



FILED  
WAGONER COUNTY CLERK  
2020 JAN 21 AM 8:21  
LISA HEWITT  
CLERK

**Wagoner Metro Area Planning Commission  
Agenda for January 28, 2020**

**Time: 6:30 p.m.**

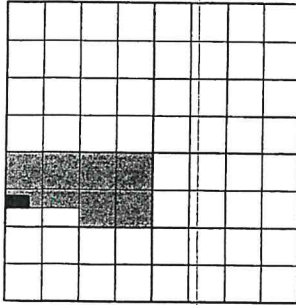
**Location: Wagoner County Courthouse, Courtroom #4, 307 East Cherokee,  
Wagoner, Oklahoma.**

- 1. Call to order**
- 2. Roll call**
- 3. Approval or correction to the minutes from the special meeting on December 17, 2020.**
- 4. Discussion and possible action regarding selection of Chairman, Vice-Chairman and Secretary for year 2020.**
- 5. Discussion on public improvements by Wagoner Public Schools, AG-ED building.**
- 6. Lot split request for Clint and Daniella Burrows. Location: 8777 South 321<sup>st</sup> East Avenue, Broken Arrow OK.**
- 7. Lot split request for Deron Helderman. Location: South side of Highway 51 & East of 230 Road.**
- 8. WCZ #1-20-Brian Hughes, applicant requesting a change of zoning from AG to RS-60 for a lot split. Location: 28757 East 101<sup>st</sup> Street South, Coweta OK.**
- 9. WCZ #28-19-Wes Coblentz, applicant requesting a change of zoning from AG to RS-60 and a plat waiver for a residential subdivision. Location: North side of 121<sup>st</sup> Street & East of 353<sup>rd</sup> East Avenue, Coweta OK.**

**WMAPC agenda, 1/28/20**

- 10. WCityZ #1-20-c-City of Wagoner, applicant requesting a change of zoning from RS-1 to C-3 for expansion of cemetery. Northern expansion of the Elmwood Cemetery in block 46, City of Wagoner OK.**
- 11. Final plat presentation of The Farms on Hansen Road. Location: between 61<sup>st</sup> & 71<sup>st</sup> Street on the East side of 321<sup>st</sup> East Avenue, Broken Arrow OK.**
- 12. Old business**
- 13. New business**
- 14. Adjournment**

# PLAT OF SURVEY



## LOCATION MAP

SEC. 16 T 18 N R 16 E

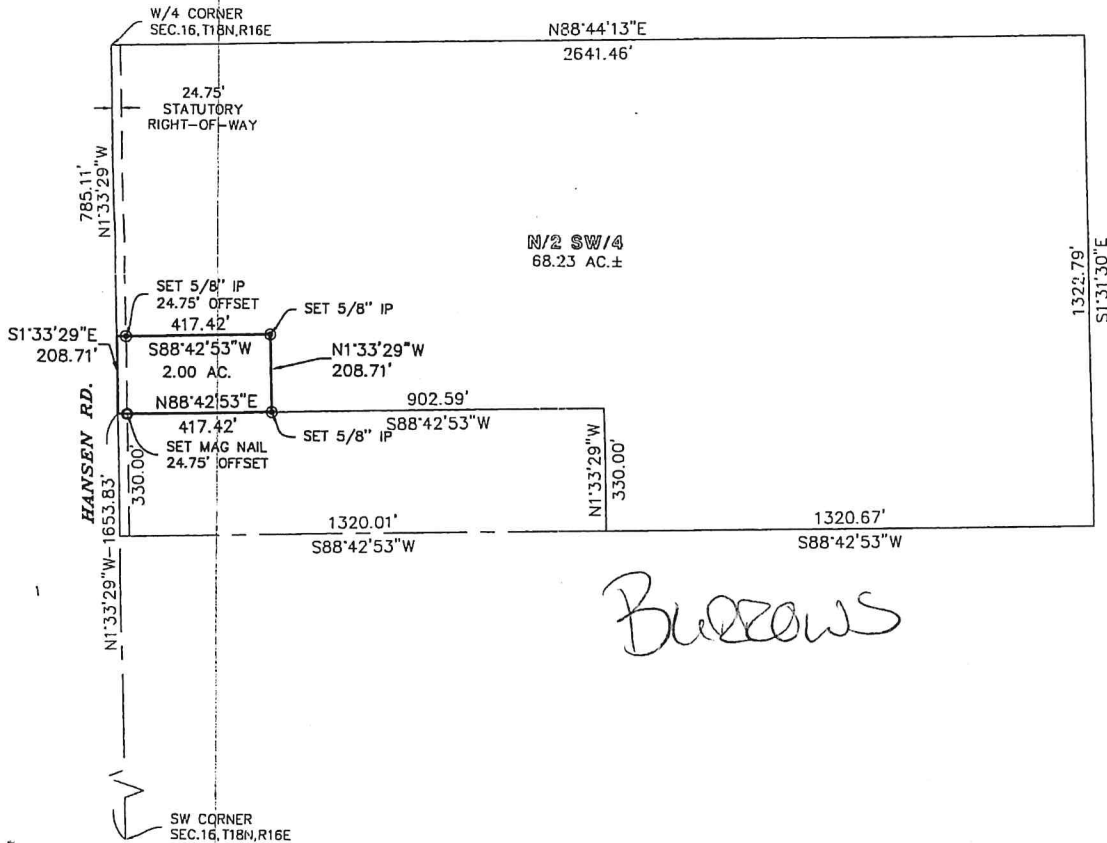
SCALE: 1" = 300'

