



DEVELOPMENT
SERVICES

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 Planning Commission 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, 501 W. Main, by 5 pm, March 11, 2016

DATE: MARCH 14, 2016

MEETING TIME: 7:00 P.M.

PLACE: 12 S. 5th Street, Centennial Building

INVOCATION:

FLAG SALUTE:

ROLL CALL: Larry Taylor, Chairman
Robert Davis, Commissioner
Ed Hatley, Commissioner
Bill Baker, Commissioner

1. ITEM: APPROVAL OF THE MINUTES OF THE FEBRUARY 8, 2016 MEETING
2. ITEM: VISITORS

3. ITEM: TO HEAR A REQUEST BY STONEGATE PARTNERS LLC FOR A FINAL PLAT, A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY (30), TOWNSHIP TWELVE NORTH (T12N), RANGE FIVE WEST (R5W) OF THE INDIAN MERIDIAN I.M., YUKON, CANADIAN COUNTY, OKLAHOMA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4; THENCE S89°47'40"E ALONG THE SOUTH LINE OF SAID SE/4 A DISTANCE OF 1265.74 FEET, THENCE ALONG THE EASTERLY LINE OF YUKON PARKWAY WEST PHASE V, ACCORDING TO THE RECORDED PLAT THEREOF, THE FOLLOWING TWO (2) CALLS:
- 1) N00°06'07"W A DISTANCE OF 406.26 FEET,
 - 2) THENCE S89°47'40"W A DISTANCE OF 128.60 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 3, BLOCK 5 OF SAID YUKON PARKWAY WEST PHASE V.
- THENCE S89°47'40"W ALONG THE SOUTH LINE OF SAID LOT 3, BLOCK 5 A DISTANCE OF 297.17 FEET; THENCE ALONG THE WEST LINE OF LOTS 1,2, AND 3, SAID BLOCK 5 THE FOLLOWING TWO CALLS:
- 1) N00°08'38"E A DISTANCE OF 100.58 FEET;
 - 2) THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 2114.34 FEET A CHORD BEARING OF N05°29'19"W, AND A CHORD DISTANCE OF 411.06 FEET, FOR AN ARC DISTANCE OF 411.72 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 5, YUKON PARKWAY WEST, PHASE V; THENCE N76°11'32"E ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 347.78 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°08'38"W ALONG THE EAST LINE OF SAID LOTS 1,2, AND 3, BLOCK 5 A DISTANCE OF 591.70 FEET TO THE POINT OF BEGINNING.
- SAID TRACT CONTAINING 3.92 ACRES, MORE OR LESS; BETTER KNOWN AS 1601 HEALTH CENTER PARKWAY, YUKON, OKLAHOMA.
4. ITEM: TO HEAR A REQUEST BY DEVON/YUKON LLC, FOR A CONDITIONAL USE PERMIT ON THE VARIANCE FOR THE HEIGHT REGULATION ON THE FLAG POLE, LOT ONE (1), BLOCK ONE (1), FIVE STAR PARK, SECTION 1, AS ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/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:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW/4); THENCE S89°42'00"W A DISTANCE OF 131.77 FEET (132.00 FEET RECORD) TO THE POINT OF BEGINNING; THENCE S89°42'00"W ALONG A SECTION LINE A DISTANCE OF 633.32 FEET; THENCE N60°33'01"W A DISTANCE OF 25.79 FEET; THENCE N00°18'00"W A DISTANCE OF 787.19 FEET; THENCE N89°42'00"E A DISTANCE OF 660.00 FEET TO A POINT OF THE WEST LINE OF WESTPORT COMMERCE PARK, AN ADDITION TO THE CITY OF YUKON, OKLAHOMA. THENCE S00°00'26"W ALONG THE WEST LINE OF WESTPORT COMMERCE PARK, AN ADDITION TO THE CITY OF YUKON, OKLAHOMA; A DISTANCE OF 800.00 FEET, TO THE POINT OF BEGINNING; SAID TRACT OF LAND CONTAINS 526,132 SQ. FT. OR 12.0783 ACRES MORE OR LESS. BETTER KNOWN AS 1777 W VANDAMENT AVE., YUKON, OK

5. ITEM TO HEAR A REQUEST BY ALLEN ENGINEERING SERVICES, INC. ON BEHALF OF SALAZAR HOMES, INC., FOR A PRELIMINARY PLAT ON THE SOUTH HALF (S/2) OF BLOCK SIX (6) IN CHASE ADDITION, TO THE TOWN OF YUKON, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, LESS AND EXCEPT THE WEST 120 FEET THEREOF; BETTER KNOWN AS 920 S 1ST ST., YUKON, OK.

