



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

**AGENDA - REGULAR MEETING
COWETA PLANNING COMMISSION
INDIAN CAPITAL TECHNOLOGY CENTER (ICTC) 31850 SH-51 BUILDING B COWETA, OK 74429
MONDAY, JANUARY 19, 2026 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.

First, the City of Coweta Planning Commission will hear from the staff for an explanation of the agenda item, the physical facts of the property under application, and the surrounding property, followed by the presentation of the staff's recommendation. The Planning Commission will then hear from the applicant or agent, a presentation not to exceed 30 minutes.

Next, the Planning Commission will hear from any interested parties; a time limit of three (3) minutes per speaker will be allowed. If there are several who wish to speak, please do not repeat comments of previous speakers. If you wish to speak, please use the sign in sheet located at the entrance of the room. For the record, you will walk up to the podium and state your name and address when you come up to speak.

Finally, the Planning Commission will hear the applicant's rebuttal, if any, not to exceed 15 minutes. During the hearing, the Planning Commission may ask questions of staff, the applicant, or interested parties. After all interested parties have spoken, the public hearing will close for each agenda item. After the public hearing is closed, staff may present any clarifications on the matters brought up by any interested parties as directed by the Planning Commission members. The chairperson will then entertain a motion and a second on the agenda item, at which point further discussion may be had prior to roll-call by Planning Commission members only.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Jessica Morris ____ Joanna Jones ____ Linda Dyer ____ Tim Ahlstrom ____ Jennifer Curtis ____

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

V. 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 December 15, 2025. *[Meghan Bendabout, Community Development Administrative Assistant]*

VI. PUBLIC HEARING(S)

1. **CZ 25-07 REZONE**

Public hearing to receive public comment on CZ 25-07, a request to change the zoning of the following described property from Agriculture (AG) to Light Industrial (IL). Located north of South 289th East Avenue, east of State Highway 72, and west of State Highway 51B, in Section 30, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Skylar Marlow-Fuson, City Planner

2. **PLANNED UNIT DEVELOPMENT (PUD) PUD-C 25-03**

Public hearing to accept public comment on an application for a planned unit development, PUD-C 25-03, on property consisting of approximately 270 acres more or less, Located north of South 289th East Avenue, east of State Highway 72, and west of State Highway 51B, in Section 30, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Skylar Marlow-Fuson, City Planner

VII. ADMINISTRATION

1. **CZ 25-07 REZONE**

Discuss and consider action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council on CZ 25-07, a request to change the zoning of the following described property from Agriculture (AG) to Light Industrial (IL). Located north of South 289th East Avenue, east of State Highway 72, and west of State Highway 51B, in Section 30, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Skylar Marlow-Fuson, City Planner

2. **PLANNED UNIT DEVELOPMENT (PUD) PUD-C 25-03**

Discuss and consider action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council on CZ 25-07, a request to change the zoning of the following described property from Agriculture (AG) to Light Industrial (IL). Located north of South 289th East Avenue, east of State Highway 72, and west of State Highway 51B, in Section 30, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Skylar Marlow-Fuson, City Planner

VIII. 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.



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

**REGULAR MEETING - MEETING MINUTES
COWETA PLANNING COMMISSION
COWETA CITY HALL, 310 S. BROADWAY, COWETA, OKLAHOMA
MONDAY, DECEMBER 15, 2025, 6:00 PM**

COMMISSIONERS PRESENT: Jessica Morris, Joanna Jones, Jennifer Curits

COMMISSIONERS ABSENT: Linda Dyer

I. PLEDGE OF ALLEGIANCE

II. CALL TO ORDER

The meeting was called to order by Chairperson Jessica Morris at 6:00 PM

III. ROLL CALL

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

IV. CONSENT

1. Approval of the minutes of the Planning Commission Meeting held on October 20, 2025.

Jennifer Curtis made the motion to Approve with name changed with correct name of Commissioners present, Jessica Morris seconded the motion.

Aye: Jessica Morris
Joanna Jones
Jennifer Curtis

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

No items to be removed.

VI. PUBLIC HEARINGS

Jessica Morris opened the public hearing at 6:04 p.m.

1. PRELIMINARY PLAT- TIGER TRAILS PHASE II BLOCKS 9-16

Public Hearing to accept public comment on a request for Preliminary Plat approval of Tiger Trails Phase II Blocks 9-16, a subdivision of approximately 44.434 acres more or less with 162 lots. Located in Section 34, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. Part of Planned Unit Development PUD No. R 24-03, with RS-3 Residential Single-Family zoning.

Citizens had concerns about crowded neighbors, crime, parking, slower EMS services, and taking away from the “rural” of Coweta. One citizen stated that high density areas have more flooding and how most of these subdivisions become rental neighborhoods.

Tanner Consultant representative Justin stated they have modern designs with a Community Rating System rating of 1 in Tulsa. This matters because drainage can be an issue in subdivisions. Plans are engineered for stormwater drainage, more so, street and lot sizes meet National standards.

2. PRELIMINARY PLAT- TIGER TRAILS PHASE III BLOCKS 17-20

Public Hearing to accept public comment on a request for Preliminary Plat approval of Tiger Trails Phase III Blocks 17-20, a subdivision of approximately 10.965 acres more or less with 63 lots. located in Section 34, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. Part of Planned Unit Development PUD No. R 24-03, with RS-3 Residential Single-Family zoning.

A citizen asked about expanding, Justin responded that the perimeter is already set with the lots. Jessica Morris stated there are 345 homes on the PUD.

Jessica Morris closed Public Hearing at 6:19 p.m.

VII. ADMINISTRATION

1. PRELIMINARY PLAT- TIGER TRAILS PHASE II BLOCKS 9-16

Discuss and consider possible action, on the approval, approval with conditions, or denial of a request for Preliminary Plat approval of Tiger Trails Phase II Blocks 9-16, a subdivision of approximately 44.434 acres more or less with 162 lots. located in Section 34, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. Part of Planned Unit Development PUD No. R 24-03, with RS-3 Residential Single-Family zoning.

Jennifer Curtis made the motion to APPROVE the Preliminary Plat – Tiger Trails Phase II Blocks 9-16 with Jessica Morris seconding.

Aye: Jessica Morris
Joanna Jones
Jennifer Curtis

2. PRELIMINARY PLAT- TIGER TRAILS PHASE III BLOCKS 17-20

Discuss and consider possible action, on the approval, approval with conditions, or denial of a request for Preliminary Plat approval of Tiger Trails Phase III Blocks 17-20, a subdivision of approximately 10.965 acres more or less with 63 lots. located in Section 34, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. Part of Planned Unit Development PUD No. R 24-03, with RS-3 Residential Single-Family zoning.

Jessica Morris made the motion to APPROVE the Preliminary Plat – Tiger Trails Phase III Blocks 17-20 and Jennifer Curits seconded.

Aye: Jessica Morris
Joanna Jones
Jennifer Curtis

3. SKETCH PLAN PLAT- THE PARK AT HUGHES FARM

Review Conceptual Sketch Plan submitted for The Park at Hughes Farm, a proposed subdivision within the City of Coweta, as part of Planned Unit Development PUD No. PUD-R 25-01. The proposed subdivision is approximately 159.875 acres (more or less) with 694 lots. Located in Section 33, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This land is zoned (RS-3) Residential Single-Family.

Tanner Consulting wanted to get suggestions and feedback for an upcoming subdivision. Staff discussed location, amenities proposed, and enough exit points with dimensions fit to EMS standards.

VIII. ADJOURNMENT

Meeting was adjourned by chairman Jessica Morris at 6:31 p.m.

Chairperson

Secretary

Date

Date



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

Memorandum

To: Honorable Chairman, Members of the Planning Commission
From: Skylar Marlow-Fuson, City Planner
Re: Case Number: CZ 25-07
Date: January 19th, 2026

BACKGROUND

Applicant

Lou Reynolds, is seeking to amend the zoning map. The request is to rezone from (AG) Agriculture district to (IL) Light Industrial district.

Case Facts

The property is located North of South 289th East Avenue East of State Highway 72, & West of State Highway 51B, in Section 30, Township 17 North, Range 16 East of the Indian Base and Meridian, which is adjacent to the City of Coweta Wastewater Plant.

Legal description: The Northeast Quarter of the Northwest Quarter (NE/4 NW/4) and Government Lot One (1) of Section Thirty (30), Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof, LESS AND EXCEPT a tract of land located in the SW corner of Government Lot 1, more particularly described as follows, to-wit: Commencing at a Point of Beginning where the Easterly right-of-way of State Highway 72 intersects the South Boundary line of Government Lot 1; Thence Northerly along the Easterly right-of-way line of State Highway 72 for a distance of 365 feet, on a radius left of 5804.578 feet to the South Water Edge at normal flow of Coweta Creek; Thence along the Southwest water edge at normal flow of Coweta Creek to the point of intersection with the South Boundary line of Government Lot 1; Thence in a Westerly direction for a distance of 480 feet to the Point of Beginning; AND LESS AND EXCEPT Highway Right-of-Way as more particularly described in the Report of Commissioners dated December 9, 1976 recorded in the office of the Wagoner County Clerk in Book 475 at Page 658.

AND

The Northeast Quarter (NE/4) of Section Thirty (30), Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof, LESS AND EXCEPT the road.

The property is currently zoned (AG) Agriculture

Surrounding land use is single-family residential, Agriculture and Light Industrial district.

Adjacent Zoning:

North: (AG) Agriculture and (RS-3) Residential Single Family

South: (IL) Light Industrial district

East: (AG) Agriculture

West: (AG) Agriculture

The City of Coweta Comprehensive Plan and Proposed Land Use Map Intensity Designation: Industrial Medium.

If an existing zoning district or rezoning request is neither the land use shown for the area by the Comprehensive Plan nor a use which prevents achievements of the planned use, then it must be determined whether the proposed land use, if implemented, would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.

The official zoning map can vary from the Comprehensive Plan in that: the official zoning map recognizes short-range conditions, whereas the Comprehensive Plan recognizes long-range objectives; and the zoning map is more detailed and precise than the Comprehensive Plan. At the time of adoption of the Comprehensive Plan, certain uses were not in accord with the plan, but may be of such size, nature or location that their existence should be recognized by zoning that is also not in accord with the Comprehensive Plan. The use of this property is one such condition.

Industrial Area Goals:

1. It is intended that development of efficient industrial areas and districts that have accessibility to a balanced transportation network consisting of highways, air, rail, bus and water transportation modes providing efficient and economic movement of people and goods be preserved and promoted.
2. It is intended that the scattering of unplanned industrial uses in areas planned for other uses be discouraged by making known the industrial development areas.
3. It is intended that a variety of sites for diversified environmentally sound industrial uses be available in the Coweta area and that sites be conveniently accessible to living areas and the work force.

Pertinent Zoning Code

Section 2210 Policy on Zoning Map Amendments

It is the policy of the City of Coweta that in the consideration of proposed amendments to this Code that:

Amendments will be adopted to recognize changes in the Comprehensive Plan, to correct error, or to recognize changed or changing conditions in a particular area or in the jurisdictional area generally.

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.

Staff finds that this request is in compliance with the objectives of the City of Coweta Comprehensive Plan and Proposed Land Use 2020-2030 Map. Further, if implemented, the zoning change would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.

Section 2230.4 Planning Commission Action on Zoning Map Amendments

After notice and public hearing, the Planning Commission shall vote to:

- (a) Recommend to the City Council that the application be approved as submitted, or as amended, or be approved subject to modification or;
- (b) Recommend to the City Council that the application be denied.

PLANNING COMMISSION ACTION

The Planning Commission can make a recommendation of approval, approval with conditions, or denial of the rezone request to the Coweta City Council. Staff recommends the Planning Commission make a recommendation of approval to the Coweta City Council.

