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).

POSTING DATE: 6/22/2022

AGENDA
SPECIAL CALL PLANNING AND ZONING COMMISSION
JUNE 24, 2022

Official action can only be taken on items which appear on the agenda. The public body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item.

When more information is needed to act on an item, the public body may refer the matter to Staff or back to Committee or the recommending body.

Under certain circumstances, items are deferred to a specific date or stricken from the agenda entirely.

SPECIAL CALL SESSION - 9:00 A.M. 3RD FLOOR COUNCIL CHAMBERS, MUNICIPAL BUILDING, 229 W. OKMULGEE, MUSKOGEE, OKLAHOMA

ROLL CALL

1. Consider approval of a lot split submitted by Anthony Cox to divide 4.33 acres into two tracts, Tract 1 consisting of 2.02 acres and Tract 2 consisting of 2.31 acres, or take other necessary action. (Katrina Bodenhamer)

ADJOURN

Special Call Planning Commission **1.**

Meeting Date: 06/24/2022

Initiator: Katrina Bodenhamer, Assistant City Attorney

Information

AGENDA ITEM TITLE:

Consider approval of a lot split submitted by Anthony Cox to divide 4.33 acres into two tracts, Tract 1 consisting of 2.02 acres and Tract 2 consisting of 2.31 acres, or take other necessary action. (Katrina Bodenhamer)

LEGAL DESCRIPTION:

LEGALDESCRIPTIONS

TRACT1: A PART OF LOT 1, BLOCK 1 OF JANIE'S ADDITION IN THE NW/4 NE/4 SECTION 30, T15N, R19E OF THE I.B.&M., CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NE CORNER OF LOT 1, THENCE S5°00'51"W ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 270.70 FEET; THENCE S89°00'47"W A DISTANCE OF 314.34 FEET TO A POINT ON THE WEST LINE OF LOT 1; THENCE N1°39'11"W ALONG THE WEST LINE THEREOF A DISTANCE OF 265.21 FEET TO THE NW CORNER OF LOT 1, BLOCK 1; THENCE N88°20'49"E ALONG THE NORTH LINE OF LOT 1 A DISTANCE OF 345.75 FEET TO THE POINT OF BEGINNING. CONTAINING 2.02 ACRES, MORE OR LESS.

TRACT2: A PART OF LOT 1, BLOCK 1 OF JANIE'S ADDITION IN THE NW/4 NE/4 SECTION 30, T15N, R19E OF THE I.B.&M., CITY OF MUSKOGEE, MUSKOGEE COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE NE CORNER OF LOT 1, THENCE S5°00'51"W ALONG THE EAST LINE OF LOT 1 A DISTANCE OF 270.70 FEET; THENCE S89°00'47"W A DISTANCE OF 134.16 FEET TO THE POINT OF BEGINNING; THENCE
S0°39'19"E A DISTANCE OF 228.39 FEET; THENCE N89°00'47"E A DISTANCE OF 152.92 FEET TO A POINT ON A CURVE; THENCE ON A CURVE RIGHT WITH A RADIUS OF 2778.60 FEET AN ARC LENGTH OF 182.85 FEET AND A CHORD WHICH BEARS S1°22'14"W A DISTANCE OF 182.82 FEET TO THE SE CORNER OF LOT 1; THENCE S88°20'49"W ALONG THE SOUTH LINE OF LOT 1 A DISTANCE OF 319.46 FEET; THENCE N1°39'11"W ALONG THE WEST LINE OF LOT 1, BLOCK 1 A DISTANCE OF 414.79 FEET; THENCE N89°00'47"E A DISTANCE OF 180.18 FEET TO THE POINT OF BEGINNING, CONTAINING 2.31 ACRES, MORE OR LESS.

BACKGROUND:

This request was submitted by Anthony Cox to split one lot into two tracts in order to sell Tract 2 for single family residential development. Tract 1 currently has a single family residence, If the lot split is approved the lot 2 will meet all requirements as a buildable lot.

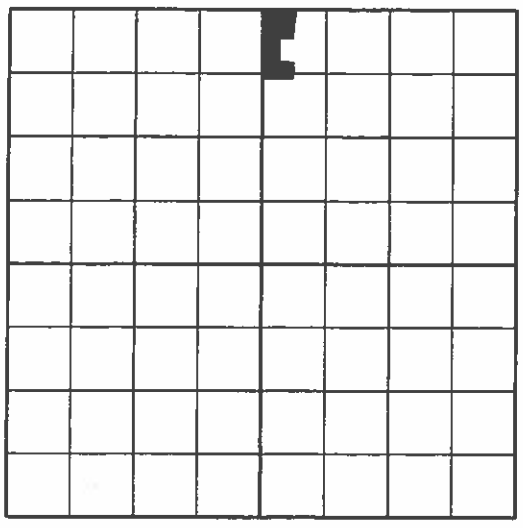
RECOMMENDED STAFF ACTION:
Staff recommends approval.

