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## Memorandum

To: Planning Commission  
From: Tom E Young Jr, City Planner  
Re: Preliminary Plat Wynstone – Phase II  
Date: 04-27-2020

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### **BACKGROUND**

Discuss and consider possible action, including approval, approval with conditions, or denial of a request by Integrity Development Group, LLC, Developer; KKT Architects, Inc., Engineer; for Preliminary Plat approval of Wynstone – Phase II, a subdivision of approximately 39.37 acres, more or less, with 134 lots. Located on the NE corner of East 111<sup>st</sup> Street South and South 273<sup>rd</sup> East Avenue, in Section 25, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, Oklahoma. This land is zoned RS-3 (Residential Single Family).

**Utilities/Site Area:** The 39.37 acre, more or less, subdivision is proposed to be served by Rural Water No. 4 and City of Coweta Sewer with the Developer extension of the utility lines. Windstream, ONG, AEP and Cox have all been notified and a No-Meet Technical Advisory Committee meeting was held on February 14, 2020. PSO requested additional 5' easements needed to install the U.G. facilities for PSO.

### **STAFF RECOMMENDATION**

The Planning Commission can approve, conditionally approve, or disapprove the preliminary plat. If the preliminary plat is approved with conditions, the Planning Commission may require the subdivider to submit a revised preliminary plat. The subdivider shall be advised of any amendments required by the Planning Commission to comply with these regulations. If the preliminary plat is disapproved, the reasons for that action shall be stated.

Staff recommends approval of the Preliminary Plat, Wynstone – Phase II, with the condition that the developer meet the comments from the Technical Advisory Committee and the City Engineer.

No roadwork and/or utility work shall begin until the city has received approved DEQ permits, and all Performance and Maintenance Bonds for sanitary sewer, water mains, storm sewer, and roads are in place. The City Inspector will need to do daily inspections as needed when construction starts on the utilities and roads.

### **ATTACHMENTS**

1. Wynstone – Phase II, for Preliminary Plat