ATTACHMENTS

1. CZ 25-07 Location Map
2. CZ 25-07 Aerial View Map
3. CZ 25-07 Zoning Map

COWETA PLANNING COMMISSION

REZONING APPLICATION

ZONING PUD PUD MAJOR AMENDMENT SPECIFIC USE PERMIT

Coweta City Hall 310 South Broadway - Coweta, Oklahoma 74429- (918) 486-2189 - FAX (918) 486-5366 www.cityofcoweta-ok.gov

APPLICATION INFORMATION

RECEIVED BY: T. Youre DATE FILED: 9/15/2025 PC HEARING DATE: 10-20-25 SC HEARING DATE: 11-03-25 CASE NUMBER CZ 25-07
 RES NON-RES COMBO RELATED ZONING OR PUD #: PUD-C 25-03 BUILDING PERMIT APPLICATION NUMBER _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: North of S. 289th E. Ave., East of Hwy 72, & West of Hwy 51B TRACT SIZE: ~194 AC

LEGAL DESCRIPTION: See attached Exhibit "A"

PRESENT USE: Vacant PRESENT ZONING AG S-T-R 30-17-16 CZM _____ Wagoner Co. Tax ID#: 730017795; 730017799

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: IL DEV. AREAS AFFECTED BY PUD AMENDMENT: _____ PUD PROPOSAL ATTACHED Y N

PROPOSED USE: Light Industrial NATURE OF PUD AMENDMENT: _____

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	Lou Reynolds, Eller & Detrich, P.C.	NAME	Wesley E. Hopping Revocable Family Trust
ADDRESS	2727 E. 21st St., Ste. 200	ADDRESS	P.O. Box 1025
CITY, ST, ZIP	Tulsa, OK 74114	CITY, ST, ZIP	Coweta, OK 74429
DAYTIME PHONE	(918) 747-8900	DAYTIME PHONE	
EMAIL	lreynolds@ellerdetrich.com	EMAIL	
FAX	(918) 747-2665	FAX	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE:		<u>9/15/25</u>	

DOES OWNER CONSENT TO THIS APPLICATION Y N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Attorney for Buyer

APPLICATION FEES			
BASE APPLICATION FEE		\$ <u>100.00</u>	
		\$	APPLICATION SUBTOTAL \$ <u>100.00</u>
NEWSPAPER PUBLICATION		\$	
SIGN FEE	\$50 X =	\$ 50.00	<u>50.00</u>
300' PROPERTY OWNERS NOTICE SENT CERTIFICATE OF MAILING	<u>47</u> X \$1.65 =	\$ <u>77.55</u>	NOTICE SUBTOTAL \$ <u>77.55</u>
RECEIPT NUMBER:		TOTAL AMOUNT DUE	\$ <u>227.55</u>

DISPOSITION

PC REC.	COUNCIL/COMMISSION ACTION
	DATE/VOTE
DATE/VOTE	ORDINANCE/RESOLUTION NO.
PLAT NAME	PLAT WAIVER <input type="checkbox"/> Y <input type="checkbox"/> N

Exhibit "A"

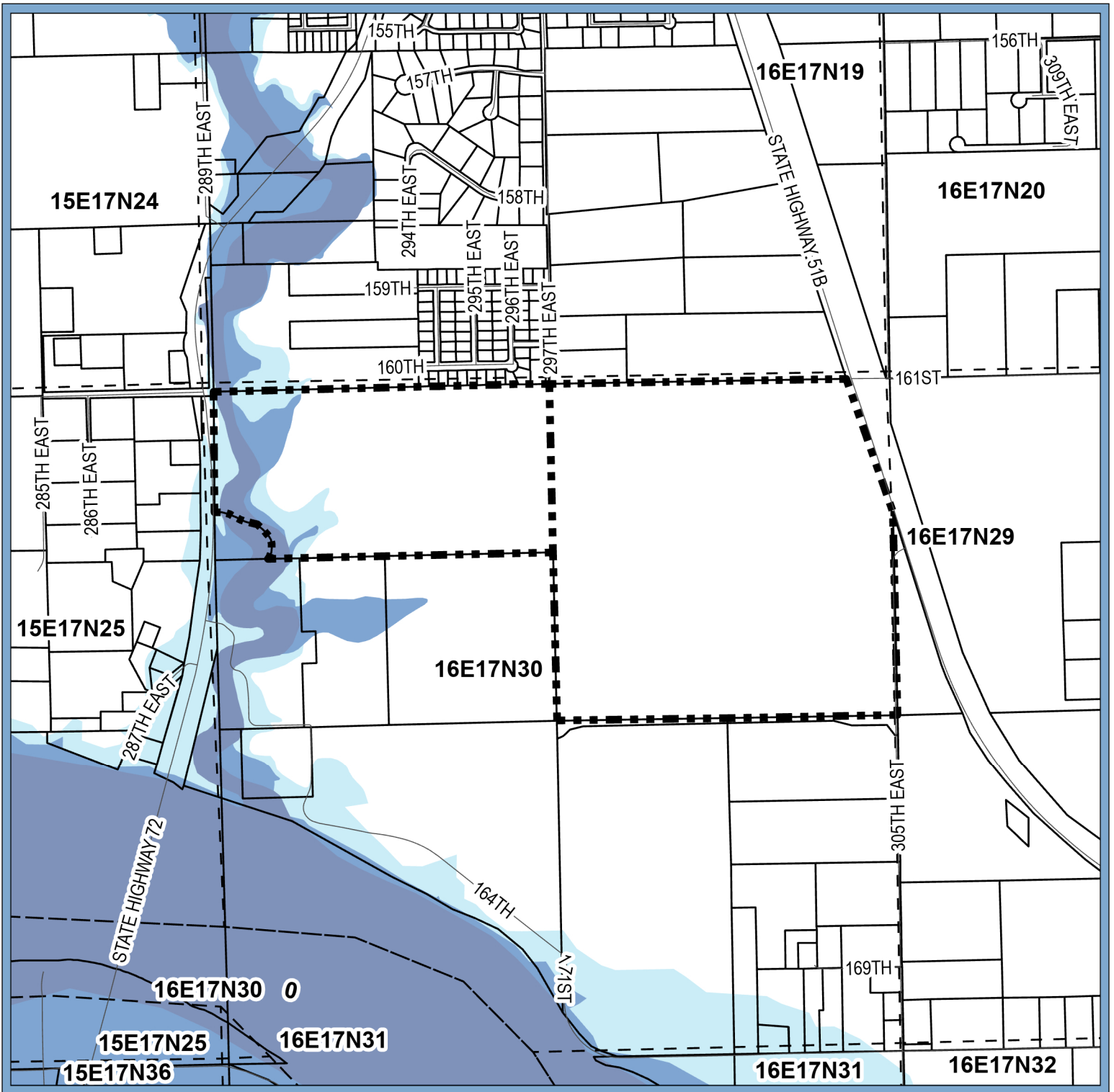
The Northeast Quarter of the Northwest Quarter (NE/4 NW/4) and Government Lot One (1) of Section Thirty (30), Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof, LESS AND EXCEPT a tract of land located in the SW corner of Government Lot 1, more particularly described as follows, to-wit: Commencing at a Point of Beginning where the Easterly right-of-way of State Highway 72 intersects the South Boundary line of Government Lot 1; Thence Northerly along the Easterly right-of-way line of State Highway 72 for a distance of 365 feet, on a radius left of 5804.578 feet to the South Water Edge at normal flow of Coweta Creek; Thence along the Southwest water edge at normal flow of Coweta Creek to the point of intersection with the South Boundary line of Government Lot 1; Thence in a Westerly direction for a distance of 480 feet to the Point of Beginning; AND LESS AND EXCEPT Highway Right-of-Way as more particularly described in the Report of Commissioners dated December 9, 1976 recorded in the office of the Wagoner County Clerk in Book 475 at Page 658.

AND

The Northeast Quarter (NE/4) of Section Thirty (30), Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof, LESS AND EXCEPT the road.

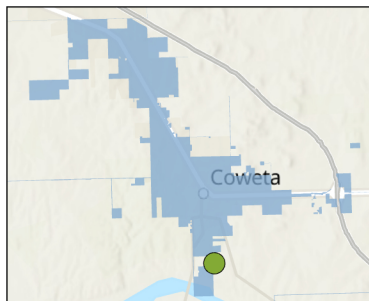
Flood Map

CZ 25-07 Lou Reynolds



Legend

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



Date Exported: 9/22/2025 11:21 AM

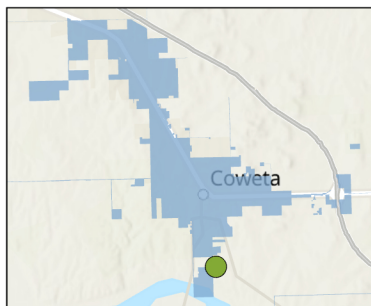
Location Map

CZ 25-07 Lou Reynolds



Legend

	Roads
	Subject Property
	Parcels



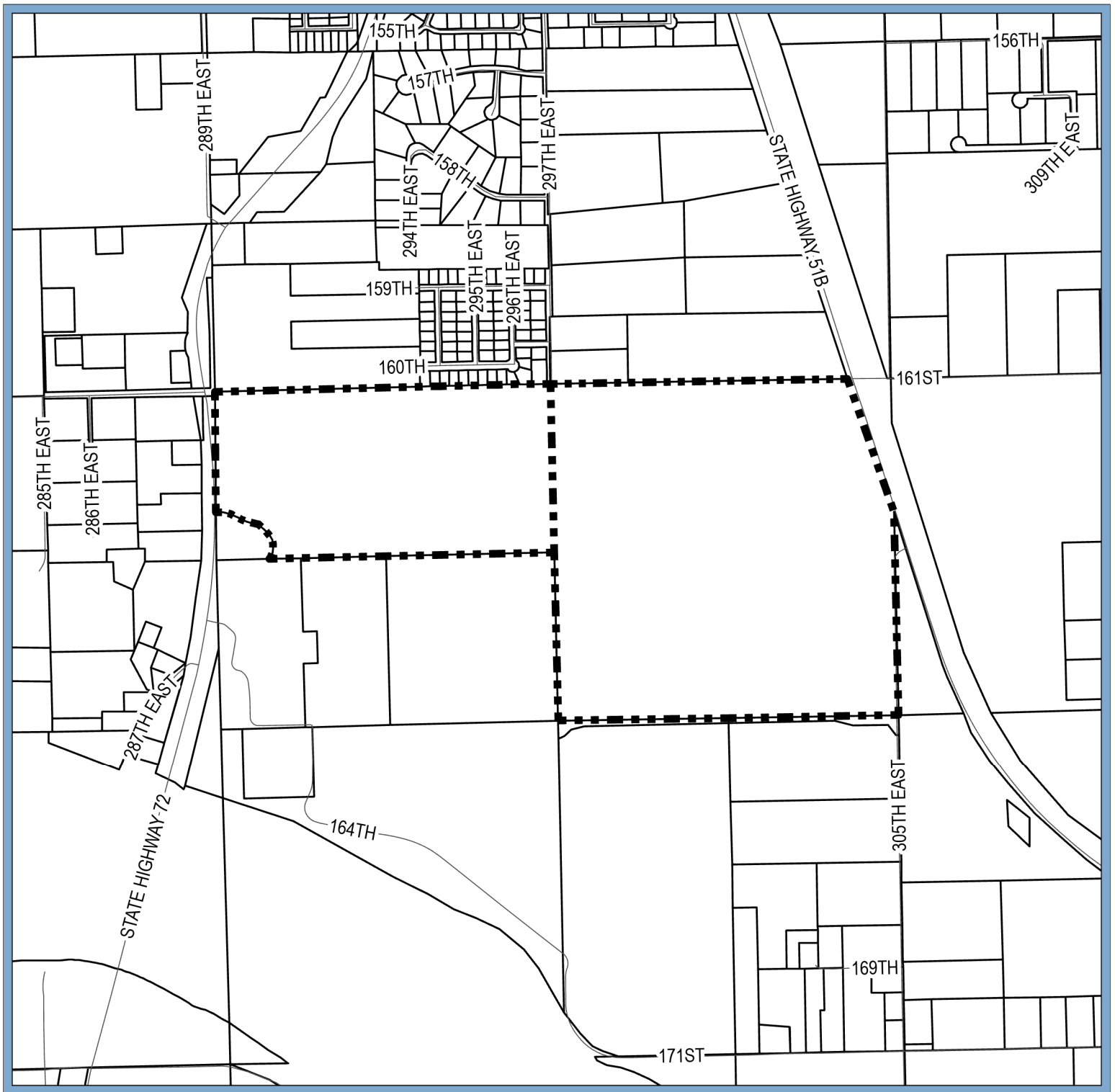
Inset Map: General location of site area



