

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
January 2, 2018

Members of the City of Muskogee Planning and Zoning Commission are hereby requested to attend a Regular Meeting to be held on January 2, 2018, 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 December 4, 2017 City of Muskogee Planning and Zoning Commission meeting.
3. Consider approval of the request from Kenneth and Leveta Goad to consolidate Lots 20 thru 26, Block 12 in Cream Ridge Addition, City of Muskogee, into two (2) tracts, or take other necessary action. (Gary D. Garvin)

TRACT 1

LOTS 20 THRU 22 AND THE WEST HALF OF LOT 23 IN BLOCK 12 IN CREAM RIDGE ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA

TRACT 2

LOTS 23 THRU 26 AND THE EAST HALF OF LOT 23 IN BLOCK 12 IN CREAM RIDGE ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA

4. Hold a Public Hearing and take action on the approval of an Ordinance rezoning the property located at 2312 Augusta Street, more particularly described in the Ordinance, from "C-1" Local Commercial District to "R-1" Single-Family Residential, and if approved authorize staff to revise the Official Zoning Map of the City to reflect said change, or take other necessary action. (Gary D. Garvin)

LOTS 20 THRU 26 IN BLOCK 12 IN CREAM RIDGE ADDITION TO THE CITY OF MUSKOGEE, LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 18 EAST, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

Adjournment

Planning Commission

2.

Meeting Date: 01/02/2018

Initiator: Gary Garvin, Planning Director

Information

AGENDA ITEM TITLE:

Approval of the Minutes of the December 4, 2017 City of Muskogee Planning and Zoning Commission meeting.

LEGAL DESCRIPTION:

BACKGROUND:

See attached minutes.

RECOMMENDED STAFF ACTION:

Approve the minutes.

Fiscal Impact

Attachments

COMP&ZC Minutes - 12/4/2017

MINUTES
City of Muskogee Planning and Zoning Commission
December 4, 2017

Members of the City of Muskogee Planning and Zoning Commission were called to order at a Regular Scheduled Meeting on Monday, December 4, 2017 at 9:00 a.m., in the Council Chambers, 3rd Floor of the Municipal Building, 229 W. Okmulgee Ave., Muskogee, Oklahoma.

Present: Commissioner Jack Bethany; Commissioner Shirley Hilton-Flanary; Commissioner Patrick Cale; Commissioner Stella Derrick
Absent: Commissioner Lathon Archie III; Chairman Mark Luttrull; Commissioner Justin Walker
Staff Gary D. Garvin, Director of Planning and Economic Development; Tish Callahan, Assistant
Present: City Planner; Mike Stewart, Assistant City Manager; Susan Ross, Office Administrator

1 Roll Call.

2 Co-Chairman Jack Bethany called for approval of the Minutes of the November 20, 2017 Planning and Zoning Commission meeting.

Motion was made by Commissioner Patrick Cale, seconded by Commissioner Shirley Hilton-Flanary

AYE: Commissioner Jack Bethany, Commissioner Patrick Cale, Commissioner Shirley Hilton-Flanary

Other: Commissioner Stella Derrick (ABSTAIN)

Carried

3 Gary D. Garvin, Director of Planning, presented the staff report on the request from the City of Muskogee to hold a Public Hearing and take action on the approval of an Ordinance to close the twenty (20) foot alley running North and South, located within Block 61, of the Muskogee Original Townsite (MOT), more particularly described in the Ordinance.

Mr. Garvin stated that the applicant, City of Muskogee, is requesting to close the alley located within Block 61 of the Muskogee Original Townsite (between South 2nd & 3rd Street and Fremont & Elgin Avenue). The City is requesting to close the alley to create a new public green space within the Depot District. The Subdivision Review Committee reviewed the request and recommends approval. Mr. Garvin presented a drawing of the proposed green space and the proposed development of the area.

Stella Derrick asked if any of the houses in the area would be affected. Mr. Garvin replied that the houses are to the South of the proposed green space area and no houses

would be affected.