⊙ = IRON PIN

— x — = FENCE



**LEGAL DESCRIPTION**  
THE NORTH 208.71 FEET OF THE SOUTH 538.71 FEET OF THE WEST 417.42 FEET OF THE N/2 OF THE SW/4 OF SECTION 16, T18N, R16E OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA, CONTAINING 2.00 ACRES, MORE OR LESS.



1/22/2019  
*Tony Robison*  
TONY ROBISON, LAND SURVEYOR NO. 1686  
**Heartland Surveying & Mapping, PLLC**  
CA #4849  
600 Emporia St., Ste. "C"  
Muskogee, Oklahoma 74401  
(918) 682-7786



FOR: DAN SPRIGGS

DATE: 1/18/19

BEARINGS ARE BASED ON  
NAD83(93) OKLAHOMA  
STATE PLANE COORDINATE  
SYSTEM, NORTH ZONE.

W.O.# 7422

SURVEYED BY: RG/LS

DRAWN BY: CS/AM

Last Site Visit: 1/16/19

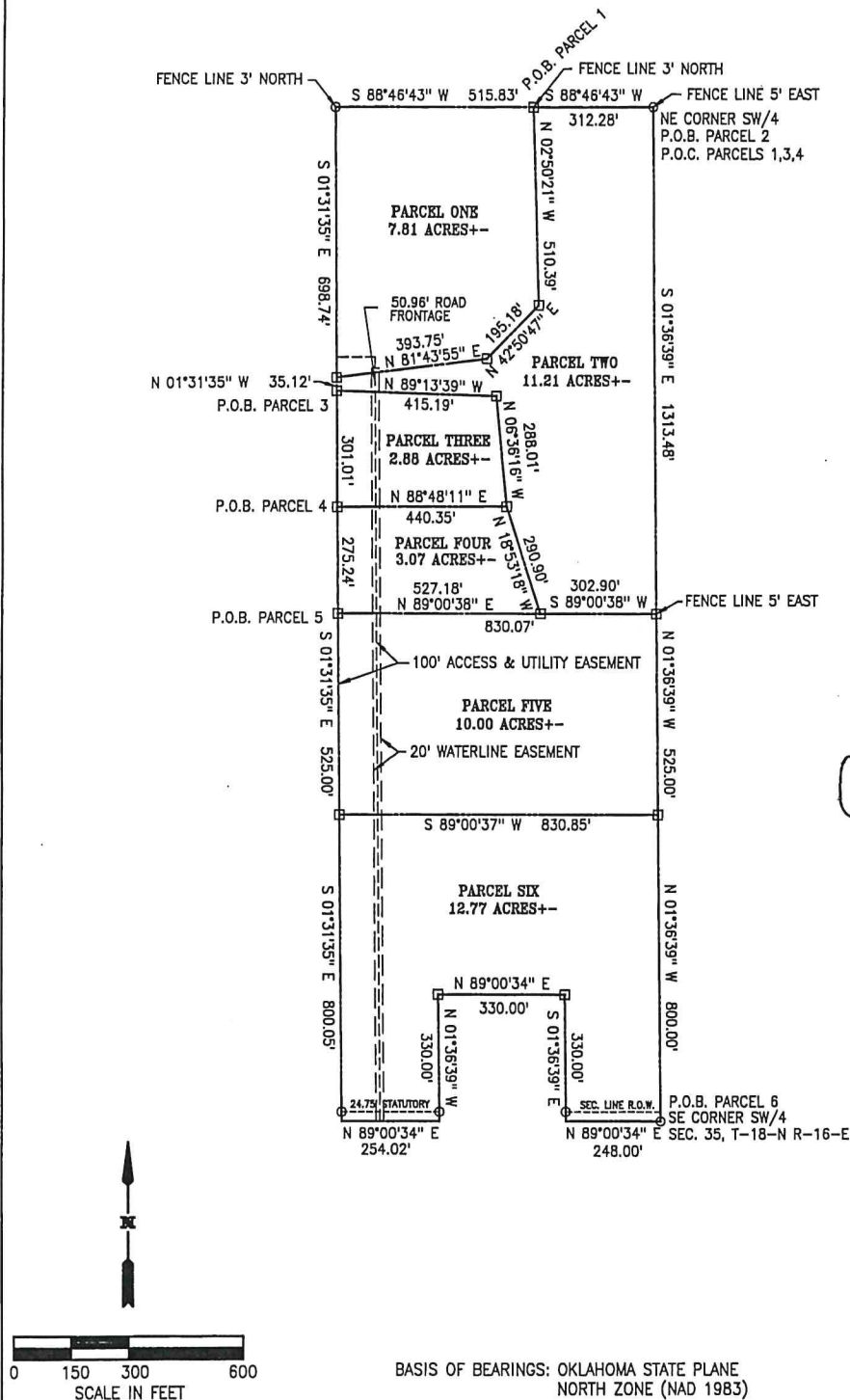
FILE NAME: 16-18-16.dwg  
DATE: 1/18/19  
DRAWN BY: CS/AM  
SURVEYED BY: RG/LS  
W.O.#: 7422

THIS SURVEY MEETS MINIMUM TECHNICAL SURVEY STANDARDS.

Phone: 918-485-8123 Fax: 918-485-8194

# SURVEY PLAT

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



*Adventz*

- DENOTES SET MAG NAIL W/FLASH
- DENOTES SET 1/2" IRON PIN W/CAP
- DENOTES FOUND IRON PIN

THE WORD CERTIFY OR CERTIFICATE, AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

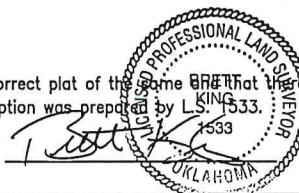
## CERTIFICATE

I, Brett King, the undersigned, a Registered Professional Land Surveyor L.S. 1533, in the State of Oklahoma, of Landmark Surveying, C.A. 4572 6-30-21, of 245 South Taylor, P.O. Box 1328, Pryor, Oklahoma (918-825-2804) do hereby certify that a careful survey of the following described property was made under my supervision:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTIONS

I further certify that the above and foregoing is a true and correct plat of the same and that there are no encroachments except as indicated and that the above description was prepared by L.S. 1533.

Witness my hand and seal this 5th day of November, 2019.



Copyright November, 2019.