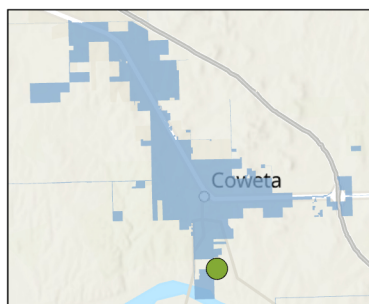
Date Exported: 9/22/2025 11:21 AM

Location Map

CZ 25-07 Lou Reynolds



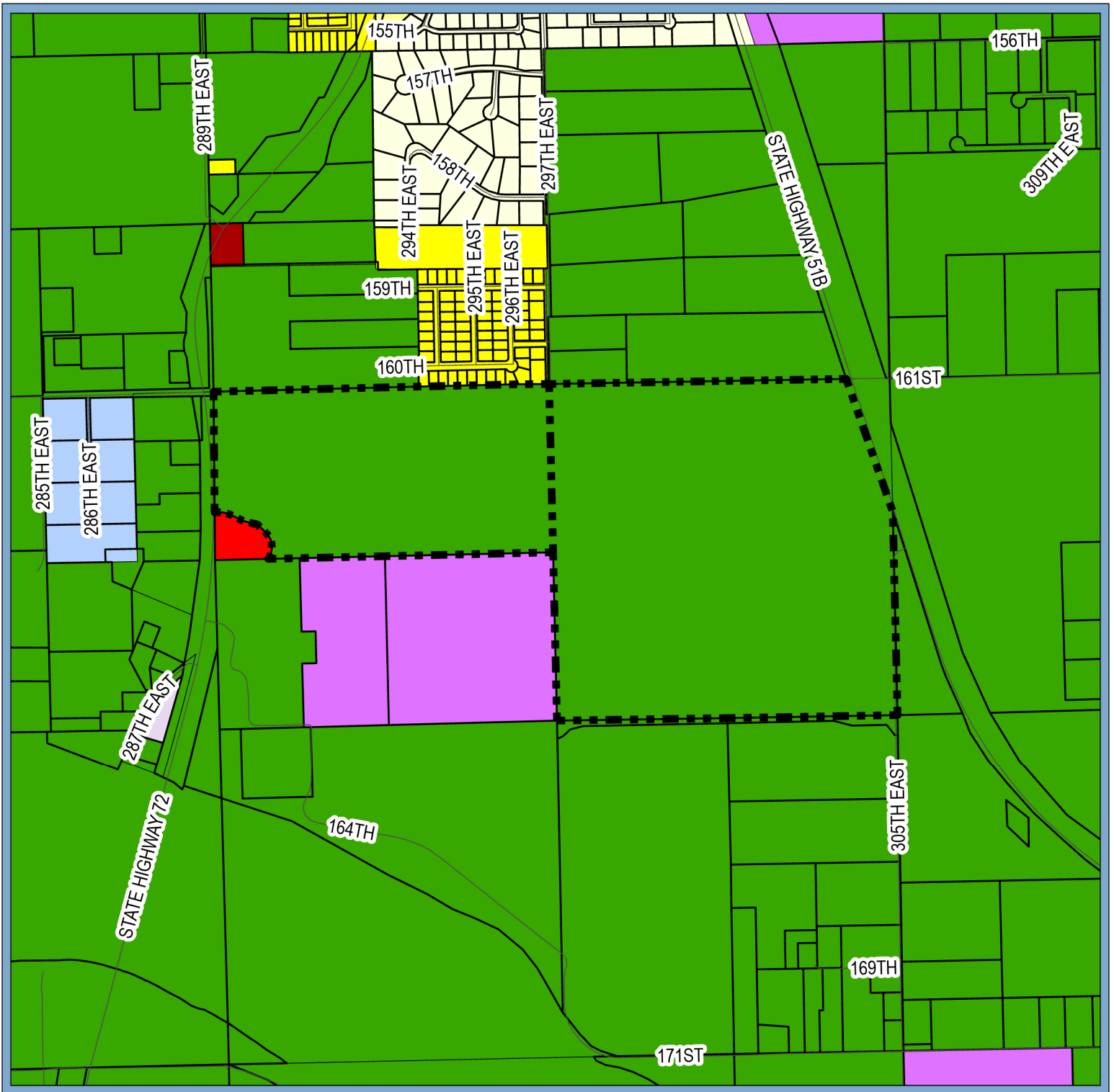
Legend



Date Exported: 9/22/2025 1:10 PM

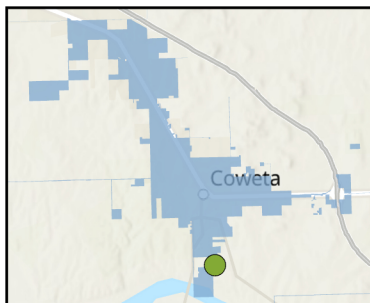
Zoning Map

CZ 25-07 Lou Reynolds



Legend

Roads	CG	RS-2
Subject Property	IL	RS-3
Parcels	O	RS60
AG	RS-1	I-2



Date Exported: 9/22/2025 11:10 AM



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

Memorandum

To: Planning Commission
From: Skylar Marlow-Fuson, City Planner
Re: CZ 25-08 PUD-C 25-03
Date: January 19th, 2026

BACKGROUND

Lou Reynolds, for the property owner is seeking a Planned Unit Development (“PUD”) PUD-C 25-03. The property is located North of South 289th East Avenue East of State Highway 72, & West of State Highway 51B, in Section 30, Township 17 North, Range 16 East of the Indian Base and Meridian, which is adjacent to the City of Coweta Wastewater Plant.

The Planned Unit Development will be developed with the underlying zoning of (IL) Light Industrial district, with Development Standards for proposed Development. This (PUD) will allow for the development and construction of the proposed technology industrial development.

The proposed Project is located on approximately 270 acres bounded on the East by State Highway 51B and South 305th East Avenue, on the South by South 289th East Avenue, on the North by East 161st Street South, and on the West by State Highway 72.

PUD-C 25-03 will use substantial buffering, building setbacks, open space and landscaping and other design details to ensure the integration of the Project into the surrounding area. The purpose of PUD-C 25-03 is to create a regulatory framework for the development of a technology park that will attract high wage jobs in technology, office, industrial, warehouse and related uses.

Utilities. Sanitary sewer for the proposed development will be served by the City of Coweta. Water will be served by Wagoner County Rural Water District No. 5.

Access and Circulation. The site will have access to South 305th East Avenue and 289th East Avenue. The project perimeter will be gated and secured with private access drives connecting lots to public access.

Area Zoning and Use Context. Surrounding land use is single-family residential, Agriculture and Light Industrial district.

Adjacent Zoning:

North: (AG) Agriculture and (RS-3) Residential Single Family
South: (IL) Light Industrial district
East: (AG) Agriculture
West: (AG) Agriculture

The City of Coweta Comprehensive Plan and Proposed Land Use Map Intensity Designation: Industrial Medium.

Staff finds that this request is in compliance with the objectives of the City of Coweta Comprehensive Plan and Proposed Land Use 2020-2030 Map, and if implemented, would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.

STAFF RECOMMENDATION

The Planning Commission may make a recommendation of approval, approval with conditions, or denial of the request to the Coweta City Council to establish a Planned Unit Development (PUD) PUD-C 25-03. Staff recommends approval.

ATTACHMENTS

1. Planned Unit Development (PUD) PUD-C 25-03.
2. Location Map
3. Flood Map
4. Zoning Map
5. Aerial View Map

PROJECT ATLAS
Case No. PUD-C 25-03

Approximately 289 Acres

Applicant:

Eller & Detrich, P.C.
2727 East 21st Street, Suite 200
Tulsa, Oklahoma 74114
(918) 747-8900

Consultant:

Kimley-Horn & Associates, Inc.
1437 S. Boulder Avenue, Suite 930
Tulsa, Oklahoma 74119

December, 2025

PROJECT ATLAS
Case No. PUD-C 25-03

Table of Contents

	Page
I. DEVELOPMENT STATEMENT	1
II. DEVELOPMENT CONCEPT	2
III. DEVELOPMENT STANDARDS	3
IV. ACCESS AND CIRCULATION.....	9
V. TOPOGRAPHY AND SOILS	9
VI. UTILITIES.....	9
VII. PROJECT LEGAL DESCRIPTION.....	11

List of Exhibits

- Exhibit “A” - Aerial Image
- Exhibit “B” - Existing Zoning Map
- Exhibit “C” - Proposed Zoning Map
- Exhibit “D” - Development Area
- Exhibit “E” - Vegetation Schedule
- Exhibit “F” - Building Setbacks and Landscape Buffers
- Exhibit “G” - Existing Topography & Soils
- Exhibit “H” - Existing Utilities

PROJECT ATLAS
Case No. PUD-C 25-03

I. DEVELOPMENT STATEMENT

The Planned Unit Development District (“PUD”) is a supplemental Zoning District authorized by Chapter 12-11 of the Coweta Zoning Code. A PUD establishes the regulatory framework, including permitted uses, development standards and design guidelines, for a particular project (the “Development Standards”). A PUD may only modify the provisions of the Coweta Zoning Code and does not modify any other Coweta ordinances, laws, regulations or requirements.

A PUD may include background information and narrative discussion, including purpose and intent statements that are intended to illustrate the overall character and vision for the Project. Only those standards set forth in Section III. Development Standards are regulatory and are requirements to be enforced by the City of Coweta.

The Development Standards apply to all property within the PUD project boundaries. The Development Standards supersede and replace all applicable Coweta Zoning Code requirements. If there is a conflict between the Development Standards and the Coweta Zoning Code, the Development Standards shall apply. If a provision is not addressed by the PUD, then the Coweta Zoning Code controls.

PROJECT ATLAS

Case No. PUD-C 25-03

II. DEVELOPMENT CONCEPT

The proposed Project Atlas is located on approximately 289 acres bounded on the east by Highway 51B and South 305th East Avenue, on the south by South 289th East Avenue, on the north by East 161st Street South, on the West by the State Highway 72 North and Coweta Industrial Authority property zoned IL – Light Industrial (the “Project”).

PUD-C 25-03 uses substantial buffering, building setbacks, open space and landscaping and other design details to ensure the integration of the Project into the surrounding area.

Exhibit “A” is an **Aerial Image** and shows the location of the Project.

The purpose of PUD-C 25-03 is to create a regulatory framework for the development of a technology park that will attract high wage jobs in technology, office, industrial, warehouse and related uses. Specific uses, building locations, building design and overall layout will be refined as the Project develops. The Development Standards establish land uses and development standards, while providing flexibility and design expectations to encourage and attract future uses and ensure compatibility with the area.

PUD-C 25-03 provides a framework for a well-planned, cohesive project that integrates and permits technology, office, industrial, warehouse and related uses in a connected and aesthetically pleasing and unified development. As shown on Exhibit “B”, Existing Zoning Map, the site is primarily zoned AG – Agriculture District, Coweta’s least intense zoning designation, with approximately 40 acres zoned IL – Light Industrial. The purpose of this request, along with companion application CZ 25-07, is to rezone the AG portion of the Project area to IL – Light Industrial District, with the entire Project overlaid by PUD-C 25-03 to facilitate a flexible supplemental Zoning District with a variety of compatible land uses and facilitate the site’s development as an employment and technology hub. See Exhibit “C”, Proposed Zoning Map. The **Development Area** for the Project is shown on Exhibit “D”.

This Project may have multiple reserve areas or easements for stormwater drainage and detention, secured entrances, access drives, landscaping, open space and natural areas. Additionally, this Project will include electrical substations.

The Project will have access to South 305th East Avenue & South 289th East Avenue. The Project perimeter will be gated and secured with private access drives connecting lots to public access. Lots will not require public street frontage. Right-of-way along the section lines will be dedicated, as necessary, to comply with the Coweta Major Street and Highway Plan.

Detailed Development Plans will be submitted to the City for administrative approval at the time of site plan review for each phase of the Project.

PROJECT ATLAS
Case No. PUD-C 25-03

III. DEVELOPMENT STANDARDS

LAND AREA:

Gross:	12,614,467 Square Feet	289 Acres
--------	------------------------	-----------

PERMITTED USES:

All uses permitted by right and special exception in the IL – Light Industrial District, including, but not limited to Data Centers for processing and storing of digital data.

For purposes of PUD-C 25-03, the term “Data Center” shall mean a facility or facilities used to house, and in which are operated, maintained and replaced from time to time, computer systems and associated components, including but not limited to telecommunications and storage systems, cooling systems, power supplies and systems for managing electrical and mechanical performance, and equipment used for the transformation, transmission, distribution and management of electricity for on-site uses, internet-related equipment, data communications connections, private communication towers, environmental controls and security devices.

And Uses Customarily Accessory to the Permitted Uses, which Customary Accessory Uses for Data Centers may include, but are not limited to the following:

- Electrical Substations/Switching Stations
- Backup Generators
- Security Guardhouses
- Cooling Towers
- Fuel Storage Tanks
- Temporary Utility Services
- Central Utility Buildings
- Storm Shelters
- Restroom Buildings
- Water Holding Tanks
- Water Treatment Facilities
- Wastewater Treatment Facilities
- Temporary Construction Trailers
- Flow Equalization Basins or Tanks
- Battery Storage Equipment

PROJECT ATLAS
Case No. PUD-C 25-03

PROHIBITED USES:

Mining and Mineral Processing Uses are prohibited within three hundred feet (300') of any building on the property.

