

AGENDA

Regular Meeting of the Municipal Planning Commission of the City of El Reno

6:00 P.M., Tuesday, September 26, 2017

El Reno City Council Chambers – 101 N. Choctaw Ave., El Reno, Okla.

A. CALL MEETING TO ORDER

B. ROLL CALL

C. CONSENT AGENDA

1. Discussion, consideration, and possible action on the minutes of the August 22, 2017 meeting.

D. DISCUSSION ITEMS

1. A. A public hearing regarding a proposal for the creation of Increment District No. 4, City of El Reno, Oklahoma.

B. Consider and take action with respect to a resolution recommending that the City of El Reno through its City Council create a Tax Increment District and approve the Crossroads Pointe Economic Development Project Plan.

2. A. To conduct a public hearing in consideration of a request submitted by Country Club Group, LLC. to amend the zoning classification and establish a Planned Unit Development on two tracts, totaling approximately three and one half (3 ½) acres, located on the west side of S. Country Club Rd., and north of Golf Course Dr., within the Southeast Quarter of Section Seven (7), Township Twelve (12) North, Range Seven (7) W.I.M., Canadian County, Oklahoma, from Single-Family Residential (R-1) and Multi-Family Residential (R-3) to a Planned Unit Development with Restricted Commercial Underlay (CR-PUD).

B. Discussion, consideration, and possible action on a request submitted by Country Club Group, LLC. to amend the zoning classification and establish a Planned Unit Development on two tracts, totaling approximately three and one half (3 ½) acres, located on the west side of S. Country Club Rd., and north of Golf Course Dr., within the Southeast Quarter of Section Seven (7), Township Twelve (12) North, Range Seven (7) W.I.M., Canadian County, Oklahoma, from Single-Family Residential (R-1) and Multi-Family Residential (R-3) to a Planned Unit Development with Restricted Commercial Underlay (CR-PUD).

3. A. To conduct a public hearing in consideration of a request by Weatherford Artificial Lift Systems to grant a Conditional Use Permit for the storage of explosives and radioactive materials within the Heavy Industrial (I-3) District. The tract of land is located at 901 Jensen Rd., more particularly described as Block Three (3), Lots One (1) through Six (6), Canadian Valley Industrial Park, Section 2, El Reno, Oklahoma, according to the recorded plat thereof.

B. Discussion, consideration, and possible action on a request by Weatherford Artificial Lift Systems to grant a Conditional Use Permit for the storage of explosives and radioactive materials within the Heavy Industrial (I-3) District. The tract of land is located at 901 Jensen Rd., more particularly described as Block Three (3), Lots One (1) through Six (6), Canadian Valley Industrial Park, Section 2, El Reno, Oklahoma, according to the recorded plat thereof.

4. Discussion, consideration, and possible action on a request submitted by Murphy Real Estate, on behalf of Lamar Labahn, to amend the zoning classification (rezoning) of a tract of approximately one hundred thirty-three (133) acres in the Northwest Quarter of Section Thirteen (13), Township Twelve (12) North, Range Seven (7) West of the Indian Meridian, Canadian County, Oklahoma, from Rural Agricultural (A-1) to Moderate Industrial (I-2).

5. Discussion, consideration, and possible action on a request submitted by Murphy Real Estate, on behalf of LA Spurlin, to amend the zoning classification (rezoning) of a tract of approximately one hundred fifty-six (156) acres located near S. Radio Rd. and E. Elm Street; part of the Northeast Quarter of Section Fourteen (14), Township Twelve (12) North, Range Seven (7) West of the Indian Meridian, Canadian County, Oklahoma, from Rural Agricultural (A-1) to Moderate Industrial (I-2).

6. A. To conduct a public hearing in consideration of a request submitted by Gerald L. Gamble, on behalf of Chesapeake Land Development Co., LLC, to amend the zoning classification (rezoning) of two tracts totaling approximately ninety-seven (97) acres located to the west of S. Radio Rd. and to the south of E. OK Highway 66; part of the Northeast Quarter of Section Twenty-Three (23), Township Twelve (12) North, Range Seven (7) W.I.M., Canadian County, Oklahoma, from Rural Agricultural (A-1) to Moderate Industrial (I-2).

B. Discussion, consideration, and possible action on a request submitted by Gerald L. Gamble, on behalf of Chesapeake Land Development Co., LLC, to amend the zoning classification (rezoning) of two tracts totaling approximately ninety-seven (97) acres located to the west of S. Radio Rd. and to the south of E. OK Highway 66; part of the Northeast Quarter of Section Twenty-Three (23), Township Twelve (12) North, Range Seven (7) W.I.M., Canadian County, Oklahoma, from Rural Agricultural (A-1) to Moderate Industrial (I-2).

7. A. To conduct a public hearing in consideration of a request submitted by Gerald L. Gamble, on behalf of Chesapeake Land Development Co., LLC, to amend the zoning classification (rezoning) of a tract of approximately twenty-one (21) acres located east of S. Radio Rd. and E. OK Highway 66; part of the Northwest Quarter of Section Twenty-Four (24), Township Twelve (12) North, Range Seven (7) W.I.M., Canadian County, Oklahoma, from Rural Agricultural (A-1) to Moderate Industrial (I-2).

B. Discussion, consideration, and possible action on a request submitted by Gerald L. Gamble, on behalf of Chesapeake Land Development Co., LLC, to amend the zoning classification (rezoning) of a tract of approximately twenty-one (21) acres located east of S. Radio Rd. and E. OK Highway 66; part of the Northwest Quarter of Section Twenty-Four (24), Township Twelve (12) North, Range Seven (7) W.I.M., Canadian County, Oklahoma, from Rural Agricultural (A-1) to Moderate Industrial (I-2).

8. A. To conduct a public hearing in consideration of a request by David H. Ratliff to grant a Conditional Use Permit for an RV Park within the Mobile Home Subdivision (R-4) District. The tract of land is located on within the Northwest Quarter of Section Sixteen (16), Township Twelve (12) North, Range Seven (7) West of the Indian Meridian, Canadian County, Oklahoma, totaling approximately 5.858 acres.

B. Discussion, consideration, and possible action on a request by David H. Ratliff to grant a Conditional Use Permit for an RV Park within the Mobile Home Subdivision (R-4) District. The tract of land is located on within the Northwest Quarter of Section Sixteen (16), Township Twelve (12) North, Range Seven (7) West of the Indian Meridian, Canadian County, Oklahoma, totaling approximately 5.858 acres.

E. COMMISSIONER’S COMMENTS

F. ADJOURNMENT

FILED IN THE OFFICE OF THE DEPUTY CITY CLERK AND POSTED ON THE BULLETIN BOARD AT THE WEST ENTRANCE OF THE EL RENO MUNICIPAL BUILDING, 101 N. CHOCTAW AVE., AT _____ A.M., FRIDAY, _____, 2017.

DUSTIN A. DOWNEY, CITY PLANNER

THE CITY OF EL RENO ENCOURAGES PARTICIPATION FROM ALL OF ITS CITIZENS. IF PARTICIPATION AT ANY PUBLIC MEETING IS NOT POSSIBLE DUE TO A DISABILITY, NOTIFICATION TO THE CITY CLERK AT (405) 262-4070 AT LEAST 48 HOURS PRIOR TO THE SCHEDULED MEETING IS ENCOURAGED TO MAKE ANY NECESSARY ACCOMMODATIONS. THE CITY MAY WAIVE THE 48-HOUR RULE IF INTERPRETERS FOR THE DEAF (SIGNING) ARE NOT THE NECESSARY ACCOMMODATION.