



724 Ramm Road  
Claremore, OK 74017

(918) 341-5576  
Fax: (918) 341-6147

**CITY OF CLAREMORE  
PLANNING DEPARTMENT  
AGENDA FOR  
NOVEMBER 6, 2012**

 CITY OF  
**CLAREMORE**  
O K L A H O M A  
PLANNING & ZONING

724 Ramm Road  
Claremore, OK 74017

(918) 341-5576  
Fax: (918) 341-6147

TO: CITY OF CLAREMORE-ROGERS COUNTY  
METROPOLITAN AREA PLANNING  
COMMISSION MEMBERS

FROM: CHRIS COCHRAN, TRI-STATE ENGINEERING  
PLANNING AND COMMUNITY DEVELOPMENT

SUBJECT: NOVEMBER 6, 2012 MEETING

DATE: OCTOBER 30, 2012

The regularly scheduled Planning Commission meeting will be held on **Tuesday, November 6, 2012** in the City Council Chambers, City of Claremore, at 4:00p.m.

If there are questions concerning the meeting, please contact the City Planning Department at 341-5576.

**AGENDA**  
**CITY OF CLAREMORE-ROGERS COUNTY METROPOLITAN**  
**AREA PLANNING COMMISSION**  
**104 S. MUSKOGEE AVENUE, CLAREMORE, OK**  
**AT 4:00 P.M., NOVEMBER 6, 2012**

**ITEM #1: Call to Order**

**ITEM #2: Roll Call**

**ITEM #3:** Discussion and possible action on the City of Claremore minutes of regularly scheduled Planning Commission meeting of *October 16, 2012* as printed.

**PUBLIC HEARINGS:**

**ITEM #4: - CZ2012-9** - Discussion and possible action on a request to approve a zoning request from RS-3 to CH located at 204 and 206 E. 1<sup>st</sup> Street (Bobby & Darla Akin, Applicant)

**ITEM #5: - CZ2012-10**-Discussion and possible action on a request to approve a zoning request from RS-3 to RD located at 1218 W. Brooks (Joel Ragland, Applicant)

**ITEM #6:** - Correspondence and Reports

**ITEM #7:** - New Business

**ITEM #8:** - Adjournment

  
\_\_\_\_\_  
Chris Cochran  
Tri-State Engineering  
City of Claremore Engineer & Planner

POSTED: \_\_\_\_\_

DATE: \_\_\_\_\_

TIME: \_\_\_\_\_

BY: \_\_\_\_\_

**MINUTES**  
**CITY OF CLAREMORE - ROGERS COUNTY METROPOLITAN**  
**AREA PLANNING COMMISSION REGULAR SCHEDULED MEETING OF**  
**October 16, 2012**

**ITEM # 1: CALL TO ORDER** – Chairman Highfill called the meeting to order at 4:03p.m.

**ITEM # 2: ROLL CALL** – Commission Members present – Chancy, Highfill, Shore, Washburn, Vancuren  
Absent: Clements, Green, Martin

**ITEM # 3:** Approve/Reject City of Claremore Minutes of Regular Scheduled Planning Commission Meeting on *September 18, 2012*. Commissioner Chancy made the motion to approve, seconded by Commissioner Shore.

**VOTING FOR: Chancy, Shore, Highfill, Vancuren, Washburn**

**VOTING AGAINST: None**

**VOTING ABSTAIN: None**

**MOTION APPROVED: 5-0-0**

**PUBLIC HEARINGS:**

**ITEM #4 – CZ2012-8** - Discussion and possible action on a request to change the zoning from RS-3 to RD located at 709 E. 5<sup>th</sup> Street. Robbie Nees stated that he is wanting to build two duplexes facing 5<sup>th</sup> Street and 3 duplexes facing Oak Street. No further discussion. Commissioner Chancy made the motion to approve, seconded by Highfill.

**VOTING FOR: Chancy, Highfill, Vancuren, Shore, Washburn**

**VOTING AGAINST: None**

**VOTING ABSTAIN: None**

**MOTION APPROVED: 5-0-0**

**ITEM #5 – Correspondence & Reports** - None

**ITEM #6 – New Business** - None

**ITEM #7 - ADJOURNMENT:** – Having no further city business to discuss, the meeting was adjourned at 4:05p.m. Commissioner Chancy made the motion, seconded by Shore.

**VOTING FOR: Chancy, Shore, Highfill, Vancuren, Washburn**

**VOTING AGAINST: None**

**MOTION APPROVED: 5-0-0**

---

Randy Highfill, Chairman  
City of Claremore- Rogers County  
Metropolitan Area Planning Commission

---

Chris Cochran  
Tri-State Engineering  
Claremore City Engineer & Planner

CITY PLANNERS STAFF REPORT

November 6, 2012

**ZONING ITEM – CZ2012-9**

Discussion and possible action on a request to approve a zoning request from RS-3 to CH located at 204 & 206 E. 1<sup>st</sup> Street.

**APPLICANT:** Bobby & Darla Akin

**SITE AND AREA CONDITIONS:**

**Location:** 204 & 206 E. 1st

**Existing Use:** Residential

**Proposed Use:** Commercial

**Lot Size:** 90' x 135'

**Current Zoning:** RS-3

**Surrounding Area:** The property is on the edge of the denser central business core of Claremore. The surrounding area includes Patti Page with commercial zonings to the north and the UP Railroad to the south. Across the street to the west is a commercial office and shopping center. To the east is RS-3 zoning and single family usage.

**Past Actions:** Staff is unaware of any previous actions.

**BACKGROUND:** The property owner desires to change the zoning to CH to allow more flexibility in its use as a commercial or office property.