Ground-mounted solar energy systems (e.g., solar farms, arrays, or similar structures) are prohibited on the property.

Wind energy conversion system (WECS), including wind turbines, are prohibited on the property.

The construction, installation, operation, expansion, or maintenance of any facility or use involving the generation of electrical or thermal energy through nuclear fission, nuclear fusion, or other nuclear reactions, including but not limited to nuclear power plants, research reactors, small modular reactors (SMRs), fuel-processing facilities, or any associated nuclear waste storage, handling, or disposal activities is prohibited on the property.

MAXIMUM BUILDING FLOOR AREA RATIO (PROJECT): 0.75

MAXIMUM BUILDING HEIGHT: 50 Feet*

* Architectural, mechanical or electrical elements (elements extending above the building roofline) shall be permitted up to 20 additional feet for unoccupied features. The foregoing height limitation does not apply to overhead electrical lines.

MINIMUM BUILDING SETBACKS:

Along the North property boundary	300 Feet
Along the East property boundary	150 Feet
Along the South property boundary	150 Feet
Along the West property boundary	200 Feet

* Electrical substations shall be subject to the building setbacks set forth above.

LANDSCAPE BUFFERS:

Along the North property boundary	150 Feet
Along the East property boundary	100 Feet
Along the South property boundary	100 Feet

Within all landscape buffers, there shall be a minimum of one (1) tree per every 20 linear feet. Where additional trees are necessary, they shall be added with a ratio of four (4) canopy trees and two (2) evergreen trees per 100 linear feet. All canopy and evergreen

PROJECT ATLAS
Case No. PUD-C 25-03

trees shall be at least eight (8) feet in height at the time of planting. Existing trees shall be counted toward this requirement.

Where the PUD boundary is adjacent to properties with existing residential uses, except for such property(ies) owned by Developer, or its affiliates, a multi-component screening buffer shall be established and maintained. This buffer shall, at a minimum, conform to the following standards:

Existing Vegetation: Existing viable tree coverage and understory vegetation within the established landscape buffers shall be preserved and maintained to the maximum extent feasible.

Earthen Berm: An earthen berm shall be established to achieve a minimum vertical height of ten (10) feet above the average existing grade. The final design, and grading profiles of the berm shall be detailed prior to issuance of building permits.

Supplemental Screening: Supplemental tree screening shall be installed to provide year-round visual obstruction.

The species and caliper of all new plant material, including supplemental tree screening and ground cover, shall comply with the requirements set forth in the PUD Vegetation Schedule, set forth in **Exhibit “E”**, unless otherwise approved by the City of Coweta.

NATURAL AREAS:

Along the West property boundary 200 Feet

The westernmost 200’ of the property (measured from the west property line) shall be a natural area. This area extends beyond 200’, where applicable, to contain the effective floodplain and wetland areas, plus a 50’ offset. This area may be used for utility corridors.

The building setbacks, landscape buffers and natural areas along the Project boundaries are shown on **Exhibit “F”**.

SECURITY FENCING AND SCREENING:

The secure areas of the Project will be fenced with a minimum 8-foot-tall chain link fence. No opaque screening fencing will be required along any of the Project boundaries.

PROJECT ATLAS

Case No. PUD-C 25-03

BUILDING COLORS, MATERIALS AND DESIGN:

All exposed exterior walls of main occupiable buildings that are visible from public streets shall employ cohesive design within the Project that uses similar materials with varied textures and colors to provide visual contrast. This may be achieved by including a change in color, texture, or building material in a pattern that repeats at various intervals.

OFF-STREET PARKING:

For Data Centers:

One (1) space per thousand square feet (1,000 SF) of building floor area, excluding data hall areas, internal utility rooms and closets, and loading areas.

For Office Buildings:

One (1) space per four hundred square feet (400 SF) of building floor area.

For Any Other Use:

As required by Table 12-12-7 of the Coweta Zoning Code.

LOADING AREAS:

For Data Centers:

Minimum of one (1) loading area per one hundred thousand square feet (100,000 SF) of building floor area.

For Office Buildings:

No loading areas are required.

For Any Other Use:

As required by Table 12-12-7 of the Coweta Zoning Code.

SIGNS:

Signs will comply with Chapter 12-13 of the Coweta Zoning Code.

PROJECT ATLAS

Case No. PUD-C 25-03

LIGHTING:

All light standards, including building mounted, shall be hooded and directed downward and away from the boundaries of the Project. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in the adjacent north property. Topography must be considered in such calculations.

Additionally, a Lighting Plan shall be submitted, illustrating locations of light poles and fixtures. All Project lighting shall otherwise comply with Coweta Zoning Code.

NOISE:

Noise levels from Project Atlas shall be limited to 65 decibels (“dBA”) (Hourly Equivalent (Leq) Sound level) at the Project boundary at any time of the day. The measurement of noise levels shall be conducted using an American National Standards Institute (ANSI) Type I Integrating Sound Level Meter over a minimum of 1 hour (60 minutes) in order to determine the hourly equivalent noise level at the Project boundary. During an emergency operation, the noise level limit does not apply. Further, the noise limitations of this section shall not apply to construction activities during construction of the Project.

Post-Construction Study for Permanent Occupancy: Within 60 days from the issuance of a Certificate of Occupancy, the Data Center operator must conduct a post-construction noise study, performed by a qualified third-party acoustic engineer. Such noise study shall measure sound levels emanating from the Data Center, as measured at the property line of the nearest property to the Data Center site that is planned or zoned for residential land uses. Such noise study must demonstrate that sound levels do not exceed the maximum levels set forth in the PUD (65 decibels).

Annual Sound Monitoring: For three (3) years after the completion of the first post-construction noise study, the Data Center operator shall conduct a noise study annually. Each such annual noise study shall be conducted within thirty (30) days of the anniversary date of the previous post-construction noise study. The study shall measure sound levels emanating from the Data Center, as measured at the property line of the then-nearest property to the Data Center site that is planned or zoned for residential land uses. Each such noise study must demonstrate that sound levels do not exceed the maximum levels set forth in the PUD (65 decibels). Results of each such noise study must be provided to the City of Coweta Building Code Department within 45 days of the study’s completion.

Noise Studies per City’s Request: After the three-year annual monitoring period, the Data Center operator must conduct a noise study upon written request by the City of Coweta.

PROJECT ATLAS

Case No. PUD-C 25-03

Failure to Comply (Annual/Requested Study): If any annual or requested noise study shows that sound levels exceed the maximum permissible level of 65 decibels, the Data Center operator shall take appropriate steps to achieve the required sound mitigation within 30 days.

Penalty for Non-Compliance: Failure to comply with the maximum permissible sound levels after attempt of mitigation shall constitute a violation of the adopted PUD. Any such violation(s) may be subject to fines and penalties as provided in the City of Coweta ordinances.

TRASH AREAS:

All trash areas shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

Trash dumpster areas shall be screened by masonry construction and steel framed doors. The doors shall be covered with an appropriate covering containing a minimum of 90% opacity of the gate frame.

NO OUTSIDE STORAGE:

There shall be no outside storage of recycling material, trash or similar materials outside of a screened receptacle. Truck trailers and shipping containers shall not be used for storage. This section shall not apply to construction activities.

MECHANICAL ELEMENTS:

All primary mechanical equipment for cooling, and generators shall be situated and screened to face the interior of the Data Center site or placed in the least publicly visible position, to the extent possible. Mechanical equipment that cannot reasonably be fully interiorized must utilize appropriate acoustic attenuation/soundproofing so as to comply with the noise level provisions of this PUD.

PROJECT ATLAS
Case No. PUD-C 25-03

IV. ACCESS AND CIRCULATION:

INGRESS/EGRESS AND EMERGENCY ACCESS:

Primary points of access shall be located on S. 305th E. Ave. and S. 289th E. Ave. These access points will include a secure entrance. There will be no primary access points along Hwy 51B with the exception of utility services. Emergency access will be from S. 305th E. Ave. and S. 289th E. Ave.

INTERIOR ACCESS DRIVES:

Individual lots will not require street frontage or direct access to public streets, but will require connected private access drives ultimately connecting to ingress/egress points of the overall project. Interior access drives will be private and designed and constructed in accordance with the design requirements of the International Fire Code (IFC) for fire apparatus access.

V. TOPOGRAPHY AND SOILS:

The Custom Soil Resource Report for Wagoner County, Oklahoma, published by the United States Department of Agriculture/Natural Resources Conservation Services provides that the Property contains a number of different soil types.

Any development constraints associated with these soils and the topography will be addressed during the engineering design, permitting, and platting of the Project.

Existing topography and soils are represented on **Exhibit “G”**, **Existing Topography and Soils** attached hereto.

VI. UTILITIES:

The Project will be served by a public drinking water supply to the Project and may be distributed through private lines to individual lots, in accordance with applicable regulations of the Oklahoma Water Resources Board and the Oklahoma Department of Environmental Quality.

The overall Project will be served by a public sanitary sewer provider and may be collected through a private collection system with private sewer lines from each lot. The system will be designed and constructed in accordance with the standards established by the public sewer provider and the regulations of the Oklahoma Department of Environmental Quality.

Existing utilities in and around the site are shown on **Exhibit “H”**, **Existing Utilities**.

PROJECT ATLAS

Case No. PUD-C 25-03

SITE PLAN REVIEW:

No Building Permit will be issued for any building within the Project until a Detail Site Plan for the Project phase has been submitted to the Land Use Administrator for Coweta and administratively approved as being in compliance with the approved PUD Development Standards.

CONSTRUCTION TRAFFIC CONTROL

Prior to the start of construction, the Developer shall provide to the City of Coweta a Traffic Control Plan (TCP) with detailed drawings showing signage, signals, barricades, and detours for safe vehicle/pedestrian flow, project specifics (location, dates, work type), emergency routes, traffic safety measures, phasing details, and communication plans, all designed to minimize disruption while ensuring safety for workers and the public. The TCP shall be submitted to the City a minimum of 14 days prior to the start of construction.

SCHEDULE OF DEVELOPMENT:

The development within Project Atlas is planned to begin after approval of the planning and development, platting and Detail Site Plan approval.

PROJECT ATLAS
Case No. PUD-C 25-03

VII. PROJECT LEGAL DESCRIPTION:

The East Half of the Southwest Quarter of the Northwest Quarter (E/2 SW/4 NW/4) of Section 30, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, LESS the West 110 feet of the North 250.00 feet of the South 750 feet thereof, more particularly described as follows, to-wit: Beginning at the SE corner of said E/2 SW/4 NW/4, Thence S 88°49'01" W along the South boundary of said E/2 SW/4 NW/4 a distance of 667.21 feet to the SW corner thereof, Thence N 01°09'55" W along the West boundary of said E/2 SW/4 NW/4 a distance of 500.00 feet; Thence N 88°49'01" E parallel to the South boundary of said E/2 SW/4 NW/4 a distance of 110.00 feet, Thence N 01°09'55" W parallel to the West boundary of said E/2 SW/4 NW/4 a distance of 250.00 feet, Thence S 88°49'01" W parallel to the South boundary of said E/2 SW/4 NW/4 a distance of 110.00 feet to a point in the West boundary of said E/2 SW/4 NW/4 750.00 feet from the SW Corner thereof, Thence N 01°09'55" W along the West boundary of said E/2 SW/4 NW/4 a distance of 571.89 feet to the NW Corner thereof, Thence N 88°50'26" E along the North boundary of said E/2 SW/4 NW/4 a distance of 669.44 feet to the NE Corner thereof, Thence S 01°04'07" E along the East boundary of said E/2 SW/4 NW/4 a distance of 1321.62 feet to the Point of Beginning.

AND

The Southeast Quarter of the Northwest Quarter (SE/4 NW/4) of Section 30, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

AND

The Northeast Quarter of the Northwest Quarter (NE/4 NW/4) and Government Lot One (1) of Section Thirty (30), Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof, LESS AND EXCEPT a tract of land located in the SW corner of Government Lot 1, more particularly described as follows, to-wit: Commencing at a Point of Beginning where the Easterly right-of-way of State Highway 72 intersects the South Boundary line of Government Lot 1; Thence Northerly along the Easterly right-of-way line of State Highway 72 for a distance of 365 feet, on a radius left of 5804.578 feet to the South Water Edge at normal flow of Coweta Creek; Thence along the Southwest water edge at normal flow of Coweta Creek to the point of intersection with the South Boundary line of Government Lot 1; Thence in a Westerly direction for a distance of 480 feet to the Point of Beginning; AND LESS AND EXCEPT Highway Right-of-Way as more particularly described in the Report of Commissioners dated December 9, 1976 recorded in the office of the Wagoner County Clerk in Book 475 at Page 658.

