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Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Location: 14762 South 298th East Avenue
Zoning: RS-3 Residential Single Family (RS-3)
Re: Case Number: CZ 21-05 SUP
Date: 06-21-2021

BACKGROUND

The City of Coweta is seeking a to establish a Specific Use Permit for a Met Recycling Center at a new location on property zoned RS-3 (Residential Single Family). The property is located on, a tract of land beginning at the SE Corner of the SE Corner of the S1/2 of SW1/4 of NW1/4 of SE1/4 of Section 18, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma at 14762 South 298th East Avenue. The property was previously utilized by the Litter Buyer recycling center. . The Met Recycling Center is currently located at 11160 South 265th East Avenue and the landlord has terminated the ground lease to make room for a new business in Coweta.

The specific use permit review is to determine if the use is appropriate in this specific location, compatible with the surrounding area, and that the use and layout will meet the requirements of the code for that specific use, including parking and other zoning code issues.

Staff finds that this request if approved and implemented, would be compatible with the use for a M.e.t. Recycling Center on the property in the area in the manner that was previously the Litter Buyer recycling center contemplated by the Comprehensive Plan.

STAFF RECOMMENDATION

The Planning Commission can make a recommendation of approval, approval with condition, or denial of the request to the Coweta City Council to establish a Specific Use Permit, CZ 21-05 SUP, for a M.e.t. Recycling Center.

Staff recommends approval of the request, to establish a Specific Use Permit, CZ 21-05 SUP, for a M.e.t. Recycling Center with the condition that all weather asphalt or concrete material or its equivalent material designed to carry the maximum load normally expected on that surface be installed on all vehicular parking areas.

ATTACHMENTS

1. Aerial View Map
2. Zoning Map
3. Public Hearing Notice