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: 02/09/2023

SPECIAL CALL AGENDA
PLANNING AND ZONING COMMISSION
FEBRUARY 13, 2023

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 the approval of the December 19, 2022 Minutes for the Planning and Zoning Commission, or take other necessary action. (Russell Sain)

2. Hold a Public Hearing and consider approval of Ordinance No. 4187-A on the application of Cincy Properties/Olsson, Inc., to rezone the property addressed as 6000 W. Broadway, being more particularly described in the ordinance, from R-1, Single Family Residential, to PUD, Planned Unit Development, and if approved, authorize Staff to revise the Official Zoning Map of the City to reflect said change, or take other necessary action. (Jennifer Swezey)

3. Hold a Public Hearing and consider approval of Ordinance No. 4188-A on the application of American Bank Inc., to rezone the property addressed as 219 S. 32nd Street, being more particularly described in the ordinance, from C-1, Local Commercial, to C-2, General Commercial, and if approved, authorize Staff to revise the Official Zoning Map of the City to reflect said change, or take other necessary action. (Jennifer Swezey)

ADJOURN

Special Call Planning Commission **1.**

Meeting Date: 02/13/2023

Initiator: Robin Orman, Office Administrator

Information

AGENDA ITEM TITLE:

Consider the approval of the December 19, 2022 Minutes for the Planning and Zoning Commission, or take other necessary action. (Russell Sain)

LEGAL DESCRIPTION:

BACKGROUND:

RECOMMENDED STAFF ACTION:

Fiscal Impact

Attachments

minutes

MINUTES

OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MUSKOGEE, OKLAHOMA
MET IN COUNCIL CHAMBERS OF CITY HALL
DECEMBER 19, 2022

The Planning and Zoning Commission of the City of Muskogee, Oklahoma, met in Regular Session at 9:00 a.m., on December 19, 2022, in the Council Chambers, Municpal Building, 229 W. Okmulgee Ave., Muskogee, Oklahoma.

The meeting was called to order and the roll was called as follows:

Present:	Russell Sain, Chairman; Judy Hoffman, Commissioner; Cindy Kennedy, Commissioner; Betty Blackwell, Commissioner
Absent:	Alexis Wallace, Commissioner; D'Elbie Walker, Commissioner; Leroy Walker Sr. , Commissioner
Staff Present:	Suzanne Salichs, Planning Director
	Robin Orman, Administrative Assistant
Attendees:	Stacy Alexander, Honorary Member

1 Consider approval of Planning Commission Minutes of December 5, 2022, or take other necessary action.

Motion was made by Commissioner Betty Blackwell, seconded by Commissioner Judy Hoffman to approve the minutes of the December 5th, 2022 meeting.

AYE: Chairman Russell Sain, Commissioner Judy Hoffman, Commissioner Cindy Kennedy, Commissioner Betty Blackwell

Carried - Unanimously

2 Consider approval of Preliminary and Final Plats of the Azalea Park Drive Commercial Subdivision, from Heartland Surveying, applicant, for commercial development of Olive Garden Restaurant (Lot 1) and Whataburger Restaurant (Lot 2), or take other necessary action. (Suzanne Salichs)

The applicant, Heartland Surveying, submitted Preliminary and Final Plats of 1 Block

in the Azalea Park Drive Commercial Subdivision, consisting of 2 (two) lots, 1 (one) block on 3.41 acres for commercial development of an Olive Garden (Lot 1) and Whataburger (Lot 2) restaurants. The properties have access to public sanitary sewer and public water, and are currently zoned Regional Corridor Commercial, and meet area regulations for the zoning classification. This application was reviewed and approved unanimously by the Subdivision Review Committee on December 13, 2022

Motion was made by Commissioner Judy Hoffman, seconded by Commissioner Betty Blackwell to approve the Preliminary and Final Plats of the Azalea Park Drive Commercial Subdivision, from Heartland Surveying, applicant, for commercial development of Olive Garden Restaurant (Lot 1) and Whataburger Restaurant (Lot 2).

AYE: Chairman Russell Sain, Commissioner Judy Hoffman, Commissioner Cindy Kennedy, Commissioner Betty Blackwell

Carried - Unanimously

3 Consider approval to consolidate Lots 13 and 14 of South Gulick, The Farm II, owners Tu Dinh & Cuc Thu Nguyen, or take other necessary action. (Suzanne Salichs)

The applicants and owners, Tu Dinh & Cuc Thu Nguyen, are requesting approval to consolidate two (2) lots on their property. They are Lots 13 and 14 of South Gulick, the Farm II, platted out of a part of the south 642 feet of the Northwest Quarter of Section 12, T14N, R18E of the I.B.&M., Muskogee County, State of Oklahoma. Both Tracts consist of 2.22 acres, more or less. The applicants and owners are requesting this Lot Consolidation to combine their 2 (two) lots into 1 (one) lot.

