City of Choctaw
Regular Planning Commission Meeting
January 6, 2022 @ 6:00pm
Choctaw City Hall, 2500 N Choctaw Road
Choctaw, Oklahoma 73020

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1. **Call to Order.**
2. **Invocation and Pledge of Allegiance.**
3. **Roll Call**

4. **Business Agenda:** The following items are hereby designated for discussion and consideration which requires individual action.

4.1 A Lot Split application submitted by:

Applicant:	DAS Commercial, LLC
Location:	PT of NE ¼ SEC 30, T12N, R1E of the IM, Oklahoma County, OK located near the corner of NE 23rd St and Triple X Rd
Current Zoning:	General Commercial District (C-G)
Number of Lots:	2
Legal Description:	UNPLTD PT SEC 30 12N 1E 000 000 PT NE4 SEC 30 12N 1E BEG AT NE/C OF NE4 TH W44RDS S80RDS E44RDS N80RDS TO BEG EX N80FT TO STATE & EX BEG NE/C NE4 TH S546.54FT W363.44FT N546.51FT E368.87FT TO BEG

4.1.1 Consideration and possible action on the lot split application of DAS Commercial, LLC, PT of NE ¼ SEC 30, T12N, R1E of the IM, Oklahoma County, OK located near the corner of NE 23rd St and Triple X Rd.

RECOMMENDATION: Pass or deny the lot split application.

4.2 Regular meeting minutes for December 2, 2021.

5. **Public Comments:** This agenda item is for public comments on city related non-agenda items. In accordance with State law, the Planning Commission Board Members and City Staff are not allowed to respond to any comments made. Preference will be given to Choctaw Citizens and NO formal action will be taken. Speakers are limited to 3 minutes for a total of 15 minutes.

6. Commissioner/Staff Remarks: This item is listed to provide an opportunity for the commissioners and/or staff to make comments and/or request specific agenda items. No action will be taken.

6.1 Previously reviewed ordinances.

- Lighting Ordinance
- Screening Ordinance

6.2 Recently adopted Ordinances.

7. Adjournment:

This agenda was posted in prominent public view at Choctaw City Hall on or prior to 5:00pm on December 30, 2021 in accordance with the Oklahoma Open Meeting Act.

Amanda Williams

Amanda Williams, City Clerk

THE CITY OF CHOCTAW ENCOURAGES PARTICIPATION FROM ALL ITS CITIZENS. IF PARTICIPATION AT ANY PUBLIC MEETING IS NOT POSSIBLE DUE TO A DISABILITY, PLEASE NOTIFY THE CITY CLERK AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THE SCHEDULED MEETING SO THAT NECESSARY ACCOMMODATIONS CAN BE MADE. ACCESS TO RESTROOMS DURING THE MEETING WILL BE AVAILABLE UPON REQUEST TO CITY STAFF.

CITY OF CHOCTAW

STAFF REPORT

Planning Commission — Meeting of: 1/6/2022

Development Services — Sarah Huffine
Department — Prepared By

Purvi Patel
Department Head

AGENDA TITLE: PC - 2201, Lot Split Application for a property described as a part of the NE 1/4 of Section 30, T12N, R1E of the Indian Meridian, Oklahoma County, OK and located near the corner of NE 23rd Street and Triple X Road , submitted by DAS Commercial, LLC.

****

☐ **Public hearing required if this box is checked**

Report:

DAS Commercial, LLC is the owner of this 17.193 acre tract of land located along NE 23rd Street and Triple X Road. Pursuant to §19-202 Short Form Subdivision, the applicant is requesting to subdivide the existing undeveloped parcel into two (2) parcels, providing for a Tract A and a Tract B.

The parcel carries a C-G "General Commercial District" designation. The proposed lot split does conform to the zoning requirements of the C-G "General Commercial District' regulations. All future tenant(s) of this parcel shall have to conform to the permitted uses and area and height requirements of the C-G District. Proposed Tract A will consist of 4.518 acres, excluding right-of-way, with frontage along NE 23rd Street. Proposed Tract B will consist of 12.675 acres, excluding right-of-way, with frontage along Triple X Road.

Land Use:

- Future Land Use - The Future Land Use Plan delineates this site as Regional Business, which is defined as retail and professional office activities that aim to meet the needs of both local and regional residents.
- Physical Constraints - There are no built or natural constraints present as listed within the Comprehensive plan
- Transportation - The proposed Tract A has frontage on NE 23rd Street/U.S. Highway 62 while proposed Tract B has frontage along the arterial Triple X Road. A 60' Private Road Easement has been provided to allow proposed Tract B access from NE 23rd Street/U.S. Highway 62. Seventeen (17) feet of additional statutory right-of-way will be dedicated along Triple X Road with this lot split application.
- Infrastructure - Proposed Tract A will be served by public water and may be served by public sewer if the future tenant extends the sewer main. Proposed Tract B may be served by private well and septic as it is outside the extension requirement for both water and sewer.

CITY OF CHOCTAW

Short Form Subdivision Report

PC Case:	**PC – 2201**
Applicant:	**DAS Commercial, LLC**
Location:	**Described as part of the NE 1/4 of Section 30, T12N, R1E of the Indian Meridian, Oklahoma County, OK and located near the corner of NE 23rd Street and Triple X Road**
Current Zoning:	**C-G, "General Commercial District"**
Request:	**To subdivide an 18.695 acre tract of land into two (2) individual tracts**

REQUEST SUMMARY

DAS Commercial, LLC is the owner of this 17.193 acre tract of land located along NE 23rd Street and Triple X Road. The property carries a C-G "General Commercial District" zoning classification. Pursuant to §19-202 Short Form Subdivision, the applicant is requesting to subdivide the existing undeveloped parcel into two (2) parcels, providing for a Tract A and a Tract B.