AND

The Northeast Quarter (NE/4) of Section Thirty (30), Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof, LESS AND EXCEPT the road.

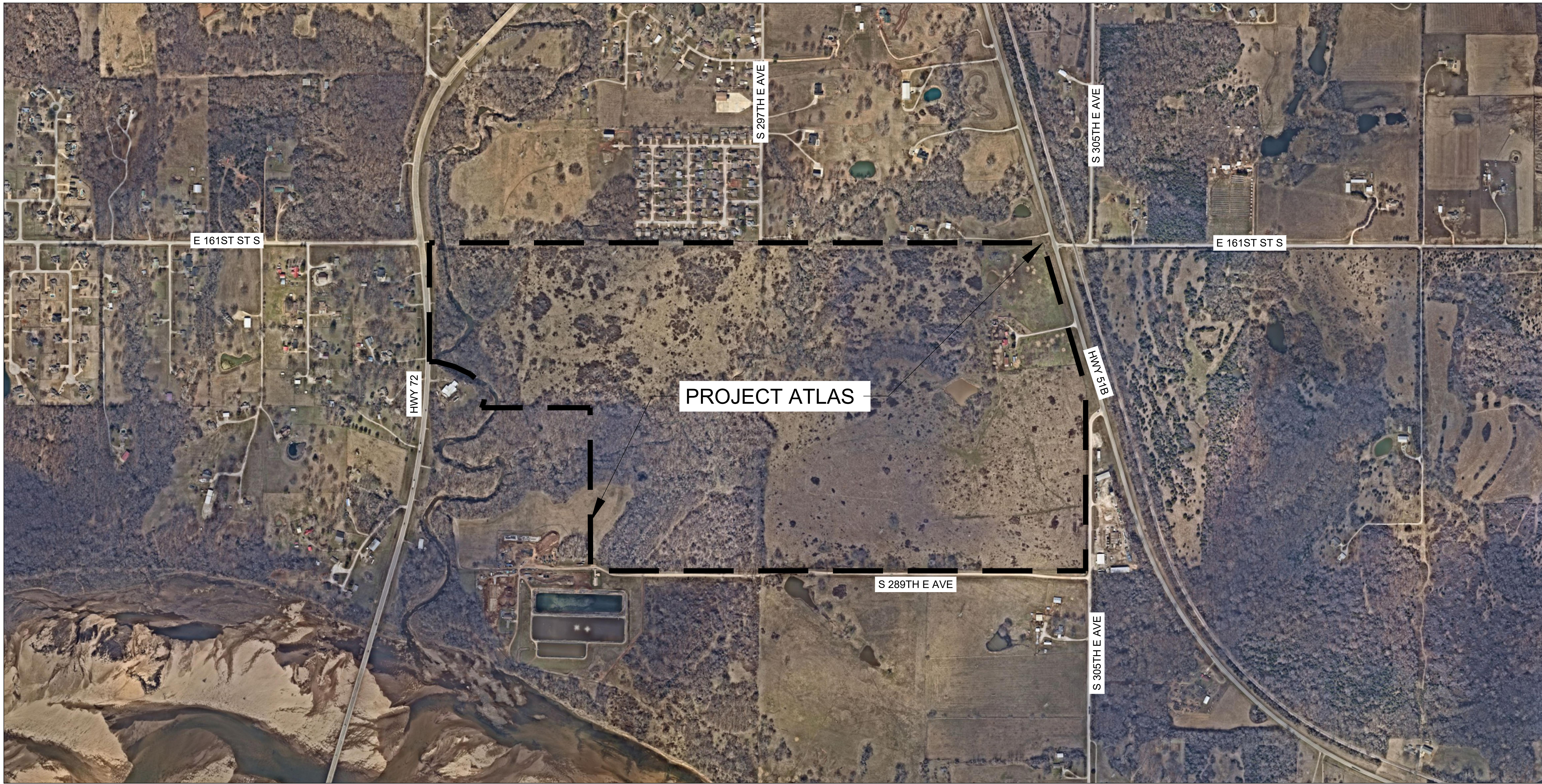
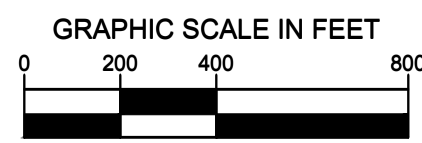
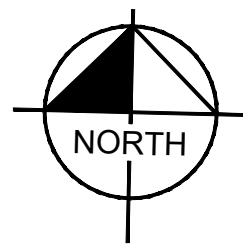


EXHIBIT A:
AERIAL IMAGE



PROJECT ATLAS

CITY OF COWETA, OKLAHOMA
SEPTEMBER 2025

Kimley»Horn

1437 S Boulder Dr
Suite 930
Tulsa, OK 74119
P 918-380-8868

NOTES:
1. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2025

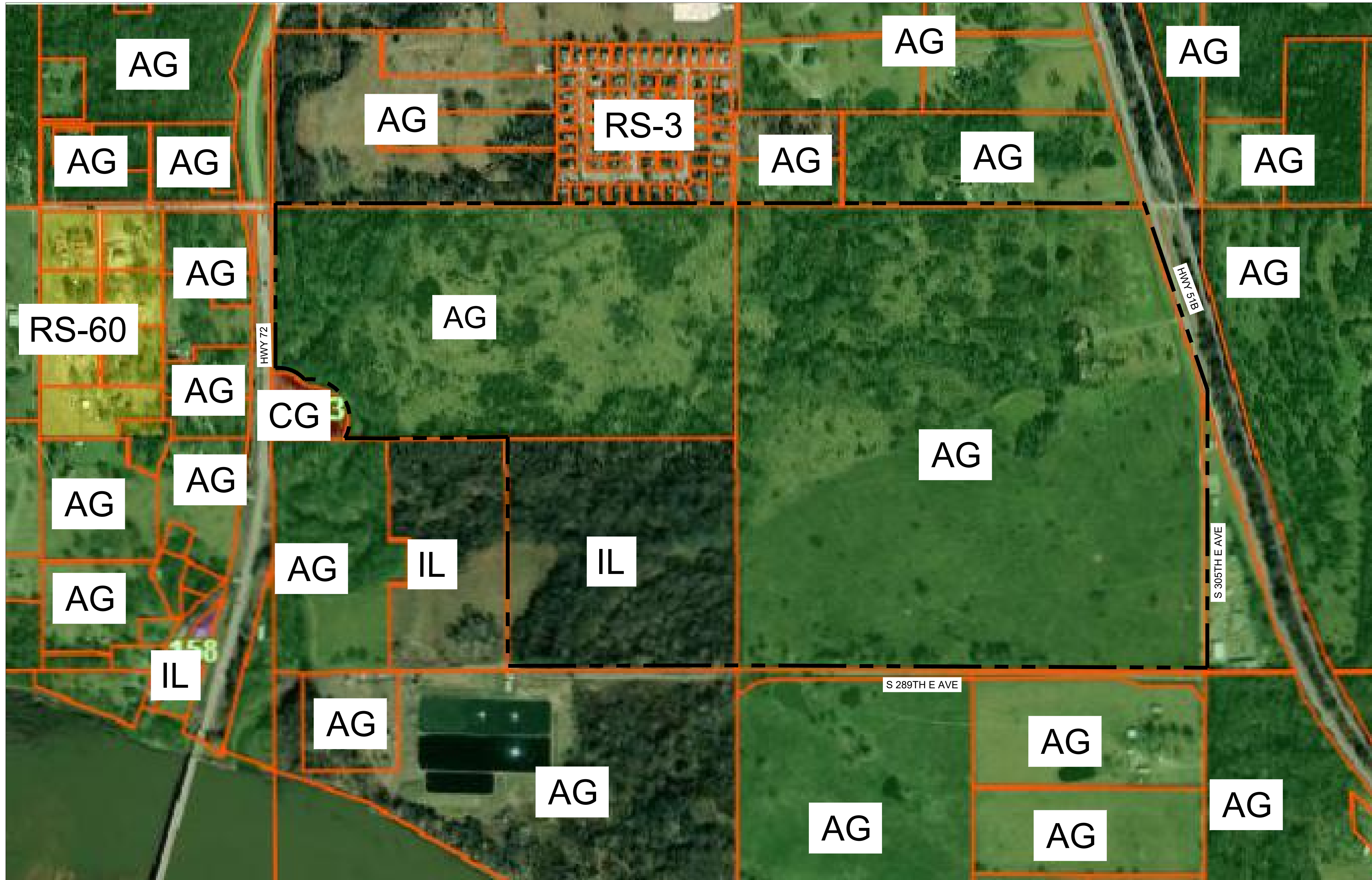
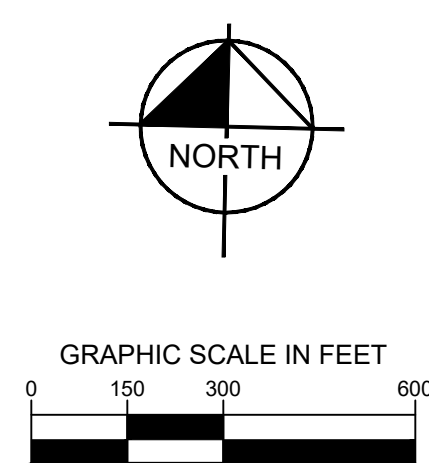


EXHIBIT B:
EXISTING ZONING MAP



LEGEND	
AG	AGRICULTURE
RS-3	RESIDENTIAL
RS-60	RESIDENTIAL SINGLE FAMILY LOW DENSITY
CG	COMMERCIAL
IL	INDUSTRIAL

PROJECT ATLAS

CITY OF COWETA, OKLAHOMA
SEPTEMBER 2025

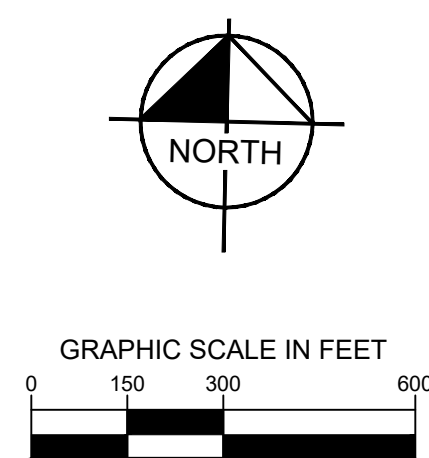
Kimley»Horn

1437 S Boulder Dr
Suite 930
Tulsa, OK 74119
P 918-380-8868

NOTES:
1. AERIAL IMAGE BY NEARMAP. COPYRIGHT 2025



EXHIBIT C:
PROPOSED ZONING MAP



LEGEND

AG	AGRICULTURE
RS-3	RESIDENTIAL
RS-60	RESIDENTIAL SINGLE FAMILY LOW DENSITY
CG	COMMERCIAL
IL	INDUSTRIAL
	PROPOSED ZONING (PUD-C)

