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## Memorandum

To: Honorable Mayor and City Council  
From: Wm. H. Cohrs, III, PE; Community Development Director  
Re: PUD-R 17-02 Amendment  
Date: November 4, 2019

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### **BACKGROUND**

The Coweta Planning Commission held a Public Hearing on the above referenced PUD Amendment Monday October 28<sup>th</sup>, 2019. Coweta Land Company, LLC. Saddle Creek Estates, is seeking an Amendment to a Planned Unit Development (“PUD”), PUD-R 17-02. The subdivision contains 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 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 for the proposed 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 for the proposed 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 found that the request to rezone Lot 1, Block 4 of Saddle Creek Estates complies with the Coweta Comprehensive Plan, and if adopted would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.

There was one resident of the Saddle Creek Estates Subdivision that attended the public hearing that expressed opposition to the proposed amendment. There were no other public comments received. The Planning Commission voted 3-1 to recommend denial of the proposed amendment to the PUD to the City Council.

In accordance with Chapter 22 Section 2230.4 of the Coweta Zoning Code, the applicant, Coweta Land Company, LLC, has timely filed a letter requesting that the City Council hear their request for the rezoning discussed herein as required when the Planning Commission votes to recommend denial.

### **STAFF RECOMMENDATION**

Staff recommends approval of the amendments to proposed amendments to PUD-R 17-02 for Saddle Creek Estates.

**ATTACHMENTS**

(1) Aerial View Map (2) Zoning Map (3) Ordinance No. 790 (Amended), (PUD) PUD-R 17-02 Saddle Creek Estates, (4) Letter requesting hearing before the City Council