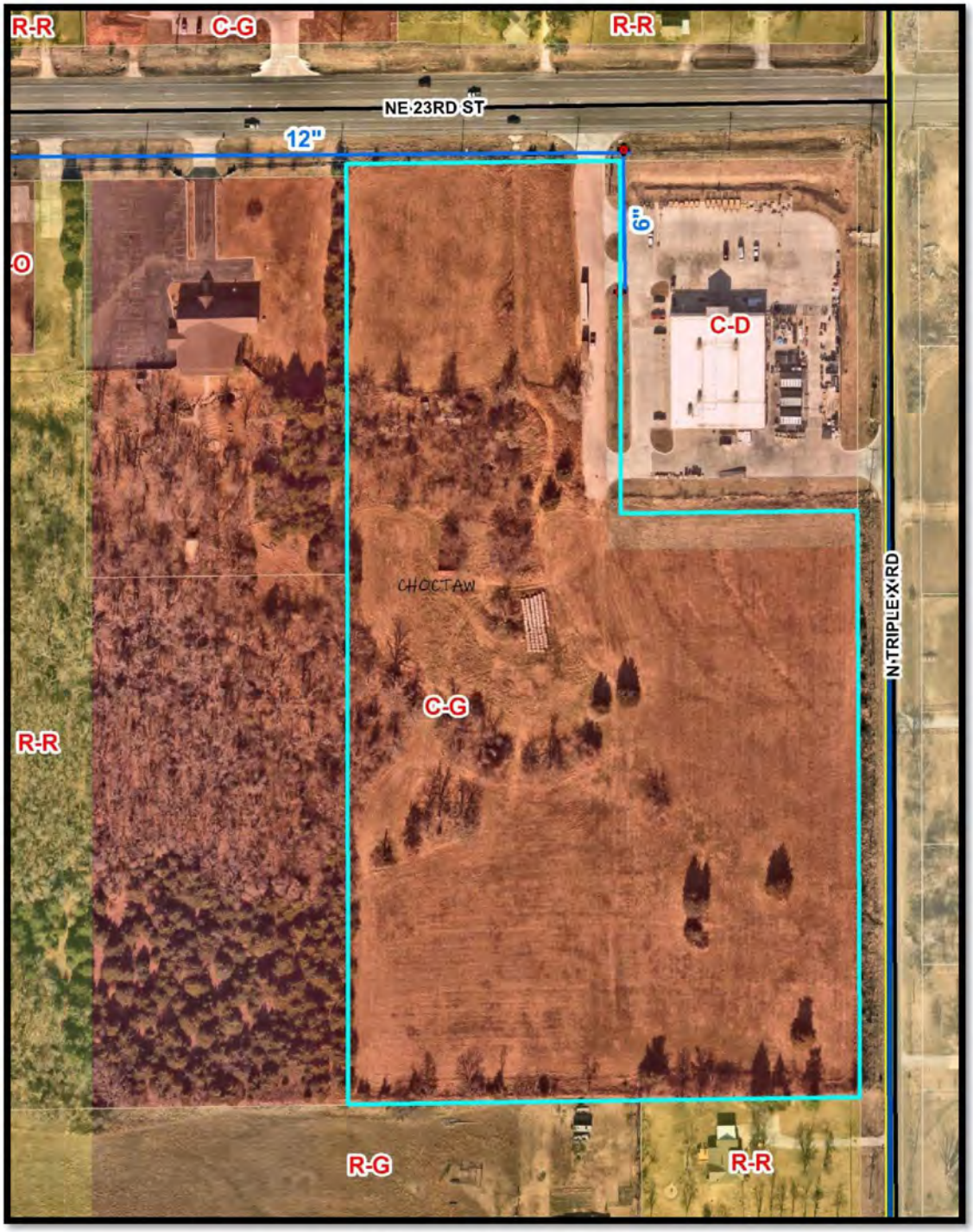
Tract A will consist of 4.518 acres, excluding right-of-way, with 407.13 feet of frontage along NE 23rd Street. Tract B will consist of 12.675 acres, excluding right-of-way, with 759.78 feet of frontage along Triple X Road. A 60 foot Private Road Easement has been provided along the easternmost edge of proposed Tract A to allow access to proposed Tract B from NE 23rd Street. The proposed Short Form Subdivisions has been reviewed and meets the minimum requirements of the C-G, "General Commercial District" zoning. No variances to the Choctaw Planning and Zoning and Subdivision code were required with the application as proposed.

As the lots are currently undeveloped, any future commercial development on proposed Tract A would be required to tie on to public water services as the lot currently has access to city water services along the NE 23rd Street frontage. Proposed Tract B would not be required to extend city water service as it is more than 1200 feet away from the existing water main when measured along right-of-way as required by code. The existing sewer main is outside of the extension requirements.

EXISTING ZONING AND BUILDING USE REGULATIONS

The proposed tracts carry the C-G, "General Commercial District" zoning classification. All future tenant(s) of this parcel shall have to conform to the permitted uses and area and height requirements of the C-G District.