Co-Chairman Jack Bethany opened the public hearing for the proposed alley closure. There were no statements or questions so the public hearing was closed.

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

AYE: Commissioner Jack Bethany, Commissioner Patrick Cale, Commissioner Shirley Hilton-Flanary, Commissioner Stella Derrick

Carried - Unanimously

There being no further business to come before the City of Muskogee Planning and Zoning Commission, Co-Chairman Jack Bethany adjourned the meeting at 9:11 a.m..

Planning Commission

3.

Meeting Date: 01/02/2018

Initiator: Gary Garvin, Planning Director

Information

AGENDA ITEM TITLE:

Consider approval of the request from Kenneth and Leveta Goad to consolidate Lots 20 thru 26, Block 12 in Cream Ridge Addition, City of Muskogee, into two (2) tracts, or take other necessary action. (Gary D. Garvin)

LEGAL DESCRIPTION:

TRACT 1

LOTS 20 THRU 22 AND THE WEST HALF OF LOT 23 IN BLOCK 12 IN CREAM RIDGE ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA

TRACT 2

LOTS 23 THRU 26 AND THE EAST HALF OF LOT 23 IN BLOCK 12 IN CREAM RIDGE ADDITION TO THE CITY OF MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA

BACKGROUND:

The applicants, Kenneth and Leveta Goad, are requesting approval to consolidate Lots 20 thru 26, Block 12 in Cream Ridge Addition, into two (2) tracts. The Lot Consolidation is being requested to allow the property to be developed residentially (single-family dwellings). Both Tracts 1 and 2 will consist of 11,375 square feet. The properties comply with all of the area regulations within the Zoning Ordinance.

RECOMMENDED STAFF ACTION:

Approve the Lot Consolidation.

