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Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Re: Closing and Vacation of Alleyways
Date: 01-27-2020

BACKGROUND

This public hearing before the Planning Commission is for a request from O'Reilly Auto Parts Store to close and vacate the 20-foot-wide alleyway in Block 8, Orcutt Addition and Block 5, Plat of New Coweta as shown in Book 1M, page. 550, in Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, City of Coweta, Wagoner County, Oklahoma, being more particularly described as follows:

Beginning at a found 3/8-inch rebar with cap PLS 1547 at the Southeast corner of Lot 1 of said Block 5, thence S01°30'58"E 20.00 feet to a found 5/8-inch rebar with cap PLS 1974 at the Northeast corner of Lot 6 of said Block 5; thence S88°28'21"W 291.05 feet to a found 5/8-inch rebar with cap PLS 4849 on the Easterly right of way of Highway 51; thence along said right of way, N50°01'58"W 30.19 feet to a found 5/8-inch rebar with cap PLS 1974 on the South line of Lot 6 of said Block 8; thence departing said right-of-way, N88°28'21"E 313.66 feet to the point of Beginning, containing 6,047 square feet or 0.139 acres, more or less. The purpose of the closure and vacation is for new commercial construction.

To comply with notice requirements, the City is required to hold a Technical Advisory Committee meeting to give notice to all utility companies which may have a vested interest in the area. An agenda and notices were sent to the Technical Advisory Committee members on December 20, 2019 for a Technical Advisory Committee meeting, via email and First Class Mail, Certificate of Mailing USPS Form 3665. This satisfies Title 11 Oklahoma Statutes, Section 42-110, as the notice is more than 30 days prior to the passage of an ordinance for closure. Such an ordinance, if approved, would occur at the February 3, 2020 City Council meeting.

Coweta Public Works advised no issues with the proposed closure of the 20-foot-wide alley. Cox Communications advised no issues with the proposed closure of the 20-foot-wide alley. Oklahoma Natural Gas, advised no issues with the proposed closure of alleyways, cost of re-lactation of the ONG gas line will be at the cost of the requester. PSO advised that the Customer will need to work with PSO to establish a new point of service for the new facility. Windstream advised no issues with the proposed closure of alleyways, the cost for any facility re-lactation will be at the cost of the requester.

The Coweta Planning Commission is to hold a public hearing at the January 27, 2020 Planning Commission meeting, and make a recommendation to the City Council. This closure and vacation, when approved, shall not thereafter be changed without the approval of the City Council, by ordinance, after review and recommendation by the Planning Commission.

STAFF RECOMMENDATION

Staff recommends approval of the closure and vacation of the 20-foot-wide alley adjoining O'Reilly Auto Parts Store properties.

ATTACHMENTS

1. Area Maps
2. Site Grading Plan