

The City of Muskogee encourages participation from all its citizens in public meetings. If participation is not possible due to a disability, notify the Planning Department, in writing, at least forty-eight hours prior to the scheduled meeting and necessary accommodations will be made (ADA 28 CFR/36).

AGENDA
CITY OF MUSKOGEE PLANNING AND ZONING COMMISSION
October 2, 2017

Members of the City of Muskogee Planning and Zoning Commission are hereby requested to attend a Regular Meeting to be held on October 2, 2017, at 9:00 a.m. in the Council Chambers, 3rd Floor of the Municipal Building, Muskogee, Oklahoma, for the purpose of discussing the following items:

1. Roll Call.
2. Approval of the minutes of the September 5, 2017 Planning and Zoning Commission meeting.
3. Consider approval of the request from Cimco Properties to split Lot 1, Block 1, Meadowlane Subdivision, City of Muskogee, into two (2) tracts, or take other necessary action. (Gary D. Garvin)

Tract 1

A TRACT OF LAND LOCATED IN LOT 1 OF THE REPLAT OF BLOCKS 1 AND 2 OF MEADOWLANE SUBDIVISION, MUSKOGEE OKLAHOMA ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE N00°00'00"E ALONG THE EAST LINE OF SAID LOT 1 FOR A DISTANCE OF 697.65 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, THENCE ALONG THE NORTH LINE OF SAID LOT 1 S85°14'08"W 452.31 FEET TO THE NW CORNER OF SAID LOT 1, THENCE ALONG THE WESTERLY BOUNDARY OF SAID LOT 1 ON A CURVE TO THE RIGHT HAVING A RADIUS OF 228.10 FEET AND A CHORD WHICH BEARS S25°32'16"W 192.81 FEET, AN ARC DISTANCE OF 199.07 FEET TO A POINT OF REVERSE CURVE, THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 228.10 FEET AND A CHORD WHICH BEARS S34°43'52"W 124.28 FEET, AN ARC DISTANCE OF 125.87 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 1. THENCE S79°00'00"E 130.17 FEET, THENCE S52°30'00"E 15.00 FEET, THENCE S00°00'00"E 350.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, THENCE N89°43'05"E ALONG THE SOUTH LINE THEREOF 465.00 FEET TO THE POINT OF BEGINNING. CONTAINING 7.59 ACRES OR 330620.4 SQUARE FEET.

TRACT 2

A TRACT OF LAND LOCATED IN LOT 1 OF THE REPLAT OF BLOCKS 1 AND 2 OF MEADOWLANE SUBDIVISION, MUSKOGEE OKLAHOMA ACCORDING TO THE OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE SE CORNER OF SAID LOT 1 THENCE S89°43'05"W ALONG THE SOUTH LINE THEREOF 465 FEET TO THE POINT OF BEGINNING, THENCE S89°43'05"W 152.00 FEET TO THE SW CORNER OF SAID LOT 1, THENCE ALONG THE WEST LINE OF LOT 1 N00°00'00"E 310.00 FEET TO A POINT OF CURVE, THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 228.10 FEET AND A CHORD WHICH BEARS N09°27'42"E 74.99 FEET, AN ARC DISTANCE OF 75.33 FEET, THENCE S79°00'00"E 130.17 FEET, THENCE S52°30'00"E 15.00 FEET, THENCE S00°00'00"E 350.00 FEET TO THE POINT OF BEGINNING. CONTAINING 43325 SQUARE FEET OF 0.99 ACRES.

Adjournment

Planning Commission

2.

Meeting Date: 10/02/2017

Initiator: Gary Garvin, Planning Director

Information

AGENDA ITEM TITLE:

Approval of the minutes of the September 5, 2017 Planning and Zoning Commission meeting.

LEGAL DESCRIPTION:

BACKGROUND:

See attached minutes.

RECOMMENDED STAFF ACTION:

Approve the minutes.

Fiscal Impact

Attachments

COMP&ZC Minutes - 9/5/2017

MINUTES
City of Muskogee Planning and Zoning Commission
September 5, 2017

Members of the City of Muskogee Planning and Zoning Commission were called to order at a Regular Scheduled Meeting on Tuesday, September 5, 2017 at 9:00 a.m., in the Council Chambers, 3rd Floor of the Municipal Building, 229 W. Okmulgee Ave., Muskogee, Oklahoma.