6. ITEM: TO HEAR A REQUEST BY SALAZAR HOMES INC., TO REZONE FROM (A) AGRICULTURE/(R3) MULTI-FAMILY RESIDENTIAL DISTRICT TO (R3) PUD MULTI-FAMILY RESIDENTIAL DISTRICT.
A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SIXTEEN (16), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDAN, YUKON, CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE SAID SOUTHWEST QUARTER (SW/4) A DISTANCE OF 1580.99 FEET NORTH OF THE SOUTHWEST CORNER OF THE SAID SOUTHWEST QUARTER (SW/4); THENCE CONTINUING NORTH 00°00' 15" EAST ON THE WEST LINE OF SAID SOUTHWEST QUARTER (SW/4) FOR A DISTANCE OF 460.66 FEET; THENCE NORTH 89°59' 25" EAST FOR A DISTANCE OF 997.91 FEET TO THE WEST LINE BLOCK 2 "REPLAT OF RANCHWOOD HILLS ADDITION" IN YUKON, OKLAHOMA, EXTENDED NORTH; THENCE SOUTH 00°00' 19" WEST ON THE WEST LINE OF SAID BLOCK 2, EXTENDED NORTH, A DISTANCE OF 460.66 FEET; THENCE SOUTH 89°59' 25" WEST FOR A DISTANCE OF 997.90 FEET TO THE POINT OR PLACE OF BEGINNING; BETTER KNOWN AS 405 N PIEDMONT ROAD, YUKON, OK.

7. ITEM: TO HEAR A REQUEST BY SALAZAR HOMES INC., FOR A PLANNED UNIT DEVELOPMENT.
A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SIXTEEN (16), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDAN, YUKON, CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE SAID SOUTHWEST QUARTER (SW/4) A DISTANCE OF 1580.99 FEET NORTH OF THE SOUTHWEST CORNER OF THE SAID SOUTHWEST QUARTER (SW/4); THENCE CONTINUING NORTH 00°00' 15" EAST ON THE WEST LINE OF SAID SOUTHWEST QUARTER (SW/4) FOR A DISTANCE OF 460.66 FEET; THENCE NORTH 89°59' 25" EAST FOR A DISTANCE OF 997.91 FEET TO THE WEST LINE BLOCK 2 "REPLAT OF RANCHWOOD HILLS ADDITION" IN YUKON, OKLAHOMA, EXTENDED NORTH; THENCE SOUTH 00°00' 19" WEST ON THE WEST LINE OF SAID BLOCK 2, EXTENDED NORTH, A DISTANCE OF 460.66 FEET; THENCE SOUTH 89°59' 25" WEST FOR A DISTANCE OF 997.90 FEET TO THE POINT OR PLACE OF BEGINNING; BETTER KNOWN AS 405 N PIEDMONT ROAD, YUKON, OK.

8. ITEM TO HEAR A REQUEST BY SALAZAR HOMES INC., FOR A PRELIMINARY PLAT.
A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SIXTEEN (16), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDAN, YUKON, CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE SAID SOUTHWEST QUARTER (SW/4) A DISTANCE OF 1580.99 FEET NORTH OF THE SOUTHWEST CORNER OF THE SAID SOUTHWEST QUARTER (SW/4); THENCE CONTINUING NORTH 00°00' 15" EAST ON

THE WEST LINE OF SAID SOUTHWEST QUARTER (SW/4) FOR A DISTANCE OF 460.66 FEET; THENCE NORTH 89°59'25" EAST FOR A DISTANCE OF 997.91 FEET TO THE WEST LINE BLOCK 2 "REPLAT OF RANCHWOOD HILLS ADDITION" IN YUKON, OKLAHOMA, EXTENDED NORTH; THENCE SOUTH 00°00'19" WEST ON THE WEST LINE OF SAID BLOCK 2, EXTENDED NORTH, A DISTANCE OF 460.66 FEET; THENCE SOUTH 89°59'25" WEST FOR A DISTANCE OF 997.90 FEET TO THE POINT OR PLACE OF BEGINNING; BETTER KNOWN AS 405 N PIEDMONT ROAD, YUKON, OK.

9. ITEM: NEW BUSINESS

10. ITEM: OPEN DISCUSSION

11. ITEM: ADJOURNMENT – NEXT MEETING APRIL 11, 2016