Motion was made by Commissioner Judy Hoffman, seconded by Commissioner Betty Blackwell to approval to consolidate Lots 13 and 14 of South Gulick, The Farm II, owners Tu Dinh & Cuc Thu Nguyen.

AYE: Chairman Russell Sain, Commissioner Judy Hoffman, Commissioner Cindy Kennedy, Commissioner Betty Blackwell

Carried - Unanimously

There being no further business, the meeting was adjourned.

Special Call Planning Commission **2.**

Meeting Date: 02/13/2023

Initiator: Robin Orman, Office Administrator

Information

AGENDA ITEM TITLE:

Hold a Public Hearing and consider approval of Ordinance No. 4187-A on the application of Cincy Properties/Olsson, Inc., to rezone the property addressed as 6000 W. Broadway, being more particularly described in the ordinance, from R-1, Single Family Residential, to PUD, Planned Unit Development, and if approved, authorize Staff to revise the Official Zoning Map of the City to reflect said change, or take other necessary action. (Jennifer Swezey)

LEGAL DESCRIPTION:

A PART OF THE SE1/4 OF THE SW1/4 OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA; WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE AND PREPARED ON 10/3/2022 BY TONY ROBISON, LS#1686; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SW1/4 OF SECTION 19 THENCE N1°37'58"W A DISTANCE OF 308.00 FEET TO THE POINT OF BEGINNING; THENCE S88°31'21"W A DISTANCE OF 858.33 FEET; THENCE N1°19'51"W A DISTANCE OF 279.91 FEET; THENCE N88°31'02"E A DISTANCE OF 856.86 FEET; THENCE S1°37'58"E A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING.

BACKGROUND:

The applicant, Cincy Properties/Olsson, Inc., is requesting the property located at 6000 W. Broadway be rezoned from "R-1", Single Family Residential to "PUD" Planned Unit Development district with underlining R-5 zoning to allow for a modular home community. The current use of the property is a non-conforming Mobile Home park. The applicant is proposing a single development area for the removal and redevelopment of an existing mobile home Park. The intent is to transition the site from a mobile home park to a Mobile (manufactured) and modular home community on individual lots that can be sold to future homeowners. This will be done in phases to allow for a smooth transition of the existing tenants. The project, "Pecan Creek Estates" would include a property owners association for the maintenance of common open areas. The Planned Unit Development District (PUD) is intended to accommodate all types of residential and/or commercial development while ensuring compatibility with the surrounding land uses. A PUD development tends to depart from the strict enforcement of the Zoning Regulations to allow flexibility and encourage a more efficient use of the land. The development must conform to the approved preliminary plat (site plan), and any major change to the site plan (preliminary plat) will require going through the rezoning process again for approval. The proposed development contains a total of 6.8 acres and is located on the west edge of city limits approximately 310 feet north of Highway 62 (Okmulgee Avenue) on the west side of North 60th Street. The applicant is proposing a maximum of 55 single-family dwellings to be located on the property. The development will conform to the design standards of R-5 (Mobile Home Residential) except for the minimum front and rear yard setbacks and minimum lot size. The minimum front yard setback will be 17 feet and the minimum rear yard setback will be 7 feet (normally both 25 feet). The minimum lot area will be 3,600 square feet per lot (normally 6,000 square feet). The applicants will utilize the existing contours of the site for drainage design and placement of sanitary sewer. Public water and sanitary sewer will be extended from existing City utilities to serve the proposed development. All streets whether public or private shall meet the construction standards of the City. The surrounding area to the north, west, and south is primary outside city limits. The land to the east is zoned primarily C-1 Local Commercial. The property complies with the regulations for the "PUD" District. 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:
February 13, 2023 at 9:00 a.m.: City of Muskogee Special Call Planning & Zoning Commission
February 13, 2023 at 5:30 p.m.: Public Works
February 27, 2023 at 5:30 p.m.: City Council

The application was recommended for approval by the Subdivision Review Committee on January 27, 2023.

RECOMMENDED STAFF ACTION:

Approve the ordinance.