Fiscal Impact

Attachments

Lot Consolidation

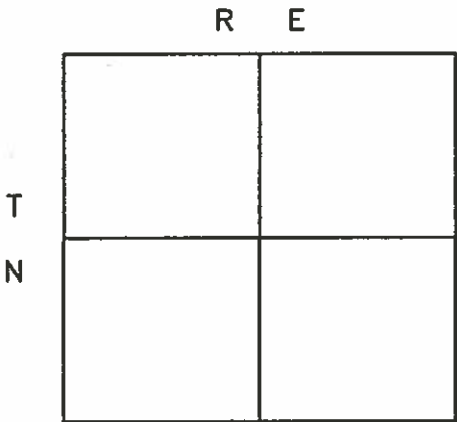
LOT SPLIT

LEGEND

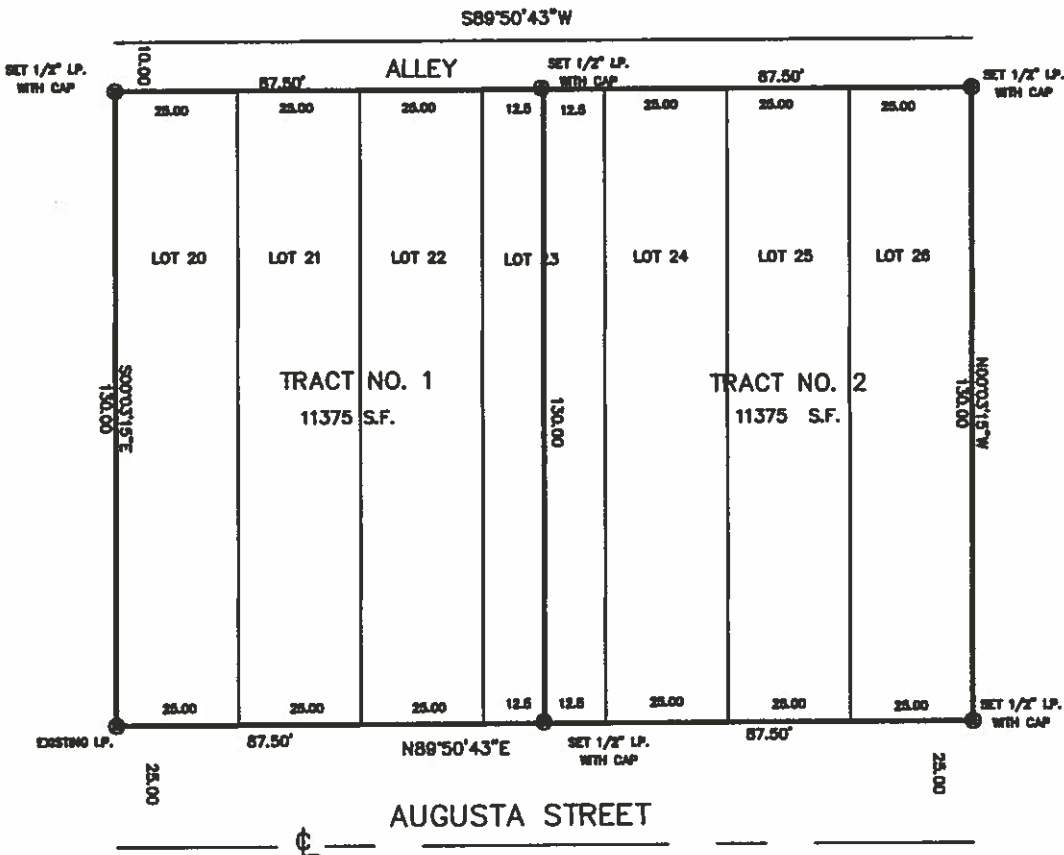
- IRON PIN
- FENCE
- ELEVATION
- SECTION LINE
- EASEMENT LINE
- ELECTRIC LINE
- WATER LINE
- TELEPHONE LINE
- GAS LINE
- SANITARY SEWER

SCALE 1"= 40'

BEARINGS ARE ASSUMED
BASED ON THE SOUTH LINE
OF BLOCK 12 BEING N89°50'43"E



SECTION _____
COUNTY _____



TRACT NO. 1
Lots 20 thru 22 and the west half of Lot 23 in Block
12 in CREAM RIDGE ADDITION to the City of Muskogee,
Muskogee County, Oklahoma.

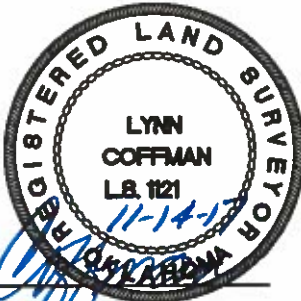
TRACT NO. 2
Lots 23 thru 26 and the east half of Lot 23 in Block
12 in CREAM RIDGE ADDITION to the City of Muskogee,
Muskogee County, Oklahoma.

I certify that this survey accurately represents the action of the City of Muskogee
Planning and Zoning Commission taken on _____
Planning Commision Chairman _____ Date _____

THIS PLAT OF SURVEY MEETS THE
OKLAHOMA MINIMUM STANDARDS FOR
PRACTICE OF LAND SURVEYING
AS ADOPTED BY THE OKLAHOMA
STATE BOARD OF REGISTRATION FOR
PROFESSIONAL ENGINEERS AND LAND
SURVEYORS.

THE

REGISTERED PROFESSIONAL LAND SURVEYOR LS#1121
DATE 11-14-17 W.O.# 15627



COFFMAN SURVEYING
218 EASTSIDE BLVD.
MUSKOGEE, OK 74403
(918)-682-6144
CA# 2100 (EXP. 6-30-2018)

Planning Commission**4.****Meeting Date:** 01/02/2018**Initiator:** Gary Garvin, Planning Director

