

Agenda



AGENDA PLANNING COMMISSION

The City of Yukon strives to accommodate the needs of all citizens, including those who may be disabled. If you would like to attend this meeting but find it difficult to do so because of a disability or architectural barrier, please contact City Hall at 354-6676. We will make a sincere attempt to resolve the problem. If you require a sign-language interpreter at the meeting, please notify City Hall, 532 W Main, by 5 p.m., Friday, July 5, 2013.

Date: Monday, July 8, 2013
Time: 7:00 P.M.
Place: Centennial Building, 12 S. 5th Street
Invocation:
Flag Salute:
Roll Call: Larry Taylor, Chairman
Bob Doggett, Vice- Chairman,
Robert Davis, Commissioner
Earline Smaistrila, Commissioner
Terry Beaver, Commissioner

1. ITEM: APPROVAL OF THE MINUTES OF THE JUNE 10, 2013 MEETING
2. ITEM: VISITORS
3. ITEM: CONSIDERATION OF A REVERSE LOT SPLIT BY JOHN NAIL CONSTRUCTION OF LOTS 14 & 15, BLOCK 16, STONE MILL PHASE 4
4. ITEM: CONSIDERATION OF A CURB-CUT BY JOHN NAIL CONSTRUCTION OF LOTS 14 & 15, BLOCK 16, STONE MILL PHASE 4
5. ITEM: CONSIDERATION OF A FINAL PLAT BY KIMLEY-HORN AND ASSOCIATES ON BEHALF OF CRESTA DEVELOPMENT OF LOT 7B, BLOCK 1 WEST-END POINTE ADDITION, PHASE II SECTION 2 A PORTION OF THE SW/4 OF SECTION 29, T12N, R5W (INDIAN MERIDIAN)
6. ITEM: CONSIDERATION OF A CURB-CUT BY KIMLEY-HORN AND ASSOCIATES ON BEHALF OF CRESTA DEVELOPMENT OF LOT 7B, BLOCK 1 WEST-END POINTE ADDITION, PHASE II SECTION 2 A PORTION OF THE SW/4 OF SECTION 29, T12N, R5W (INDIAN MERIDIAN)

7. ITEM: TO HEAR A REQUEST BY JIM NILES, ON LEGACY LAKES TO REZONE TRACT 1 FROM A R1 PUD (SINGLE FAMILY RESIDENTIAL DISTRICT) TO A R2 PUD (COMBINED RESIDENTIAL DISTRICT) AND TRACT 2 FROM A R1 PUD (SINGLE FAMILY RESIDENTIAL DISTRICT) TO A C3 PUD (RESTRICTED COMMERCIAL DISTRICT) LOCATED AT TRACT 1 (PHASE 2)

THE PLAT OF LEGACY LAKES PHASE II, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING FURTHER DESCRIBED AS FOLLOWS: A TRACT OF LAND LYING IN PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST, I.M., CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SECTION 28, T-12-N, R-5-W; THENCE N89°52'14" W ALONG THE NORTH LINE OF SAID NE/4 A DISTANCE OF 333.43 FEET; THENCE S00°13'28" W A DISTANCE OF 65.00 FEET TO THE NORTHWEST CORNER OF COMMON AREA LOT "A" IN THE RE-PLAT OF LEGACY LAKES PHASE I ADDITION AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VANDAMENT AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING S00°13'28" W ALONG THE WEST LINE OF SAID COMMON AREA LOT "A" A DISTANCE OF 147.98 FEET; THENCE S18°27'13"E ALONG THE WEST LINE OF COMMON AREA LOT "A" A DISTANCE OF 84.53 FEET; THENCE S00°13'28"W ALONG THE WEST LINE OF SAID COMMON AREA "A" A DISTANCE OF 126.31 FEET; THENCE N89°46'32" W A DISTANCE OF 86.86 FEET; THENCE N75°40'20" W A DISTANCE OF 98.68 FEET; THENCE N38°09'53" W A DISTANCE OF 205.74 FEET; THENCE N27°54'22" W A DISTANCE OF 114.91 FEET; THENCE N00°07'46" E A DISTANCE OF 67.17 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VANDAMENT AVENUE; THENCE S89°52'14" E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 337.54 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 2.22 ACRES, MORE OR LESS.

