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## Memorandum

To: Planning Commission  
From: Tom E Young Jr, City Planner  
Carolyn Back, Community Development Director  
Re: Sketch Plan, The Woods  
Date: 08-17-2020

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### **BACKGROUND**

Review Conceptual Sketch Plan and Conceptual Utility layout submitted for The Woods, a proposed subdivision within the City of Coweta, as part of Planned Unit Development PUD-R 13-02.

The proposed subdivision is approximately 229.478 acres (more or less) with approximately 598 lots. Located in Section 36, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

This land is zoned RS-2 (Residential Single-Family).

#### City of Coweta Subdivision Regulations

##### 2.2 Sketch plan:

##### 2.2.1 Purpose:

The purpose of the sketch plan is to provide the subdivider, the Planning Commission, and city officials an opportunity to identify some of the potential problems concerning the land use, general design and overall approaches to installation of improvements before the preparation of more detailed platting documents. This step in the overall subdivision process is very important because it is at the initial part of the process when decisions are to be made that can have a great impact on the subdivider and the community.

It is important that all the land to be included in the proposed subdivision shall be included in the sketch plan so that an overview of an entire area may be accomplished.

A *No Meet Electronic Technical Advisory Committee* (TAC) meeting was held July 23, 2020 and comments received are attached.

### **STAFF RECOMMENDATION**

Staff recommends Planning Commission review of The Woods Conceptual Sketch Plan and Conceptual Utility layout along with the TAC comments received. No Planning Commission action shall be made.

### **ATTACHMENTS**

1. Conceptual Sketch Plan and Conceptual Utility layout submitted for The Woods
2. TAC Comments from July 23, 2020 No Meet Electronic Meeting