Any development submittal will have to be reviewed by the City of Choctaw and appropriate state departments. The development will have to comply with subdivision and zoning regulations, as well as all state requirements. All appropriate permits will have to be issued by the appropriate parties.

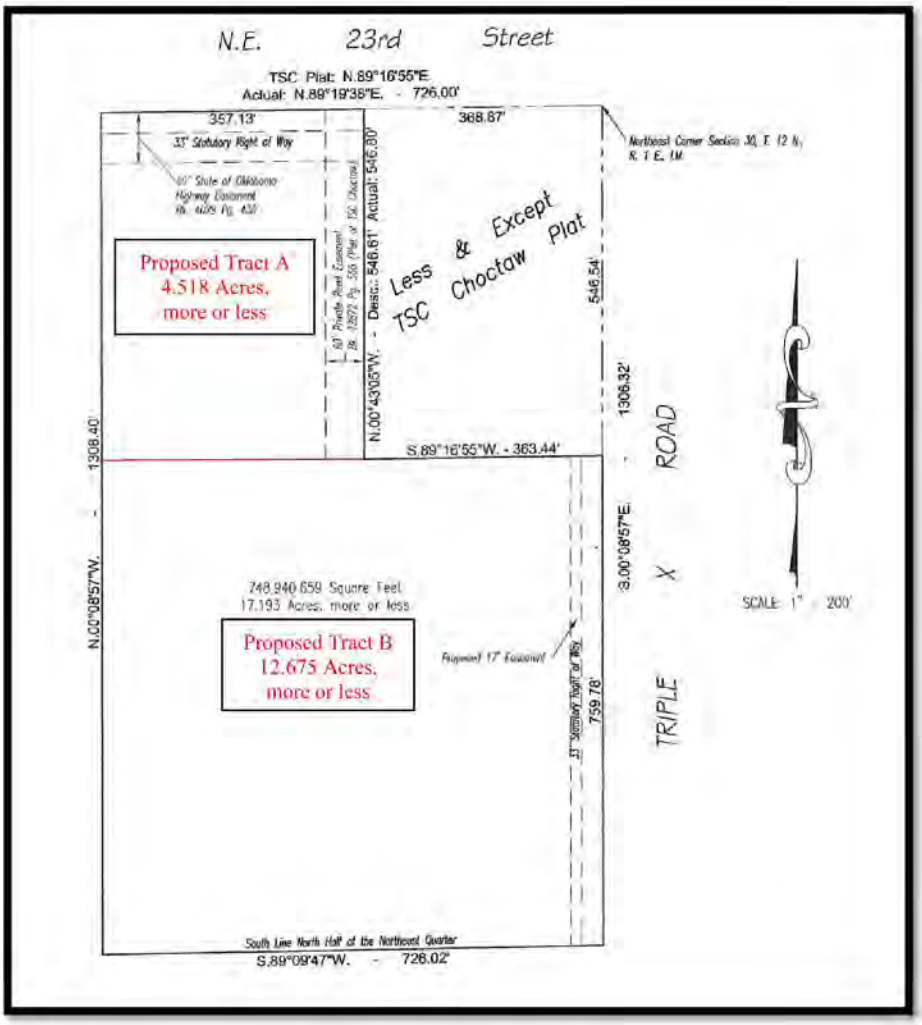


COMPREHENSIVE PLAN

Land Use –

- *Future Land Use* – The Future Land Use Plan delineates this site as Regional Business, which is defined as retail and professional office activities that aim to meet the needs of both local and regional residents. Development in this area should be unique and high quality, creating a designation area to attract visitors to Choctaw. This land use category could also include a regional hospital or urgent care center.
- *Physical Constraints* – There are no built or natural constraints present as listed within the Comprehensive plan.

- Transportation – The proposed Tract A has frontage on NE 23rd Street/U.S. Highway 62 while proposed Tract B has frontage along the arterial Triple X Road. A 60' Private Road Easement has been provided to allow proposed Tract B access from NE 23rd Street/U.S. Highway 62. Seventeen (17) feet of additional statutory right-of-way will be dedicated along Triple X Road with this lot split application.
- Infrastructure – Proposed Tract A will be served by public water and maybe served by public sewer if the future tenant extends the sewer main. Proposed Tract B may be served by private well and septic as it is outside of the extension requirement for both water and sewer



WATER AND SEWER

A 12 inch public water line is accessible along the frontage of NE 23rd Street. Per §19-164 Mandatory Connections, proposed Tract A will be required to connect to public water. Per §19-165 Mandatory Extensions, proposed Tract B will not be required to extend the public main service as the existing public water main is more than 1200 feet away when measured along the right-of-way. As public sanitary sewer service is outside the 1200 foot serviceable boundary at this time, the development of these proposed tracts will not be required to extend or connect to sanitary sewer services. Should public sanitary sewer service be within the 1200 foot serviceable boundary before application is made to plat the properties, a sanitary sewer main extension may be required per §19-165.D.

Future installation and/or connection to a public water and sewer service will require all appropriate permits and installation as required by the City of Choctaw, Oklahoma Water Resource Board (OWRB), and Oklahoma Department of Environmental Quality (ODEQ).

