



SPECIAL MEETING AGENDA

City of Tahlequah Planning Commission

Tahlequah City Hall - 111 South Cherokee Avenue

Tuesday, February 28, 2023 at 3:00 P.M.

Planning Commission Members

Michael Torkelson - Chairman

Ryan Cannonie – Secretary Robert Batson – Vice Chairman

Suzanne Myers Armondo Duke

1. **Call to Order**
2. **Roll Call**
3. **Discussion and possible action** – To elect the Planning Commission Chairman, Vice-Chairman, and Secretary for calendar year 2023.
4. **Discussion and possible action** – Approval or correction of minutes dated February 2, 2023.
5. **Discussion and possible action** – To recommend approval, approval with modifications, or denial of Case #1-2023-Zoning-PUD#1, a zoning map amendment application establishing a Planned Unit Development District (PUD) and accompanying Preliminary Plat and Development Plan of Rivercenter – Tahlequah on tracts of land currently zoned Local Commercial District (C-1), Community Commercial (C-2), Regional Commercial District (C-3), Community Mixed-Use District (CMX), and Residential Single Family Low Density District (RS-1) on approximately 70 acres of land located at the northeast corner of E. Downing and Highway 82 Bypass, more particularly described as follows:

TRACT 1: A PART OF THE WEST HALF (W/2) OF SECTION TWENTY-SEVEN (27), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-TWO (22) EAST OF THE INDIAN BASE AND MERIDIAN, CHEROKEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF SAID SECTION TWENTY-SEVEN (27); THENCE N 88°18'07" E, ALONG THE SOUTH LINE OF SAID WEST HALF (W/2), A DISTANCE OF 1071.79 FEET; THENCE N 02°01'32" W, A DISTANCE OF 61.86 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 62, AND **THE POINT OF BEGINNING**; THENCE CONTINUING N 02°01'32" W, A DISTANCE OF 293.17 FEET; THENCE S 88°18'30" W, A DISTANCE OF 288.77 FEET, TO A POINT ON THE EAST LINE OF STATE HIGHWAY 82; THENCE N 26°25'51" E, ALONG SAID STATE HIGHWAY 82 RIGHT-OF-WAY, A DISTANCE OF 85.85 FEET; THENCE N 02°02'24" W, CONTINUING ALONG SAID STATE HIGHWAY 82 RIGHT-OF-WAY, A DISTANCE OF 407.80 FEET; THENCE N 11°59'46" E, CONTINUING ALONG SAID STATE HIGHWAY 82 RIGHT-OF-WAY, A DISTANCE OF 206.16 FEET; THENCE N 02°02'24" W, CONTINUING ALONG SAID STATE HIGHWAY 82 RIGHT-OF-WAY, A DISTANCE OF 941.91 FEET; THENCE N 88°11'23" E, LEAVING SAID STATE

HIGHWAY 82 RIGHT-OF-WAY, A DISTANCE OF 444.16 FEET; THENCE N 02°01'29" W, A DISTANCE OF 660.54 FEET, TO THE NORTHWEST CORNER OF THE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4); THENCE N 88°09'15" E, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4), A DISTANCE OF 659.19 FEET, TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 SE/4 NW/4); THENCE N 02°03'04" W, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 SE/4 NW/4), A DISTANCE OF 594.61 FEET; THENCE N88°08'35" E, A DISTANCE OF 659.38 FEET, TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 SE/4 NW/4); THENCE S 02°01'55" E, ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 SE/4 NW/4), A DISTANCE OF 594.74 FEET, TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALSO BEING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4); THENCE S 02°00'37" E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4), A DISTANCE OF 1322.79 FEET, TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4); THENCE S 88°13'41" W, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4), A DISTANCE OF 1319.24 FEET, TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 SW/4), ALSO BEING THE NORTHWEST CORNER OF HILLSIDE PLAZA ADDITION (SAID PLAT BEING RECORDED IN BOOK 240, PAGE 426, OF THE RECORDS OF THE CHEROKEE COUNTY CLERK); THENCE S 02°01'32" E, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4), ALSO BEING THE WEST LINE OF SAID HILLSIDE PLAZA ADDITION, A DISTANCE OF 916.09 FEET, TO A POINT ON THE WEST LINE OF HILLSIDE PLAZA ADDITION; THENCE N 88°18'30" E, ALONG THE NORTHERNMOST LINE OF SAID BLOCK 6, HILLSIDE PLAZA ADDITION, A DISTANCE OF 35.60 FEET, TO A POINT ON THE RIGHT-OF-WAY OF WARD STREET (SAID RIGHT-OF-WAY BEING PLATTED BY HILLSIDE PLAZA ADDITION); THENCE ALONG SAID RIGHT-OF-WAY OF WARD STREET, ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 77°23'35", AN ARC LENGTH OF 54.03 FEET, A CHORD BEARING OF S 03°07'11" E, AND A CHORD DISTANCE OF 50.02 FEET; THENCE S 88°18'30" W, LEAVING SAID RIGHT-OF-WAY OF WARD STREET, A DISTANCE OF 36.56 FEET, TO A POINT ON THE WEST LINE OF SAID BLOCK 6, HILLSIDE PLAZA ADDITION; THENCE S 02°01'32" E, ALONG SAID WEST LINE OF BLOCK 6, HILLSIDE PLAZA ADDITION, A DISTANCE OF 56.13 FEET; THENCE S 88°44'17" W, AND LEAVING THE WEST LINE OF SAID BLOCK 6, HILLSIDE PLAZA ADDITION, A DISTANCE OF 149.71 FEET; THENCE S 02°01'32" E, A DISTANCE OF 238.87 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 62; THENCE S 88°44'02" W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 62, A DISTANCE OF 95.01 FEET, **TO THE POINT OF BEGINNING.**

