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Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Re: CZ 19-06
Date: 11-25-2019

BACKGROUND

The City of Coweta is seeking to amend the zoning map to rezone a property located at 10725 S 257th E Avenue in the Midway Industrial Park, with the following legal description: Beginning at a point 418 feet South of the Northwest corner Southwest Quarter; thence 448 feet East; 270 feet South; 484 feet West; 270 feet North to the point of beginning; Section Twenty-six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. Rezone from the CG (General Commercial) district to IL (Light Industrial) district. This rezoning will correct zoning for the existing use of the property, electrical and mechanical process equipment supply, which is a better fit for the IL district than the CG district.

Proposed Zoning: IL (Light Industrial) district.

Present Zoning: CG (General Commercial) district.

Adjacent Zoning: **North:** RS-1 (Residential Single Family); **East:** IL (Light Industrial); **South:** IL (Light Industrial); **West:** AG (Agriculture)

This is a City-initiated request with the cooperation of the property owner, Rick Salyer, for a zoning change, in accordance with Zoning Code Section 2230.3(a). In this case, the City is proposing the zoning reclassification to revise our official zoning map to be consistent with the IL Light Industrial zoning in the Midway Industrial Park. This rezoning will allow for the correct zoning for an existing use on the property that is used for IL Light Industrial Electrical and Mechanical Process Equipment Supplier. The request is to rezone from the CG (General Commercial) district to IL (Light Industrial) district.

Staff finds that this request is in compliance with the Coweta Comprehensive Plan. 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.

STAFF RECOMMENDATION

The Planning Commission can recommend approval or recommend disapproval of the rezone request to the City Council.

ATTACHMENTS

1. Aerial View Map;
2. Zoning Map;
3. Ordinance No. 000;
4. Public Hearing Notice