAL CONTROL OF COOPER VALLEY ESTATES FROM THE INCEPTION THEREOF UNTIL SUCH TIME AS THE DEVELOPER HAS NO FURTHER VESTED INTEREST / OWNERSHIP IN ANY REMAINING LOTS.

2. IN GENERAL, AFTER THE DEVELOPER HAS NO FURTHER VESTED INTEREST / OWNERSHIP IN ANY REMAINING LOTS, THIS DECLARATION MAY BE AMENDED BY THE AFFIRMATIVE VOTE OF TWO-THIRDS (2/3RDS) OF THE TOTAL VOTES OR BY AN INSTRUMENT EXECUTED BY ONE OR MORE OWNERS OF AT LEAST TWO-THIRDS (2/3RDS) OF THE LOTS; EXCEPT THAT (I) THE PROVISIONS OF THIS PARAGRAPH MAY BE AMENDED ONLY BY AN INSTRUMENT EXECUTED BY ALL OF THE OWNERS; AND (II) ANY PROVISION RELATING TO THE RIGHTS OF DEVELOPER MAY BE AMENDED ONLY WITH THE WRITTEN CONSENT OF DEVELOPER. NO AMENDMENT SHALL BE EFFECTIVE UNTIL PROPERLY RECORDED. "OWNERS" SHALL NOT BE DEEMED TO INCLUDE MORTGAGES OR OTHER PERSONS HOLDING LIENS ON ANY LOT AND SUCH MORTGAGES AND OTHER BEHOLDERS SHALL NOT BE REQUIRED TO JOIN IN ANY AMENDMENT TO THIS DECLARATION.

1. BANKS AND SIDE SLOPES SHALL BE MAINTAINED IN THEIR PRESENT CONDITION.
2. GRADES AND SLOPES OF BANKS SHALL NOT BE ALTERED IN ANY WAY.
3. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS NOT TO EXCEED 4 WEEKS.
4. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
5. AREA WITHIN EASEMENTS SHALL BE KEPT FREE OF DEBRIS.

#### F. LIMITS OF NO ACCESS

THE DEVELOPER RELINQUISHES RIGHTS OF VEHICULAR INGRESS OVER, THROUGH OR ACROSS ANY AREA DESIGNATED ON THE ATTACHED PLAT AS L.N.A. (LIMITS OF NO ACCESS), THESE LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE COUNTY OF WAGONER, ITS AGENTS, SUCCESSORS OR ASSIGNS, OR AS OTHERWISE PROVIDED BY LAW.

LANDSCAPE AND PAVING REPAIR. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING, AND PAVING LOCATED WITHIN THE UTILITY EASEMENTS IN THE EVENT IT IS NECESSARY TO REPAIR ANY UNDERGROUND WATER, STORM SEWERS, ELECTRIC, NATURAL GAS, TELEPHONE, OR CABLE TELEVISION SERVICE NO LOT OWNER SHALL PLANT ANY TREES OR SHRUBBERY IN DEDICATED UTILITY EASEMENTS OR RIGHT-OF-WAYS WHICH WOULD POTENTIALLY ENDANGER, THREATEN, OR HARM ANY UTILITIES LOCATED WITHIN SAID EASEMENTS OR RIGHT-OF-WAYS. IF IT IS DETERMINED THAT ANY TREES OR SHRUBBERY LOCATED WITHIN SAID EASEMENTS OR RIGHT-OF-WAYS ARE DAMAGING OR ENDANGERING UTILITIES IN SAID EASEMENTS OR RIGHT-OF-WAYS, THE UTILITY PROVIDER SHALL HAVE THE RIGHT TO REMOVE SAID TREES OR SHRUBBERY UPON FIVE (5) DAYS NOTICE THEREOF AT THE LOT OWNER'S EXPENSE, OR WITHIN SUCH TIME THE LOT OWNER MAY REMOVE SAME.

### SECTION II. RESTRICTION AND PROTECTIVE COVENANTS

#### A. RESTRICTIONS AND COVENANTS

FOR THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF THE SUBDIVISION, AND FOR THE PURPOSE OF MAINTAINING CONFORMITY OF THE IMPROVEMENTS THEREIN, THE FOLLOWING RESTRICTIONS AND COVENANTS ARE HEREBY IMPOSED UPON THE USE AND OCCUPANCY OF THE LOTS WITHIN THE SUBDIVISION. THESE COVENANTS SHALL RUN WITH THE LAND AND SHALL BE BINDING ON ALL PERSONS CLAIMING UNDER THEM, FOR A PERIOD OF TWENTY FIVE (25) YEARS FROM THE DATE HEREOF AFTER WHICH THE SAME SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN(10) YEARS UNLESS AN INSTRUMENT, SIGNED BY A MAJORITY OF THE LOT OWNERS AGREEING TO CHANGE SUCH COVENANTS, IN WHOLE OR IN PART, IS PLACED ON RECORD. THESE COVENANTS ARE ENFORCEABLE BY ANY PERSON OR PERSONS OWNING LOTS IN THE SUBDIVISION, BY APPROPRIATE ACTION AT LAW OR EQUITY TO RESTRAIN VIOLATIONS. INVALIDATION OF ANY ONE OF THESE COVENANTS SHALL IN NO WAY AFFECT THE VALIDITY OF THE OTHER PROVISIONS HEREIN CONTAINED.