Information**AGENDA ITEM TITLE:**

Hold a Public Hearing and take action on the approval of an Ordinance rezoning the property located at 2312 Augusta Street, more particularly described in the Ordinance, from "C-1" Local Commercial District to "R-1" Single-Family Residential, and if approved authorize staff to revise the Official Zoning Map of the City to reflect said change, or take other necessary action. (Gary D. Garvin)

LEGAL DESCRIPTION:

LOTS 20 THRU 26 IN BLOCK 12 IN CREAM RIDGE ADDITION TO THE CITY OF MUSKOGEE, LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 18 EAST, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

BACKGROUND:

The applicant, Leveta Goad, is requesting the property located at 2312 Augusta Street to be rezoned from "C-1" Local Commercial District to "R-1" Single-Family Residential District to allow the property to be developed residentially (single-family dwellings).

The Comprehensive Plan/Land Use Map, adopted by the City of Muskogee, indicates single-family residential within this area. Therefore, the request to rezone to "R-1" Single-Family complies with the Comprehensive Plan and Land Use Map.

Notices have been sent to the property owners within 300 foot radius, as required, and published in the paper twenty (20) days prior to the Public Hearing. A Public Hearing will be held on the following days:

January 2, 2018 at 9:00 a.m.: City of Muskogee Planning & Zoning Commission

January 2, 2018, 2017 at 5:30 p.m.: Public Works Committee

January 8, 2018 at 5:30 p.m. Muskogee City Council Meeting

RECOMMENDED STAFF ACTION:

Approve the Ordinance rezoning the property located at 2312 Augusta Street from "C-1" Local Commercial District to "R-1" Single-Family Residential, and authorize staff to revise the Official Zoning Map of the City to reflect said change.

Fiscal Impact**Attachments**

Rezoning Ordinance - Goad

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MUSKOGEE AS PROVIDED BY CHAPTER 90, SECTION 01-03, OF THE MUSKOGEE CITY CODE, SEPTEMBER 2014, BY RE-ZONING LOTS 20 THRU 26 IN BLOCK 12 IN CREAM RIDGE ADDITION TO THE CITY OF MUSKOGEE, LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 18 EAST, MUSKOGEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL PLAT THEREOF, MUSKOGEE COUNTY, OKLAHOMA, CONTAINING 22,750 SQUARE FEET, MORE OR LESS, AND PROVIDING FOR SEVERABILITY. (LEVETA GOAD, Applicant)

FROM "C-1" LOCAL COMMERCIAL DISTRICT

TO

"R-1" SINGLE- FAMILY RESIDENTIAL DISTRICT

WHEREAS, the City of Muskogee Planning and Zoning Commission, in a meeting held JANUARY 2, 2018, did recommend the approval of the rezoning of the property set out above in the title of the Ordinance, and did authorize the director of the Commission to advise the Council of the City of Muskogee of this recommendation,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSKOGEE, OKLAHOMA,

Section 1. THAT, the official zoning map of the City of Muskogee as provided by Chapter 90, Section 01-03, of the Muskogee City Code, September 2014, is hereby amended by changing the District Classification by rezoning; LOTS 20 THRU 26 IN BLOCK 12 IN CREAM RIDGE ADDITION TO THE CITY OF MUSKOGEE, LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 18 EAST, MUSKOGEE COUNTY, STATE OF OKLAHOMA FROM "C-1" LOCAL COMMERCIAL DISTRICT TO "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT.

AND that this change be so ordered and declared by the City Council.

Section 2. THAT, the City Clerk is authorized and directed to show such change on the zoning map record.

Section 3: REPEALER. All other ordinances or parts of ordinances in direct conflict herewith are repealed to the extent of the conflict only.

Ordinance No. _____

Section 4: SEVERABILITY. Should any part, section, subsection, sentence, provision, clause, or phrase hereof be held invalid, void, or unconstitutional for any reason, such holding shall not render invalid, void, or unconstitutional any other section, subsection, sentence, provision, clause, or phrase of this Ordinance, and the same are deemed severable for this purpose.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MUSKOGEE, OKLAHOMA, THIS 8TH DAY OF JANUARY, 2018.

