

Collinsville Planning Commission

Minutes of March 16, 2017 6:30PM

The meeting was called to order at 6:30 p.m.

Roll Call:

Ellis Holly	Present
Dee Sink	Present
Larry Uhl	Present
Kathy Franklin	Absent
Adam Steidley	Absent

The minutes of January 19, 2017 were presented. After discussion, a motion was made by Holly and seconded by Sink to approve the minutes as presented. A roll call on the motion was recorded as follows:

Dee Sink	Yes
Larry Uhl	Yes
Ellis Holly	Yes

The Motion carried.

PUBLIC HEARING

CZ-197 – JB Stephens Properties – RS-3 and CBD to RD. Property located west of 7th Street between West Walnut Street and West Oak Street.

Staff presented the following recommendation:

The applicant, JB Stephens Properties, is proposing to rezone approximately .95 acres located west of 7th Street between West Walnut Street and West Oak Street from RS-3 Residential Single-Family District and CBD Commercial Business District to RD Residential Duplex District. The proposed use of the property is duplexes.

The subject tract is abutted on the west by rail road right-of-way, on the south by CBD zoned property, and on the east by RS-3 zoned property. There is also RS-3 zoned property to the north, across West Walnut Street.

The Collinsville Comprehensive Plan proposes low intensity residential for the tract and the southerly 40 feet of the tract is also designated as Central Business District.

Staff finds the proposed RD zoning would serve as a buffer between the rail road to the west, the CBD zoned property to the south and the RS-3 zoned tracts to the east and north. Therefore, staff recommends approval of the request. (This item is related to item 5)

The applicant made a presentation.

After a thorough discussion, a motion was made by Sink and seconded by Holly to recommend approval the request.

A roll call on the motion was recorded as follows:

Dee Sink	Yes
Larry Uhl	Yes
Ellis Holly	Yes

The Motion carried.

LOT SPLIT

CLS-198- The applicant, JB Stephens Properties, is proposing a Lot Split on property located west of 7th Street between West Walnut Street and West Oak Street.

Staff presented the following recommendation:

The applicant, JB Stephens Properties, is proposing to split a .95 acre tract located west of 7th Street between West Walnut Street and West Oak Street. The tract is presently zoned RS-3 and CBD. Concurrently an application has been made (CZ-197) to rezone the tract to RD.

The undivided tract is described as follows:

A TRACT OF LAND IN THE SE/4 OF SECTION 20, T22N, R14E OF THE INDIAN MERIDIAN. TULSA COUNTY. STATE OF OKLAHOMA MORE PARTICULARY DESCRIBED AS FOLLOWS; BEGINNING AT THE NW CORNER OF LOT 1, BLOCK 41, OF THE ORIGINAL CITY OF COLLINSVILLE, OKLAHOMA; THENCE S-89-11' 06"-W, A DISTANCE OF 108.54 FEET; TO A POINT 50 FT. PERPENDICULAR TO THE CENTERLINE OF THE ATCHINSON TOPEKA AND SANTA-FE RAIL ROAD; THENCE N-21-54' -04"-E, PARALLEL WITH

CENTER LINE OF SAID RAILROAD, A DISTANCE OF 410.68 FEET, TO SOUTH RW OF WALNUT STREET; THENCE N-89°-20''-48-E, ALONG SAID R/W, A DISTANCE OF 109.72 FEET; TO THE NW CORNER OF LOT 3, OF BLOCK 23; THENCE S-22-04'-12-W, ALONG THE WESTERLY LINES OF SAID LOTS 3 AND 4, BLOCK 23 A DISTANCER OF 410.83 +/- TO THE POINT OF BEGINNING, CONTAINING .95 ACRES MORE OR LESS.

The proposed tracts are described as follows:

TRACT 1

A TRACT OF LAND IN THE SE/4, SECTION 20, T-22-N, R-14-E OF THE I.B.M., TULSA COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF LOT 1, BLOCK 41, ORIGINAL CITY OF COLLINSVILLE; THENCE S 89°11'06" W A DISTANCE OF 108.54 FEET TO A POINT 50 FEET PERPENDICULAR TO THE CENTERLINE OF THE ATCHINSON TOPEKA AND SANTA-FE RAIL ROAD; THENCE N 21°54'04" E AND PARALLEL WITH SAID CENTERLINE A DISTANCE OF 240.68 FEET; THENCE N 89°20'48" E A DISTANCE OF 109.18 FEET; THENCE S 22°04'12" W ALONG THE WESTERLY LINE OF SAID LOT 4, BLOCK 23, A DISTANCE OF 240.64 FEET TO THE POINT OF BEGINNING CONTAINING 0.55 ACRES MORE OR LESS.

TRACT 2

A TRACT OF LAND IN THE SE/4, SECTION 20, T-22-N, R-14-E OF THE I.B.M., TULSA COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF LOT 3, BLOCK 23, ORIGINAL CITY OF COLLINSVILLE; THENCE S 22°04'12" W ALONG THE WESTERLY LINE OF SAID LOT 3 A DISTANCE OF 170.21 FEET; THENCE S 89°20'48" W A DISTANCE OF 109.18 FEET TO A POINT 50 FEET PERPENDICULAR TO THE CENTERLINE OF THE ATCHINSON TOPEKA AND SANTA-FE RAIL ROAD; THENCE N 21°54'04" E, PARALLEL WITH SAID CENTERLINE A DISTANCE OF 170.00; THENCE N 89°20'48" E A DISTANCE OF 109.72 FEET TO THE POINT OF BEGINNING, CONTAINING 0.40 ACRES MORE OR LESS.

Proposed tract 1 would have frontage on Oak Street and proposed tract 2 would have frontage on Walnut Street. If the Planning Commission recommends approval of CZ-197 (item # 4), as recommended by staff, and the City Commission approves the rezoning request, the proposed tracts would meet or exceed the bulk and area requirements of the RD district (See Section 430.1, page 6 of the Zoning Code).

Therefore staff recommends approval of the request subject to the following conditions:

1. CZ-197 approved by City Commission.
2. Provide easements as required by the City of Collinsville.
3. Provide utilities as required by the City of Collinsville.

The applicant made a presentation.

After discussion, a motion was made by Sink and seconded by Holly to approve the request subject to the following conditions:

1. CZ-197 approved by City Commission.
2. Provide easements as required by the City of Collinsville.
3. Provide utilities as required by the City of Collinsville.

A roll call on the motion was recorded as follows:

Dee Sink	Yes
Larry Uhl	Yes
Ellis Holly	Yes

The Motion carried.

SITE PLAN

C.S.P. # 92 – Industrial Building – located at the northeast corner of East 126th Street North and North 103rd East Avenue.

Staff presented the following analysis:

The applicant is requesting site plan approval to permit a 10,000 SF industrial building to be constructed at the northeast corner of East 126th North and North 103rd East Avenue. Staff is reviewing the request and comments will be presented at the meeting.

The owner and his agent made a presentation.

After a thorough discussion, a motion was made by Sink and seconded by Uhl to approval the request subject to the following conditions:

1. Provide easements as shown on final Plat.
2. Discuss dumpster location with Public works director.
3. Release from City Engineer.

A roll call on the motion was recorded as follows:

Dee Sink	Yes
Larry Uhl	Yes
Ellis Holly	Yes

The Motion carried.

OTHER BUSINESS

There being no further business a motion was made by Sink and seconded by Holly to adjourn the meeting. The meeting was adjourned by unanimous vote.

Chairman

Date