PROJECT ATLAS

CITY OF COWETA, OKLAHOMA
SEPTEMBER 2025

Kimley»Horn

1437 S Boulder Dr
Suite 930
Tulsa, OK 74119
P 918-380-8868

NOTES:
1. AERIAL IMAGE BY NEARMAP. COPYRIGHT 2025

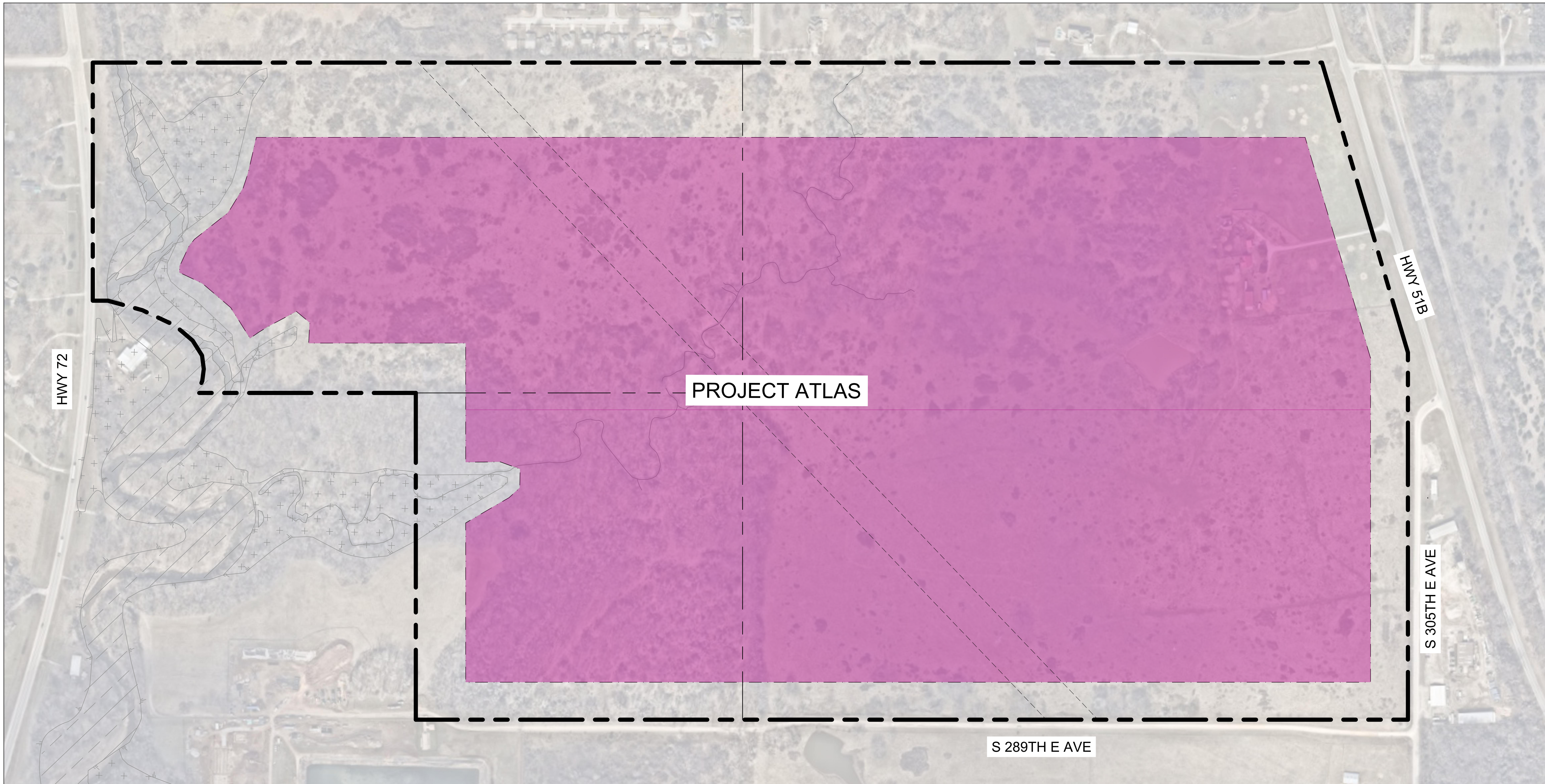
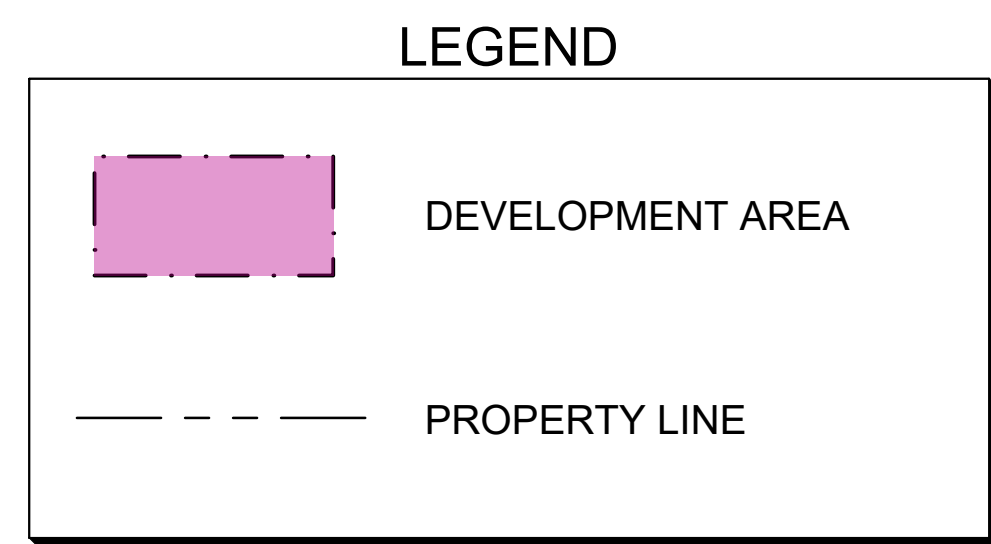
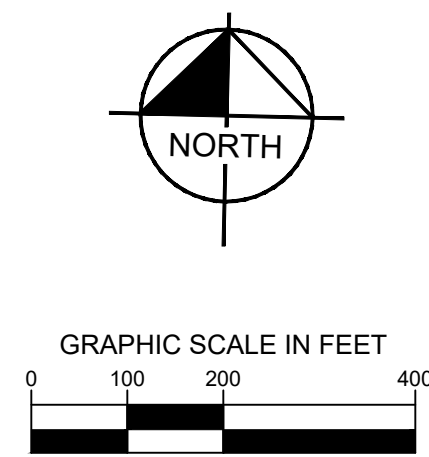


EXHIBIT D:
DEVELOPMENT AREA



PROJECT ATLAS























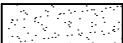
CITY OF COWETA, OKLAHOMA
SEPTEMBER 2025

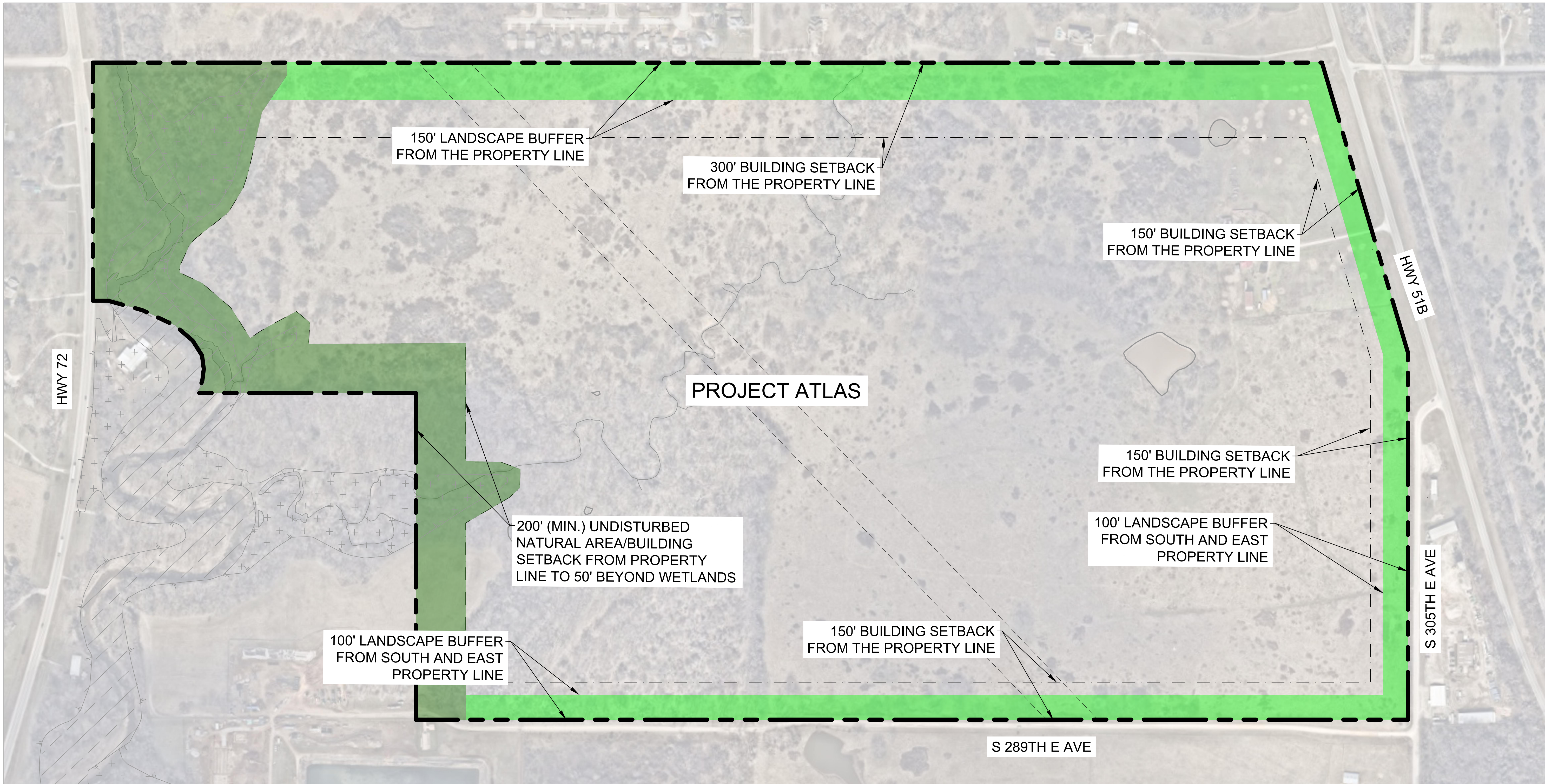
Kimley»Horn

1437 S Boulder Dr
Suite 930
Tulsa, OK 74119
P 918-380-8868

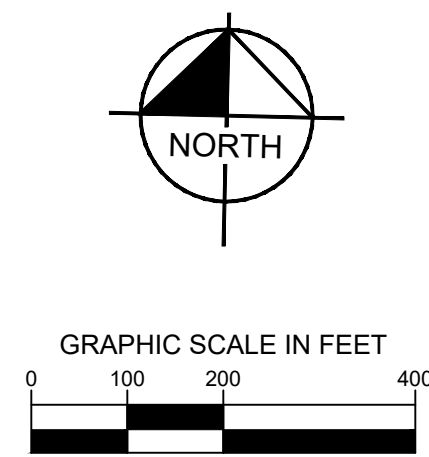
NOTES:
1. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2025

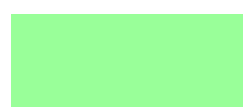

EXHIBIT "E"
PUD VEGETATION SCHEDULE

<u>SYMBOL</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT.</u>	<u>SIZE</u>
TREES			
	American Elm / <i>Ulmus americana</i>	3" cal	10` -12` ht
	Caddo Maple / <i>Acer barbatum 'Caddo'</i>	3" cal	10` -12` ht
	Shumard Oak / <i>Quercus shumardii</i>	3" cal	10` -12` ht
	Sweet Gum / <i>Liquidambar styraciflua</i>	3" cal	10` -12` ht
	Teddy Bear Magnolia / <i>Magnolia grandiflora Southern Charm</i>	3" cal	10` -12` ht
ORNAMENTAL TREES			
	Chaste Tree / <i>Vitex agnus-castus</i>	3" cal	10` -12` ht
	Eastern Redbud / <i>Cercis canadensis</i>	3" cal	10` -12` ht
	Mexican Buckeye / <i>Ungnadia speciosa</i>	3" cal	10` -12` ht
	Rocky Mountain Juniper / <i>Juniperus scopulorum</i>	3" cal	10` -12` ht
SHRUBS			
	Chinese Fringe Flower / <i>Loropetalum chinense</i>	3 gal	18" h X 18" w
	Glossy Abelia / <i>Abelia x grandiflora</i>	3 gal	18" h X 18" w
	Green Mountain Boxwood / <i>Buxus x 'Green Mountain'</i>	3 gal	24" h x 24" w
	Nellie R. Stevens Holly / <i>Ilex x 'Nellie R. Stevens'</i>	15 gal	48" ht. min.
	Red Yucca / <i>Hesperaloe parviflora</i>	3 gal	18" h X 18" w
	Southern Rusty Blackhaw / <i>Viburnum rufidulum</i>	3 gal	18" h X 18" w
	Sunshine Ligustrum / <i>Ligustrum sinense 'Sunshine'</i>	3 gal	18" h X 18" w
	Wax Myrtle / <i>Morella cerifera</i>	3 gal	18" h X 18" w
<u>SYMBOL</u>	<u>COMMON / BOTANICAL NAME</u>	<u>CONT.</u>	<u>SIZE</u>
GROUND COVERS			
	Blonde Ambition Blue Grama / <i>Bouteloua gracilis `Blonde Ambition`</i>	1 gal	12" h x 12" w
	Leavenworth's Sedge / <i>Carex leavenworthii</i>	1 gal	12" h x 12" w
	Purple Wintercreeper / <i>Euonymus fortunei 'Coloratus'</i>	1 gal	6" h X 6" w
	Seasonal Color / Seasonal Color	4"pot	Varies
SEED			
	Bermuda Grass / Seed	HYDROSEED	
SOD			
	Bermuda grass / <i>Cynodon dactylon</i>	sod	