1. ALL OWNERS IN SAVANNAH RIDGE SHALL NOT BE OBLIGATED TO PAY ANY HOA DUES.
2. A PRESIDENT WILL BE ELECTED AND/OR RE ELECTED YEARLY.
3. ALL LOTS AT SAVANNAH RIDGE SHALL BE FOR SINGLE FAMILY RESIDENTIAL USE ONLY. NO OTHER BUILDING OR OTHER STRUCTURE SHALL BE ERRECTED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN THE ONES SINGLE FAMILY RESIDENTIAL DWELLING WITH A GARAGE FOR NOT LESS THAN 2 CARS, UNLESS APPROVED IN WRITING BY THE PRESIDENT EXCEPT, AS PROVIDED IN ITEM 4
4. OUTBUILDINGS NOT TO EXCEED 12X24FT; NO OUTBUILDINGS SHALL BE USED AS A DWELLING.
5. NO BUILDING, RESIDENCE, FENCE, RETAINING WALL OR ANY OTHER TYPE OF IMPROVEMENT SHALL BE STARTED ON ANY LOT UNTIL THE PRESIDENT HAS APPROVED THE PLANS SPECIFICATIONS. NO ABOVE GROUND SWIMMING POOLS SHALL BE ALLOWED.
6. NO LOT THEREIN CONTAINED MAY BE SUBDIVIDED, SPLIT, ALTERED OR CHANGED IN ANYWAY FOR THE PURPOSE OF ACCOMMODATING TWO OR MORE SEPARATE OWNERS OR DWELLINGS.
7. EACH LOT SHALL RECEIVE AND DRAIN IN AN UNOBSTRUCTED MANNER STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATIONS AND FROM PUBLIC STREETS AND EASEMENTS.
8. NO RESIDENTIAL STRUCTURE SHALL BE ERRECTED ON ANY LOT WITH LESS THAN 2500 SQUARE FT OF LIVING SPACE, EXCLUSIVE OF 2 CAR GARAGE, ATTIC STORAGE SPACE AND PORCHES. ONE AND ONE-HALF OR TWO STORY DWELLINGS WILL NOT HAVE LESS THAN 1700 SQUARE FEET GROUND FLOOR AREA AND 800 SQUARE FEET ON THE SECOND FLOOR.
9. EXTERIOR OF HOME TO BE 60% OR MORE OF BRICK AND/OR STONE MATERIAL.
10. NO GARAGE DOOR SHALL BE LEFT OPEN FOR AN UNREASONABLE TIME PERIOD.
11. NO RESIDENTIAL STRUCTURE SHALL BE ERRECTED OR MAINTAINED NEARER TO THE FRONT OR SIDE STREET LINES THAN THE BUILDING SETBACK LINES. NO SIDE YARD BUILDING LINE SHOULD BE LESS THAN 20 FEET ON EACH SIDE OF A HOUSE, EXCEPT AS RESTRICTED BY EASEMENTS AND BUILDING LINES UNLESS APPROVED BY THE ARCHITECTURAL COMMITTEE.
12. NO TRADE BUSINESS OR OTHER NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE PERMITTED NOR SHALL ANYTHING BE DONE THEREON ON WHICH IS OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. A PROFESSIONAL OFFICE SHALL BE ALLOWED INSIDE THE PRIMARY DWELLING, HOWEVER, SAID OFFICE SHALL NOT CREATE UNDUE HEAVY TRAFFIC OR PARKING AT ANY RESIDENCE AND NO SIGNAGE ADVERTISING BUSINESS SHALL BE PERMITTED.
13. NO LOT SHALL BE PERMITTED TO BECOME IN AN UNSIGHTLY OR " JUNK " CONDITION, NOR SHALL ANY JUNK OR TRASH BE ALLOWED TO ACCUMULATE THEREON. NO VEHICLES ARE TO BE PARKED, OR STORED ON GRASS AREAS. NO INOPERATIVE VEHICLES ARE TO BE PARKED, OR STORED ON GRASS AREAS. NO INOPERATIVE OR UNUSUAL AMOUNT OF VEHICLES MAY BE KEPT AT A LOT IN THE SUBDIVISION.
14. NO ANIMALS OR FOWLES SHALL BE KEPT OR PERMITTED TO REMAIN UPON ANY TRACT IN THE ADDITION EXCEPT DOMESTIC AND HOUSEHOLD PETS, PROVIDED ANY SUCH PETS ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE. NO MORE THAN FOUR KINDS OF ANIMALS. ALL SUCH ANIMALS OR PET MUST BE RESTRICTIVE TO THEIR LOT AND NOT BE ALLOWED TO ROAM THE SUBDIVISION.
15. NO TRAILER, TENT, BASEMENT ONLY, SHACK, GARAGE OR OTHER BUILDINGS PREVIOUSLY ERRECTED SHALL AT ANY TIME BE USED AS A RESIDENCE, TEMPORARILY OR PERMANENT.
16. NO INOPERATIVE VEHICLES OR MACHINERY SHALL BE STORED OR PARKED ON ANY LOT AND EACH LOT SHALL BE KEPT FREE FROM WEEDS, BRUSH, HIGH GRASS, AND TRASH AND RUBBISH SHALL NOT BE PERMITTED TO ACCUMULATE UPON ANY LOT.
17. NO ADVERTISING SIGN OR STRUCTURE SHALL BE ERRECTED, PLACE, OR MAINTAINED ON ANY LOT, EXCEPT ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE, AND SIGNS ERRECTED BY THE OWNER BUILDER, OR DEVELOPER TO ADVERTISE THE DEVELOPMENT OR PARTICULAR PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD. SUCH SIGNS MUST BE ON PRIVATE PROPERTY AND NOT IN THE STREET RIGHT OF WAY.

### SECTION I. STREETS, EASEMENTS, AND UTILITIES

#### A. PRIVATE STREETS AND UTILITY EASEMENT

PRIVATE STREETS AND UTILITY EASEMENTS - THE DEVELOPER DEDICATES TO EACH OWNER BEING SERVICED BY THE EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ON THE PLAT FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING AND REPLACING ANY AND ALL STREETS AND PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO, STORM AND SANITARY SEWER LINES, COMMUNICATION LINES, ELECTRIC POWER LINES, CABLE TELEVISION LINES, TRANSFORMERS, PEDESTALS, GAS AND WATER LINES, TOGETHER WITH ALL FITTINGS AND EQUIPMENT FOR EACH SUCH FACILITY AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHT OF INGRESS AND EGRESS TO AND UPON SAID EASEMENTS AND RIGHT-OF-WAYS FOR THE USES AND PURPOSES THEREOF.

B. ELECTRIC AND COMMUNICATION SERVICE. IN CONNECTION WITH THE INSTALLATION OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION SERVICES, ALL LOTS ARE SUBJECT TO THE FOLLOWING:

1. OVERHEAD POLE LINES FOR THE SUPPLY OF ELECTRIC SERVICE, TELEPHONE AND CABLE TELEVISION SERVICE MAY ONLY BE LOCATED IN THE EASEMENT WAYS RESERVED FOR GENERAL UTILITIES AND STREETS SHOWN ON THE PLAT. SERVICE PEDESTALS AND TRANSFORMERS AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES MAY BE ALSO LOCATED IN SUCH EASEMENT WAYS.
2. THE SUPPLIER OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION SERVICE, THROUGH ITS PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH EASEMENT WAYS SHOWN ON THE PLAT OR PROVIDED FOR IN THIS DEDICATION FOR THE PURPOSES OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF SAID ELECTRIC, TELEPHONE, OR CABLE TELEVISION SO INSTALLED BY IT.
3. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE TELEVISION FACILITIES LOCATED ON SUCH OWNER'S PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE OR CABLE TELEVISION FACILITIES. SUCH UTILITY COMPANY WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF ELECTRIC, TELEPHONE, OR CABLE TELEVISION FACILITIES, BUT THE OWNER WILL PAY FOR THE DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, ITS AGENTS OR CONTRACTORS.
4. THE FOREGOING COVENANTS CONCERNING UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE TELEVISION FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE OR CABLE TELEVISION SERVICE, AND THE OWNER OF EACH LOT AGREES TO BE BOUND THEREBY.

C. UNDERGROUND GAS SERVICE. UNDERGROUND SERVICE LINES TO ALL HOMES MAY BE RUN FROM THE NEAREST SERVICE CONNECTION TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF THE HOME; PROVIDED, THAT UPON THE INSTALLATION OF SUCH A SERVICE LINE TO A HOME, THE SUPPLIER OF GAS SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND EXCLUSIVE RIGHT-OF-WAY EASEMENT ON SAID LOT, COVERING A FIVE FOOT (5') STRIP EXTENDING 2.5 FEET ON EACH SIDE OF SUCH SERVICE LINE, EXTENDING FROM THE SERVICE CONNECTION TO THE SERVICE ENTRANCE ON THE HOME. ALL GAS METERS SHALL BE PHYSICALLY LOCATED AT OR NEAR THE SERVICE ENTRANCE TO THE HOME.

