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Memorandum

To: Honorable Chairman, Members of the Planning Commission
From: Tom E Young Jr, City Planner
Re: Final Plat Coweta Trails Subdivision
Date: 04-17-23

BACKGROUND

Applicant

The applicant, Trinity Housing Development, Developer; Carlson Consulting Engineer, Inc.; for Final Plat approval of Coweta Trails Subdivision, a subdivision of approximately 3.42 acres more or less with one (1) lot.

Case Facts

- The property is located in located in Section 35, Township 18 North, Range 15 East, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.
- The property is Part of Planned Unit Development PUD No. PUD-02, with RS-3 Residential Single Family and RM-1 Residential Multi-Family zoning.
- The property legal description: Situated in the Southeast Quarter (SE/4) of Section Thirty-Five (35), 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.

Utilities/Site Area: The 3.42 acre more or less, subdivision is proposed to be served by City of Coweta Sewer and Water, with the Developer extension of the utility lines. Windstream, ONG, AEP, and Cox have all been notified and a Technical Advisory Committee meeting was held on February 10, 2023

Pertinent Code

SUBDIVISION REGULATIONS 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 Coweta Trails Subdivision with the condition that the developer meet the comments from the Technical Advisory Committee and the City Engineer.

ATTACHMENTS

1. Final Plat, Coweta Trails Subdivision.
2. Location Map
3. Coweta Trails Site Plan