



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, November 6, 2015

DATE: NOVEMBER 9, 2015

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 SEPTEMBER 21, 2015 MEETING
2. ITEM: VISITORS

3. ITEM: TO HEAR A REQUEST BY GBT REALTY CORPORATION, FOR A CURB CUT ON THE PROPERTY LOCATED IN THE SW CORNER OF NW 10TH ST. AND CZECH HALL ROAD INTERSECTION.

4. ITEM: TO HEAR A REQUEST BY DAVID RHOADES FOR A DEVIATION OF THE PLANNED UNIT DEVELOPMENT DESIGN STATEMENT FOR THE COMMONS. A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY (30), TOWNSHIP TWELVE NORTH (12N), RANGE FIVE WEST OF THE INDIAN MERIDIAN (R5W.I.M.), CANADIAN COUNTY OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 914.25 FEET NORTH (N 00°04'21" E) OF THE SOUTHWEST CORNER OF SE ¼ OF SAID SECTION 30; THENCE CONTINUING NORTH (N 00°04'21" E) ALONG THE WEST BOUNDARY OF SE ¼ OF SAID SECTION 30 A DISTANCE OF 559.18 FEET; THENCE EAST (N89°40'22" E) A DISTANCE OF 655.16 FEET TO A POINT ON THE WEST BOUNDARY OF HEALTH CENTER PARKWAY; THENCE SOUTHEASTERLY ALONG WEST BOUNDARY OF HEALTH CENTER PARKWAY ON A CURVE TO THE LEFT, (CHORD BEARING S 10°48'28" E – CHORD DISTANCE 192.02 FEET) WITH A RADIUS OF 450.00 FEET AND A DELTA OF 24°38'17", A DISTANCE OF 193.50 FEET, THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, (CHORD BEARING S 21°02'15" E – CHORD DISTANCE 151.73 FEET) WITH A RADIUS 1932.28 FEET AND A DELTA OF 04°30'01", A DISTANCE OF 151.77 FEET; THENCE SOUTHWESTERLY (S 28°41'16" W) A DISTANCE OF 34.11 FEET; THENCE SOUTHWESTERLY (S 75°39'11" W) A DISTANCE OF 334.69 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, (CHORD BEARING S 46°32'12" W – CHORD DISTANCE 268.57 FEET) WITH A RADIUS 275.00 FEET AND A DELTA OF 58°27'32", A DISTANCE OF 280.58 FEET; THENCE N 72°52'58" W A DISTANCE OF 220.54 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 7.7884 ACRES.

5. ITEM: TO HEAR A REQUEST BY SCOTT WHILES, PROPERTY MANAGER ON BEHALF OF T.A.S.Y.R. ENTERPRISE, LLC, FOR A DEVIATION OF THE PLANNED UNIT DEVELOPMENT DESIGN STATEMENT FOR GARTH BROOKS COMMERCIAL PARK PHASE IV. A TRACT OF LAND SITUATE WITHIN A PORTION OF THE SOUTHEAST QUARTER (SE/4) OF SECTION NINETEEN (19), TOWNSHIP TWELVE NORTH (T12N), RANGE FIVE WEST (R5W) OF THE INDIAN MERIDIAN IN THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE/4) AT A CHISELED "X" FOUND IN PLACE; THENCE N.00°05'30"W. ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER(SE/4) A DISTANCE OF 1197.03 FEET; THENCE S.89°54'30"W. A DISTANCE OF 60.00 FEET TO A POINT ON THE PRESENT WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 92 (A.K.A. GARTH BROOKS BOULEVARD), BEING THE POINT OF BEGINNING; THENCE S.89°54'30"W. ALONG THE SOUTH LINE OF SAID TRACT HEREIN DESCRIBED, SAME BEING COINCIDENT WITH THE NORTH