§19-164 MANDATORY CONNECTION

A. The following properties must connect to Authority Water and Sanitary Sewer Main Lines:

1. New primary building development that abut existing public water and/or sanitary sewer mains;

§19-165 MANDATORY EXTENSIONS

C. The following properties/types of development must extend water and sewer mains if within 1, 200 feet, as measured pursuant to § 19- 166. 13, of an existing public water or sewer main (provided topography allows for a sewer extension):

1. Proposed residential subdivisions, excluding:
    a. Subdivisions in A-G zoning districts
    b. Unplatted single lots for single-family homes
    c. Residential lot splits for single-family homes
2. Proposed multi- family developments
3. Proposed non- residential subdivisions and lot splits
4. Proposed non- residential developments.

Section 19-165.B. states: To determine the distance required for a connection and/ or extension. The measurement shall be made by the City Engineer. For water line extensions, the measurement shall begin from the very outside edge of the water line closest to the subject property and measured by taking the most direct route using public street right-of-way. For sewer line extensions the measurement shall begin from the very outside edge of sewer line closest to the subject property and measures by taking the most direct route using public street right-of-way, side property lines or rear property lines.

TRANSPORTATION

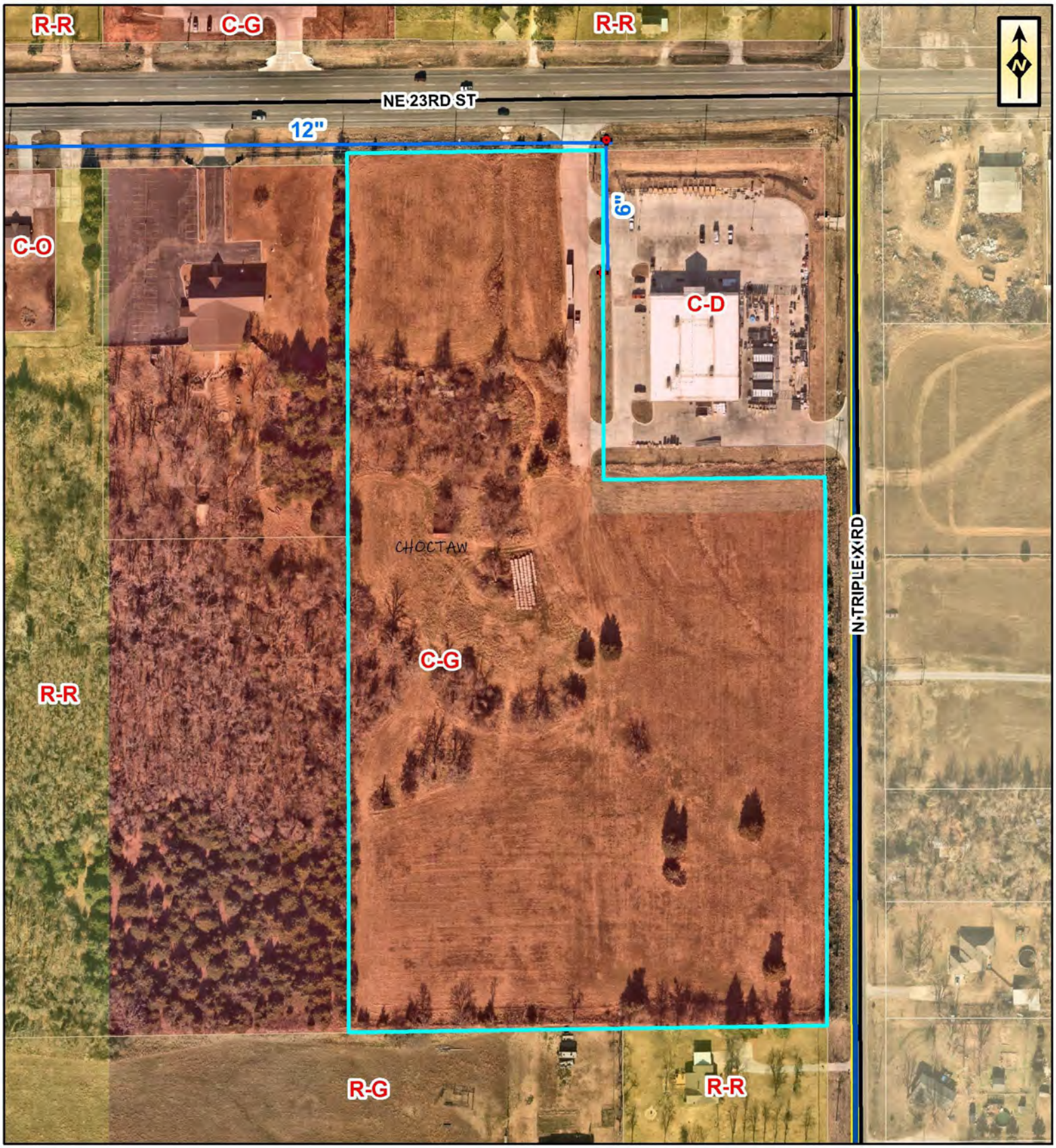
Proposed Tract A has frontage along NE 23rd Street/U.S. Highway 62 and will likely be accessed via the existing 60' Private Road Easement. If any additional access points are proposed along U.S Highway 62, the additional access point will be reviewed by the City of Choctaw and ODOT. Proposed Tract B has an access point to Ne 23rd Street/U.S. Highway 62 via the existing 60' Private Road Easement. Proposed Tract B has frontage along N. Triple X Road with the potential for an additional access point to be reviewed by City of Choctaw staff. As previously stated, seventeen (17) feet of additional statutory right-of-way will be dedicated along Triple X Road to satisfy the requirements of the Arterial road classification.