1. THE SUPPLIER OF GAS SERVICE, THROUGH ITS PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENT WAYS SHOWN ON THE PLAT, OR PROVIDED FOR IN THIS DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF SAID UNDERGROUND GAS FACILITIES SO INSTALLED BY IT.
2. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED ON ITS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID GAS FACILITIES. THE SUPPLIER OF GAS SERVICES WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND GAS FACILITIES, BUT SUCH OWNER WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED BY ACTS OF SUCH OWNER OR ITS AGENTS OR CONTRACTORS.
3. THE FOREGOING COVENANTS CONCERNING UNDERGROUND GAS FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

D. WATER AND SANITARY SEWER AND STORM SEWER. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS LOCATED ON SUCH OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE FROM THE ORIGINAL CONTOURS OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID FACILITIES. SAID ALTERATION OF GRADE RESTRICTIONS SHALL BE LIMITED TO EASEMENT AREAS.

IN CONNECTION WITH THE PROVISION OF WATER SERVICE, ALL OF THE LOTS ARE SUBJECT TO THE FOLLOWING PROVISIONS, TO-WITH. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS LOCATED ON OR IN HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE IN EXCESS OF THREE (3) FEET FROM THE ORIGINAL CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF SAID PUBLIC WATER MAIN FACILITIES. SAID ALTERATION OF GRADE RESTRICTIONS SHALL BE LIMITED TO EASEMENT AREAS, WAGONER COUNTY RURAL WATER, SEWER, GAS AND SOLID WASTE MANAGEMENT DISTRICT NO. 5, OR ITS SUCCESSORS WILL BE RESPONSIBLE FOR ORDINARY

MAINTENANCE OF PUBLIC WATER MAIN FACILITIES, BUT THE OWNER WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.

RURAL WATER DISTRICT NO. 5 AND ITS SUCCESSORS, THROUGH ITS PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE EXCLUSIVE RIGHT OF ACCESS WITH THEIR EQUIPMENT TO ALL SUCH EASEMENT WAYS SHOWN ON SAID PLAT OR PROVIDED FOR IN THE DEED OF DEDICATION FOR THE PURPOSE INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OR SAID UNDERGROUND WATER AND SEWER FACILITIES.

THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE REPAIR OF THE DAMAGE TO THE LANDSCAPING AND PAVING OCCASIONED BY THE NECESSARY INSTALLATION OF OR MAINTENANCE TO THE UNDERGROUND WATER, SEWER, STORM WATER, GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THAT THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

THE FOREGOING COVENANTS CONCERNING THE WATER FACILITIES SHALL BE ENFORCEABLE BY WATER DISTRICT NO. 5 OR ITS SUCCESSORS, AND OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

2. WITHIN THIS SUBDIVISION, SEWAGE IS INITIALLY INTENDED TO BE DISPOSED OF BY INDIVIDUAL SEPTIC TANK DISPOSAL OR INDIVIDUAL AEROBIC SYSTEMS WHICH ARE SUBJECT TO REGULATION BY THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY. SUBSEQUENT TO INSTALLATION OF THE SEPTIC OR AEROBIC SYSTEM, NO DRIVE, PAVING, SWIMMING POOL OR BUILDING SHALL BE CONSTRUCTED OVER THE AREA CONTAINING SEPTIC TANK LATERAL LINES.

3. UT WRITTEN APPROVAL FROM THE DEVELOPER AND/OR HIS AGENTS. ALL SEWAGE DISPOSAL SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY.

#### E. OVERLAND DRAINAGEWAY

IN CONNECTION WITH THE PROVISIONS FOR OVERLAND DRAINAGE, RETENTION, AND STORAGE, THIS PROPERTY IS SUBJECT TO THE FOLLOWING DRAINAGE EASEMENT: THE AREA DESIGNATED ON THE ACCOMPANYING PLAT AS OVERLAND DRAINAGE EASEMENT IS HEREBY ESTABLISHED BY GRANT OF THE OWNERS AS A PERPETUAL RESTRICTIVE EASEMENT FOR THE PURPOSE OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, AND STORAGE, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION. DRAINAGE FACILITIES CONSTRUCTED IN SAID RESTRICTIVE DRAINAGE WAY AREAS SHOULD BE IN ACCORDANCE WITH THE FOLLOWING:



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

## Memorandum

To: Honorable Chair and Planning Commissioners  
From: Julie Casteen, City Manager  
Re: **PUD-R 25-02 COURTYARDS OF COWETA**  
Date: September 15, 2025

---

### **BACKGROUND**

Tanner Consulting is seeking approval of a Planned Unit Development (PUD-R 25-02) on the southeast corner of 151st Street South and South 289th East Avenue to allow for the development and construction of The Courtyards of Coweta, a Residential Single-Family Subdivision within the city limits of Coweta.

The property is located in Section Nineteen (19), Township Seventeen (17) North, Range Sixteen (16) East, Coweta, Wagoner County, Oklahoma, on 4.637 acres. The Courtyards of Coweta project was continued at the July Planning Commission meeting to August 18, 2025, and then again to September 15, 2025 to allow the applicant to consider the comments requesting additional parking and fewer homes in the PUD.

No communications from community members were received for the July or August hearings. No communications from the community members were received for this hearing at the time of writing this staff report.

**Zoning:** Residential Single-Family (RS-3)

### **Adjacent Zoning:**

North: Residential Single-Family (RS-3)

East: Residential Single-Family (RS-3)

South: Residential Single-Family (RS-3)

West: Residential Single-Family (RS-3) The Planning Commission usually receives applications for Rezoning and PUDs together in the same application. This property is already zoned RS-3 Residential Single-Family.

The Courtyards of Coweta plan to build two-story single-family detached homes in a niche, urban-style infill neighborhood. The homes are designed to be close to the street for residential access from sidewalks, with vehicular access primarily by alley-accessed garages. The eastern section of the homes will have garages facing the street, but set back to ensure driveway parking clears the sidewalks for pedestrians. Pocket parks are proposed within the PUD, along with extra off-street parking for guests.

The site has access to 289th East Avenue and 151st Street South, and the curved street that connects the two streets. The two entrances into the Courtyards of Coweta will have their own landscaped entry with neighborhood identification signage.

**Utilities:**

Sanitary sewer and public water service for the proposed development will be served by the City of Coweta. AEP-PSO, ONG, Cox Communications, and Windstream/Kinetic are either onsite or adjacent and available by extension.

**Density:**

Depending on scale, the same density may look and feel quite different. Good design employs scale as a way to make denser development feel comfortable and look appealing while capturing the benefits it brings to the public realm. Design can help a project capture the benefits of greater density while giving it a scale that feels appropriate. This is accomplished in many different ways, such as extending the surrounding neighborhood fabric into the site by employing similar building materials, maintaining a single-family street presence, designing comparable single-family rooflines and floor-to-floor heights, and making transitions in scale that reflect or complement nearby buildings.

The Coweta Comprehensive Plan designates the site as "Residential Low" which supports a maximum of eight (8) dwelling units per acre. The Courtyards of Coweta is 4.637 acres and will have 8.63 dwelling units per acre with a maximum density of 40 dwelling units for the overall acreage of the site. This density aligns with what is already allowed in RS-3 zoning based on the tract area and the 5,000 SF minimum lot area in the RS-3.

