



DEVELOPMENT  
SERVICES

## AGENDA

### PLANNING COMMISSION

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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, February 5, 2016

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DATE: FEBRUARY 8, 2016

MEETING TIME: 7:00 P.M.

PLACE: 12 S. 5<sup>th</sup> 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 JANUARY 21, 2016 MEETING
2. ITEM: VISITORS

3. ITEM: TO HEAR A REQUEST BY JOHN NAIL, JOHN NAIL CONSTRUCTION FOR A CIRCULAR DRIVE (2<sup>ND</sup> CURB CUT) LOCATED AT 609 GUILFORD LANE, STONE MILL ADDITION, YUKON OK.
  
4. ITEM: TO HEAR A REQUEST BY KG HOLDINGS L.P./W.E.P. LAND HOLDINGS, LLC FOR AN ADDITIONAL TWO (2) CURB CUTS AT LOT 7B-2, BLOCK 1, REPLAT OF LOT 7B, BLOCK 1 OF THE REPLAT OF LOT 7, BLOCK 1, WEST END POINTE ADDITION, PHASE II, SECTION 2, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OK.
  
5. ITEM: TO CORRECT A SCHIVENER ERROR FOR LOT 33 BLOCK 1 FRISCO ROAD ADDITION TO THE CITY OF YUKON, ALSO KNOWN AS 1901 BRANCHLINE ROAD, YUKON, OK.
  
6. ITEM: TO HEAR A REQUEST BY STONEGATE PARTNERS LLC TO REZONE FROM C-5 (AUTOMOTIVE AND COMMERCIAL DISTRICT) TO C-3 PUD (RESTRICTED COMMERCIAL DISTRICT).  
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.

7. ITEM: TO HEAR A REQUEST BY STONEGATE PARTNERS LLC FOR A PLANNED UNIT DEVELOPMENT.

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:

3) N00°06'07"W A DISTANCE OF 406.26 FEET,

4) 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;

3) N00°08'38"E A DISTANCE OF 100.58 FEET;

4) 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.

8. ITEM: TO HEAR A REQUEST BY STONEGATE PARTNERS LLC FOR A PRELIMINARY 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:

5) N00°06'07"W A DISTANCE OF 406.26 FEET,

6) 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;  
5) N00°08'38"E A DISTANCE OF 100.58 FEET;  
6) 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.

9. ITEM: NEW BUSINESS

10. ITEM: OPEN DISCUSSION

11. ITEM: ADJOURNMENT – NEXT MEETING MARCH 14, 2016