SAID TRACT OF LAND CONTAINING 67.12 ACRES / 2,923,858.27 SQUARE FEET.

TOGETHER WITH:

TRACT 2: A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-TWO (22) EAST, OF THE INDIAN BASE AND MERIDIAN, CHEROKEE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; SAID TRACT NOW BEING A REPLAT OF PART OF BLOCK 6, HILLSIDE PLAZA ADDITION (SAID PLAT BEING RECORDED IN BOOK 240, PAGE 426, OF THE RECORDS OF THE CHEROKEE COUNTY CLERK).

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF SAID SECTION TWENTY-SEVEN (27); THENCE N 88°18'07" E, ALONG THE SOUTH LINE OF SAID WEST HALF (W/2), A DISTANCE OF 1457.83 FEET; THENCE N 02°01'32" W, A DISTANCE OF 59.98

FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 62, ALSO BEING A POINT ON THE SOUTH LINE OF BLOCK 6, HILLSIDE PLAZA ADDITION, AND **THE POINT OF BEGINNING**; THENCE CONTINUING N 02°01'32" W, A DISTANCE OF 295.01 FEET, TO A POINT ON THE NORTH LINE OF SAID BLOCK 6, HILLSIDE PLAZA ADDITION, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WARD STREET (SAID RIGHT-OF-WAY BEING PLATTED BY HILLSIDE PLAZA ADDITION); THENCE N 88°17'16" E, ALONG THE NORTH LINE OF SAID BLOCK 6, HILLSIDE PLAZA ADDITION, AND THE SOUTH LINE OF SAID RIGHT-OF-WAY OF WARD STREET, A DISTANCE OF 318.25 FEET, TO A POINT OF INTERSECTION THE WEST RIGHT-OF-WAY OF PLAZA DRIVE (SAID RIGHT-OF-WAY BEING PLATTED BY HILLSIDE PLAZA ADDITION), ALSO BEING THE EAST LINE OF SAID BLOCK 6, HILLSIDE PLAZA ADDITION; THENCE ALONG SAID RIGHT-OF-WAY OF PLAZA DRIVE, AND SAID EAST LINE OF BLOCK 6, HILLSIDE PLAZA ADDITION, ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 69.85 FEET, A CENTRAL ANGLE OF 55°01'32", AN ARC LENGTH OF 67.08 FEET, A CHORD BEARING OF S 25°48'44" W, AND A CHORD DISTANCE OF 64.53 FEET; THENCE S 53°20'09" W, CONTINUING ALONG SAID WEST RIGHT-OF-WAY OF PLAZA DRIVE, AND SAID EAST LINE OF BLOCK 6, HILLSIDE PLAZA ADDITION, A DISTANCE OF 229.23 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY OF PLAZA DRIVE, AND SAID EAST LINE OF BLOCK 6, HILLSIDE PLAZA ADDITION, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 129.85 FEET, A CENTRAL ANGLE OF 55°01'24", AN ARC LENGTH OF 124.70 FEET, A CHORD BEARING OF S 25°43'12" W, AND A CHORD DISTANCE OF 119.96 FEET, TO THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 62; THENCE S 88°18'30" W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 62, A DISTANCE OF 43.67 FEET, **TO THE POINT OF BEGINNING.**

SAID TRACT OF LAND CONTAINING 1.14 ACRES / 49,581.07 SQUARE FEET.

SAID TRACTS OF LAND CONTAINING A COMBINED 68.26 ACRES / 2,973,439.34 SQUARE FEET.

6. **Discussion:** Zoning Code Updates

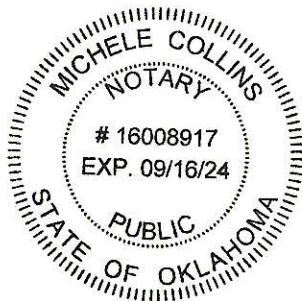
7. **Adjournment**

Posted: T. Tannehill

CTH

Date: 2/24/23

Time: 4:30pm



Michael
CSL