**EXHIBIT F:
BUILDING SETBACKS AND
LANDSCAPE BUFFERS**



LEGEND	
	LANDSCAPE BUFFER
	NATURAL AREA

PROJECT ATLAS

CITY OF COWETA, OKLAHOMA
SEPTEMBER 2025

Kimley»Horn

1437 S Boulder Dr
Suite 930
Tulsa, OK 74119
P 918-380-8868

NOTES:
1. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2025

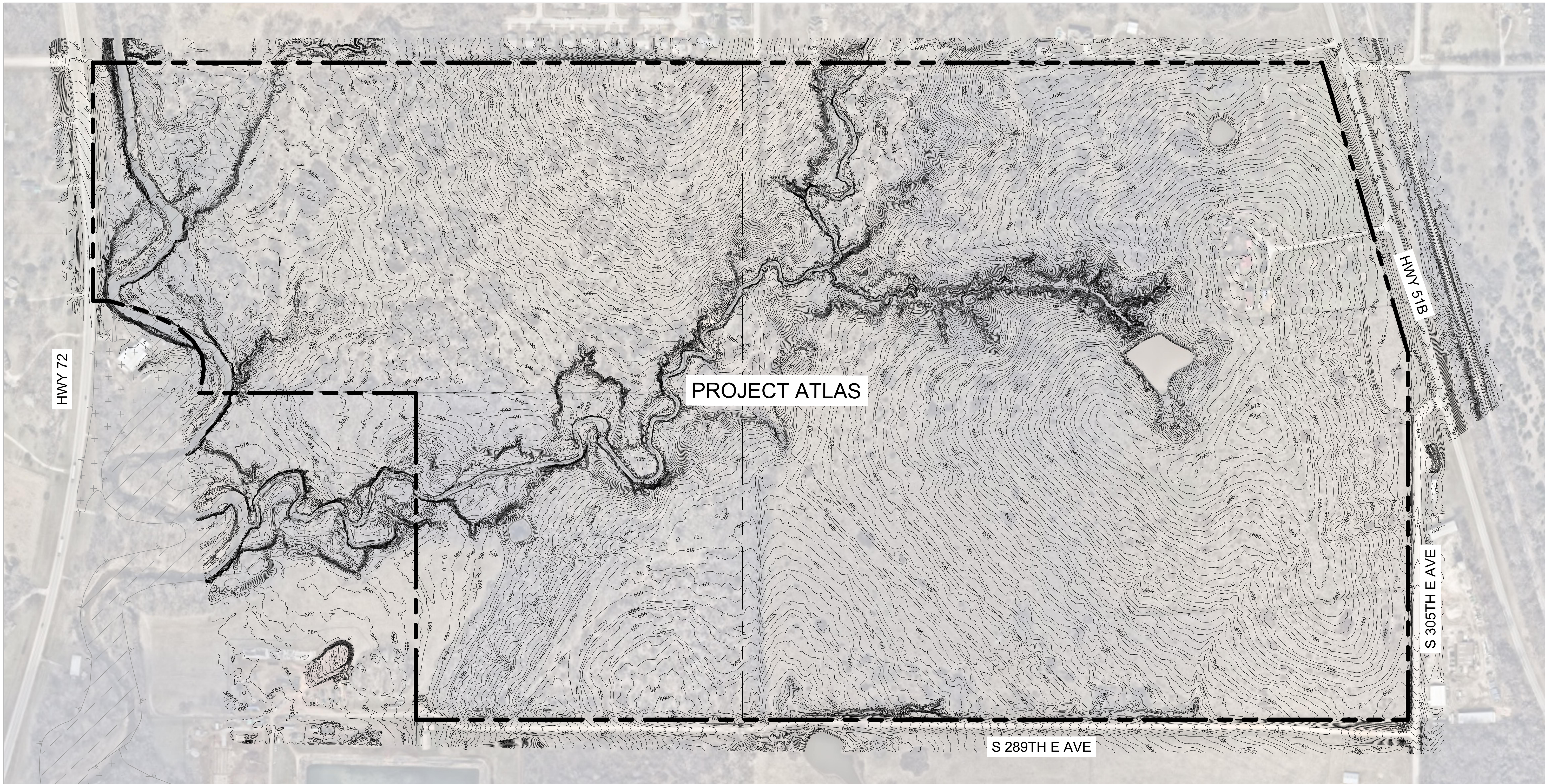
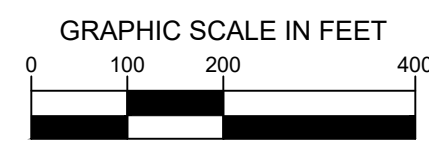
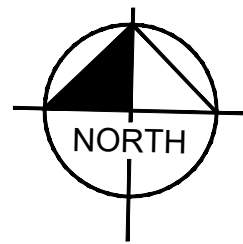


EXHIBIT G (1 OF 2):
EXISTING TOPOGRAPHY



PROJECT ATLAS

CITY OF COWETA, OKLAHOMA
SEPTEMBER 2025

Kimley»Horn

1437 S Boulder Dr
Suite 930
Tulsa, OK 74119
P 918-380-8868

NOTES:
1. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2025

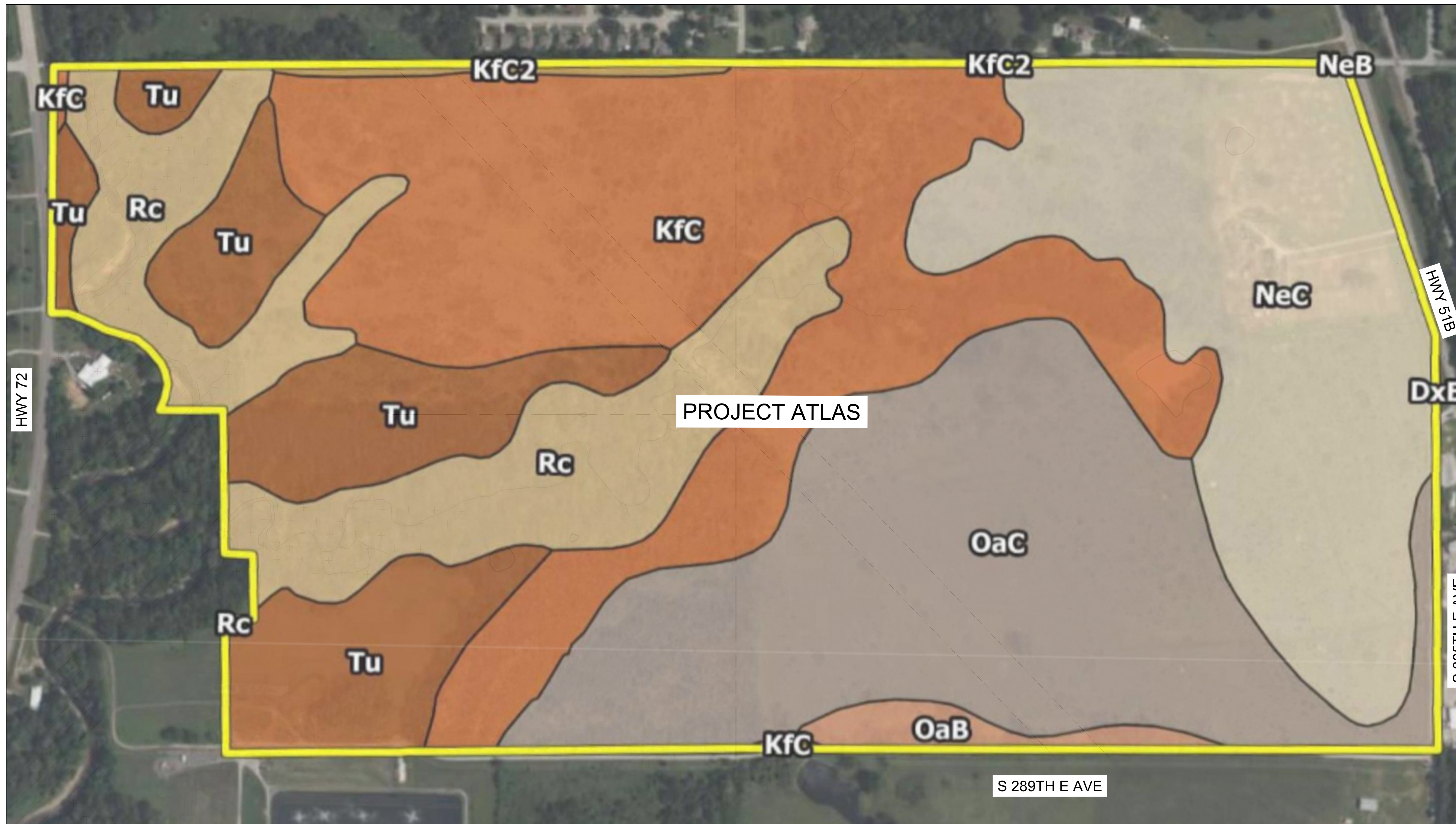
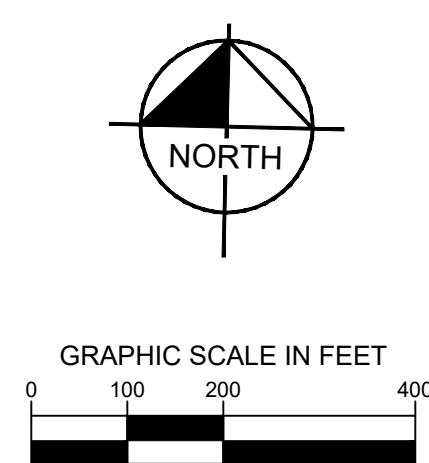