**Comprehensive Plan:**

**GOAL ONE: GROWTH MANAGEMENT**

*Provide opportunities for responsible growth while at the same time maintaining Coweta's close-knit community character. Living, working and recreation areas should be inter-related, easily accessible, and efficiently served by support infrastructure. Growth should work in harmony with the environment.*

- **HOUSING AND NEIGHBORHOODS**

Strengthen existing neighborhoods to provide safe, diverse, attractive, high quality **affordable and attainable** housing. Increase the number of homes in the community to attract commercial businesses and industrial growth. Identify appropriate locations for affordable, "work force" housing.

## RESIDENTIAL LAND USE:

Residential land uses are primarily located near the historic Downtown Core, with new development focused primarily north of 111<sup>th</sup> Street and in the southern portion of the City south of 151<sup>st</sup> Street. Additional development occurs to the west of the City in Wagoner County enlarging the potential consumer base. .

### OBJECTIVE ONE: Encourage a variety of housing types, densities, and price ranges

#### Strategies:

- a. Revise the Land Use Map to clearly identify areas for mixed / moderate density residential and mixed uses (residential above commercial). Residential areas adjacent to the Downtown core, along SH 51 east of 305<sup>th</sup> East Avenue and near the anticipated interchange on the Turnpike are prime examples. *See Land Use Map, Figures 05, 06, 07*
- b. Consider infrastructure maintenance in and around the Downtown core to ensure service capacity for additional mixed density development.
- c. Explore the potential for and encourage granny and multi-generational units. Amend the Zoning Code as needed.
- d. Investigate the availability of grant funding to build, repair, replace or build new low to moderate-income housing.
- e. Identify areas for larger size, upscale housing appropriate for professional families.
- f. Explore and consider the reduction of minimum lot size and home size through a Planned Unit development Process as a method to encourage construction of single-family affordable housing.

## HOUSING AND DOWNTOWN

Housing Adjacent to Downtown is a valuable resource. This type of lower cost housing benefits young families and seniors and it provides "built in" clientele for merchants, supporting a viable Downtown Commercial Core. As noted previously, existing housing Downtown is primarily single-family in nature, older, in good maintenance with homes ranging from approximately 1,000 sf to approximately 1,500 sf. A number of vacant lots are present.

Coweta 2030 recommends a Land Use Plan that increases Commercial / Mixed Use space along Broadway and extends it primarily to the west. The Plan also assigns Medium Intensity Residential Use to the majority of the Downtown area. This Use Intensity allows six to twelve units per acre which accommodates homes on small lots, duplexes, and some types of attached product. The Zoning Code should be reviewed and amended to address the details of mixed use.

## STAFF RECOMMENDATION

The proposed PUD is consistent with the vision, goals, and standards of the City of Coweta Comprehensive Plan; therefore, staff recommends approval of PUD-R-25-02.

## ATTACHMENTS

1. Police Statement
2. Fire Statement
3. Public Works Statement
4. Public Works Road Closure
5. PUD-R 25-02\_LocationAerial Map
6. PUD-R 25-02\_Zoning Map
7. PUD-R 25-02\_Flood Map
8. 25117\_20250606\_PUD
9. 250805-Truitt Letter of Support

## Carolyn Back

---

**From:** Mike Bell  
**Sent:** Monday, August 11, 2025 7:26 AM  
**To:** Carolyn Back; Brian Woodward  
**Subject:** Re: Courtyards of Coweta

Thank you for sending this for my review and consideration.

I'm not worried either way about this project. This corner is not an accident concern. We have not had any accidents within the past three years at this corner.

When I went out to look it over, clearly there is ample visibility in both directions, and the lack of traffic makes this a pretty safe roadway.

Leaving it open will relieve some of the traffic pressure from the Division and 151 corner when these new houses go up. How many homes will be built in this latest addition?

Again, I have no significant concerns either way, and it will not affect our emergency response.

Feel free to let me know if I can help with anything else.

Chief Bell



**Michael Bell**  
**Chief of Police, City of Coweta**  
[mbell@cityofcoweta-ok.gov](mailto:mbell@cityofcoweta-ok.gov)  
**Phone: 918.486.2121 Cell: 918.671.2574 Fax: 918.486.4243**  
**PO Box 850, Coweta, OK 74429**

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---

**From:** Carolyn Back <cback@cityofcoweta-ok.gov>

**Sent:** Friday, August 8, 2025 4:13 PM

**To:** Brian Woodward <bwoodward@cityofcoweta-ok.gov>; Mike Bell <mbell@cityofcoweta-ok.gov>

**Subject:** Courtyards of Coweta

Chiefs!

Here is the Courtyard of Coweta. This is the one where the neighbors were saying at the Public Hearing they want the curved road closed.

In looking at the access to the parcel, the two entrances, with no personal driveways fronting onto the curved road, and the narrow two cross streets (151<sup>st</sup> and Division) it appears this curved road serves a purpose.

As discussed, this road is not dedicated ROW, it is an easement solely on the subject property proposed for this development. The developer does not appear to desire to close the road. We have kicked around a lot of creative ideas, but I told them I would get with PW, PD and FD to get your input.

Attached is a copy of a sketch the engineer made based on some input from Comm Dev and PW. However, this has the potential to cause some confusion for a road that has been here for many years.

Please feel free to come by my office next week and discuss. We appreciate and welcome your input and willingness to review and help guide our continued growth in Coweta.

Kindest Regards,



Carolyn Back  
Community and Economic Development Director  
[cback@cityofcoweta-ok.gov](mailto:cback@cityofcoweta-ok.gov)  
918-279-7218 - Direct  
310 S. Broadway, Coweta, OK 74429

## Carolyn Back

---

**From:** Brian Woodward  
**Sent:** Monday, August 11, 2025 8:24 AM  
**To:** Carolyn Back; Mike Bell  
**Subject:** RE: Courtyards of Coweta

I do not support closing the road that curves. If closed, it would remove the easy turning access for our large engines to follow the curve. I will add that we can navigate at normal intersections like 151 & 289<sup>th</sup>, but we require the use of all lanes and have to wait for vehicles to move out of our way when we need to make a 90 degree turn.

The comment of reducing to a single lane of travel that we spoke on the phone I do not support either as I feel this would add confusion when citizens approach the curve and stack up while figuring out what to do.

If this does not come out clearly, I can stop by today to clarify any questions.

Brian Woodward  
Fire Chief City of Coweta  
[bwoodward@cityofcoweta-ok.gov](mailto:bwoodward@cityofcoweta-ok.gov)  
Office 918.279.7239 Cell 918.637.9389  
214 N. Broadway, Coweta, OK 74429

---

**From:** Carolyn Back <cback@cityofcoweta-ok.gov>  
**Sent:** Friday, August 8, 2025 4:14 PM  
**To:** Brian Woodward <bwoodward@cityofcoweta-ok.gov>; Mike Bell <mbell@cityofcoweta-ok.gov>  
**Subject:** Courtyards of Coweta

Chiefs!

Here is the Courtyard of Coweta. This is the one where the neighbors were saying at the Public Hearing they want the curved road closed.