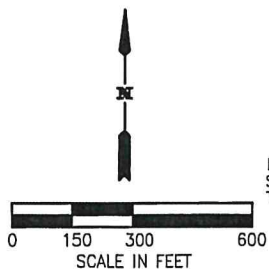


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## SURVEY PLAT

Helderman

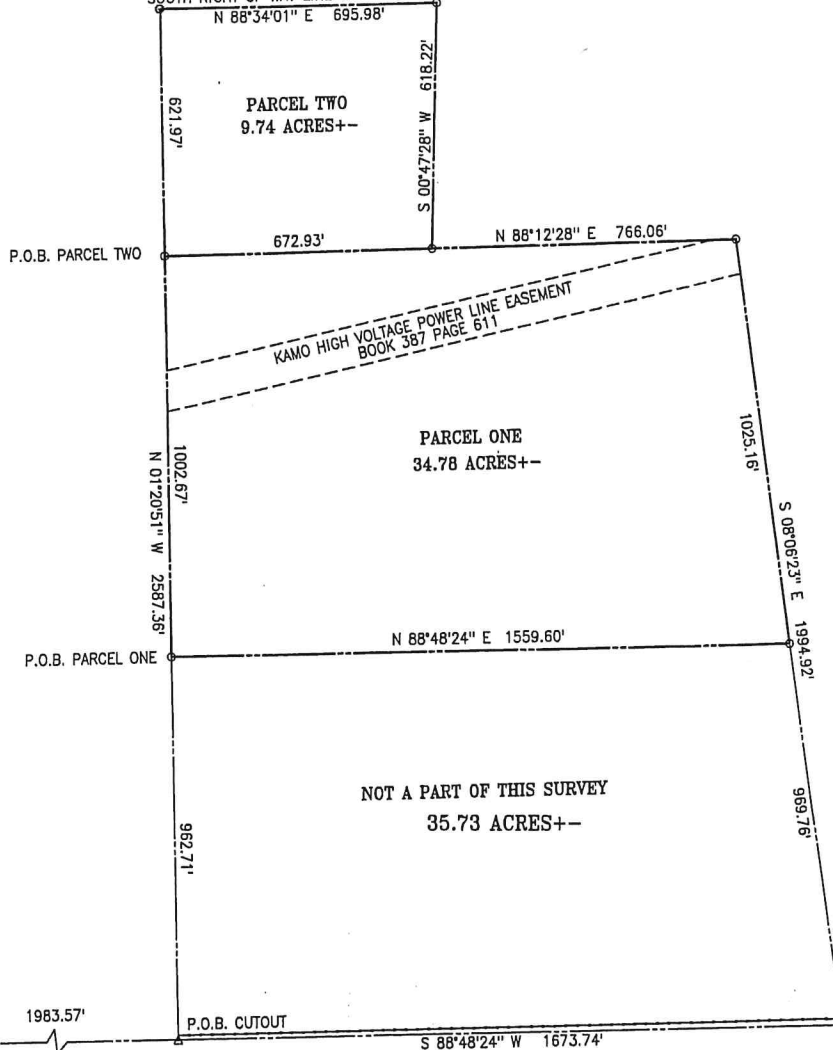
**EASEMENTS**  
THE EASEMENT FILED IN BOOK 256 AT PAGE 101 DOES NOT AFFECT THE SUBJECT PROPERTY.



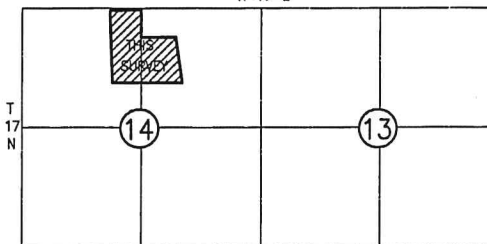
- ⊙ DENOTES FOUND ODOT BRASS MONUMENT
- ▲ DENOTES FOUND IRON PIN
- ⊠ DENOTES SET R.R. SPIKE
- ⊙ DENOTES SET 1/2" IRON PIN W/CAP
- DENOTES EXISTING FENCE LINE

BASIS OF BEARINGS: OKLAHOMA STATE PLANE  
NORTH ZONE (NAD 1983)

SOUTH RIGHT OF WAY LINE STATE HIGHWAY 51



P.O.C.  
SW CORNER NW/4 SEC. 14  
T-17-N, R-17-E



**LOCATION MAP**  
SCALE 1"=2640'

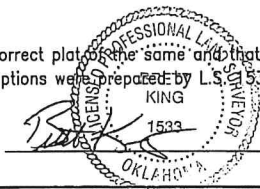
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I further certify that the above and foregoing is a true and correct plat of the same and that there are no encroachments except as indicated and that the above descriptions were prepared by L.S. 1533.

Witness my hand and seal this 27th day of August, 2010.