CITY OF CHOCTAW STAFF

The City of Choctaw's staff has reviewed the lot split application for compliance with the appropriate and applicable codes. All future development will require a preliminary plat application, unless developed as a single family home. All other subdivision regulations will be reviewed with the plat application.

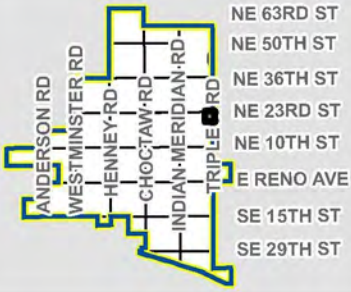
ACTION REQUIRED

Approve or reject the application to subdivide pursuant to §19-202 Short Form Subdivision, for the property as noted herein, subject to staff's comments as found in the January 6, 2021 agenda packet and made a part of PC-2201 file.



City of Choctaw
PO Box 567
2500 N.Choctaw Rd
Ph. (405) 390-8198
Fax: (405) 390-3332

0 90 180 360 Feet



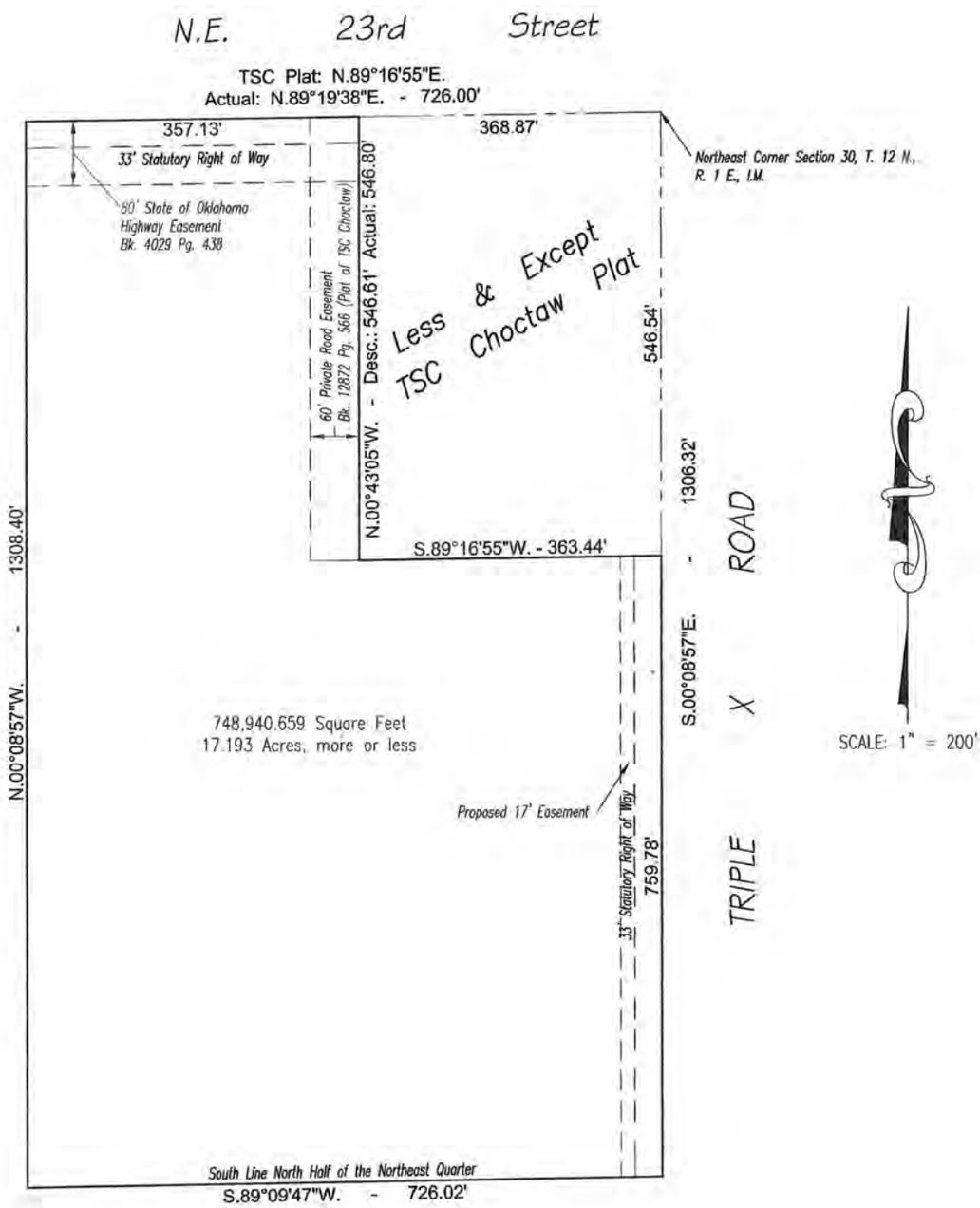
PLEASE NOTE:
This map was created solely as a representation use by the City of Choctaw, Oklahoma. The City of Choctaw, Oklahoma assumes no responsibility for the content or accuracy of this map.

