



City of Piedmont
Planning Commission Meeting

Agenda

Monday May 7, 2018

AGENDA SUMMARY- PLANNING COMMISSION MEETING
Piedmont Civic Center
314 Edmond Road Northwest
Monday, May 7, 2018 at 6:30 PM

1. CALL TO ORDER- Chairman
2. ROLL CALL- City Secretary
3. CONSENT AGENDA- All items on the consent agenda are non-controversial and may be approved by one motion for items.
 - a. Approval of Minutes for the Planning Commission meeting held April 2, 2018.
(PAGE 8-11)
4. CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA
5. HEARING OF CITIZENS- Topics to include those items *not listed in the agenda*.
6. BUSINESS ITEMS
 - a. CONDUCT A PUBLIC HEARING TO CONSIDER A FORMAL REZONING APPLICATION, REQUESTED BY MELISSA WILLIAMS, FROM THE ZONING DISTRICT RE TO ZONING DISTRICT RE-1 ON THE FOLLOWING DESCRIBED PROPERTY (Also known as 3013 Moffat Rd NE) **(PAGE 12-19)**:

Part of the Southeast Quarter (SE/4) of Section Three (3), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

Beginning at the SE corner of said SE/4 of said section, thence due West a distance of 560 feet; thence due North a distance of 178 feet; thence East a distance of 560 feet; thence South a distance of 178 feet to the point or place of beginning.

MOTION TO CLOSE PUBLIC HEARING
 - b. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A FORMAL REZONING APPLICATION, REQUESTED BY MELISSA WILLIAMS, FROM THE ZONING DISTRICT RE TO ZONING DISTRICT RE-1 ON THE FOLLOWING PROPERTY:

See above for full legal description.

- c. CONDUCT A PUBLIC HEARING TO CONSIDER A REZONING APPLICATION, REQUESTED BY ARROWHEAD RANCH ESTATES, LLC, FROM THE ZONING DISTRICT A-1 TO ZONING DISTRICT RE ON THE FOLLOWING DESCRIBED PROPERTY (Also known ¼ mile East of Moffat and Mustang). **(PAGE 20-49)**:

A tract of land found in the Southwest Quarter (SW/4) of Section Three (3), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows:

BEGINNING at the Southeast corner of said Southwest Quarter (SW/4); Thence S 89°59'27" W along the South line of said Southwest Quarter (SW/4), a distance of 1963.16 feet; Thence N 00°24'10" W a distance of 2649.53 feet to a point on the North line of said Southwest Quarter (SW/4); Thence S 89°49'37" E along the North line of said Southwest Quarter (SW/4), a distance of 1975.52 feet to the Northeast corner of said Southwest Quarter (SW/4); Thence S 00°08'09" E along the East line of said Southwest Quarter (SW/4), a distance of 2643.19 feet to the POINT OF BEGINNING.

Said tract having an area of 5,211,472.28 Square Feet, 119.639 Acres, more or less.

MOTION TO CLOSE PUBLIC HEARING

- d. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A FORMAL REZONING APPLICATION, REQUESTED BY ARROWHEAD RANCH ESTATES, LLC, FROM THE ZONING DISTRICT A-1 TO ZONING DISTRICT RE ON THE FOLLOWING DESCRIBED PROPERTY:

See above for full legal description.

- e. CONDUCT A PUBLIC HEARING TO CONSIDER A FORMAL REZONING APPLICATION, REQUESTED BY MARK & PHIL LLC, FROM THE ZONING DISTRICT A-1 TO ZONING DISTRICT RE-2 AT THE FOLLOWING DESCRIBED PROPERTY (Also known as a portion of the SE corner property of Morgan Rd and Edmond Rd.) **(PAGE 50-65)**:

A tract of land In the Northeast Quarter (NE/4) of Section Thirty-five (35), Township Fourteen (14) North, Range Five (5) West of the Indian Meridian, Canadian County, Oklahoma, more particularly described as follows: BEGINNING at the Northeast corner of said Northeast Quarter (NE/ 4); Thence S 00°17'50" E along the East line of said Northeast Quarter (NE/ 4), a distance of 2653.35 feet to the Southeast corner of said Northeast Quarter (NE/ 4); Thence S 89°29'11" W along the South line of said Northeast Quarter (NE/ 4), a distance of 1817 .34 feet to the Southeast corner of the recorded plat of THE OAKS AT COYOTEEE; Thence along the East and North lines of the recorded plat of THE OAKS AT COYOTEEE the following 10 courses:

- (1) N 62°04'05" W (record: N 61°57'26" E, 137.11 feet) a distance of 137.06 feet;
- (2) N 07°53'27" E (record: N 08°00'07" E) a distance of 85.06 feet;
- (3) N 25°43'37" W (record: N 25°36'57" W) a distance of 255.44 feet;
- (4) N 35°55'51" W (record: N 35°49'11" W) a distance of 125.83 feet;
- (5) N 24°46'28" W (record: N 24°39'48" W) a distance of 120.06 feet;
- (6) N 13°16'17" E (record: N 13°22'57" E) a distance of 160.00 feet;
- (7) N 23°13'07" W (record: N 23°06'27" W) a distance of 76.01 feet;
- (8) N 40°11'10" W (record: N 40°04'30" W) a distance of 104.33 feet;
- (9) S 62°36'14" W (record: S 62°42'54" W) a distance of 391.43 feet;
- (10) N 57°39'23" W (record: N 57°32'43" W) a distance of 93.92 feet to a point on the West line of said Northeast Quarter (NE/4), said point being the Northwest corner of the recorded plat of THE OAKS AT COYOTEEE; Thence N 00°14'48" W along the West line of said Northeast Quarter (NE/4), a distance of 1082.44 feet; Thence N 89°20'39" E a distance of 550.00 feet; Thence N 00°14'48" W a distance of 44.64 feet to a point on the North line of said Northeast Quarter (NE/4); Thence N 89°20'39" E along the North line of said Northeast Quarter (NE/4), a distance of 2094.28 feet to the POINT OF BEGINNING.

Said tract having an area of 4,521,086.39 square feet, 103.790 acres, more or less.

MOTION TO CLOSE PUBLIC HEARING

- f. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A FORMAL REZONING APPLICATION, REQUESTED BY MARK & PHILL

LLC, FROM THE ZONING DISTRICT A-1 TO ZONING DISTRICT RE-2 ON THE FOLLOWING PROPERTY:

See above for full legal description

- g. CONDUCT A PUBLIC HEARING TO CONSIDER A FORMAL REZONING APPLICATION, REQUESTED BY ZACHARIAH WELDON, FROM ZONING DISTRICT A-1 TO ZONING DISTRICT C-2 ON THE FOLLOWING DESCRIBED PROPERTY (PAGE 66-83):

All of Block Sixty-One (61), Town of Piedmont, Canadian County, Oklahoma, according to the recorded plat thereof.

MOTION TO CLOSE PUBLIC HEARING

- h. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A FORMAL REZONING APPLICATION, REQUESTED BY ZACHARIAH WELDON, FROM THE ZONING DISTRICT A-1 TO ZONING DISTRICT C-2 ON THE FOLLOWING DESCRIBED PROPERTY:

See above for full legal description.

- i. CONDUCT A PUBLIC HEARING TO CONSIDER A FORMAL REZONING APPLICATION, REQUESTED BY ZACHARIAH WELDON, FROM ZONING DISTRICT A-1 TO ZONING DISTRICT C-2 AT THE FOLLOWING DESCRIBED PROPERTY (Also known as the property directly West of the Co-op on Piedmont Rd. (Also known as the property directly West of the Co-op on Piedmont Rd.) (PAGE 84-99):

A part of the Southeast Quarter (SE/4) of Section THIRTY-TWO (32), Township FOURTEEN (14) North, Range FIVE (5) West of the Indian Meridian, Canadian County, Oklahoma, and more particularly described as follows:

Commencing at a point N 0°08'12" W (N 00°10'17" W field) along the East line of said SE/4, 343.00 feet and N 89°57'26" W, (S 90°00'00" W field) 465.37; feet (510.60 feet; field) from the Southeast corner of said SE/4 for a Point of

Beginning; Thence N 89°57'26" W, (S 90°00'00" W field) 274.92 feet (249.03 feet field) to a point on the West Right-of-Way line of the old St. Louis, El Reno & Western Railway; Thence N 35°06'50" E (N 36°34' 16" E field) along said West Right-of-Way line 378.77 feet (385.99 feet; field); Thence S 89°57'26" E, (N 90°00'00" E field) 274.92 feet; (249.03 feet; field) Thence S 35°06'50" W, (S 36°34'16" W field) 378.77 feet (385.99 feet field) to the Point of Beginning. Together with a 16 foot utility easement along the West property line and further extending along the East side of West Street all the way to Washington Avenue.

MOTION TO CLOSE PUBLIC HEARING

- j. DISCUSSION, CONSIDERATION, AND POSSIBLE ACTION ON A FORMAL REZONING APPLICATION, REQUESTED BY ZACHARIAH WELDON, FROM THE ZONING DISTRICT A-1 TO ZONING DISTRICT C-2 ON THE FOLLOWING DESCRIBED PROPERTY:
See above for full legal description.
 - k. DISCUSSION OF STAFF RECOMMENDATION REGARDING NEW RESTRICTIONS FOR FIVE (5) ACRES AND HIGHER PLOTS IN THE SUBDIVISION BOOK (PAGE 100-101).
 - l. DISCUSSION ON UPDATED PRELIMINARY PLAT CHECKLIST (APPENDIX D) FROM THE SUBDIVISION REGULATION BOOK (PAGE 102-106).
7. NEW BUSINESS
- a. "New Business," as used herein shall mean any matter not known about or which could not have been reasonable foreseen prior to the time of posting. (25 O.S. 311 a9)
8. ADMINISTRATION REPORT- (Oral) City Manager, Engineer, Community Development, and Attorney.
9. COMMISSIONER'S COMMENTS- (Oral)
10. ADJOURN- Chairman

All regular meetings of the City Council of Piedmont for the 2018, calendar year, were set on December 4, 2017. This agenda was posted at the Piedmont Civic Center – Front door, as of May

4, 2018. The above Agenda was posted on the City of Piedmont Website as of May 4, 2018, at 5:00pm.

Posted by the City Clerk _____