AND

TRACT 2 (PHASE 3)

A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SECTION 28, T-12-N, R-5-W, I.M.; THENCE NORTH 89°52'14" WEST ALONG THE NORTH LINE OF SAID NE/4 A DISTANCE OF 670.97 FEET; THENCE SOUTH 00°13'28" WEST A DISTANCE OF 65.00 FEET TO THE NORTHWEST CORNER OF COMMON AREA "B" IN LEGACY LAKES PHASE II AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID COMMON AREA "B" FOR THE NEXT 5 CALLS:

1. SOUTH 00°07'46" WEST A DISTANCE OF 67.17 FEET;
2. SOUTH 27°54'22" EAST A DISTANCE OF 114.91 FEET;
3. SOUTH 38°09'53" EAST A DISTANCE OF 205.74 FEET;
4. SOUTH 75°40'20" EAST A DISTANCE OF 98.68 FEET;
5. SOUTH 89°46'32" EAST A DISTANCE OF 86.86 FEET TO A POINT ON THE WEST LINE OF COMMON AREA "A" IN LEGACY LAKES PHASE I;

THENCE ALONG THE WESTERLY LINE OF SAID COMMON AREA "A" FOR THE NEXT 3 CALLS:

1. SOUTH 00°13'28" WEST A DISTANCE OF 93.73 FEET;
2. SOUTH 16°00'07" WEST A DISTANCE OF 159.28 FEET;
3. SOUTH 00°13'28" WEST A DISTANCE OF 136.76 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK 2, IN SAID LEGACY LAKES PHASE I

THENCE NORTH 89°46'32" WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 72.65 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF

STATE HIGHWAY #4; THENCE NORTH 42°29'50" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY #4 A DISTANCE OF 1002.99 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VANDAMENT AVENUE; THENCE SOUTH 89°52'14" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID VANDAMENT AVENUE A DISTANCE OF 431.80 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 5.18 ACRES, MORE OR LESS

8. ITEM: TO HEAR A REQUEST BY JIM NILES, ON LEGACY LAKES TO REVISE THE DESIGN STATEMENT FOR THE PLANNED UNIT DEVELOPMENT FROM R1 PUD (SINGLE FAMILY RESIDENTIAL DISTRICT) TO A R2 PUD (COMBINED RESIDENTIAL DISTRICT) AND FROM A R1 PUD (SINGLE FAMILY RESIDENTIAL DISTRICT) TO A C3 PUD (RESTRICTED COMMERCIAL DISTRICT) LOCATED AT THE PLAT OF LEGACY LAKES PHASE 1, ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF LESS AND EXCEPT LOT 1, BLOCK 2.

TRACT 1 (PHASE 2)

THE PLAT OF LEGACY LAKES PHASE II, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING FURTHER DESCRIBED AS FOLLOWS: A TRACT OF LAND LYING IN PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST, I.M., CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SECTION 28, T-12-N, R-5-W; THENCE N89°52'14" W ALONG THE NORTH LINE OF SAID NE/4 A DISTANCE OF 333.43 FEET; THENCE S00°13'28" W A DISTANCE OF 65.00 FEET TO THE NORTHWEST CORNER OF COMMON AREA LOT "A" IN THE RE-PLAT OF LEGACY LAKES PHASE I ADDITION AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VANDAMENT AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING S00°13'28" W ALONG THE WEST LINE OF SAID COMMON AREA LOT "A" A DISTANCE OF 147.98 FEET; THENCE S18°27'13"E ALONG THE WEST LINE OF COMMON AREA LOT "A" A DISTANCE OF 84.53 FEET; THENCE S00°13'28"W ALONG THE WEST LINE OF SAID COMMON AREA "A" A DISTANCE OF 126.31 FEET; THENCE N89°46'32" W A DISTANCE OF 86.86 FEET; THENCE N75°40'20" W A DISTANCE OF 98.68 FEET; THENCE N38°09'53" W A DISTANCE OF 205.74 FEET; THENCE N27°54'22" W A DISTANCE OF 114.91 FEET; THENCE N00°07'46" E A DISTANCE OF 67.17 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VANDAMENT AVENUE; THENCE S89°52'14" E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 337.54 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 2.22 ACRES, MORE OR LESS.