Fiscal Impact

Attachments

Lot Split

LOT SPLIT



LOCATION MAP

SEC. 30 T 15 N, R 19 E

SCALE: 1"= 80'

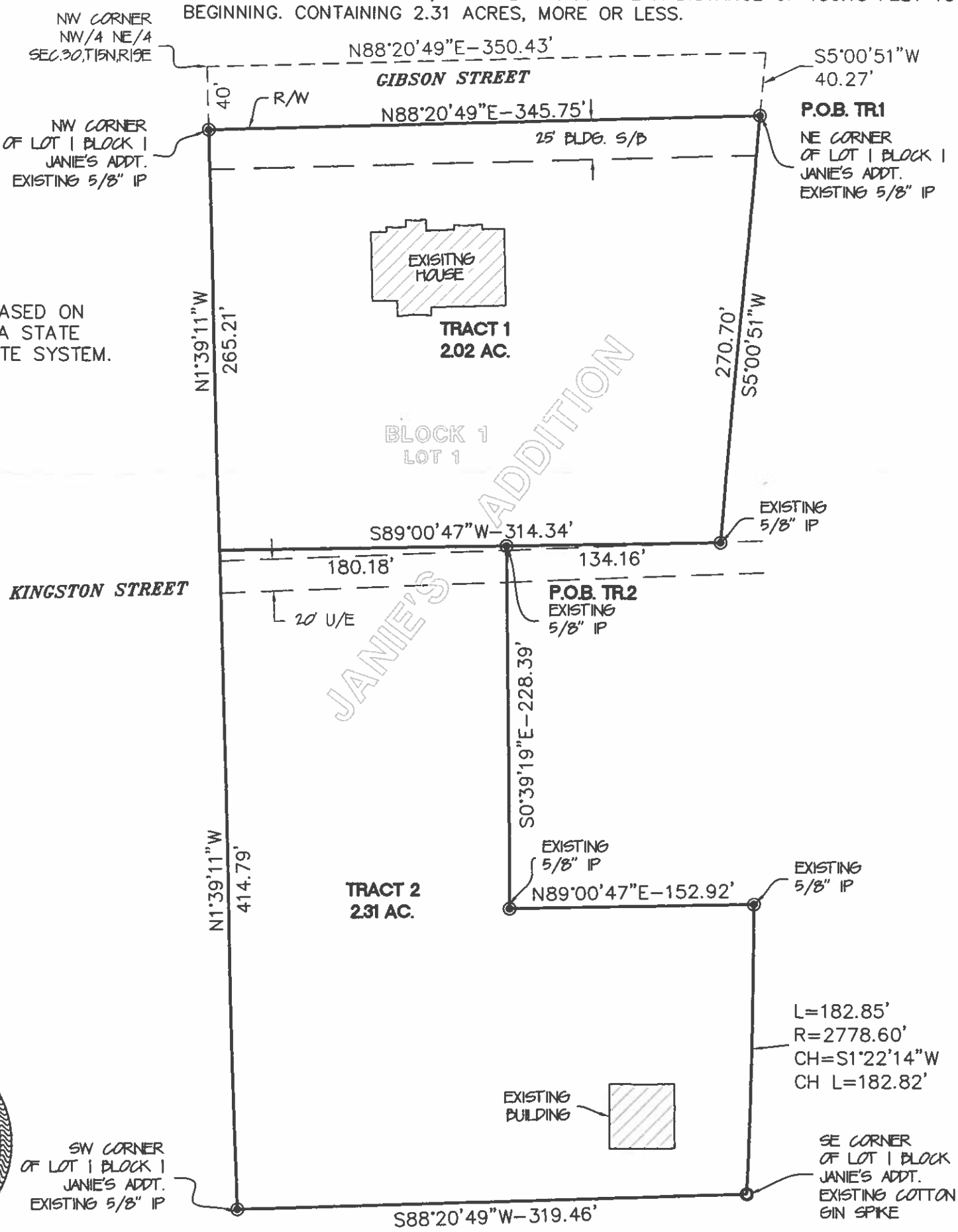
◉ =IRON PIN

—x— =FENCE

LEGAL DESCRIPTIONS

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BEARINGS ARE BASED ON NAD83 OKLAHOMA STATE PLANE COORDINATE SYSTEM.

LICENSED PROFESSIONAL LAND SURVEYOR
TONY ROBISON 1686
OKLAHOMA

5/27/2022

TONY ROBISON, LAND SURVEYOR NO. 1686

Heartland Surveying & Mapping, PLLC

CA #4849

600 Emporia St., Ste."C"
Muskogee, Oklahoma 74401
(918) 682-7796

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

_____ _____

Planning Commision Chairman *Date*

FOR: TONY COX

DATE: 5/25/2022

THIS SURVEY MEETS MINIMUM TECHNICAL SURVEY STANDARDS.

W.O.# 10449

SURVEYED BY: _____

DRAWN BY: AM

Last Site Visit: _____

FILE NAME
May 27, 2022 - 10:29am
S:\CAD -HEARTLAND-FILES\WO10449.dwg