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## Memorandum

To: Planning Commission  
From: Tom E Young Jr, City Planner  
Re: Re-Approval Preliminary Plat Wynstone – Phase II  
Date: 05-17-2021

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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; for re-approval Preliminary Plat of Wynstone – Phase II, a subdivision of approximately 39.37 acres more or less with 132 lots. Located on the 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, State of Oklahoma. This land is zoned RS-3 (Residential Single Family).

The number of lots on the preliminary plat was reduced from 134 lots to 132 lots, two lots were removed in the Reserve Area B for the Wynstone Neighborhood Pool.

Coweta Subdivision Regulations; 2.3.7 Preliminary Plat Expiration:

The approval of a preliminary plat shall be effective for a period of one (1) year from the date of approval by the Planning Commission at the end of which time approval of the Final Plat must have been obtained from the City Council. Any preliminary plat not receiving Final Plat approval within one year shall be null and void. Every plat shall conform to existing subdivision regulations applicable at the time of approval of the preliminary plat unless modifications have been granted.

A public hearing was held on the 27<sup>th</sup> of April by the Coweta Planning Commission. At the Monday April 27, 2020 Planning Commission meeting, the Planning Commission recommended 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. By a vote of 4-0.

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 RECOMMENDATION**

Staff recommends approval of the Preliminary Plat, Wynstone – Phase II

### **ATTACHMENTS**

1. Wynstone – Phase II, for Preliminary Plat Re-Approval