In looking at the access to the parcel, the two entrances, with no personal driveways fronting onto the curved road, and the narrow two cross streets (151<sup>st</sup> and Division) it appears this curved road serves a purpose.

As discussed, this road is not dedicated ROW, it is an easement solely on the subject property proposed for this development. The developer does not appear to desire to close the road. We have kicked around a lot of creative ideas, but I told them I would get with PW, PD and FD to get your input.

Attached is a copy of a sketch the engineer made based on some input from Comm Dev and PW. However, this has the potential to cause some confusion for a road that has been here for many years.

Please feel free to come by my office next week and discuss. We appreciate and welcome your input and willingness to review and help guide our continued growth in Coweta.

Kindest Regards,



Carolyn Back  
Community and Economic Development Director  
[cback@cityofcoweta-ok.gov](mailto:cback@cityofcoweta-ok.gov)  
918-279-7218 - Direct  
310 S. Broadway, Coweta, OK 74429

## Carolyn Back

---

**From:** Edgar Barroso  
**Sent:** Tuesday, August 12, 2025 12:57 PM  
**To:** Carolyn Back  
**Subject:** Re: 151st and 289th - Neighbors concerns about potential for reduced water pressure

Carolyn,

I do not foresee there being an issue with water pressure to the nearby neighbors. I would suggest a looped water system for this development to keep the pressure and quality under control. Also, I would like to see their proposals before having input, that is how we typically do reviews. Thanks.



---

**From:** Carolyn Back <cback@cityofcoweta-ok.gov>  
**Sent:** Tuesday, August 12, 2025 11:06 AM  
**To:** Edgar Barroso <ebarroso@cityofcoweta-ok.gov>  
**Subject:** 151st and 289th - Neighbors concerns about potential for reduced water pressure

Edgar,

In speaking with you and Jesus on my office we discussed the neighbors' concerns about decreased water pressure due to the proposed new development; Courtyards of Coweta.

We discussed the neighbors' concerns about them losing water pressure due to the proposed 40 single-family home development on the curved street (Old Hwy 72).

Would you please respond in writing so I may deliver this to my Planning Commissioners in their staff report.



Carolyn Back  
Community and Economic Development Director  
[cback@cityofcoweta-ok.gov](mailto:cback@cityofcoweta-ok.gov)  
918-279-7218 - Direct  
310 S. Broadway, Coweta, OK 74429

## Carolyn Back

---

**From:** Edgar Barroso  
**Sent:** Tuesday, August 12, 2025 9:03 AM  
**To:** Carolyn Back  
**Subject:** Re: Courtyards of Coweta

Carolyn,

I do not support the closing of the curved road connecting S 289th E Ave and E 151st St S. Public works has acquire a tandem axle jet truck and a tandem axle dump truck, these two trucks alone cannot make a right turn onto E 151st S, we would need to use the curve to make the turn in order to go to the sewer treatment plant where we dispose of the waste in the jet truck. In addition, upon our inspection we witnessed the same complications from citizens with trailers. Thanks.

	<p>Edgar Barroso Public Works Director City of Coweta ebarroso@cityofcoweta-ok.gov (479) 926-6613</p>
---	---

---

**From:** Carolyn Back <cback@cityofcoweta-ok.gov>  
**Sent:** Monday, August 11, 2025 11:15 AM  
**To:** Edgar Barroso <ebarroso@cityofcoweta-ok.gov>  
**Subject:** FW: Courtyards of Coweta

Forwarding

	<p>Carolyn Back Community and Economic Development Director <a href="mailto:cback@cityofcoweta-ok.gov">cback@cityofcoweta-ok.gov</a> 918-279-7218 - Direct 310 S. Broadway, Coweta, OK 74429</p>
---	--

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**From:** Mike Bell <mbell@cityofcoweta-ok.gov>  
**Sent:** Monday, August 11, 2025 7:26 AM

**To:** Carolyn Back <[cback@cityofcoweta-ok.gov](mailto:cback@cityofcoweta-ok.gov)>; Brian Woodward <[bwoodward@cityofcoweta-ok.gov](mailto:bwoodward@cityofcoweta-ok.gov)>

**Subject:** Re: Courtyards of Coweta

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Chief Bell



**Michael Bell**

**Chief of Police, City of Coweta**

[mbell@cityofcoweta-ok.gov](mailto:mbell@cityofcoweta-ok.gov)

**Phone: 918.486.2121 Cell: 918.671.2574 Fax: 918.486.4243**

**PO Box 890, Coweta, OK 74429**

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**From:** Carolyn Back <[cback@cityofcoweta-ok.gov](mailto:cback@cityofcoweta-ok.gov)>

**Sent:** Friday, August 8, 2025 4:13 PM

**To:** Brian Woodward <[bwoodward@cityofcoweta-ok.gov](mailto:bwoodward@cityofcoweta-ok.gov)>; Mike Bell <[mbell@cityofcoweta-ok.gov](mailto:mbell@cityofcoweta-ok.gov)>

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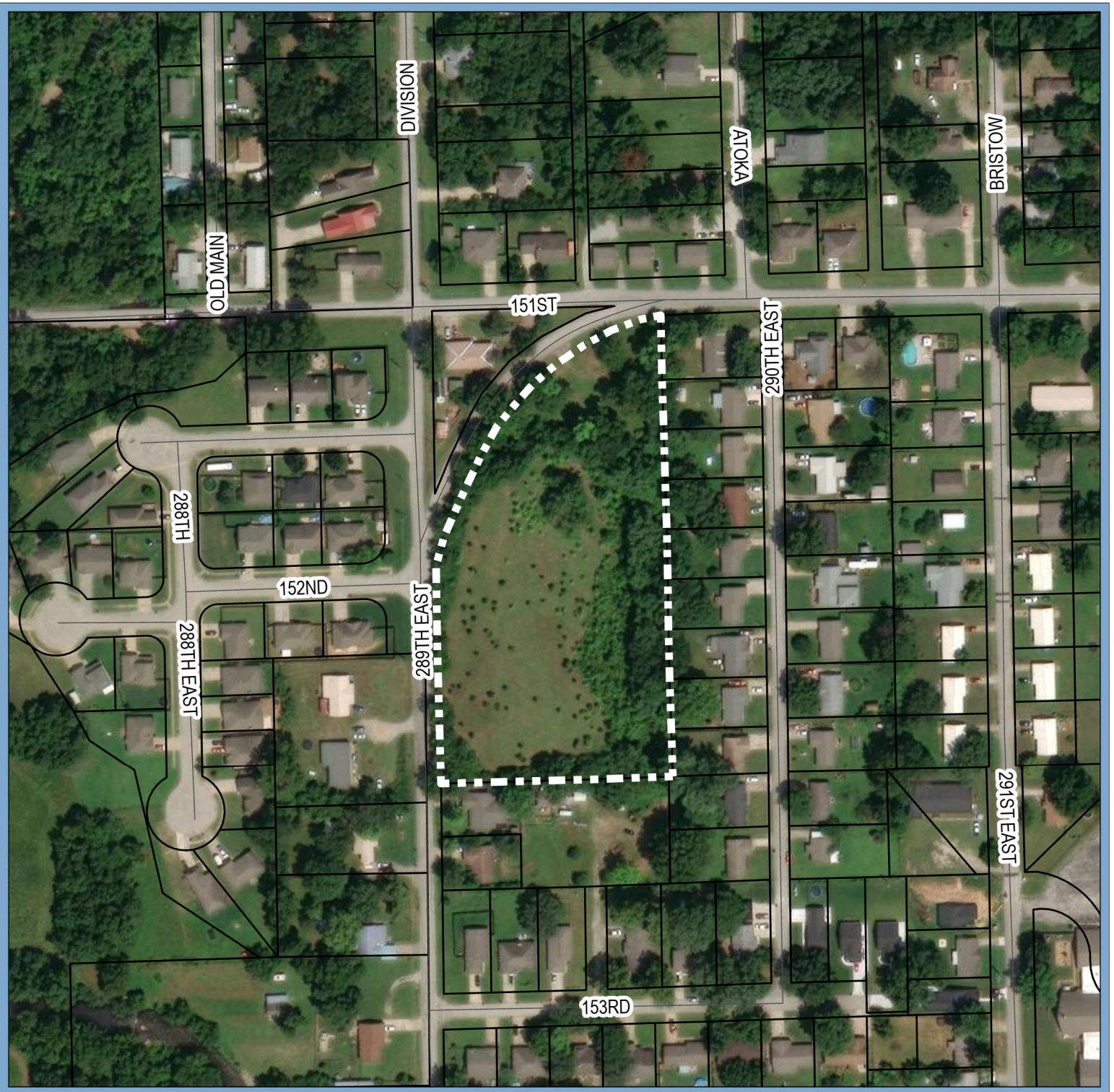
Kindest Regards,