AND

TRACT 2 (PHASE 3)

A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SECTION 28, T-12-N, R-5-W, I.M.; THENCE NORTH 89°52'14" WEST ALONG THE NORTH LINE OF SAID NE/4 A DISTANCE OF 670.97 FEET; THENCE SOUTH 00°13'28" WEST A DISTANCE OF 65.00 FEET TO THE NORTHWEST CORNER OF COMMON AREA "B" IN LEGACY LAKES PHASE II AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID COMMON AREA "B" FOR THE NEXT 5 CALLS:

6. SOUTH 00°07'46" WEST A DISTANCE OF 67.17 FEET;
7. SOUTH 27°54'22" EAST A DISTANCE OF 114.91 FEET;
8. SOUTH 38°09'53" EAST A DISTANCE OF 205.74 FEET;

9. SOUTH 75°40'20" EAST A DISTANCE OF 98.68 FEET;
10. SOUTH 89°46'32" EAST A DISTANCE OF 86.86 FEET TO A POINT ON THE WEST LINE OF COMMON AREA "A" IN LEGACY LAKES PHASE I;
THENCE ALONG THE WESTERLY LINE OF SAID COMMON AREA "A" FOR THE NEXT 3 CALLS:

4. SOUTH 00°13'28" WEST A DISTANCE OF 93.73 FEET;
5. SOUTH 16°00'07" WEST A DISTANCE OF 159.28 FEET;
6. SOUTH 00°13'28" WEST A DISTANCE OF 136.76 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK 2, IN SAID LEGACY LAKES PHASE I
THENCE NORTH 89°46'32" WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 72.65 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY #4; THENCE NORTH 42°29'50" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY #4 A DISTANCE OF 1002.99 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VANDAMENT AVENUE; THENCE SOUTH 89°52'14" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID VANDAMENT AVENUE A DISTANCE OF 431.80 FEET TO THE POINT OF BEGINNING;
SAID TRACT CONTAINING 5.18 ACRES, MORE OR LESS

9. ITEM: TO HEAR A REQUEST BY JIM NILES, FOR A PRELIMINARY PLAT ON LEGACY LAKES. TRACT 2 (PHASE 3)
A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SECTION 28, T-12-N, R-5-W, I.M.; THENCE NORTH 89°52'14" WEST ALONG THE NORTH LINE OF SAID NE/4 A DISTANCE OF 670.97 FEET; THENCE SOUTH 00°13'28" WEST A DISTANCE OF 65.00 FEET TO THE NORTHWEST CORNER OF COMMON AREA "B" IN LEGACY LAKES PHASE II AND THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF SAID COMMON AREA "B" FOR THE NEXT 5 CALLS:
11. SOUTH 00°07'46" WEST A DISTANCE OF 67.17 FEET;
12. SOUTH 27°54'22" EAST A DISTANCE OF 114.91 FEET;
13. SOUTH 38°09'53" EAST A DISTANCE OF 205.74 FEET;
14. SOUTH 75°40'20" EAST A DISTANCE OF 98.68 FEET;
15. SOUTH 89°46'32" EAST A DISTANCE OF 86.86 FEET TO A POINT ON THE WEST LINE OF COMMON AREA "A" IN LEGACY LAKES PHASE I;
THENCE ALONG THE WESTERLY LINE OF SAID COMMON AREA "A" FOR THE NEXT 3 CALLS:
7. SOUTH 00°13'28" WEST A DISTANCE OF 93.73 FEET;
8. SOUTH 16°00'07" WEST A DISTANCE OF 159.28 FEET;
9. SOUTH 00°13'28" WEST A DISTANCE OF 136.76 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK 2, IN SAID LEGACY LAKES PHASE I
THENCE NORTH 89°46'32" WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 72.65 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY #4; THENCE NORTH 42°29'50" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY #4 A DISTANCE OF 1002.99 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF VANDAMENT AVENUE; THENCE SOUTH 89°52'14" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID VANDAMENT AVENUE A DISTANCE OF 431.80 FEET TO THE POINT OF BEGINNING;
SAID TRACT CONTAINING 5.18 ACRES, MORE OR LESS

