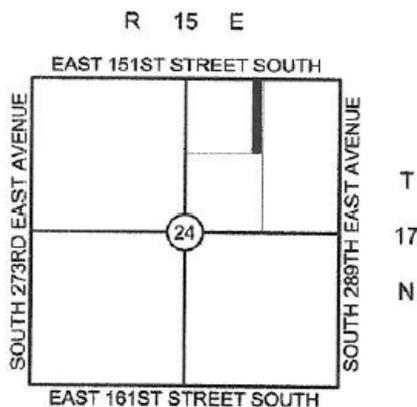




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AGENDA
CITY OF COWETA PLANNING COMMISSION
REGULAR MEETING 6:30 PM MONDAY, APRIL 25, 2016
COWETA CITY HALL 310 S. BROADWAY, COWETA, OK 74429

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Discussion and consideration of the Minutes of the Regular Meeting of March 28, 2016.
5. Public Hearing Items
 - A. Discuss and consider possible action, including approval, approval with conditions, or denial of PUD-R 16-01, an application by Dale and Margaret Dale, Dale Estates for a Planned Unit Development ("PUD"). Consideration will be given to a proposed change in zoning of land and zoning map amendment, from Agricultural (AG) District, to Planned Unit Development, PUD-R 16-01, with underlying zoning of Residential Single Family District (RS-1). The property is located approximately ¼ mile west of the intersection of East 151st Street South and South 289th East Avenue, in the Northwest Quarter of the Northeast Quarter (NW/4 NE/4) of Section 24, Township 17 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the U.S Government Survey thereof. The property is approximately 4.4 acres +/- . See Location Map below.



Location Map

- B. Discuss and consider possible action, including approval, approval with conditions, or denial of a request by Roy and Margaret Dale, Developer; Rosenbaum Consulting, LLC, Engineer; for Preliminary Plat approval of Dale Estates, a Planned Unit Development No. PUD-R 16-01, a subdivision of approximately 4.4 acre more or less with 3 lots located approximately 1/4 mile west of the intersection of East 151st Street South and South 289th East Avenue. This tract is located in Section 24, Township 17 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This land is zoned AG Agriculture. The property is approximately 4.4 acres +/- . See Location Map shown above.
- C. Discuss and consider possible action, including approval, approval with conditions, or denial of a request by Roy and Margaret Dale, Developer; Rosenbaum Consulting, LLC, Engineer; for Final Plat approval of Dale Estates, a Planned Unit Development No. PUD-R 16-01, a subdivision of approximately 4.4 acre more or less with 3 lots located approximately 1/4 mile west of the intersection of East 151st Street South and South 289th East Avenue. This tract is located in Section 24, Township 17 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma. This land is zoned AG Agriculture.
- D. Discuss and consider an application for a Variance from the Subdivision Regulations (including Section 1.15.3.B, and Section 5.7), requested by RCB Bank, to allow issuance of a building permit, prior to all infrastructure in the subdivision being accepted by the City of Coweta.

The TAC will also review civil/site plans for the RCB Bank, in connection with the application for Building Permit.

Zoning: The site is part of the Coweta Crossing Planned Unit Development, PUD-R 13-02, with underlying zoning Commercial General (CG). The site is at the southeast corner of S. State Highway 51, and recently-platted E. 116th St. S., (south of Walmart, and south of the Meadowbrook Plaza Shopping Center).

Legal description:

LOT 1, BLOCK 2, COWETA CROSSING SOUTH45, AN ADDITION TO THE CITY OF COWETA, WAGONER COUNTY, OKLAHOMA, SITUATED IN THE NE 1/4 OF SECTION 35, T-18-N, R-15-E OF THE I.B.&M.

- E. Discuss and consider an application for a Minor Subdivision (lot split) of property, Case No. CLS 16-06, requested on behalf of Express RX, by Cedar Creek Consulting, P.O. Box 14534, Oklahoma City, OK 73113, Jason Emmett. The TAC will also review a civil/site plan in connection with the application for the minor subdivision.

The site is zoned Commercial General (CG). The site is located at the northeast corner of State Highway 51 and E. 121st St. S., on property currently addressed as 12085 S. State Highway 51. Legal description:

Lot 1, Block 2, CREEK HOLLOW, AN ADDITION LOCATED IN A PART OF THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST, WAGONER COUNTY, OKLAHOMA.

6. New Business

Posted: 04-19-2016
Time: 12:00 PM
By: Tom Young

7. Adjournment