Carolyn Back  
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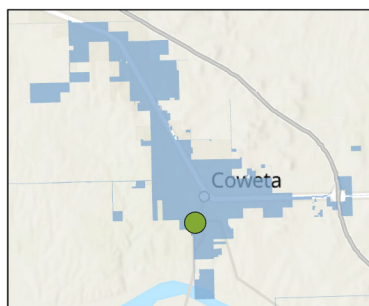
# Location & Aerial Map

PUD-R 25-02



## Legend

- Roads
- ▤ Subject Property
- ▭ Parcels



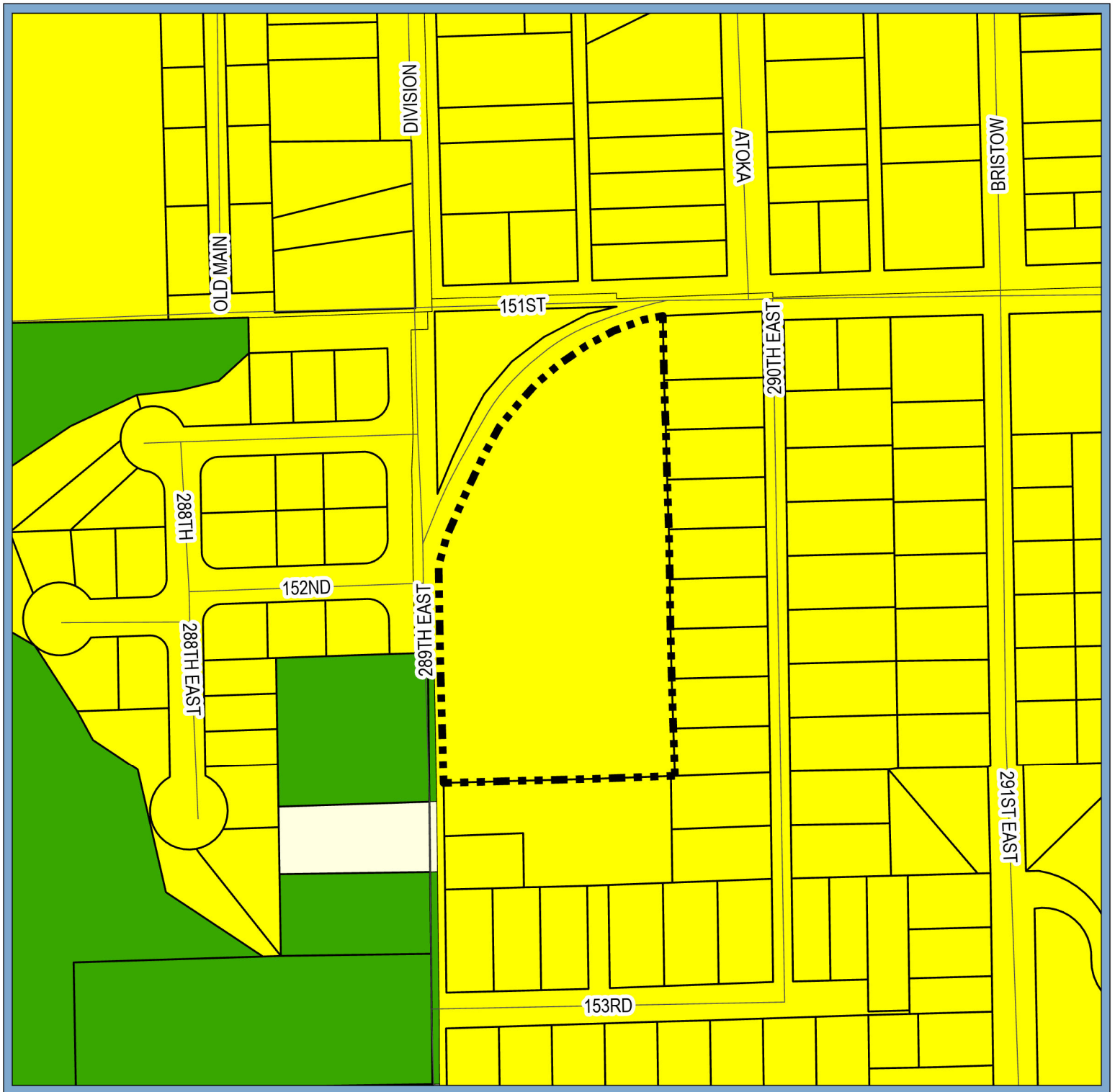
*Inset Map: General location of site area*