## City of Wagoner

### Development Services Staff Report

TO: Metropolitan Area Planning Commission  
FROM: Taylor Tannehill, Wagoner City Planner  
DATE: January 28, 2019  
RE: WCITYZ-1-20

**Recommendation:** Staff recommends **approval** of the zoning change from RS-1 to C-3.

### Background

Subject Property Address: N/A  
Current Zoning: RS-1  
Proposed Zoning: C-3  
Property Owner: City of Wagoner  
Owner Representative: Taylor Tannehill

### Attachments

Case Map  
Aerial  
Land Use Map

### Project Summary

The City of Wagoner is wishing to rezone the Elmwood Cemetery, Bennet Addition, and Block 46 for the purposes of cemetery expansion and correct the current zoning for the existing cemetery.

### Existing Context

The table below summarizes the existing context proximate to the subject site:

<i>Existing Land Use</i>	<i>Existing Zoning</i>
Cemetery/Vacant/Maintenance Barn	RS-1
<i>Proposed Land Use</i>	<i>Proposed Zoning</i>
Cemetery/Institutional	C-3
<i>Surrounding Land Use</i>	<i>Surrounding Zoning</i>
North: Single Family Residential	North: RS-1
South: Single Family Residential/Institutional	South: RS-1/IL
East: Single Family Residential	East: RS-1
West: Railroad Right-of-Way/Multi/Single Family	West: RS-1/RM-3

### Historic Context

The property was platted for cemetery use in 1900. Since then, surrounding properties have been acquired by the City for cemetery expansion. The property was zoned RS-6 and then RS-1 when the new zoning ordinance was passed.

### Relationship with Comprehensive Plan

Table 2.1.E: Relationship to Land Use Map							
District Type	Abbreviation	Comprehensive Plan Intensity Level					
		Level 1	Level 2	Level 3	Level 4	Level 5	Level 6
Agriculture	AG	Allowed					
Residential	RS-1	-	Allowed	-	-	-	-
	RS-2	Possible	Allowed	-	-	-	-
	RS-3	Allowed	Allowed	-	-	-	-
	RM-1	-	Possible	Allowed	-	-	-
	RM-2	-	Allowed	Allowed	-	-	-
	RM-3	-	Allowed	Allowed	-	-	-
	RMH	-	Allowed	-	-	-	-
Mixed-Use	DM	-	-	-	Allowed	-	-
	LM	-	-	Allowed	Possible	Allowed	-
	CM	-	-	Allowed	-	Allowed	-
Commercial and Industrial	O	-	-	Allowed	Allowed	Allowed	-
	C-1	-	-	Allowed	Possible	Allowed	-
	C-2	-	-	Allowed	-	Allowed	-
	C-3	-	-	-	-	Allowed	Possible
	IL	-	-	-	-	Possible	Allowed
	IH	-	-	-	-	-	Allowed

**INSTITUTIONAL.** The land use map in the Comprehensive Plan does not provide a definition for institutional uses. Additionally, institutional uses do not fit into our intensity level system in Table 2.1.E. Institutional uses are generally defined as uses that owned and operated by governmental or non-profit organizations. The land use map in this case tells us that the continued institutional use is appropriate for this zoning case as long as the proper zoning classification is recognized.

### Relationship with Zoning Ordinance

The Zoning Ordinance allows cemeteries in the C-3 District with a Special Exception.

