



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, June 10, 2016

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DATE: JUNE 13, 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 MAY 9, 2016 MEETING
2. ITEM: VISITORS

3. ITEM: TO HEAR A REQUEST BY NEAL GRAY WHO IS PROPOSING A SECOND CURB CUT AT 4817 ELK RUN, YUKON, OK.
  
4. ITEM: TO HEAR A REQUEST BY CPI PIPE & STEEL, INC. FOR A CONDITIONAL USE PERMIT ON A DIRT MINE.  
THE SOUTHEAST (SE/4) OF SECTION TWENTY-ONE (21), TOWNSHIP TWELVE NORTH (12N) RANGE SIX WEST (6W) OF THE I.M. CANADIAN COUNTY, OKLAHOMA, LESS A STRIP, PIECE OR PARCEL OF LAND LYING IN THE SE/4 OF SECTION 21, T12N,R6W IN CANADIAN COUNTY, OK. BEGINNING AT THE NE CORNER OF SAID SE/4, SOUTH ALONG THE EAST LINE OF SAID SE/4 A DISTANCE OF 789.96 FEET, N89°59'00"W A DISTANCE OF 708 FEET, THENCE N4°15'00"W A DISTANCE OF 672.05 FEET, THENCE S87°26'42"W A DISTANCE OF 2,534.56 FEET, TO A POINT ON THE WEST LINE OF SAID SE/4, THENCE NORTH ALONG THE WEST LINE OF SAID SE/4 A DISTANCE OF 228.38 FEET TO THE NW CORNER OF SAID SE/4, THENCE EAST ALONG THE NORTH LINE OF SAID SE/4 A DISTANCE OF 2,652.14 FEET TO A POINT OF BEGINNING CONTAINING 11.29 ACRES MORE OR LESS.
  
5. ITEM: TO HEAR A REQUEST BY CEDAR CREEK CONSULTING, INC., ON BEHALF OF MANISH PATEL/KP HOLDINGS LP/WEP LAND HOLDINGS LLC FOR A REZONE FROM C-3 (RESTRICTED COMMERCIAL DISTRICT) TO C-5 (AUTOMOTIVE AND COMMERCIAL RECREATION DISTRICT).  
A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-NINE(29), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°59'58"EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,099.78 FEET; THENCE NORTH 00°00'02" WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF WEST END POINTE DRIVE; THENCE EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES: NORTH 45°07'38" WEST A DISTANCE OF 35.43 FEET; NORTH 00°15'13" WEST A DISTANCE OF 1,027.06 FEET TO THE POINT OF BEGINNING; CONTINUING NORTH 00°15'13" WEST A DISTANCE OF 45.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, WEST END POINT ADDITION PHASE II SECTION 1 RECORDED IN BOOK 9 OF PLANTS, PAGE 95; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 THE FOLLOWING TWO (2) COURSES: NORTH 90°00'00" EAST A DISTANCE OF 393.62 FEET; NORTH 31°30'07" EAST A DISTANCE OF 102.65 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE

SOUTHWESTERLY LINE OF LOT 3 IN SAID BLOCK 1; THENCE SOUTH 55°29'32" EAST ALONG THE SOUTHWESTERLY LINE OF LOTS 3 AND 4 IN SAID BLOCK 1, A DISTANCE OF 233.92 FEET; THENCE SOUTH 90°00'00" WEST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 639.82 FEET TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND BEING A PART OF LOT ONE (1) BLOCK ONE (1), WEST END POINT ADDITION, PHASE II, SECTION 1, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF IN BOOK 9 OF PLATS PAGE 95, LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 29, TOWNSHIP 12 NORTH, RANGE 5 WEST OF THE INDIAN MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°15'13"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 129.19 FEET; THENCE N90°00'00" E A DISTANCE OF 171.87 FEET; THENCE N34°30'28" E A DISTANCE OF 120.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF LOT 1 THE FOLLOWING FOUR (4) COURSES: S56°12'53"E A DISTANCE OF 158.64 FEET; S55°29'32" E A DISTANCE OF 92.38 FEET TO THE MOST NORTHERLY SOUTHEAST CORNER OF SAID LOT 1; S31°30'07"W A DISTANCE OF 102.55 FEET TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 1; S90°00'00"W A DISTANCE OF 393.62 FEET TO THE POINT OF BEGINNING (SAID LAND BEING IDENTIFIED AS LOT 1B, BLOCK 1, WEST END POINT ADDITION, PHASE II, SECTION 1 ON LOT SPLIT APPROVAL EXECUTED BY THE CITY OF YUKON AND CANADIAN COUNTY TAX ROLLS; BETTER KNOWN AS 1609 WEST END POINT DR., YUKON, OK.

6. ITEM: TO HEAR A REQUEST BY CEDAR CREEK CONSULTING, INC., ON BEHALF OF MANISH PATEL/KP HOLDINGS LP/WEP LAND HOLDINGS LLC TO VACATE A 20 FOOT UTILITY EASEMENT ALONG THE SOUTH AND NORTH SIDE OF LOT (1) BLOCK ONE (1), WEST END POINTE ADDITION, PHASE II, SECTION 2, AND ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY OKLAHOMA; BETTER KNOWN AS 1609 WEST END POINT DR. YUKON, OK.