Fiscal Impact

Attachments

Resolution 4187-A

Site plan

Public notice

ORDINANCE NO. 4187-A

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 PROPERTY LOCATED AT 6000 W. BROADWAY STREET. THE PROPERTY IS MORE PARTICULARLY DESCRIBED AS:

A PART OF THE SE1/4 OF THE SW1/4 OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA; WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE AND PREPARED ON 10/3/2022 BY TONY ROBISON, LS#1686; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SW1/4 OF SECTION 19 THENCE N1°37'58"W A DISTANCE OF 308.00 FEET TO THE POINT OF BEGINNING; THENCE S88°31'21"W A DISTANCE OF 858.33 FEET; THENCE N1°19'51"W A DISTANCE OF 279.91 FEET; THENCE N88°31'02"E A DISTANCE OF 856.86 FEET; THENCE S1°37'58"E A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING.

(Cincy Properties, applicant)

FROM "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT

TO

"PUD" PLANNED UNIT DEVELOPMENT

WHEREAS, the City of Muskogee Planning and Zoning Commission, in a meeting held February 13, 2022, 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;

A PART OF THE SE1/4 OF THE SW1/4 OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA; WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE AND PREPARED ON 10/3/2022 BY TONY ROBISON, LS#1686; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SW1/4 OF SECTION 19 THENCE N1°37'58"W A DISTANCE OF 308.00 FEET TO THE POINT OF BEGINNING; THENCE S88°31'21"W A DISTANCE OF 858.33 FEET; THENCE N1°19'51"W A DISTANCE OF 279.91 FEET; THENCE N88°31'02"E A DISTANCE OF 856.86 FEET; THENCE S1°37'58"E A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING.

(Cincy Properties, applicant)

Ordinance No: 4187-A

FROM "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT

TO

"PUD" PLANNED UNIT DEVELOPMENT

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.

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, and THIS 13TH DAY OF FEBRUARY 2023.

_____

MARLON J. COLEMAN, MAYOR

ATTEST:

_____

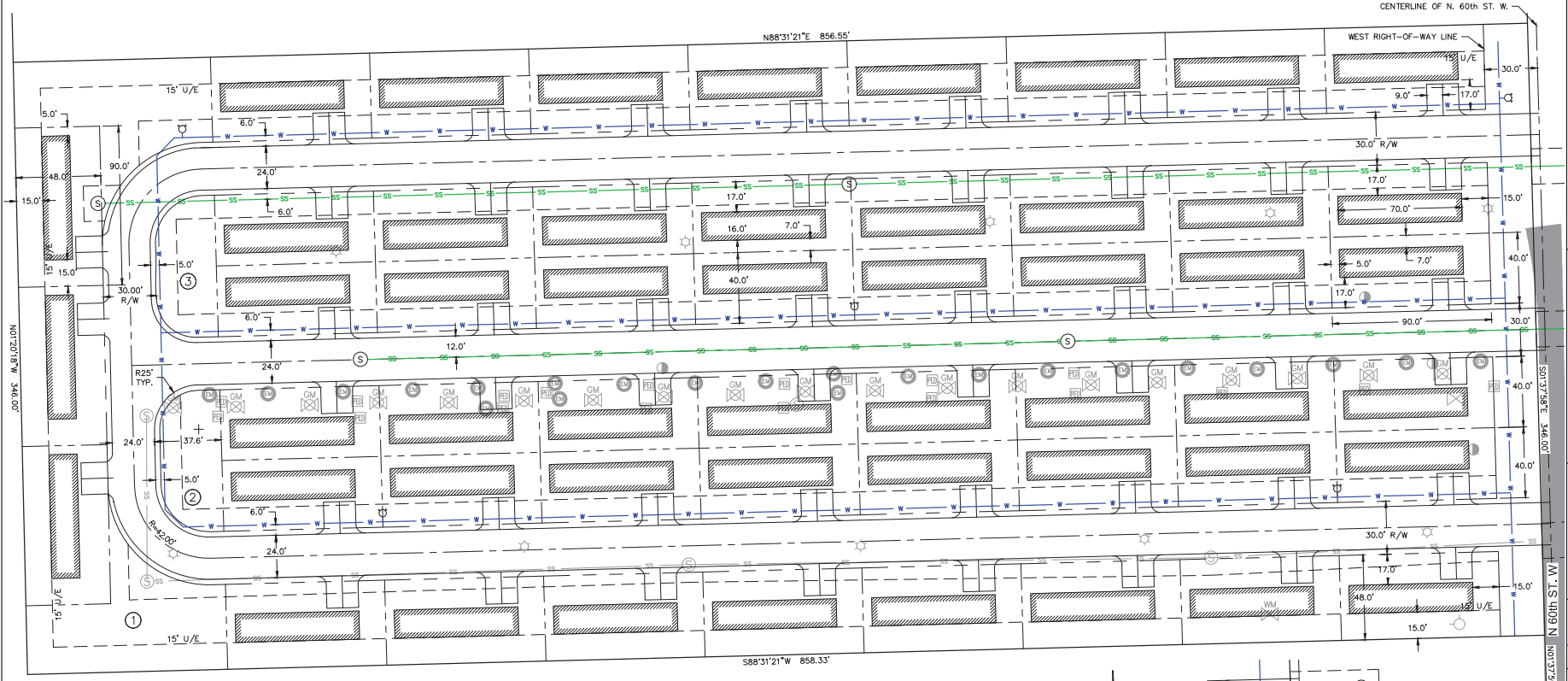
TAMMY L. TRACY, CITY CLERK

(SEAL)

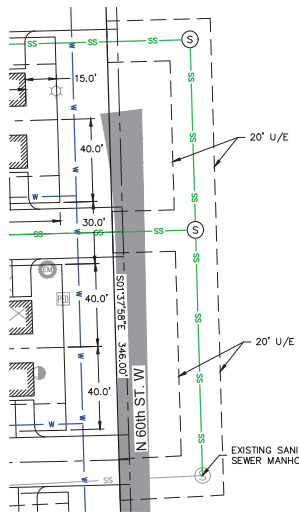
APPROVED as to form and legality this ____ day of _____, 2023.

_____

KATRINA BODENHAMER, CITY ATTORNEY







LEGEND:

- PROPOSED RIGHT-OF-WAY
- PROPOSED PROPERTY BOUNDARY
- PROPOSED EASEMENT
- PROPOSED LOT LINE
- SS — PROPOSED SANITARY SEWER
- W — PROPOSED WATERLINE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET CENTERLINE
- ss — EXISTING SANITARY SEWER

TYPICAL LOT INFORMATION:

LOT DIMENSION:	40'x90'
BUILDING SIZE:	70'x16'
STREET ROW:	30'
STREET WIDTH:	24'

CITY OF MUSKOGEE UTILITIES:

PUBLIC WATER AND SANITARY SEWER

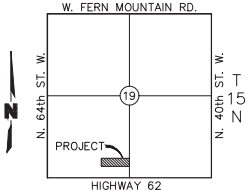
GREEN SPACE:

1: 5,691 S.F. / 0.13 AC.

2: 2,517 S.F. / 0.06 AC.

3: 2,472 S.F. / 0.06 AC.

TOTAL: 10,680 S.F. / 0.25 AC.



Location Map

SCALE: 1"=2000'

DWG: F:\2022\06001-06500\022-06328\40-Design\Reports\GNCV\PUD\CAD\PUD Plan Exhibit.dwg USER: mvanover
DATE: Dec 12, 2022 2:36pm XREFS:

olsson
Oklahoma Certificate of Authorization
#CA2483 Renewal Date: 06-30-2023
1717 South Boulder Ave
Suite 600
Tulsa, OK 74119
TEL 918.376.4264
www.olsson.com

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION

CONCEPTUAL SITE PLAN

PECAN CREEK ESTATES

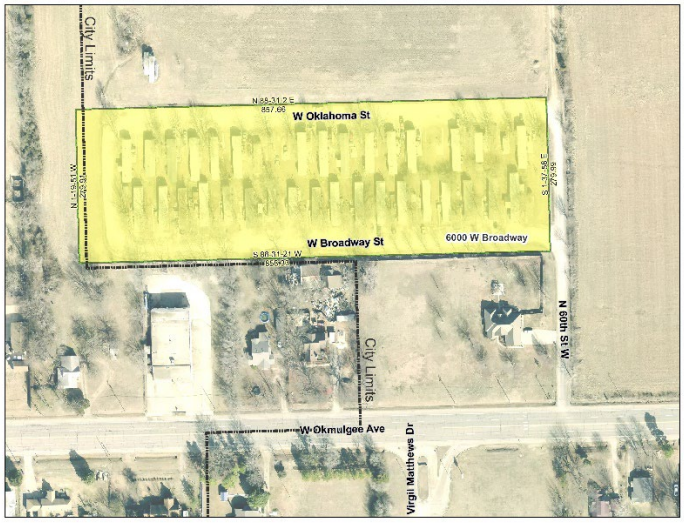
MUSKOGEE, OK

2022

drawn by:
checked by:
approved by:
QA/QC by:
project no.:
drawing no.:
date:

SHEET
EXHIBIT 'B'