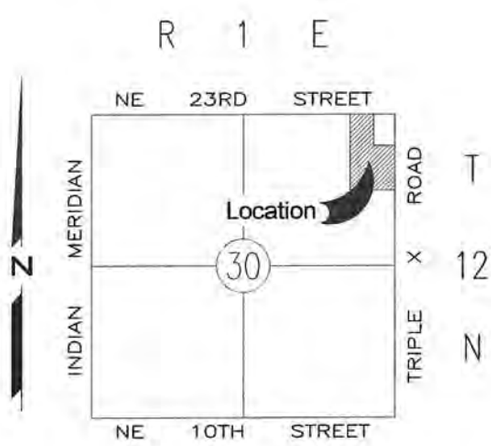
Map Date:
Date: 12/27/2021

Author:
Dev Dept, SH

PLAT OF SURVEY

A part of the Northeast Quarter of Section 30, T. 12 N., R. 1 E., I.M.
Choctaw, Oklahoma County, Oklahoma





Location Map

REVISED: 22 December 2021
Page 1 of 6 File Name: C:\SURVEYS\30 12N 1E\LOT SPLIT.DWG

James S. Yager
Licensed Professional Land Surveyor
Certificate of Authorization Number 2778 Expires: 30 June 2023
1212 South Air Depot * Number 19 Suite 102
Midwest City, Oklahoma 73110 Telephone: 405-737-3412/Fax: 405-737-4215

CERTIFICATE OF SURVEY

I, James S. Yager, Licensed Professional Land Surveyor, do hereby certify that a careful survey was made by me of the following described tract:

The East forty-four (44) rods of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Thirty (30), Township Twelve (12) North, Range One (1) East, Oklahoma County, Oklahoma, Beginning at Township Twelve (12) North, Range one (1) East of the I.M. and running West parallel with U.S. Highway #62, a distance of forty-four (44) rods; Thence South eight (80) rods; Thence East forty-four (44) rods; Thence North parallel with Section line eighty (80) rods to Point or Place of Beginning, Less and Except:

A tract of land lying in the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of Section Thirty (30), Township Twelve (12) North, Range One (1) East, Oklahoma County, Oklahoma, being more particularly described as follows: BEGINNING at the Northeast corner of said Northeast Quarter; THENCE South 00°08'57" East, along the east line of said Northeast Quarter, a distance of 546.54 feet; THENCE South 89°16'55" West, parallel with the north line of said Northeast Quarter, a distance of 363.44 feet; THENCE North 00°43'05" West a distance of 546.61 feet to a point on the north line of said Northeast Quarter; THENCE North 89°16'55" East, along said north line, a distance of 368.87 feet to the POINT OF BEGINNING.

The above legal description was taken from Quit Claim Deed recorded in Book 13299 Page 774 of Oklahoma County Clerk records.

The above tract is located in Flood Zone "X" (areas determined to be outside 500 year floodplain) as shown on Flood Insurance Rate Map, Panel Number 40109C0355H, with an effective date of December 18, 2009, which is the current map for this area.

The basis for the bearings shown on the attached Plat of Survey, are based upon the East Line of the Northeast Quarter of Section 30, T. 12 N., R. 1 E., I.M., Oklahoma County, Oklahoma, being a S.00°08'57"E. bearing as indicated on the recorded plat of TSC Choctaw, an addition to Choctaw, Oklahoma County, Oklahoma. This Plat of Survey meets the Minimum Technical Standards as adopted by The Board of Licensure for Professional Engineers and Land Surveyors for the State of Oklahoma.

Date Revised: 22 December 2021
Date of Survey: 19 November 2021
Date Signed: 12-22-21

LICENSED PROFESSIONAL LAND SURVEYOR
JAMES S. YAGER
1006
OKLAHOMA

James S. Yager
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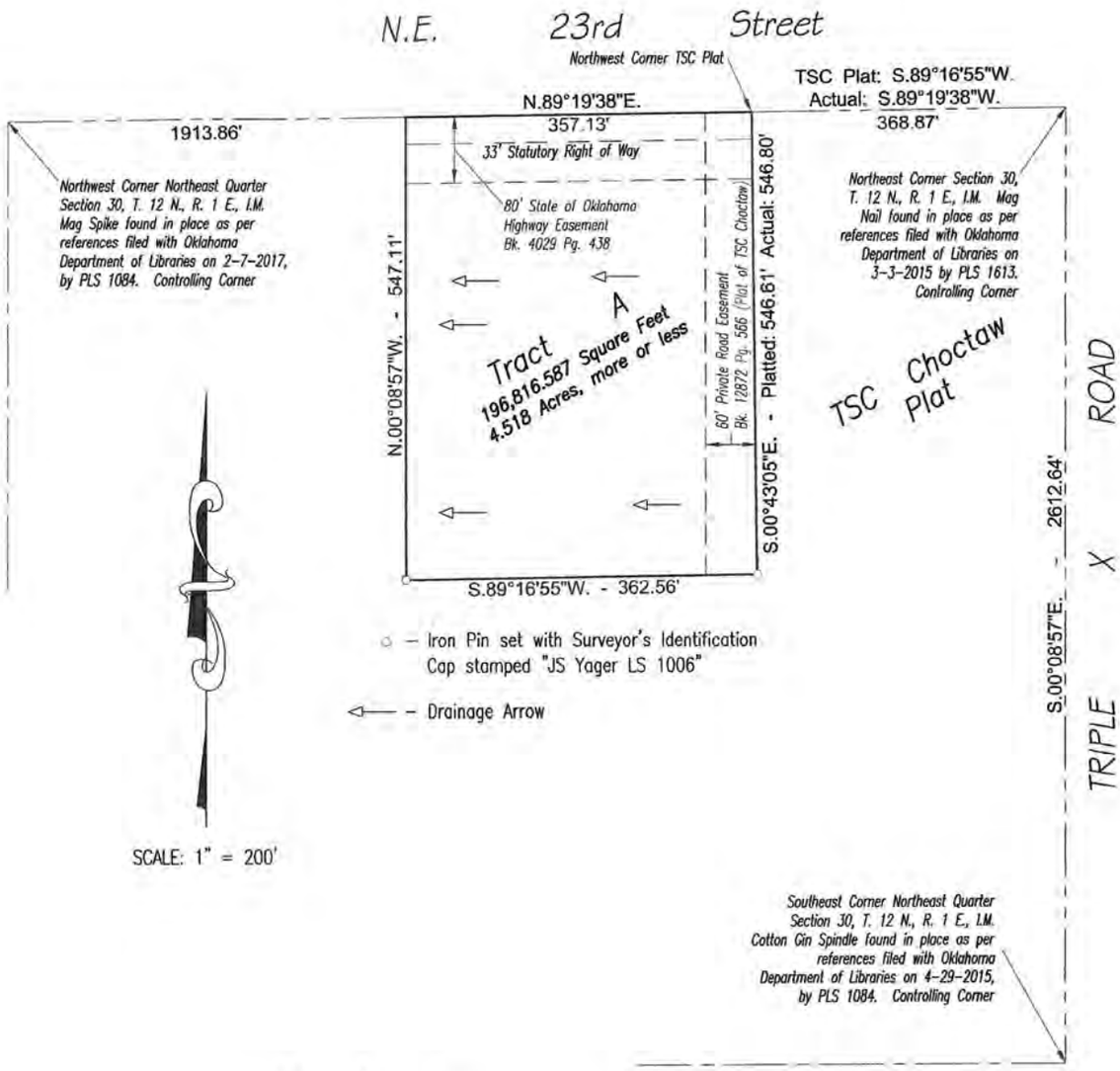

