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Memorandum

To: Honorable Mayor and City Council
From: Carolyn Back, Community Development Director
Re: CZ 20-09 Rezone
Location: 25701 East 107th Street South
Zoning: Residential Single Family (RS-1)
Date: 07.06.2020

BACKGROUND

Chance Cummisky is seeking to rezone property located at 25701 East 107th Street South from Residential Single Family (RS-1) to Industrial Light (IL). This rezoning would allow for automotive plastic parts manufacturing in an existing detached accessory building on the property through the operation of a 3D printer. **Please reference the applicant's Narrative for more information about the equipment and its specifications.**

Property Legal Description: The South 85 feet of the North 418 feet of the West 217 feet of the Northwest Quarter of the Northwest Quarter of the Southwest Quarter (NW/4 NW/4 SW/4) LESS West 25 feet thereof, in Section Twenty-six (26), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S. Government Survey thereof.

The applicant has also requested a Minor Subdivision (Coweta Lot Split - CLS 20-04) to divide the original Tract into two tracts. Tract 1 would be the applicant's current residence. Tract 2, which has an existing detached accessory building, would house the proposed automotive 3D plastic parts manufacturing business. This rezone is contingent upon City Council approval of the requested lot split. Staff received one (1) comment from Rural Water District #4 through the Technical Advisory Committee (TAC) process stating they have no problem with this rezone application.

Present Zoning: Residential Single Family (RS-1)
Proposed Zoning: Industrial Light (IL) for Tract 2

Adjacent Zoning:

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

A rezoning request must determine whether the proposed land use, if implemented, would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan. The Comprehensive Plan Map specifies this area as a low-intensity land use area.

Should the City Council approve this rezone request, the Tract 2 area would be required to meet all zoning requirements per the City of Coweta Zoning Code.

STAFF COMMENTS

The Planning Commission made a recommendation for approval of the rezone request to the Coweta City Council; however, they had some concern about all IL uses being allowed through the potential rezone

Staff recommends approval if the proposed Industrial Use does not have any detrimental effects on the neighborhood.

ATTACHMENTS

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| 1. Public Hearing Notice | 2. Location Map | 3. Aerial View Map |
| 4. Zoning Map | 5. Applicant's Narrative | 6. Ordinance No. 836 |