Public Hearing Notice



Proposal: To rezone a property located at 6000 W. Broadway Street, Muskogee County, State of Oklahoma, from "R-1" Single Family Residential to "PUD" Planned Unit Development to allow for a Modular Home Community

The property is more particularly described as

A PART OF THE SE1/4 OF THE SW1/4 OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA; WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE AND PREPARED ON 10/3/2022 BY TONY ROBISON, LS#1686; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SW1/4 OF SECTION 19 THENCE N1°37'58"W A DISTANCE OF 308.00 FEET TO THE POINT OF BEGINNING; THENCE S88°31'21"W A DISTANCE OF 858.33 FEET; THENCE N1°19'51"W A DISTANCE OF 279.91 FEET; THENCE N88°31'02"E A DISTANCE OF 856.86 FEET; THENCE S1°37'58"E A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING.

Owner: Cincy Properties

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:

February 13, 2023 at 9:00 a.m.: City of Muskogee Special Call Planning & Zoning Commission
February 13, 2023 at 5:30 p.m.: Public Works
February 27, 2023 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. **You must sign up to speak 15 minutes prior to the City Council and Public Works meetings**. 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.



Owner: **Cincy Properties**

PUBLIC NOTICE

Notice is hereby given that on February 13, 2023 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 Special Call Planning & Zoning Commission, and on February 13, 2023 at 5:30 by the Public Works Committee and on February 27, 2023 at 5:30 pm. by the City Council to consider an application to rezone a property located at 6000 W. Broadway Street, Muskogee County, State of Oklahoma, from "R-1" Single Family Residential to "PUD" Planned Unit Development to allow for a Modular Home Community

The property is more particularly described as:

A PART OF THE SE1/4 OF THE SW1/4 OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA; WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE AND PREPARED ON 10/3/2022 BY TONY ROBISON, LS#1686; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SW1/4 OF SECTION 19 THENCE N1°37'58"W A DISTANCE OF 308.00 FEET TO THE POINT OF BEGINNING; THENCE S88°31'21"W A DISTANCE OF 858.33 FEET; THENCE N1°19'51"W A DISTANCE OF 279.91 FEET; THENCE N88°31'02"E A DISTANCE OF 856.86 FEET; THENCE S1°37'58"E A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING.

(Please note that if you wish to speak at City Council or Public Works meetings you must sign up 15 minutes before the meeting starts)

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

Russell Sain, Chairperson
City of Muskogee Planning & Zoning Commission

Special Call Planning Commission **3.**

Meeting Date: 02/13/2023

Initiator: Robin Orman, Office Administrator

Information

AGENDA ITEM TITLE:

Hold a Public Hearing and consider approval of Ordinance No. 4188-A on the application of American Bank Inc., to rezone the property addressed as 219 S. 32nd Street, being more particularly described in the ordinance, from C-1, Local Commercial, to C-2, General Commercial, and if approved, authorize Staff to revise the Official Zoning Map of the City to reflect said change, or take other necessary action. (Jennifer Swezey)

LEGAL DESCRIPTION:

LOTS 19 THROUGH 23 BOTH INCLUSIVE AND THE WEST 15.69 FEET OF LOT 24 AND SOUTH HALF OF VACATED ALLEY ADJACENT TO SAID LOTS AND THE NORTH HALF OF VACATED TAFT STREET ADJACENT TO SAID LOTS, ALL IN BLOCK 4 OF MELROSE PLACE ADDITION TO THE CITY OF MUSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF, MUSKOGEE COUNTY, OKLAHOMA.

BACKGROUND:

The Applicant, American Bank, is requesting the property located at 219 S. 32nd Street be rezoned from "C-1", Local Commercial to "C-2", General Commercial to match its adjoining lot to the south. At the present time the applicant has a parcel zoned C-2 with a building on the south, and the parcel on the north has a parking lot for the building, that is zoned C-1. The future use of the entire property will be for a Plasma Center (Medical Office Building). This use is permitted in the C-2 zoning. Establishing corresponding zoning designations will simplify current and future development requests. The applicant is also considering a Lot Consolidation of the parcels if the rezoning is approved. 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: February 13, 2023 at 9:00 a.m.: City of Muskogee Special Call Planning & Zoning Commission February 13, 2023 at 5:30 p.m.: Public Works February 27, 2023 at 5:30 p.m.: City Council This rezoning request complies with the City's Future Land Use map. The application was recommended for approval by the Subdivision Review Committee on January 27, 2023.

RECOMMENDED STAFF ACTION:

Approve the ordinance.