Date Exported: 7/18/2025 12:43 PM

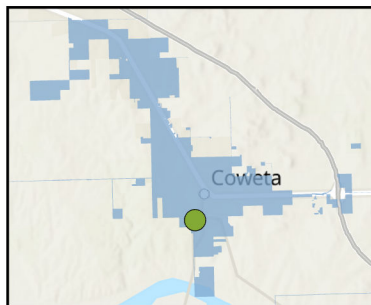
# Zoning Map

PUD-R 25-02



## Legend

	Roads		AG
	Subject Property		RS-1
	Parcels		RS-3



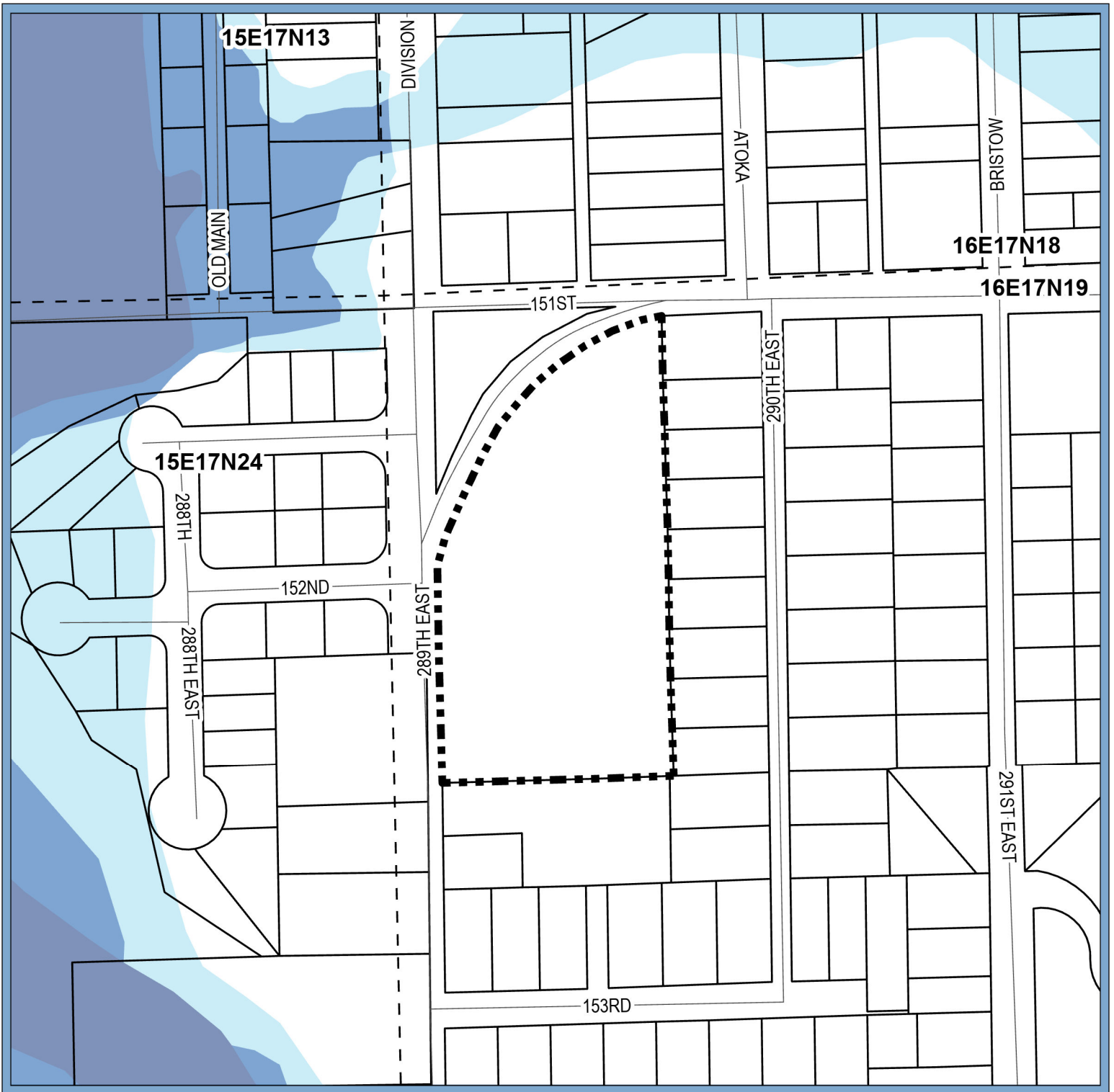
*Inset Map: General location of site area*



Date Exported: 7/18/2025 12:26 PM

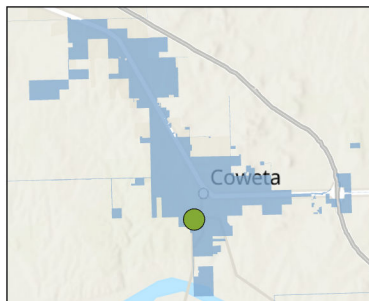
# Flood Map

PUD-R 25-02



## Legend

	Roads		500-Year Flood
	Subject Property		Unstudied
	Parcels		100-Year Flood
	PLSS		Floodway



Inset Map: General location of site area



Date Exported: 7/18/2025 12:45 PM

PUD-

# Courtyards of Coweta

A PLANNED UNIT DEVELOPMENT OF APPROXIMATELY 4.637 ACRES  
LOCATED ON THE SOUTHEAST CORNER OF S. 289TH E. AVE. AND E. 151ST ST. S.  
CITY OF COWETA, WAGONER COUNTY, OKLAHOMA

JUNE 2025



**DEVELOPER:**

LAMB HOMES  
c/o MICHAEL LAMB  
114 S.3RD,  
JENKS, OK 74037  
MICHAEL@LAMBHOMESOK.COM

**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

# Courtyards of Coweta

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## Design & Intent Statement

The Courtyards of Coweta is a proposed single-family Residential Planned Unit Development (PUD-R 25-\_\_\_) consisting of approximately 4.637 acres of undeveloped land located at the southeast corner of 289th East Avenue and 151st Street South (the "Subject Property"). The Subject Property is currently zoned RS-3. An old house has recently been removed.

The Courtyards of Coweta plans two (2) story homes in a niche, urban-style infill neighborhood. Homes are designed to be close to the street for residential access from sidewalks, with vehicular access primarily by alley-accessed garages. The eastern block will have garages facing the street but set back to ensure driveway parking clears the sidewalk for pedestrians. Pocket parks are proposed, along with extra off-street parking for guests. The Sample Building Elevation exhibit reflects the design intent for the single-family homes.

By its design, The Courtyards of Coweta 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 comprised of single-family residential homes in subdivisions and on unplatted tracts zoned RS-3, and AG to the southeast.

**Utilities.** Sanitary sewer and public water service for the proposed development will be served by the City of Coweta. AEP-PSO, ONG, Cox Communications, and Windstream/Kinetic are either onsite or adjacent and available by extension.

**Access and Circulation.** The site has access to 289th East Avenue and 151st Street South, and the curved street which connects the two (2). Each entrance along will have its own landscaped entry with neighborhood identification signage.

