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## Memorandum

To: Honorable Chairman, Members of the Planning Commission  
From: Mark Seibold, Community Development Director  
Re: Final Plat The Woods Phase I Blocks 1-5  
Date: 03-21-2022

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### **BACKGROUND**

#### *Applicant*

The applicant, Tulsa L Dev., LLC, Developer; Tanner Consulting, L.L.C., Surveyor/Engineer; for Final Plat approval of The Woods Phase I Blocks 1-5, a subdivision of approximately 53.601 acres more or less with 106 lots.

#### *Case Facts*

- The property is located in located in Section 36, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.
- The property is zoned Part of Planned Unit Development PUD No. R 13-02, with RS-2 Residential Single Family and RM-1 Residential Multi-Family zoning.
- The property legal description: Part of the Northwest Quarter (NW/4 and Part of the North Half of the Southwest Quarter (N/2 SW/4 of Section Thirty-Six (36), Township Eighteen (18) North, Range Fifteen (15) East, of the Indian Base and Meridian, A Subdivision within the City of Coweta, Wagoner County, State of Oklahoma.

A public hearing was held on the 21<sup>st</sup> day of December 2020, by the Coweta Planning Commission for the preliminary plat, The Woods Phase I. At the Monday December 21, 2020, Planning Commission meeting, the Planning Commission approved the preliminary Plat, The Woods Phase I Blocks 1-5 with the condition that the developer meet the comments from the Technical Advisory Committee and the City Engineer. By a vote of 4-0.

#### *Pertinent Code*

##### SECTION 2.4.3 PLANNING COMMISSION ACTION:

- The Planning Commission shall act upon the final plat after it has been submitted for final approval unless a stipulation for additional time is agreed to by the developer. If the final plat is disapproved, grounds for the refusal shall be stated in writing, a copy of which shall be transmitted to the applicant.

### **PLANNING COMMISSION ACTION**

The Planning Commission can approve, conditionally approve, or disapprove the final plat. If the final plat is approved with conditions, the Planning Commission may require the subdivider to submit a revised final plat. The subdivider shall be advised of any amendments required by the Planning

Commission to comply with these regulations. If the final plat is disapproved, the reasons for that action shall be stated.

Staff recommends approval of the Final Plat The Woods Phase I Blocks 1-5 with the condition that the developer meet the comments from the Technical Advisory Committee and the City Engineer.

**ATTACHMENTS**

1. Final Plat, The Woods Phase I Blocks 1-5