Fiscal Impact

Attachments

Ordinance 4188-A

Site plan

Public notice

ORDINANCE NO. 4188-A

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 PROPERTY LOCATED AT 219 SOUTH THIRTY SECOND STREET. THE PROPERTY IS MORE PARTICULARLY DESCRIBED AS:

LOTS 19 THROUGH 23 BOTH INCLUSIVE AND THE WEST 15.69 FEET OF LOT 24 AND SOUTH HALF OF VACATED ALLEY ADJACENT TO SAID LOTS AND THE NORTH HALF OF VACATED TAFT STREET ADJACENT TO SAID LOTS, ALL IN BLOCK 4 OF MELROSE PLACE ADDITION TO THE CITY OF MUSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF, MUSKOGEE COUNTY, OKLAHOMA.

(American Bank, applicant)

FROM "C-1" LOCAL COMMERCIAL DISTRICT

TO

"C-2" GENERAL COMMERCIAL DISTRICT

WHEREAS, the City of Muskogee Planning and Zoning Commission, in a meeting held February 13, 2023, 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 19 THROUGH 23 BOTH INCLUSIVE AND THE WEST 15.69 FEET OF LOT 24 AND SOUTH HALF OF VACATED ALLEY ADJACENT TO SAID LOTS AND THE NORTH HALF OF VACATED TAFT STREET ADJACENT TO SAID LOTS, ALL IN BLOCK 4 OF MELROSE PLACE ADDITION TO THE CITY OF MUSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF, MUSKOGEE COUNTY, OKLAHOMA.

(American Bank, applicant)

FROM "C-1" LOCAL COMMERCIAL DISTRICT

TO

"C-2" GENERAL COMMERCIAL 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.

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, and THIS 13TH DAY OF FEBRUARY, 2023.

_____
MARLON J. COLEMAN, MAYOR

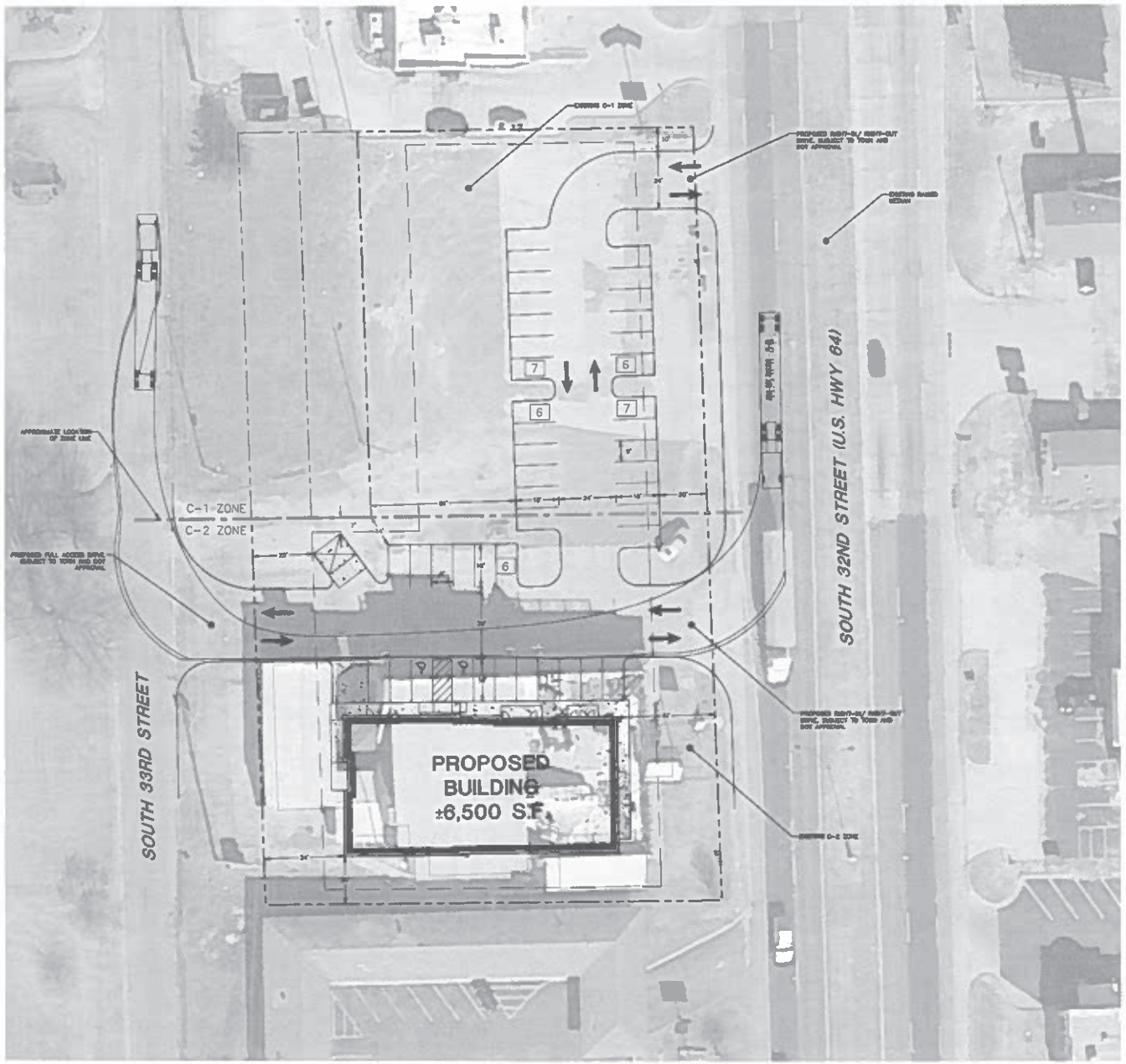
ATTEST:

_____
TAMMY L. TRACY, CITY CLERK

(SEAL)

APPROVED as to form and legality this ____ day of _____, 2023.

_____
KATRINA BODENHAMER, CITY ATTORNEY



ZONING INFORMATION

LOCATION: MUSKOGEE, OK	
ZONE: C-1 AND C-2 (COMMERCIAL)	
USE: OFFICE (PERMITTED USE IN C-2) (SPECIAL USE IN C-1 AND C-3)	

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	7,200 S.F.	91,639 S.F. (1.10 AC.)	NO
2	MINIMUM LOT WIDTH	NONE REQUIRED	140.87 FEET	NO
3	MINIMUM LOT FRONTAGE	NONE REQUIRED	484.8 FEET	NO
4	MINIMUM FRONT SETBACK	25 FEET	41 FEET	NO
5	MINIMUM SIDE SETBACK	0 FEET	20 FEET	NO
6	MINIMUM REAR SETBACK	10 FEET (C-1) 20 FEET (C-2)	34 FEET	NO
7	MAXIMUM BUILDING HEIGHT	35 FEET/ 2.5 STORIES	<35 FEET/ 2.5 STORIES	NO
8	MAXIMUM LOT COVERAGE	40 PERCENT (C-1) (1) 60 PERCENT (C-2)	13.8 PERCENT	NO

1. NOT TO EXCEED 5,000 S.F. FOR MAIN STRUCTURE. (BUILDING FALLS WITHIN C-2 ZONE)

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	6,500 S.F.	NO
2	PARKING REQUIRED	OFFICE: 1 SPACE PER EVERY 200 S.F. OF GROSS FLOOR AREA TOTAL REQUIRED = 33	43 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	2 SPACES	2 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM AISLE WIDTH	24 FEET – 2-WAY	24 FEET – 2-WAY	NO
6	MINIMUM FRONT SETBACK	NONE REQUIRED	30 FEET	NO
7	MINIMUM SIDE SETBACK	NONE REQUIRED	10 FEET	NO
8	MINIMUM REAR SETBACK	NONE REQUIRED	30 FEET	NO
9	MINIMUM INTERIOR LANDSCAPING	T.B.D.	T.B.D.	NO

GENERAL NOTES

1. THIS CONCEPT PLAN WAS BASED ON LIMITED DATA. THE LOCATION OF BOUNDARIES, INLAND WETLANDS, WATERCOURSES, AND RELATED TOPOGRAPHIC DATA WILL BE UPDATED UPON THE PREPARATION OF A DETAILED SURVEY.
2. WITHOUT A SITE VISIT, GRADING AND OTHER SITE CONSTRAINTS ARE NOT KNOWN.
3. A MORE DETAILED INVESTIGATION OF THE LOCAL ZONING REGULATIONS WILL BE REQUIRED.