EXHIBIT G (2 OF 2):
EXISTING SOIL



Legend

Project Area

USDA Soil Survey

DxE - Dennis-Radley complex, 0 to 15 percent slopes

KfC - Kamie fine sandy loam, 1 to 5 percent slopes

KfC2 - Kamie fine sandy loam, 3 to 5 percent slopes, eroded

NeB - Newtonia silt loam, 1 to 3 percent slopes

NeC - Newtonia silt loam, 3 to 5 percent slopes

OaB - Okay loam, 1 to 3 percent slopes

OaC - Okay loam, 3 to 5 percent slopes

Rc - Radley silt loam, 0 to 1 percent slopes, frequently flooded

Tu - Tullahassee fine sandy loam, 0 to 1 percent slopes, frequently flooded

PROJECT ATLAS

CITY OF COWETA, OKLAHOMA
SEPTEMBER 2025

Kimley»Horn

1437 S Boulder Dr
Suite 930
Tulsa, OK 74119
P 918-380-8868

NOTES:
1. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2025

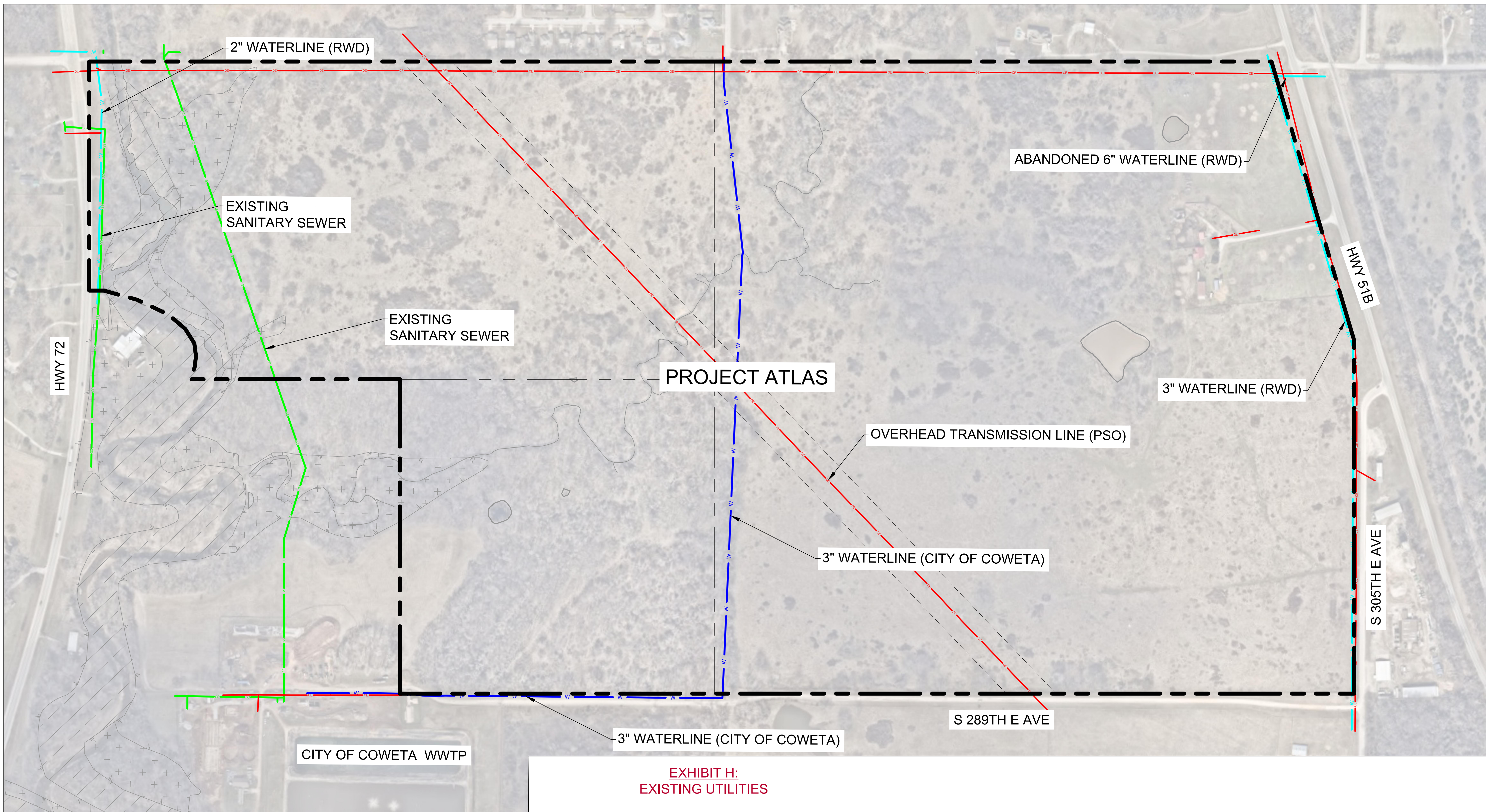
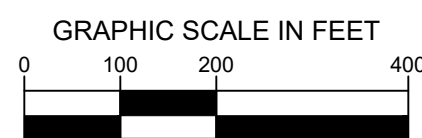
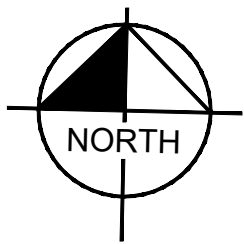


EXHIBIT H:
EXISTING UTILITIES

LEGEND

	CITY OF COWETA WATERLINE
	RURAL WATER DISTRICT (RWD) WATERLINE
	SANITARY SEWER LINE
	ELECTRICAL LINE



PROJECT ATLAS

CITY OF COWETA, OKLAHOMA
SEPTEMBER 2025

Kimley»Horn

1437 S Boulder Dr
Suite 930
Tulsa, OK 74119
P 918-380-8868

NOTES:
1. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2025

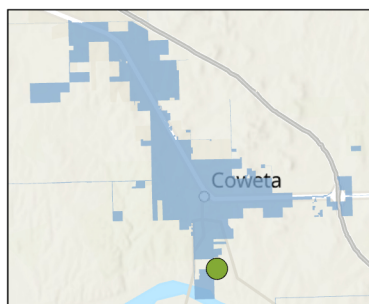
Location Map

CZ 25-08 PUD-C 25-03 Lou Reynolds



Legend

	Roads
	Subject Property
	Parcels



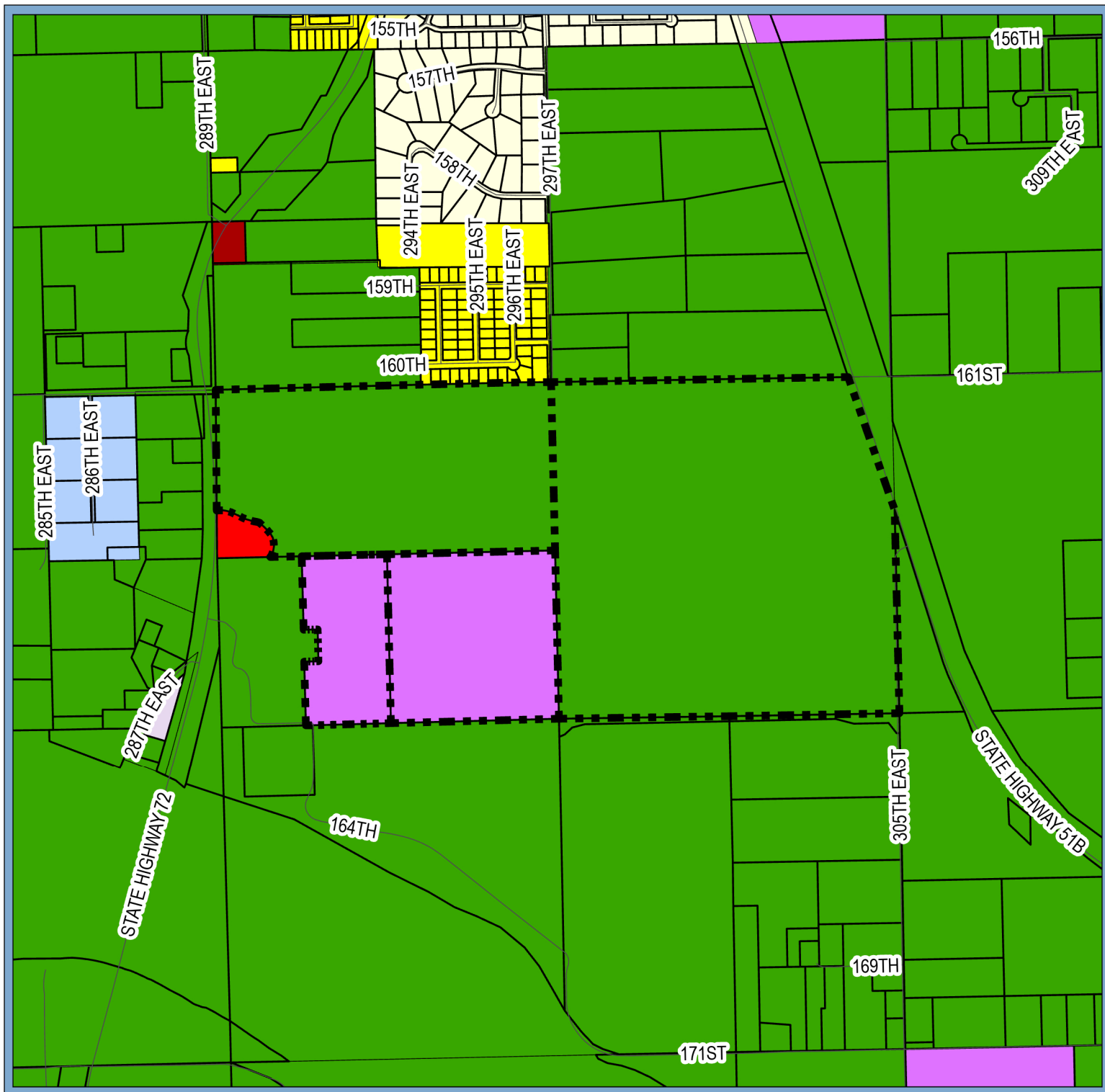
Inset Map: General location of site area



Date Exported: 9/22/2025 1:00 PM

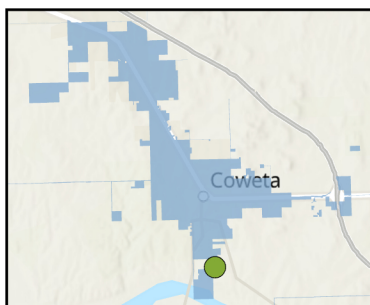
Zoning Map

CZ 25-08 PUD-C 25-03 Lou Reynolds



Legend

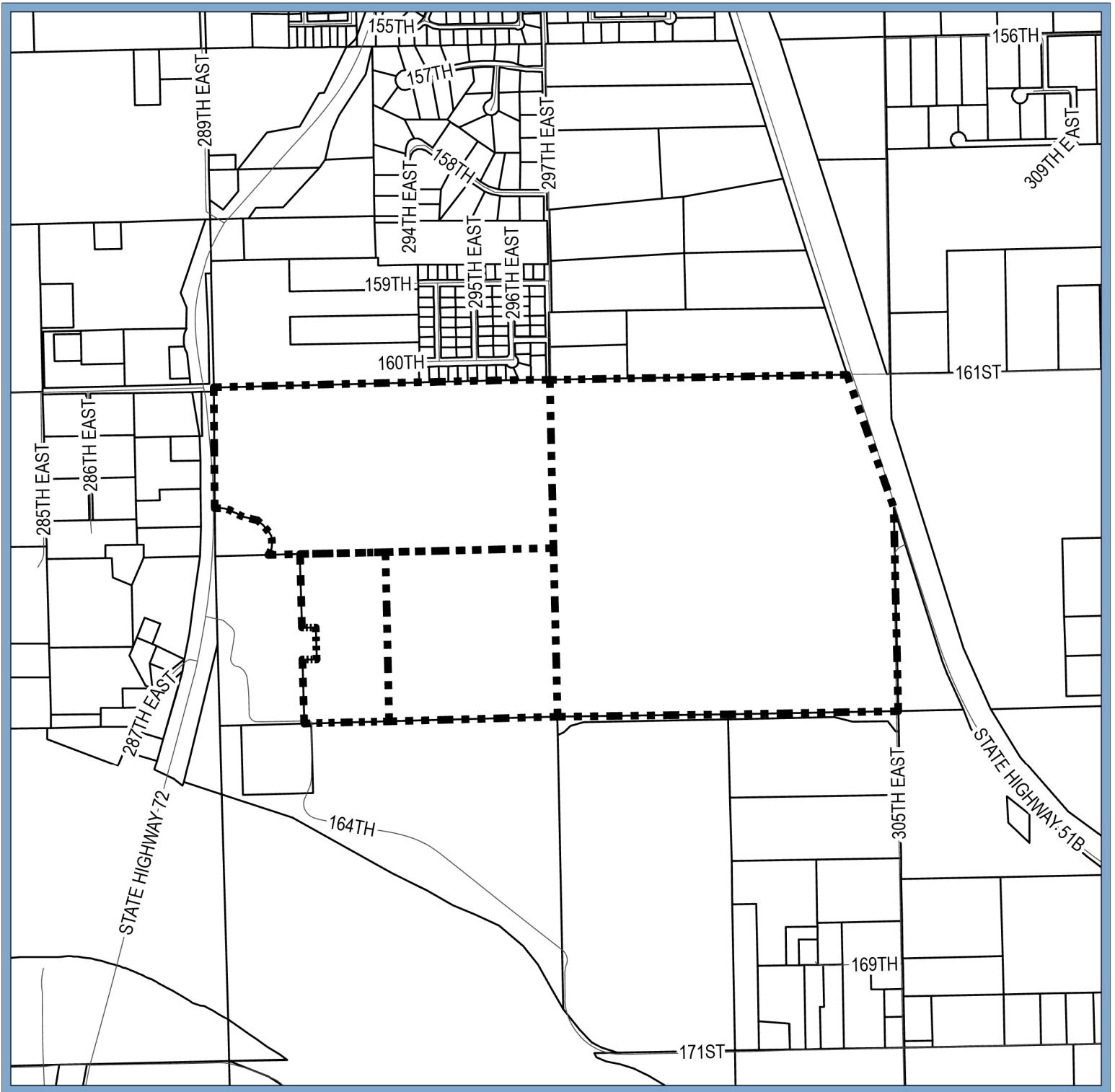
Roads	CG	RS-2
Subject Property	IL	RS-3
Parcels	O	RS60
AG	RS-1	I-2



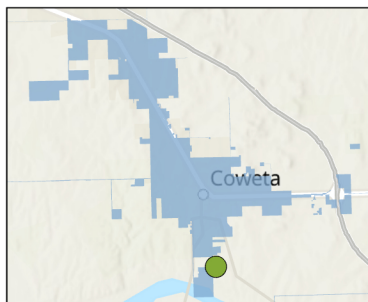
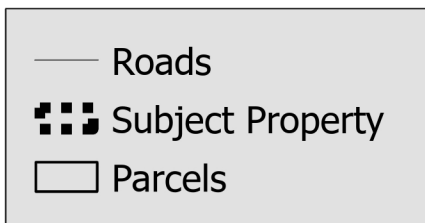
Date Exported: 9/22/2025 12:56 PM

Location Map

CZ 25-08 PUD-C 25-03 Lou Reynolds



Legend



Inset Map: General location of site area



Date Exported: 9/22/2025 1:04 PM