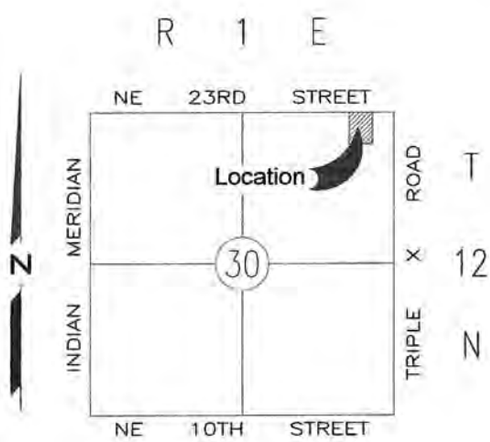

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A part of the Northeast Quarter of Section 30, T. 12 N., R. 1 E., I.M., Choctaw, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast Corner of the Northeast Quarter of said Section 30, thence S.89°19'38"W., (platted as S.89°16'55"W.) along the North Line of the Northeast Quarter of said Section 30 and the basis for the bearings in the following described tract, a distance of 368.87 feet to the Northwest Corner of TSC Choctaw, an addition to Choctaw, Oklahoma County, Oklahoma, said point being THE POINT OF BEGINNING; thence S.00°43'05"E., along the West Line of said TSC Choctaw Addition, a distance of 546.80 feet (platted as 546.61 feet) to the Southwest Corner of said TSC Choctaw Addition; thence S.89°16'55"W. along the South Line of said TSC Choctaw Addition, extended Westerly, a distance of 362.56 feet to the West Line of the East 44 rods of the Northeast Quarter of the Northeast Quarter of said Section 30; thence N.00°08'57"W. and parallel with the East Line of the Northeast Quarter of said Section 30, a distance of 547.11 feet to the North Line of the Northeast Quarter of said Section 30; thence N.89°19'38"E., along the North Line of the Northeast Quarter of said Section 30, a distance of 357.13 feet to the point or place of beginning. Said described tract contains 196,816.587 Square Feet or 4.518 Acres, more or less.

The basis for the bearings shown on the attached Plat of Survey and as listed in the above description, are based upon the North Line of the Northeast Quarter of Section 30, T. 12 N., R. 1 E., I.M., Oklahoma County, Oklahoma, being a S.89°19'38"W. bearing. This Plat of Survey meets the Minimum Technical Standards as adopted by The Board of Licensure for Professional Engineers and Land Surveyors for the State of Oklahoma.

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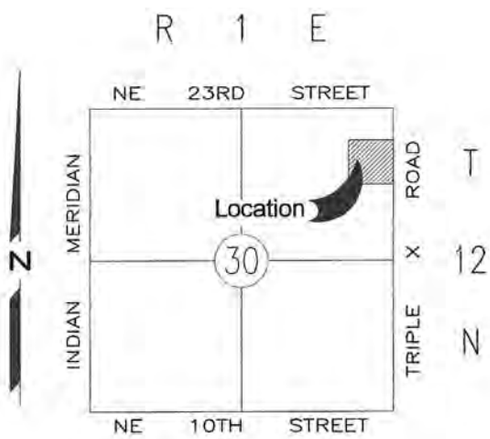

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The basis for the bearings shown on the attached Plat of Survey and listed in the above Legal Description, are based upon the East Line of the Northeast Quarter of Section 30, T. 12 N., R. 1 E., I.M., Oklahoma County, Oklahoma, being a S.00º08'57"E. bearing as indicated on the recorded plat of TSC Choctaw, an addition to Choctaw, Oklahoma County, Oklahoma. This Plat of Survey meets the Minimum Technical Standards as adopted by The Board of Licensure for Professional Engineers and Land Surveyors for the State of Oklahoma.

