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Memorandum

To: Planning Commission
From: Mark Seibold, Community Development Director
Location: South 279th East Avenue
Zoning: (AG) Agriculture, (Rezone request to (RS-1) Residential Single Family)
Re: CLS 22-03 – Minor Subdivision (Lot Split)
Date: 07-18-2022

BACKGROUND

The applicant, Spencer Randolph, for the property owners, Kyle and Melissa Randolph, have applied for a Minor Subdivision (Lot Split), to split the following tract into tract 1, tract 2, and tract 3.

The applicant has requested CZ 22-05 to rezone from the (AG) Agriculture to (RS-1) Residential Single-Family district. The new lots will meet the minimum yard requirements for the (RS-1) Residential Single-Family District with the rezone request approval. Tract 1 will face South 279th East Avenue, containing 1.66 acres, more or less. Tract 2 will face South 279th East Avenue, containing 1.66 acres, more or less. Tract 3 will face South 279th East Avenue, containing 1.66 acres, more or less.

A Technical Advisory Committee (TAC) Agenda was sent on July 5, 2022. City Staff received no adverse comments to the proposed minor subdivision.

Surrounding Tract: N: AG E: AG S: AG W: AG

Legal Description:

Original Tract: 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.

Tract 1: A TRACT OF LAND SITUATED IN THE E/2 NW/4 OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, SECTION 13, TOWNSHIP 17 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA; WITH THE BASIS BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE, AND PREPARED ON 5/23/2022 BY TONY ROBISON, LS #1686: SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; COMMENCING AT THE SE CORNER OF THE E/2 NW/4 OF SECTION 13, THENCE N1°30'06"W, A DISTANCE OF 776.56 FEET TO A POINT OF BEGINNING; THENCE CONTINUING N1°30'06"W, A DISTANCE OF 154.87 FEET; THENCE S88°20'57"W, A DISTANCE OF 446.00

FEET; THENCE S1°30'06"E, A DISTANCE OF 154.87 FEET; THENCE N88°20'57"E, A DISTANCE OF 446.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.66 ACRES MORE OR LESS.

Tract 2: A TRACT OF LAND SITUATED IN THE E/2 NW/4 OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, SECTION 13, TOWNSHIP 17 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA; WITH THE BASIS BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE, AND PREPARED ON 5/23/2022 BY TONY ROBISON, LS #1686: SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; COMMENCING AT THE SE CORNER OF THE E/2 NW/4 OF SECTION 13, THENCE N1°30'06"W, A DISTANCE OF 621.69 FEET TO A POINT OF BEGINNING; THENCE CONTINUING N1°30'06"W, A DISTANCE OF 154.87 FEET; THENCE S88°20'57"W, A DISTANCE OF 446.00 FEET; THENCE S1°30'06"E, A DISTANCE OF 154.87 FEET; THENCE N88°20'57"E, A DISTANCE OF 446.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.66 ACRES MORE OR LESS.

Tract 3: A TRACT OF LAND SITUATED IN THE E/2 NW/4 OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, SECTION 13, TOWNSHIP 17 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA; WITH THE BASIS BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE, AND PREPARED ON 5/23/2022 BY TONY ROBISON, LS #1686: SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; COMMENCING AT THE SE CORNER OF THE E/2 NW/4 OF SECTION 13, THENCE N1°30'06"W, A DISTANCE OF 466.82 FEET TO A POINT OF BEGINNING; THENCE CONTINUING N1°30'06"W, A DISTANCE OF 154.87 FEET; THENCE S88°20'57"W, A DISTANCE OF 446.00 FEET; THENCE S1°30'06"E, A DISTANCE OF 154.87 FEET; THENCE N88°20'57"E, A DISTANCE OF 446.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.66 ACRES MORE OR LESS.

STAFF RECOMMENDATION

The Planning Commission can make a recommendation of approval, approval with conditions, or denial of the Minor Subdivision request.

ATTACHMENTS

1. Survey
2. Location Map
3. Zoning Map
4. Aerial View Map with Floodplain