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## Memorandum

To: Honorable Chairman, Members of the Planning Commission  
From: Mark Seibold, Community Development Director  
Re: Case Number: CZ 22-05  
Date: 07-18-2022

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### BACKGROUND

#### Applicant

Spencer Randolph is seeking to amend the zoning map. The request is to rezone from (AG) Agriculture to (RS-1) Residential Single-Family district.

#### Case Facts

- The property located at South 279<sup>th</sup> East Avenue and East 146<sup>th</sup> Street South, in Section 13, Township 17 North, Range 15 East of the Indian Base and Meridian.
- The property is zoned (AG) Residential Single Family.

The property legal description: The East 466 feet of North 932 feet of South 1399 feet of E/2 of NW/4 of Section Thirteen (13), Township Seventeen (17) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, Wagoner County, State of Oklahoma, according to the United States Government Survey thereof, LESS AND EXCEPT the NORTH 5 acres.

#### Pertinent Code

#### SECTION 2210 POLICY ON ZONING MAP AMENDMENTS

- It is the policy of the City of Coweta that in the consideration of proposed amendments to this Code that:  
Amendments will be adopted to recognize changes in the Comprehensive Plan, to correct error, or to recognize changed or changing conditions in a particular area or in the jurisdictional area generally.
- A rezoning request must determine whether the proposed land use, if implemented, would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.
- Staff finds that this request is in compliance with the objectives of the City of Coweta Comprehensive Plan, Proposed Land Use 2020-2030 Map. If implemented, would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan.

#### Section 2230.4 Planning Commission Action on Zoning Map Amendments

- After notice and public hearing, the Planning Commission shall vote to:  
(a) Recommend to the City Council that the application be approved as submitted, or as amended, or be approved subject to modification or;

(b) Recommend to the City Council that the application be denied.

**PLANNING COMMISSION ACTION**

The Planning Commission can make a recommendation of approval, approval with conditions, or denial of the rezone request to the Coweta City Council.

**ATTACHMENTS**

Notice of Public Hearing

Location Map

Aerial view Map with Floodplain

Zoning Map