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CITY OF CHOCTAW
2500 N Choctaw Rd / PO Box 567, Choctaw, OK 73020
Phone (405)390.2999 / Fax (405)390.3332

Short Form Subdivision (Lot Split) APPLICATION

(Please Print in Ink or Type)

Applicant : DAS Commercial, LLC

Address : 1921 Bunting Ct. Edmond (City) OK (State) 73034 (Zip)

Phone : (970) 999-2997 **Cell :** (405) 409-0064

Email Address: kaliabadi@gmail.com

Property address : Unplatted Tract at the SW Corner of NE 23rd St and N Triple X Rd. (See Legal)

Legal Description : UNPLTD PT SEC 30 12N 1E 000 000 PT NE4 SEC 30 12N 1E BEG AT NE/C OF NE4 TH W44RDS S80RDS E44RDS N80RDS TO BEG EX N80FT TO STATE & EX BEG NE/C NE4 TH S546.54FT W363.44FT N546.51FT E368.87FT TO BEG

Number of Acres : 18.695 acres m/o/l

Number of proposed tracts : Two (2)

Property zoning district : CG General Commercial District

I hereby certify and attest that I am the current and legal owner of the above described property located in the City of Choctaw and that I received a copy of the Policies and Procedures regulating this application.

Kris Aliabadi — Signature of Owner, or authorized agent *

11/23/2021 — Date

***Owner or authorized agent must be present at public meeting.**

Do Not Write Below This Line—Official Use Only

Permit # : 211128

Receipt # : 44194

Total Amount Paid : $360.00

Date Paid : 11.24.2021

☐ Cash ☐ Check # _____ ☒ Credit Card AMEX

County Parcel Number: _____

City of Choctaw
Regular Planning Commission Meeting
December 2, 2021 @ 7:00pm
Choctaw City Hall, 2500 N Choctaw Road
Choctaw, Oklahoma 73020

MINUTES

1. Call to Order by **Chair Brian Linley @ 7:02 p.m.**
2. Invocation and Pledge of Allegiance given by **Larry Morgan and Nate Lay respectively.**
3. **Roll Call:**

5	**Present:**	**Philip Bradshaw; Brian Linley; Larry Morgan; Lisa Donovan; Nate Lay**
4	**Absent:**	**Ken Mitchell; Paul Rupe; Jared Kobyluk; Jeff Wyatt**

Staff: **Purvi Patel, Development Services Director**
Amanda Williams, City Clerk/Secretary

4. **Business Agenda:** The following items are hereby designated for discussion and consideration which requires individual action.

4.1 A Lot Merge application submitted by:

Applicant:	Anthony and Shelley Mitchell
Location:	North Side of NE 10th St (between N Indian Meridian and N Choctaw Rd)
Current Zoning:	Single Family Residential District (R-S)
Number of Lots:	2
Legal Description:	LOTS 28 AND 29 IN WATERFRONT ACRES AND A PART OF SE/4 OF SEC 25 T12N RANGE 1 W OF IM

4.1.1 Consideration and possible action on the lot merge application of Anthony and Shelley Mitchell, North Side of NE 10th Street (between N Indian Meridian and N Choctaw Rd).

MOTION BY Brian Linley and SECOND BY Lisa Donovan to open discussion for Item 4.1.

MOTION CARRIED:

5	**Ayes:**	**Bradshaw; Linley; Morgan; Donovan; Lay**
0	**Nays:**	**None**

4 Absent: Mitchell; Rupe; Kobyluk; Wyatt

MOTION BY Nate Lay and SECOND BY Philip Bradshaw to approve the lot merge application of Anthony and Shelley Mitchell, North Side of NE 10th St (between N Indian Meridian and N Choctaw Rd) as presented.

MOTION CARRIED:

5 Ayes: Bradshaw; Linley; Morgan; Donovan; Lay
0 Nays: None
4 Absent: Mitchell; Rupe; Kobyluk; Wyatt

4.2 Regular meeting minutes for November 4, 2021.

MOTION BY Philip Bradshaw and SECOND BY Nate Lay to approve the minutes as presented.

MOTION CARRIED:

5 Ayes: Bradshaw; Linley; Morgan; Donovan; Lay
0 Nays: None
4 Absent: Mitchell; Rupe; Kobyluk; Wyatt

5. Public Comments: This agenda item is for public comments on city related non-agenda items. In accordance with State law, the Planning Commission Board Members and City Staff are not allowed to respond to any comments made. Preference will be given to Choctaw Citizens and NO formal action will be taken. Speakers are limited to 3 minutes for a total of 15 minutes.

None.

6. Commissioner/Staff Remarks: This item is listed to provide an opportunity for the commissioners and/or staff to make comments and/or request specific agenda items. No action will be taken.

6.1 Previously reviewed ordinances.

- Lighting Ordinance
- Screening Ordinance

6.2 Recently adopted Ordinances.

7. Adjournment:

MOTION BY Brian Linley and SECOND BY Philip Bradshaw to adjourn the meeting.

Called @ 7:22 pm.

PLANNING COMMISSION

ATTEST:

_____ _____

Amanda Williams, City Clerk Brian Linley, Chairman