7. ITEM: TO HEAR A REQUEST BY CEDAR CREEK CONSULTING, INC., ON BEHALF OF MANISH PATEL/KP HOLDINGS LP/WEP LAND HOLDINGS LLC FOR A PRELIMINARY PLAT.

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-NINE(29), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89°59'58"E EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,099.78 FEET; THENCE NORTH 00°00'02" WEST A DISTANCE OF 50.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF WEST END

POINTE DRIVE; THENCE EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES: NORTH 45°07'38" WEST A DISTANCE OF 35.43 FEET; NORTH 00°15'13" WEST A DISTANCE OF 1,027.06 FEET TO THE POINT OF BEGINNING; CONTINUING NORTH 00°15'13" WEST A DISTANCE OF 45.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, WEST END POINT ADDITION PHASE II SECTION 1 RECORDED IN BOOK 9 OF PLANTS, PAGE 95; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 THE FOLLOWING TWO (2) COURSES: NORTH 90°00'00" EAST A DISTANCE OF 393.62 FEET; NORTH 31°30'07" EAST A DISTANCE OF 102.65 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE SOUTHWESTERLY LINE OF LOT 3 IN SAID BLOCK 1; THENCE SOUTH 55°29'32" EAST ALONG THE SOUTHWESTERLY LINE OF LOTS 3 AND 4 IN SAID BLOCK 1, A DISTANCE OF 233.92 FEET; THENCE SOUTH 90°00'00" WEST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 639.82 FEET TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND BEING A PART OF LOT ONE (1) BLOCK ONE (1), WEST END POINT ADDITION, PHASE II, SECTION 1, AN ADDITION TO THE CITY OF YUKON, CANADIAN COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF IN BOOK 9 OF PLATS PAGE 95, LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 29, TOWNSHIP 12 NORTH, RANGE 5 WEST OF THE INDIAN MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N00°15'13"W, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 129.19 FEET; THENCE N90°00'00" E A DISTANCE OF 171.87 FEET; THENCE N34°30'28" E A DISTANCE OF 120.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF LOT 1 THE FOLLOWING FOUR (4) COURSES: S56°12'53"E A DISTANCE OF 158.64 FEET; S55°29'32" E A DISTANCE OF 92.38 FEET TO THE MOST NORTHERLY SOUTHEAST CORNER OF SAID LOT 1; S31°30'07"W A DISTANCE OF 102.55 FEET TO THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 1; S90°00'00"W A DISTANCE OF 393.62 FEET TO THE POINT OF BEGINNING (SAID LAND BEING IDENTIFIED AS LOT 1B, BLOCK 1, WEST END POINT ADDITION, PHASE II, SECTION 1 ON LOT SPLIT APPROVAL EXECUTED BY THE CITY OF YUKON AND CANADIAN COUNTY TAX ROLLS; BETTER KNOWN AS 1609 WEST END POINT DR. YUKON, OK.

8. ITEM: TO HEAR A REQUEST BY ALLEN ENGINEERING SERVICES FOR CONSIDERATION OF A FINAL PLAT FOR RESIDENCE A YUKON HILLS. A PART OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 5 WEST, OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 903.63 FEET EAST AND 33 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE NORTH ON THE WEST LINE OF BLOCK 1, YUKON HILLS ADDITION A DISTANCE OF 157 FEET; THENCE WEST 14.63 FEET; THENCE NORTH ON THE WEST LINE OF BLOCK 3, YUKON HILLS ADDITION A DISTANCE OF 340 FEET;

THENCE EAST 47.08 FEET; THENCE NORTH ON THE WESTERLY LINE OF BLOCK 4, YUKON HILLS ADDITION A DISTANCE OF 158.97 FEET; THENCE NORTH 27°04'11" WEST 315.58 FEET; THENCE EAST 86.23 FEET; THENCE NORTH ON THE WEST LINE OF BLOCKS 4, 8 AND 10 OF YUKON HILLS ADDITION A DISTANCE OF 456.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH ON THE WEST LINE OF BLOCKS 4, 8 AND 10 OF YUKON HILLS ADDITION A DISTANCE OF 243.83 FEET; THENCE WEST 20 FEET; THENCE NORTH ALONG THE WEST LINE OF BLOCK 12 A DISTANCE OF 170 FEET; THENCE WEST 506.39 FEET; THENCE SOUTH ALONG THE EAST LINE OF YUKON HILLS ADDITION, SECTION 2, A DISTANCE OF 604.67 FEET; THENCE EAST 100.00 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET AND AN ARC LENGTH OF 482.94 FEET TO THE POINT OF BEGINNING. CONTAINING 6.70 ACRES, MORE OR LESS; KNOWN AS 105 W VANDAMENT AVE.

9. ITEM: NEW BUSINESS

10. ITEM: OPEN DISCUSSION

11. ITEM: ADJOURNMENT – NEXT MEETING JULY 18, 2016