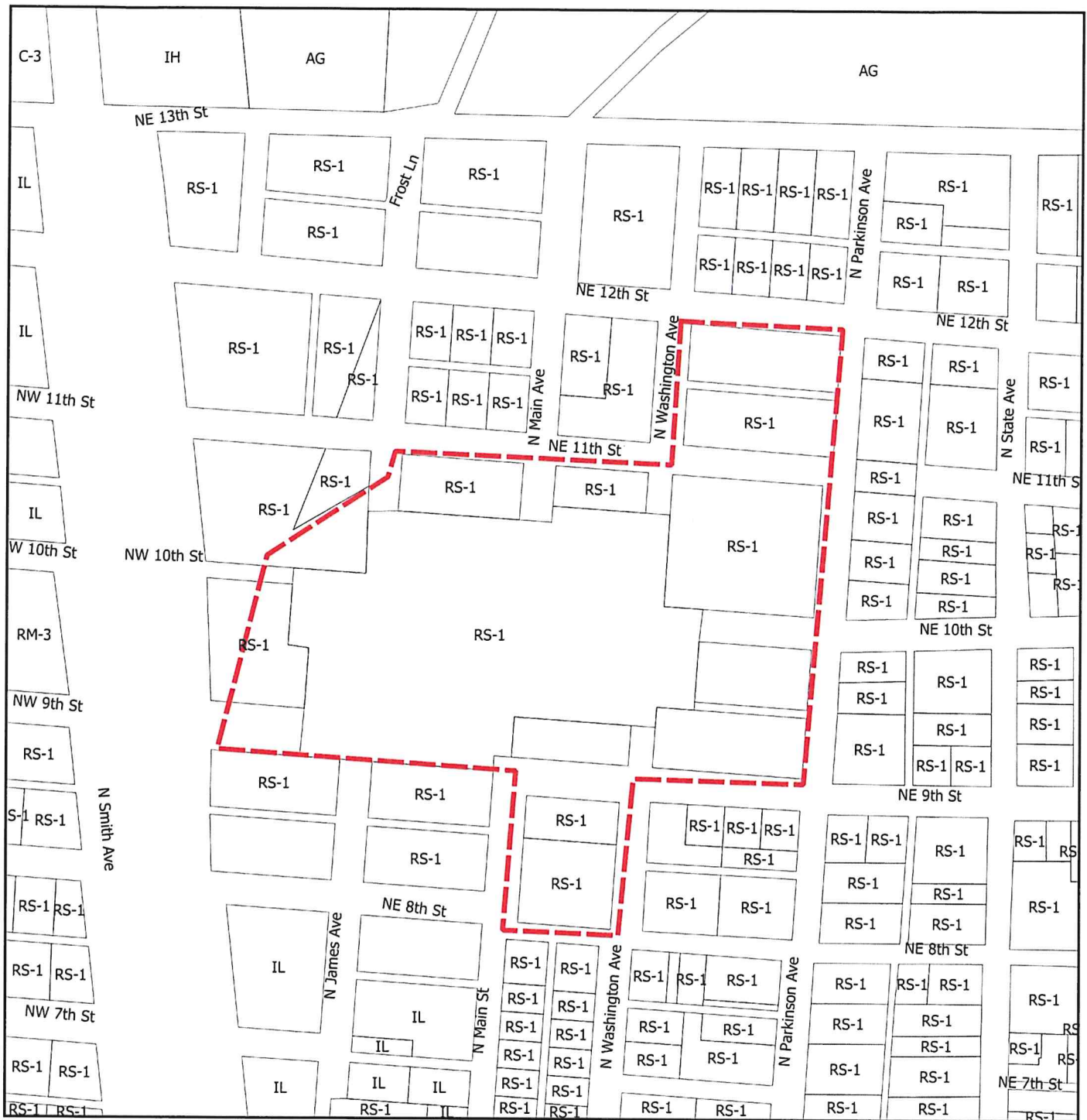
If recommended for approval, this will be heard before the Board of Adjustment on February 11<sup>th</sup>. In that hearing the Board of Adjustment may place additional regulations on the use to prevent adverse effect to the neighborhood.

### Staff Comments

- The Cemetery was platted in the original town site. Since the City's incorporation, the Cemetery has expanded over the decades. As zoning was introduced in 1957 there was not a zoning district for a cemetery use and therefore a zoning change application was not prompted throughout the various expansions. In 1981 when the zoning ordinance was updated, cemeteries were listed and allowed in the AG District. In 2016, the zoning map was adopted which put Elmwood Cemetery in the High



Density Residential District. Currently, the City is looking to expand the cemetery to the north. As such, the zoning change application is required since Cemeteries are allowed in AG, C-3, IL, and IH districts with a special exception. This zoning change will correct the current zoning in the Elmwood Cemetery and the Bennett Addition as well as allow for the expansion in Block 46.



Subject Property

0 200 400 600 ft



**WCityZ-1-20**

Case Map

January 28, 2019







Subject Property

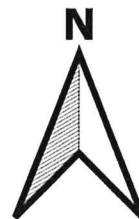
0 200 400 600 ft



**WCityZ-1-20**

Aerial Map

January 28, 2019







Subject Property

0 200 400 600 ft



## WCityZ-1-20

Land Use Map

January 28, 2019

