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Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Re: PUD-R 17-02 Amendment
Date: 10-28-2019

BACKGROUND

Coweta Land Company, LLC. Saddle Creek Estates, is seeking an Amendment to Planned Unit Development (“PUD”), PUD-R 17-02. The property is 31.42 acres in Coweta, Oklahoma located at the Northeast Corner of East Highway 51 and South 321st East Avenue. It is situated in the Northwest Quarter (NW/4) of Section 16, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. The project was developed with RS-1 development guidelines in Coweta. For RS-1 Residential Single Family detached dwellings. The current zoning for the property is RS-1 Residential Single Family District. An application has been submitted for an Amendment to the current Planned Unit Development to request rezoning Lot 1, Block 4, Saddle Creek Estates to the CG General Commercial Zoning District. The other lots will remain in the RS-1 Residential Single Family zoning.

Legal Description RS-1 Residential Single Family Zoning District (PUD Development Area)

Lots 1 thru Lot 13, Block 1, and Lots 1 thru Lots 6, Block 2 and Lots 1 thru Lot 6, Block 3, Saddle Creek Estates, an addition lying in the S/2 of the NW/4 of Section 16, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Legal Description CG Commercial General Zoning District (PUD Development Area)

Lot 1, Block 4, Saddle Creek Estates, an addition lying in the S/2 of the NW/4 of Section 16, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Staff finds that this request is in compliance with the Coweta Comprehensive Plan. If implemented, would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.

STAFF RECOMMENDATION

The Planning Commission can recommend approval or recommend disapproval of the Amendment to Planned Unit Development (“PUD”), PUD-R 17-02 Amendment rezone request to the City Council.

ATTACHMENTS

(1) Aerial View Map (2) Zoning Map (3) Public Hearing Notice
(4) Ordinance No. 790 (Amended), (PUD) PUD-R 17-02 Saddle Creek Estates