LINE OF BLOCK 2 OF FIRST NATIONAL OFFICE PARK SECTION TWO FILED IN THE OFFICE OF THE CANADIAN COUNTY RECORDER IN BOOK 8, PAGE 151 A DISTANCE OF 483.96 FEET TO A 3/8" IRON BAR STAMPED "HALE-BUCKLEY" FOUND IN PLACE, FURTHER DESCRIBED AS BEING A POINT ON THE EAST LINE OF BLOCK 1 OF STONE CREEK ADDITION, FILED IN THE OFFICE OF THE CANADIAN COUNTY RECORDER IN BOOK 8, PAGE 354; HENCE N.00°05'30"W. ALONG THE WEST LINE OF SAID TRACT HEREIN DESCRIBED A DISTANCE OF 426.74 FEET TO THE NORTHWEST CORNER, BEING COINCIDENT WITH THE NORTHEAST CORNER OF SAID STONE CREEK ADDITION, MARKED BY A 3/8" IRON BAR STAMPED "LS 1510" FOUND IN PLACE; THENCE N.89°54'30"E. ALONG THE NORTH LINE OF SAID TRACT HEREIN DESCRIBED A DISTANCE OF 205.08 FEET TO A POINT; THENCE N.00°05'30"W. A DISTANCE OF 22.72 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 2 OF GARTH BROOKS COMMERCIAL PARK PHASE III, FILED IN THE OFFICE OF THE CANADIAN COUNTY RECORDER IN BOOK 9, PAGE 251, MARKED BY A 3/8" IRON BAR STAMPED "L5 1510" FOUND IN PLACE; THENCE N.89°54'30"E. ALONG THE NORTH LINE OF SAID TRACT HEREIN DESCRIBED, SAME BEING COINCIDENT WITH THE SOUTH LINE OF SAID LOT 1, BLOCK 2 A DISTANCE OF 278.88 FEET TO THE NORTHEAST CORNER OF SAID TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 2, AND A POINT ON SAID PRESENT WESTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 92 (A.K.A. GARTH BROOKS BOULEVARD); THENCE 5.00°05'30"E. ALONG THE EAST LINE OF SAID TRACT HEREIN DESCRIBED, A DISTANCE OF 449.46 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 212,863 SQUARE FEET OR 4.8867 ACRES, MORE OR LESS. BASIS OF BEARING: 5.00°05'30"E., THE EAST LINE OF THE SOUTHEAST QUARTER(SE/4) OF SECTION NINETEEN (19), TOWNSHIP TWELVE NORTH (T12N), RANGE FIVE WEST (R5W) OF THE INDIAN MERIDIAN; BETTER KNOWN AS LEELAS PLAZA, 800 GARTH BROOKS BLVD., YUKON, OK.

6. ITEM. TO HEAR A REQUEST LG YUKON, LLC/MARTHA ANN SCHULTE TO REZONE FROM C-4 (PLANNED SHOPPING CENTER DISTRICT) TO C-3 (RESTRICTED COMMERCIAL DISTRICT).

PARENT TRACT DESCRIPTION

A TRACT OF LAND LYING IN AND BEING A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, SAID TRACT ALSO KNOWN AS LOT ONE (1), BLOCK 87, CANADIAN HEIGHTS 13TH ADDITION TO YUKON, OKLAHOMA, AS SHOWN BY THE RECORDED PLAT THEREOF; AND ANDREW DRIVE AS SHOWN ON THE PLAT OF CANADIAN HEIGHTS 13TH ADDITION TO YUKON, CANADIAN COUNTY, OKLAHOMA, SAID PLAT HAVING BEEN FILED IN THE OFFICE OF THE CANADIAN COUNTY CLERK IN BOOK 4 AT PAGE 22, SAID ANDREW DRIVE VACATED BY JOURNAL ENTRY DATED MARCH 1, 1995, AND RECORDED IN THE OFFICE OF THE CANADIAN COUNTY CLERK IN BOOK 1923 AT PAGE 414 AND BEING PREVIOUSLY RECORDED IN INSTRUMENT NUMBER 2011-185134; SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A CUT "X" FOUND FOR THE SOUTHWEST CORNER OF THE SAID NW/4; THENCE N 00°15'17" W ON THE WEST LINE OF SAID NW/4, A DISTANCE OF 1,296.56 FEET TO A POINT ON SAID WEST LINE; THENCE N 89°44'43"E PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 117.00 FEET TO A 3/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE N 11°33'53" W A DISTANCE OF 35.70 FEET TO A 1/2" IRON ROD FOUND FOR CORNER; THENCE N 00°15'17" W A