**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", designates the site as "Residential Low," which supports a maximum of eight (8) dwelling units per acre. This proposed development will have a maximum density of 40 dwelling units, or 8.63 dwelling units per acre, per restrictions set forth by the development standards. It should be noted that this density matches that which would be permitted in the existing straight RS-3 zoning based on the site's tract area of 201,984 and the 5,000 square foot minimum lot area in RS-3. Thus, this PUD should be considered in accordance with Coweta Zoning Code Section 1660



# Courtyards of Coweta

## Development Standards

<b>Gross Land Area:</b>	201,984 SF	4.637 AC
<b>Net Land Area:</b>	201,984 SF	4.637 AC
<b>Permitted Uses in This PUD:</b>	<b>Permitted Uses RS-3 District (By Right):</b>	
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, and customary accessory uses and structures.	
<b>Requirement:</b>	<b>This PUD:</b>	<b>RS-3 District:</b>
<b>Maximum Number of Lots:</b>	40	40 *
<b>Minimum Lot Width †:</b>	30 FT	50 FT
<b>Minimum Lot Size:</b>	2,100 SF	5,000 SF
<b>Maximum Building Height:</b>	2 Stories and 35 FT	2 ½ Stories and 35 FT
<b>Minimum Yard Setbacks:</b>		
Front Yard Lots Along West and North PUD Boundaries:	10 FT **	25 FT : 35 FT
Front Yard Lots Not Along West and North PUD Boundaries:	5 FT ***	25 FT : 35 FT
Rear Yard Abutting Alley:	18 FT	15 FT
Rear Yard Not Abutting Alley:	15 FT	15 FT
Side Yard (Interior):	5 FT	5 FT
Side Yard Abutting a Street:	10 FT	15 FT : 35 FT (Arterial)
Accessory Buildings:	Per RS-3 zoning	Per RS-3 zoning
Within 25 FT of PUD Boundaries:	As specified above	N/A
<b>Minimum Landscaping Tree Requirements:</b>	One (1) tree within the front yard of each lot	None
<b>Other Bulk and Area Requirements:</b>	As required within the RS-3 District	
<b>Site Requirements:</b>	<b>This PUD:</b>	<b>RS-3 District:</b>
<b>Neighborhood Amenities:</b>	<ul style="list-style-type: none"> <li>• landscaped entries</li> <li>• pocket parks</li> <li>• other open space amenities for passive and active recreation</li> </ul>	None

† 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 have vehicular access from 289th East Avenue, 151st Street South, or curved street connecting the two (2).

\*\*\* Garages facing street shall be set back 37 feet from centerline or 20 feet from closest edge of sidewalk, whichever is greater.

# Courtyards of Coweta

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## *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. Landscaped entries with integrated neighborhood identification signage are planned at each street intersection.

## *STREETS*

Internal streets will be minor, local residential streets and an alley and are proposed to be public. However, The Courtyards of Coweta will have the option of private, gated streets and alley, per this PUD. Any private streets and alley shall be maintained by a mandatory Homeowners' Association. Whether public or private, streets and alley will be constructed to meet the minimum standards of the City of Coweta for minor public streets and alleys; 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 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.

Due to the location of the existing roadways, fifty (50) feet of right-of-way is proposed to be dedicated for the curved street connecting 289th East Avenue with 151st Street South, including where it flanges with the existing right-of-way for 151st Street South, and forty (40) feet of right-of-way is proposed to be dedicated for 289th East Avenue.

By this PUD, required off-street parking attending neighborhood amenities shall be permitted within the rights-of-way approximately as shown on the Conceptual Development Plan, subject to a license agreement as may be required by the City of Coweta. Parking lot setbacks and landscaped strips are thus not applicable. Required landscaping trees as would otherwise be required by the Zoning Code for this area shall be relocated within the adjacent interconnected open space area.

## *FENCING*

While vehicular access will be by alley, the houses are designed to face 289th East Avenue and the curved street connecting it with 151st Street South. Thus, any fences here may be fences enclosing a front yard ("courtyard") not to exceed four (4) feet in height or encroach visibility. Elsewhere, any neighborhood perimeter fence and any landscaped entries 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.

# Courtyards of Coweta

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## *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 completed as market conditions permit. The project may be phased.

# Courtyards of Coweta

## Sample Building Elevation



# Courtyards of Coweta

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## Property Description

*AS PROVIDED:*

THE FOLLOWING DESCRIPTION IS TAKEN FROM THE WARRANTY DEED, RECORDED NOVEMBER 4, 2022 AS DOCUMENT #2022-17446 AT THE ROGERS COUNTY CLERK'S OFFICE:

THE WEST HALF (W/2) OF THE NORTHWEST (NW) 10.51 ACRES OF LOT 1 IN SECTION NINETEEN (19), TOWNSHIP SEVENTEEN (17) NORTH RANGE SIXTEEN (16) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, LESS A TRACT OF LAND BEGINNING AT A POINT 256.39 FEET SOUTH OF THE NW CORNER OF SECTION 19, SAID POINT BEING THE INTERSECTION OF THE HIGHWAY RIGHT-OF-WAY WITH THE WESTERLY LINE OF SECTION 19; THENCE NORTHERLY ALONG SAID WESTERLY LINE A DISTANCE OF 256.39 FEET TO THE NW CORNER OF SECTION 19; THENCE EASTERLY ALONG THE NORTH LINE OF SECTION 19 A DISTANCE OF 256.39 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG THE NORTH AND WESTERLY RIGHT-OF-WAY" LINE OF STATE HIGHWAY NO. 72, AND MORE PARTICULARLY DESCRIBED IN THE EASEMENT FILED JULY 19, 1923 IN VOL. 169, PAGE 142 OF THE RECORDS OF COUNTY CLERK, WAGONER COUNTY, OKLAHOMA, FOR A DISTANCE OF 425 FEET TO THE POINT OF BEGINNING.

August 2, 2025

City of Coweta Planning Commission  
310 S. Broadway  
Coweta, OK 74429

**Re: Support for PUD-R 25-02 – The Courtyards of Coweta**

Dear Members of the Planning Commission,

I am writing as the owner of the property located at the southeast corner of 151st Street South and South 289th East Avenue, which is currently under contract contingent upon approval of the proposed Planned Unit Development (PUD-R 25-02) for The Courtyards of Coweta.

I attended the Planning Commission meeting on July 21, 2025, and I appreciate the opportunity for public input. I also appreciate the City's Community Development staff for their thorough review of the project and their recommendation for approval.

During the meeting, a number of neighbors expressed concerns regarding density, traffic safety on the curved street, potential water pressure issues, and other impacts. I understand and respect that change can sometimes be met with apprehension. However, many of the concerns expressed were not fully aligned with the facts or the City's planning standards.

Key points I would like to highlight:

1. Consistency with Existing Zoning and Comprehensive Plan

- The property is already zoned RS-3 Residential Single-Family, and the proposed density is 8.63 units per acre, which is consistent with the Coweta Comprehensive Plan designation of Residential Low (up to 8 units/acre).
- This design aligns with the intent of RS-3 zoning while offering a creative and walkable urban-style neighborhood.

2. Thoughtful Design for Safety and Aesthetics

- Homes are designed to maintain a single-family street presence, with alleys for most garage access to reduce street congestion.
- Driveway placement and setbacks ensure pedestrian safety and proper clearance for vehicles.
- The inclusion of a pocket park, landscaped entries, and guest parking adds value to the neighborhood and mitigates common density concerns.

3. Infrastructure and Utilities

- City of Coweta water and sanitary sewer services will serve the development.
- All major utilities (AEP-PSO, ONG, Cox, and Windstream/Kinetic) are either on-site or available for extension.

4. Community Benefit

- This PUD is an infill development that enhances the neighborhood fabric without sprawl.
- Increased property values and tax base, as well as a visually appealing and safe design, will benefit the broader Coweta community.

I respectfully encourage the Planning Commission to approve PUD-R 25-02 as recommended by the Community Development staff. I believe The Courtyards of Coweta will be a thoughtfully designed neighborhood that reflects the City's long-term vision and enhances our community.

Thank you for your consideration and for your service to the City of Coweta.

Sincerely,



Mark G. Truitt  
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Coweta, OK 74429  
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918.260.2911