



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

## Memorandum

To: City Council  
From: Wm. H. Cohrs, III, PE; Community Development Director  
Re: CZ 19-06  
Date: 11-25-2019

---

### **BACKGROUND**

The City of Coweta is seeking to amend the zoning map to rezone a tract of land being part of the Southwest Quarter of Section 26, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. The present zoning classification is CG (General Commercial) district the request is to change the zoning to IL (Light Industrial) district. This rezoning will allow the existing use to be in a correct zoning. The property is currently used for Electrical and Mechanical Process Equipment Supplier, which is allowable in a IL Light Industrial district. The property is located in the Midway Industrial Park located at 10725 South 257<sup>th</sup> East Avenue.

**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 for the property owned by Rick Salyer, for a zoning change, allowed under 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 in an existing building 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.

### **STAFF RECOMMENDATION**

The Planning Commission recommended approval of the rezone request to the City Council at the November 25, 2019 meeting.

### **ATTACHMENTS**

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