JOHN R. COBURN, MAYOR

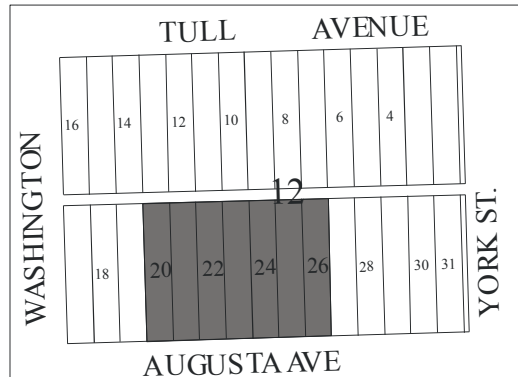
ATTEST:

TAMMY L. TRACY, CITY CLERK
(SEAL)

APPROVED as to form and legality this ____ day of _____, 2017.

ROY D. TUCKER, CITY ATTORNEY

Public Hearing Notice



Proposal: To rezone property located at 2312 Augusta Street, from “C-1” Local Commercial District to “R-1” Single-Family Residential District. The property is more particularly described as:

Lots 20 thru 26 in Block 12 in Cream Ridge Addition to the City of Muskogee, located in the Northeast Quarter (NE1/4) of Section 36, Township 15 North, Range 18 East, according to the official plat thereof, Muskogee County, Oklahoma. Containing 22,750 square feet, more or less.

Applicant: Leveta Goad

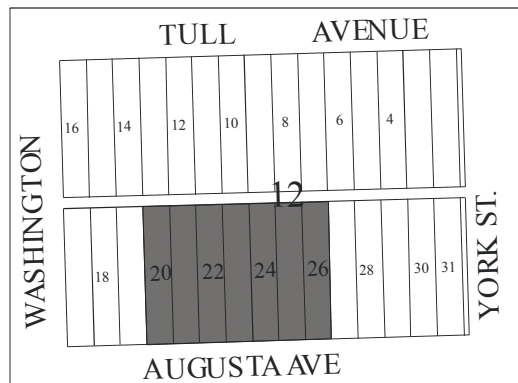
This notice is provided to property owners within 300 feet of the above site to inform them of the following public hearings regarding the above proposal:

January 2, 2018 at 9:00 a.m.: City of Muskogee Planning & Zoning Commission

January 2, 2018 at 5:30 p.m.: City of Muskogee Public Works Committee

January 8, 2018 at 5:30 p.m.: City Council

All of the public hearings will be held in the Council Chambers, 3rd Floor of the City Municipal Building, 3rd Street and Okmulgee, Muskogee, Oklahoma. The purpose of the public hearing is to discuss the above proposal. You are welcome to attend the meeting and express your opinion. If you have questions about the proposal, or need additional information prior to the public hearing, please contact the Planning Department at 918.684-6232.



(Leveta Goad, Applicant)

PUBLIC NOTICE

Notice is hereby given that on January 2, 2018, at 9:00 a.m., in the Council Chambers of the Municipal Building, Muskogee, Oklahoma, a public hearing will be conducted by the City of Muskogee Planning & Zoning Commission, on January 2, 2018, at 5:30 p.m., by the Public Works Committee, and on January 8, 2018, at 5:30 p.m., by the City Council to consider an application to rezone property located at 2312 Augusta Street, from “C-1” *Local Commercial* District to “R-1” Single-Family Residential District. The property is more particularly described as:

Lots 20 thru 26 in Block 12 in Cream Ridge Addition to the City of Muskogee, located in the Northeast Quarter (NE1/4) of Section 36, Township 15 North, Range 18 East, according to the official plat thereof, Muskogee County, Oklahoma. Containing 22,750 square feet, more or less.

And for taking any other actions as authorized by law, of which all interested persons will take notice.

Mark Luttrull, Chairman
City of Muskogee Planning & Zoning Commission