10. ITEM: TO HEAR A REQUEST BY CRAFTON TULL & ASSOCIATES ON BEHALF OF OKC PROPERTIES, LLC FOR A PRELIMINARY PLAT OF 283 LOTS IN FRISCO RIDGE AT A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION NINETEEN (19), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: WITH THE BASIS OF BEARING BEING NORTH 00°08'25" EAST ALONG THE WEST LINE OF SAID SECTION 19; **BEGINNING** AT THE NORTHWEST CORNER OF SAID SECTION NINETEEN (19); THENCE NORTH 89°46'43" EAST ALONG THE NORTH LINE OF THE SAID NORTHWEST QUARTER (NW/4) A DISTANCE OF 1363.28 FEET; THENCE SOUTH 00°13'17" EAST A DISTANCE OF 93.60 TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 66 TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF FRISCO RIDGE ROAD; THENCE SOUTH 45°13'17" EAST ALONG THE SAID WEST RIGHT OF WAY LINE OF FRISCO RIDGE ROAD A DISTANCE OF 38.18 FEET AND CONTINUING ALONG SAID WEST RIGHT OF WAY LINE THE NEXT ELEVEN CALLS; THENCE SOUTH 00°13'17" EAST A DISTANCE OF 44.94 FEET TO A TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 07°33'30", A RADIUS OF 370.00 FEET, A CHORD BEARING OF SOUTH 03°33'28" WEST, A CHORD DISTANCE OF 48.77 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 48.81 FEET; THENCE SOUTH 57°10'42" WEST A DISTANCE OF 33.52 FEET; THENCE SOUTH 15°05'00" WEST A DISTANCE OF 50.00 FEET; THENCE SOUTH 27°00'41" EAST A DISTANCE OF 33.52 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 02°06'33", A RADIUS OF 370.00 FEET, A CHORD BEARING OF SOUTH 23°53'04" WEST, A CHORD DISTANCE OF 13.62 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 13.62 FEET; THENCE SOUTH 24°56'20" WEST A DISTANCE OF 111.18 FEET TO A TANGENT CURVE TO THE LEFT HAVING A DELTA ANGLE OF 65°30'19", A RADIUS OF 210.00 FEET, A CHORD BEARING OF SOUTH 07°48'49" EAST, A CHORD DISTANCE OF 227.23 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 240.09 FEET; THENCE SOUTH 40°33'59" EAST A DISTANCE OF 116.26 FEET TO A TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 40°30'52", A RADIUS OF 160.00 FEET, A CHORD BEARING OF SOUTH 20°18'33" EAST, A CHORD DISTANCE OF 110.79 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 113.14 FEET; THENCE SOUTH 00°03'07" EAST A DISTANCE OF 180.28 FEET; THENCE NORTH 89°56'53" EAST A DISTANCE OF 60.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF BRANCH LINE ROAD; THENCE NORTH 44°56'53" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 35.36 FEET; THENCE SOUTH 89°56'53" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 96.44 FEET TO THE NORTHWEST CORNER OF LOT 33, BLOCK 2, FRISCO RIDGE ADDITION; THENCE SOUTH 00°03'07" EAST ALONG THE WEST BOUNDARY LINE OF SAID FRISCO RIDGE ADDITION A DISTANCE OF 1505.56 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HOBO STREET; THENCE NORTH 89°56'53" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 40.08 FEET TO THE NORTHWEST CORNER OF LOT 8, BLOCK 7, FRISCO RIDGE ADDITION; THENCE SOUTH 00°03'07" EAST ALONG WEST LINE OF SAID LOT 7 A DISTANCE OF 140.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER (NW/4); THENCE SOUTH 89°56'53" WEST ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER (NW/4) A DISTANCE OF 1684.10 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER (NW/4); THENCE NORTH 00°08'25" EAST ALONG THE SAID WEST LINE A DISTANCE OF 2637.92 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 4,070,599,9270 OR 93,4481 ACRES MORE OR LESS

11. ITEM: NEW BUSINESS

12. ITEM: OPEN DISCUSSION

13. ITEM: ADJOURNMENT – NEXT MEETING AUGUST 12, 2013