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Memorandum

To: Honorable Chairman and Members of the Planning Commission
From: Mark Seibold, Community Development Director
Re: Vacation of the Re-Plat of Final Plat Wagoner County Industrial Park I
Date: 03-21-2022

BACKGROUND

Applicant

The Applicant, the Wagoner County Economic Development Authority, is seeking approval from the City of Coweta of its proposed vacation of the Re-Plat of the Final Plat Wagoner County Industrial Park I, a subdivision industrial park of approximately 29.93 acres, more or less, with 12 lots located in Section 19, Township 17 North, Range 16 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Case Facts

- The property is located on South 305th East Avenue and bounded on the west by the Missouri-Kansas-Texas Railroad, between East 151st Street South and East 161st Street South.
- The property is zoned IL Light Industrial.
- The legal description of the property is: A portion of the East Half of the Northeast Quarter (E/2, NE/4) of Section Nineteen (19), Township Seventeen (17) North, Range Sixteen (16) East of the Indian Meridian, City of Coweta, County of Wagoner, State of Oklahoma, more particularly described as follows:

Commencing at the Northeast corner of said Northeast Quarter (NE/4); thence S00°12'43" W along the East line of Said Northeast Quarter (NE/4) a distance of 1,344.59 feet to the point of beginning; thence N89°52'54"W a distance of 370.00 feet; thence N44°57'52"W a distance of 29.85 feet to a point on the South line of the Northeast Quarter of said Northeast Quarter (NE/4) (NE/4); thence N89°59'57"W, along said South line a distance of 571.83 feet; thence S16°34'22"E a distance of 324.66 feet; thence S73°25'33"W a distance of 298.26 feet to a point on the Easterly right-of-way line of the Union Pacific Railroad; thence S16°31'13"E along said Easterly right-of way a distance of 968.24 feet to a point on the South line of said Northeast Quarter (NE/4); thence S89°59'33"E along said South line of said Northeast Quarter (NE/4); a distance of 876,60 feet to the Southeast corner of said Northeast Quarter (NE/4); thence N00°12'46"E along said East line of said Northeast Quarter (NE/4) a distance of 1,300.83 feet, to the Point of Beginning. Said Tract Contains 1,303,928.21 Square Feet/29.93 Acres.

- The final plat of the Wagoner County Industrial Park I was reviewed by the Planning Commission on September 24, 2007. At the September 24, 2007 Meeting, the Planning

Commission recommended that the final plat be approved by the City Council. On October 1, 2007 the final plat was approved by the City Council.

- The amendment of the final plat of the Wagoner County Industrial Park I was reviewed by the Planning Commission on May 27, 2008. At the May 27, 2008 Meeting, the Planning Commission recommended that the final plat be approved by the City Council. On June 2, 2008 the amendment to the final plat was approved by the City Council.

Applicable Statute

§11-42-106. Vacation of plat by written agreement of owners.

- A. Any plat of a municipality or addition thereto or any subdivision of land may be vacated by the owners thereof at any time before the sale of any lots therein by a written instrument declaring the same to be vacated, duly executed, acknowledged, or proved and recorded in the same office with the plat to be vacated. The executing and recording of the written instrument, bearing the approval or consent of the municipality in which the plat is situated, shall operate to destroy the force and effect of the recording of the plat so vacated, and to divest all public rights in the public ways, commons, and public grounds laid out as described in the plat.

The Coweta Planning Commission is to hold a public hearing on the Application at the March 21, 2022 Planning Commission meeting. It is anticipated that at such meeting the Planning Commission will make a recommendation to the City Council. This vacation, when approved by the City Council and recorded in the land records of Wagoner County, State of Oklahoma by or on behalf of the Applicant, shall in all respects be final.

STAFF RECOMMENDATION

Staff recommends approval of the Vacation of the Re-Plat of Final Plat Wagoner County Industrial Park I.

ATTACHMENTS

1. Aerial View Map
2. Zoning Map
3. Vacation of Plat Document
4. Re-Plat of Final Plat Wagoner County Industrial Park I