DISTANCE OF 190.00 FEET TO A MAG NAIL FOUND FOR THE NORTHWEST CORNER; THENCE N 89°44'43" E A DISTANCE OF 175.00 FEET TO A CHISELED "X" FOUND FOR THE NORTHEAST CORNER; THENCE S 00°15'17" E A DISTANCE OF 175.00 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR CORNER; THENCE N 89°44'43" E A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER; THENCE S 00°15'17" E A DISTANCE OF 50.00 FEET TO A 3/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER; THENCE S 89°44'43" W A DISTANCE OF 183.00 FEET TO THE POINT OF BEGINNING CONTAINING 40,002.76 SQUARE FEET OR 0.918 ACRES, MORE OR LESS; BETTER KNOWN AS 1221 GARTH BROOKS BLVD. YUKON OK.

7. ITEM: TO HEAR A REQUEST LG YUKON, LLC/MARTHA ANN SCHULTE FOR A PRELIMINARY PLAT.

PARENT TRACT DESCRIPTION

A TRACT OF LAND LYING IN AND BEING A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, SAID TRACT ALSO KNOWN AS LOT ONE (1), BLOCK 87, CANADIAN HEIGHTS 13TH ADDITION TO YUKON, OKLAHOMA, AS SHOWN BY THE RECORDED PLAT THEREOF; AND ANDREW DRIVE AS SHOWN ON THE PLAT OF CANADIAN HEIGHTS 13TH ADDITION TO YUKON, CANADIAN COUNTY, OKLAHOMA, SAID PLAT HAVING BEEN FILED IN THE OFFICE OF THE CANADIAN COUNTY CLERK IN BOOK 4 AT PAGE 22, SAID ANDREW DRIVE VACATED BY JOURNAL ENTRY DATED MARCH 1, 1995, AND RECORDED IN THE OFFICE OF THE CANADIAN COUNTY CLERK IN BOOK 1923 AT PAGE 414 AND BEING PREVIOUSLY RECORDED IN INSTRUMENT NUMBER 2011-185134; SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A CUT "X" FOUND FOR THE SOUTHWEST CORNER OF THE SAID NW/4; THENCE N 00°15'17" W ON THE WEST LINE OF SAID NW/4, A DISTANCE OF 1,296.56 FEET TO A POINT ON SAID WEST LINE; THENCE N 89°44'43"E PERPENDICULAR TO SAID WEST LINE, A DISTANCE OF 117.00 FEET TO A 3/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE N 11°33'53" W A DISTANCE OF 35.70 FEET TO A 1/2" IRON ROD FOUND FOR CORNER; THENCE N 00°15'17" W A DISTANCE OF 190.00 FEET TO A MAG NAIL FOUND FOR THE NORTHWEST CORNER; THENCE N 89°44'43" E A DISTANCE OF 175.00 FEET TO A CHISELED "X" FOUND FOR THE NORTHEAST CORNER; THENCE S 00°15'17" E A DISTANCE OF 175.00 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR CORNER; THENCE N 89°44'43" E A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER; THENCE S 00°15'17" E A DISTANCE OF 50.00 FEET TO A 3/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER; THENCE S 89°44'43" W A DISTANCE OF 183.00 FEET TO THE POINT OF BEGINNING CONTAINING 40,002.76 SQUARE FEET OR 0.918 ACRES, MORE OR LESS; BETTER KNOWN AS 1221 GARTH BROOKS BLVD., YUKON OK.

8. ITEM: NEW BUSINESS

9. ITEM: OPEN DISCUSSION

10. ITEM: ADJOURNMENT – NEXT MEETING DECEMBER 14, 2015