

ORDINANCE NUMBER 957

AN ORDINANCE CHANGING THE ZONING  
FROM I-3(HEAVY INDUSTRIAL DISTRICT) TO C-3 (TOURIST COMMERCIAL  
DISTRICT) FOR PROPERTY LOCATED IN LOT 3, BLOCK 1, RIVERVIEW  
INDUSTRIAL SUBDIVISION OF CLINTON, CUSTER COUNTY, OKLAHOMA;  
AND DECLARING AN EMERGENCY.

**WHEREAS**, the owners of a tract of land located in Lot 3, Block 1 Riverview Industrial Subdivision in Clinton, Custer County, Oklahoma request that the zoning of said land be changed from I-3 (Heavy Industrial District) to C-3 (Tourist Commercial District); and

**WHEREAS**, the Planning and Zoning Board of said City of Clinton, Oklahoma met on April 14, 2015, after due legal notice thereof to all owners of property situated within a radius of 300 feet of subject tract of land and has reviewed the Application and has recommended to this Council that the zoning of such property be approved as requested; and

**WHEREAS**, the City Council did conduct a Public Hearing on this matter on this date in the Council Room of the Clinton City Hall pursuant to due legal notice thereof published in the Clinton Daily (Oklahoma) News on April 17, 2015; and

**WHEREAS**, the matter was discussed in open forum at this Public Hearing before and by the members of the Council and the Council being fully informed in the premises, does find that the interest of the City of Clinton will be served best by establishing the subject zoning district as requested in the subject application and as recommended by the Clinton Planning and Zoning Board; and

**NOW THEREFORE**, be it ordained by the City Council of the City of Clinton, Oklahoma that the following described property, to wit:

Lot 3, Block 1, Riverview Industrial Subdivision to the City of Clinton, Custer County, Oklahoma

be and the same is hereby zoned C-3 (Tourist Commercial District).

**WHEREOF**, an emergency is hereby declared to exist and the Ordinance shall be in full force and effect from and after its passage and proof of publication.

**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Seth Adams, Mayor

**ATTEST:**

\_\_\_\_\_  
Lisa Anders, City Clerk

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING BOARD**

**TUESDAY, APRIL 14, 2015**

A regular meeting of the Planning and Zoning Board of the City of Clinton, Oklahoma, was held on Tuesday, April 14, 2015, at 9:00am in the City of Clinton Council Room, City Hall. A notice of this meeting with agenda was posted on the bulletin board in the lobby of Clinton City Hall on Thursday, April 9, 2015.

Chairman Corky Heard opened the meeting with the following present:

Members Present were: Corky Heard, Bryan Foster, Aaron Hemingway, and Julie Strong  
Others Present: Lisa Anders, Toby Anders, Juan Martinez, Chris Roulet and Mark Skiles

**2. CONSIDER MINUTES OF MEETING ON MARCH 10, 2015 MEETING**

Motion was made by Julie Strong and seconded by Aaron Hemingway to approve the minutes of the previous meeting.

Chairman put the motion to roll call vote:

Aye: Strong, Hemmingway, Foster, Heard  
Nay: None

Chairman declared motion carried.

**3. CONSIDER THE CONTINUED REQUEST OF JUAN MARTINEZ TO REZONE PROPERTY FROM I-3(HEAVY INDUSTRIAL DISTRICT) TO C-3 (TOURIST COMMERCIAL DISTRICT) AND FOR A USE PERMITTED ON REVIEW REGARDING OPERATION OF AN INDOOR SOCCER COMPLEX IN AN INDUSTRIAL ZONE IN LOT 3, BLOVK 1, RIVERVIEW INDUSTRIAL SUBDIVISION IN THE CITY OF CLINTON, CUSTER COUNTY, OKLAHOMA (451 SOUTH 40<sup>TH</sup>)**

Chairman Corky Heard explained that he is a property owner near the site and therefore has a conflict of interest. He asked Vice-Chairman Julie Strong to take over the meeting.

Vice-Chairman Strong asked Mr. Martinez to explain his plans.

Building Inspector Toby Anders said that per the City Code, the number of parking spaces is determined by the square footage of a facility. He said based on this code, the proposed facility would need 4,000 spaces. Further research for amusement or recreation facilities required the Planning and Zoning Board to determine the parking demand for a facility. He recommended one space per every 500 square foot so the proposed facility would need approximately 50 spaces. He said the west side of the building would provide 41 spaces and the south side would provide nine to ten spaces.

Vice-Chairman Julie Strong asked if the requirement would be different for an outside field.

Anders said the code does not specify.

Juan Martinez said there would be parking on the east side of the facility if need be.

Building Inspector Anders explained that with two teams of six, coaches and referees, he estimated the need for fifty parking spaces. He said ODOT has requirement for dimensions for parking spaces.

Motion was made by Bryan Foster and seconded by Aaron Hemingway to approve the rezoning of Juan Martinez property from I-3 to C-3.

Vice-Chairman put the motion to a roll call vote:

Aye: Foster, Hemingway, Strong

Nay: None

Vice-Chairman declared the motion carried.

Motion was made by Hemingway and seconded by Foster to approve the Use Permitted on Review for the operation of an indoor soccer complex at 451 South 40<sup>th</sup>

Vice-Chairman put the motion to a roll call vote:

Aye: Hemingway, Foster, Strong

Nay: None

Vice-Chairman declared the motion carried.

Motion was made by Hemingway and seconded by Foster to approve the recommendation of the Building Inspector to require 1 parking space per 500 square foot of the indoor soccer field with the requirement for the business office/restroom/concession area to remain the same.

Vice-Chairman put the motion to a roll call vote:

Aye: Hemingway, Foster, Strong

Nay: None

Vice-Chairman declared the motion carried.

Chairman Heard rejoined the meeting

## **5. ADJOURN**

Motion was made by Aaron Hemmingway and seconded by Julie Strong to adjourn the meeting.

Chairman put the motion to roll call vote:

Aye: Hemmingway, Strong, Foster, Heard

Nay: None

Chairman declared the meeting adjourned at 9:30 am