Architecture
Engineering
Environmental
Land Surveying
BL Companies
385 Meadow Street
Meriden, CT 06450
(203) 630-1406
(203) 630-8655 Fax

PROPOSED DEVELOPMENT
SOUTH 33RD STREET
MUSKOGEE, OK

No.	Revisions	Date
1		

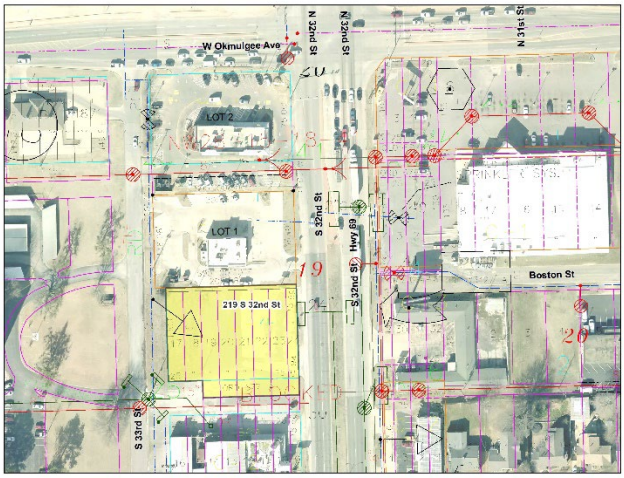
Designed: T.A.M.
Drawn: T.A.M.
Reviewed:
Scale: 1"=20'
Project No: 2007-052
Date: 07/31/2007
CAD File: MCEEH-SKEH

Title:
SKETCH PLAN

Sheet No.
SK-1

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Public Hearing Notice



Proposal: To rezone a property located at 219 S. 32nd Street, Muskogee County, State of Oklahoma, from "C-1" Local Commercial to "C-2" General Commercial to allow for a Plasma Center.

The property is more particularly described as:

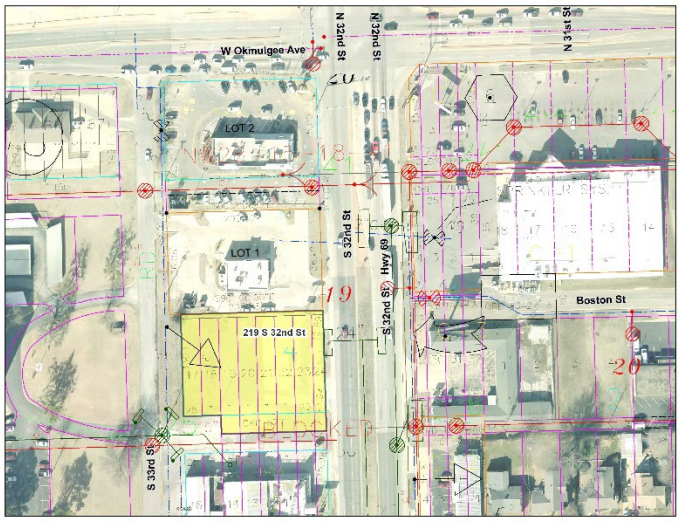
LOTS 19 THROUGH 23 BOTH INCLUSIVE AND THE WEST 15.69 FEET OF LOT 24 AND SOUTH HALF OF VACATED ALLEY ADJACENT TO SAID LOTS AND THE NORTH HALF OF VACATED TAFT STREET ADJACENT TO SAID LOTS, ALL IN BLOCK 4 OF MELROSE PLACE ADDITION TO THE CITY OF MUSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF, MUSKOGEE COUNTY, OKLAHOMA.

Owner: American Bank of Oklahoma

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:

February 13, 2023 at 9:00 a.m.: City of Muskogee Special Call Planning & Zoning Commission
February 13, 2023 at 5:30 p.m.: Public Works
February 27, 2023 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. **You must sign up to speak 15 minutes prior to the City Council and Public Works meetings**. 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.



Owner: **American Bank of Oklahoma**

PUBLIC NOTICE

Notice is hereby given that on February 13, 2023 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 Special Call Planning & Zoning Commission, and on February 13, 2023 at 5:30 by the Public Works Committee and on February 27, 2023 at 5:30 pm. by the City Council to consider an application to rezone a property located at 219 S 32nd Street, Muskogee County, State of Oklahoma, from "C-1" Local Commercial to "C-2" General Commercial to allow for a Plasma Center.

The property is more particularly described as:

LOTS 19 THROUGH 23 BOTH INCLUSIVE AND THE WEST 15.69 FEET OF LOT 24 AND SOUTH HALF OF VACATED ALLEY ADJACENT TO SAID LOTS AND THE NORTH HALF OF VACATED TAFT STREET ADJACENT TO SAID LOTS, ALL IN BLOCK 4 OF MELROSE PLACE ADDITION TO THE CITY OF MUSKOGEE, ACCORDING TO THE OFFICIAL PLAT THEREOF, MUSKOGEE COUNTY, OKLAHOMA.

(Please note that if you wish to speak at City Council or Public Works meetings you must sign up 15 minutes before the meeting starts)

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

Russell Sain, Chairperson
City of Muskogee Planning & Zoning Commission