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Memorandum

To: Honorable Mayor and City Council
From: Mark Seibold, Community Development Director
Re: Case Number: CZ 22-05
Date: 08-01-2022

BACKGROUND

Applicant

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

Case Facts

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

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.

STAFF COMMENTS

A public hearing was held on the 18th of July by the Coweta Planning Commission. The Planning Commission found that this request is in compliance with the Coweta Comprehensive Plan. At the Monday July 18, 2022, Planning Commission meeting a number of residents were present to state their

concerns and interests to the rezone request. The Planning Commission made a recommendation for approval of the rezone request to the Coweta City Council for the rezone request for CZ 22-05 (5-0).

ATTACHMENTS

Location Map

Aerial view Map with Floodplain

Zoning Map

Survey

Ordinance No. 862