Present: Jack Bethany, Commissioner; Justin Walker, Commissioner; Patrick Cale, Commissioner; Stella Derrick, Commissioner

Absent: Lathon Archie III, Commissioner; Mark Luttrull, Commissioner; Shirley Hilton-Flanary, Commissioner

Staff Present: Gary D. Garvin, Director of Planning and Economic Development

Tish Callahan, Assistant City Planner

Susan Ross, Office Administrator

1 Roll Call-Susan Ross

2 Commissioner Jack Bethany called for approval of the Minutes of the August 21,, 2017 Planning and Zoning Commission meeting.

Motion was made by Commissioner Patrick Cale, seconded by Commissioner Justin Walker

AYE: Commissioner Jack Bethany, Commissioner Justin Walker, Commissioner Patrick Cale, Commissioner Stella Derrick

Carried - Unanimously

4 Gary Garvin, Planning Director, presented the staff report to consider approval of an Ordinance to close North 5th Street located between Okmulgee Avenue and Broadway Avenue, more particularly described in the Ordinance, providing for severability and setting an effective date, or take other necessary action.

The applicant, United States of America C/O General Services Administration is requesting approval to close North 5th Street located between Okmulgee Avenue and Broadway Avenue. The applicants have stated the closure is necessary to mitigate a vulnerability (security issue) identified by the United States Marshals Service. The closure would increase the setback distance between the structure (Federal Court House) and vehicular traffic, on the eastside. If approved, the street would be closed for vehicular traffic, but remain open for pedestrian use.

Mr. Garvin stated that no objections were received from the utility companies and members of the Subdivision Review Committee, with the exception of the Fire Department. The Fire Chief requested removable bollards instead of concrete planters on both Broadway and Okmulgee Avenue. The removable bollards would allow the fire department's ladder truck access to the front of the building. This item was previously tabled until revisions could be made. Subdivision Review Committee recommended approval, subject to the removable bollards being installed. Construction plans submitted by the applicant show the bollards to be installed as per recommended by the Fire Chief. Mr. Garvin also stated that brick pavers will be added along the crosswalk and center of the street.

Representatives for the applicant were present to answer any questions about the closure and revisions. Commissioner Patrick Cale asked about the removable bollards and how that system works. The representative stated that a key would be made available to the City and to Marshals so that the bollards could be removed and allow for fire trucks to enter. Commissioner Patrick Cale also asked about the watering system for the planters and how they would be maintained. The representative of the applicant stated that they will be planting drought resistant plants native to the area and maintenance employees would be in charge of the planter upkeep.

Motion was made by Commissioner Patrick Cale, seconded by Commissioner Stella Derrick

AYE: Commissioner Jack Bethany, Commissioner Justin Walker, Commissioner Patrick Cale, Commissioner Stella Derrick

Carried - Unanimously

There being no further business to come before the City of Muskogee Planning and Zoning Commission, Acting Chairman, Jack Bethany adjourned the meeting at 9:36 a.m.

Meeting Date: 10/02/2017

Initiator: Gary Garvin, Planning Director

Information

AGENDA ITEM TITLE:

Consider approval of the request from Cimco Properties to split Lot 1, Block 1, Meadowlane Subdivision, City of Muskogee, into two (2) tracts, or take other necessary action. (Gary D. Garvin)

LEGAL DESCRIPTION:

Tract 1

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BACKGROUND:

The applicant, CIMCO Properties (Lindsey Holloway, Agent), is requesting approval to split Lot 1, Block 1 of Meadowlane Subdivision into two (2) tracts. The applicant is in the process of purchasing the property and is requesting the Lot Split to separate the existing apartments from the existing storage buildings. Tract 1 will consist of 7.59 acres, and Tract 2 will consist of 0.99 acres (see attached Lot Split). The tracts comply with all of the area regulations within the Zoning Ordinance.

RECOMMENDED STAFF ACTION:

Approve the Lot Split.

Fiscal Impact

Attachments

Lot Split - Holloway

I CERTIFY THAT THIS SURVEY ACCURATELY REPRESENTS THE ACTION OF THE
CITY OF MUSKOGEE PLANNING AND ZONING COMMISSION TAKEN
ON _____
PLANNING COMMISSION _____ DATE _____
CHAIRMAN _____