**COMPATIBLE W/ COMP. PLAN:**  YES [ ] No (See Discussion Below)

Per the Comp Plan, the subject property is located within the Southeast Quadrant as well as the Downtown Special District. This special district contains much of the historical examples for Claremore including the central business district on Will Rogers Blvd. There is an emphasis on preserving the heritage while encouraging its revenue producing capabilities. The plan states that:

*“Medium and high intensity commercial and office use is appropriate”*

*“Single family residential or industrial uses are not appropriate”*

*“Medium and high density residential uses are appropriate in the areas immediately adjacent to the mixed use core and should be considered in residential areas near the core that are candidates for redevelopment”*

**ZONING CODE DISCUSSION:**

According to the Zoning Code:

*“The CH District is designed to accommodate high intensity commercial and related uses in areas designated High Intensity by the Comprehensive Plan.”*

The CH Zoning allows for the most intense commercial use with the least restrictions on use and zero setbacks on all sides. Whereas CS and CG include a 25 feet front setback and 10 feet from abutting R District boundary lines.

The principle uses permitted in the Commercial District are designated by Use Units as provided in Table 1

TABLE 1: Use Units Permitted In Commercial Districts							
No.	Name	RS	CS	CG	CH	CBD	RCM
1.	Area-Wide Uses by Right	X	X	X	X	X	X
2.	Area-Wide Special Exception Uses #	E	E	E	E	E	E
4.	Public Protection & Utility Facilities	E	X	X	X	X	X
5.	Community Services & Similar Uses	E	X	X	X	X	X
6.	Single Family Dwelling	E	E	E	E	X*	
7.	Duplex Dwelling	E	E	E	E	X*	
7a.	Town House Dwellings		E	E	X	X	
8.	Multi-Family Dwelling & Similar Uses		E	E	X	X	X
9.	Manufactured Home Dwelling	E		E	E		
10.	Off-street parking areas		X	X	X	X	
11.	Offices, Studios, and Support Services		X	X	X	X	
12.	Eating establishments Other than Drive-Ins		X	X	X	X	
12a.	Adult Entertainment Establishments		X**	X**	X**		
13.	Convenience Goods and Services		X	X	X	X	X
14.	Shopping Goods and Services		X	X	X	X	X
15.	Other Trades and Services		E	X	X	X	X
16.	Mini-Storage		E	X	X	X	
17.	Automobile and Allied Activities		E	X**	X**		
19.	Hotel, Motel and Recreational Facilities		X	X	X	X	
20.	Commercial Recreation, Intensive		E	E	E	E	
21.	Business Signs and Outdoor Advertising		X	X	X	X	X
22.	Scientific Research And Development		E	X	X		
23.	Warehousing and Wholesaling		E	X	X		
25.	Light Manufacturing and Industry		E	E			

X = Use by right

\* X = Mixed Land Use in Downtown Historical Boundaries

\*\*X = Use Unit 12a. and auto body painting within Use Unit 17 uses require Board of Adjustment approval of a special exception if the lot containing either of these uses is within 150 feet of R zoned land, other than streets or freeways which are in R District

E = Special Exception

## USE UNITS:

**1) Area-Wide Uses:** Certain public uses, agricultural uses, open land uses, and similar uses which are either subject to other, public controls or which do not have adverse effects on other land uses.

**2) Area-Wide Special Exception Uses:** Uses which in some instances may be suitable for location in any district, but because of their potential adverse influence on adjacent properties require site review and are therefore permitted in all districts, as a Special Exception requiring Board of Adjustment approval. Examples include adult detention center, bus station, airport, public park, power plant, etc.

**4) Public Protection and Utility Facilities:** Public protection and utility facilities which may have technical locational requirements necessitating specific locations in or around areas serviced and certain temporary open air land uses which can be objectionable to certain other uses and are therefore permitted in certain districts by Special Exception and in the remaining districts by Right. Examples include ambulance service, electrical regulating station, fire protection facility, water storage facility.

**5) Community Services and Similar Uses:** Community services, cultural, educational, recreational, and religious facilities, which may be objectionable to nearby residential uses. These uses are permitted by special exception in some districts, by right in some districts, and prohibited in other districts. Examples include adult day care, church, hospital, library.

**6) Single-Family Dwelling:** Single-family detached dwelling and similar uses.

**7) Duplex Dwelling:** Duplex dwelling – A single structure with two separate dwellings units.

**7a.) Townhouse Dwelling:** Single-family attached townhouse dwelling

**8) Multi-Family Dwelling:** Multi-family dwellings and similar uses, including: apartment, assisted living facility, community group home, convent, fraternity or sorority house, multifamily dwelling, rooming/boarding house.

**9) Manufactured Home Dwelling:** A manufactured home dwelling, excluding any type or form of recreational vehicle (RV).

**10) Off-Street Parking Areas:** Off-street parking areas which are principal uses

**11) Offices, Studios, and Support Services:** Offices, studios, medical and dental laboratories, and certain other compatible or supporting services.

**12) Eating Establishments Other Than Drive-Ins:** Eating establishments, including carry out eating establishments, except drive-in restaurants permitting in car consumption or food or drink. Included uses are: Cafeteria, Coffee Shop, Delicatessen, Restaurant, and other similar eating establishments\*.

**12a.) Adult Entertainment Establishments:** Businesses which cater primarily to adults 21 years of age and above and which sell and serve intoxicating beverages and/or low-point beer (as defined by Oklahoma Statutes) on the premises and all

sexually oriented businesses. Included uses are: Bar/Tavern, Beer Bar, Billiard Parlor/Pool Hall, Night Club, Private Club, Sexually Oriented Business.

**16) Mini Storage:** A structure which contains separate, small size, self-service storage facilities leased or rented to individuals or small businesses. These facilities are designated to accommodate access only from regular size passenger vehicles and two-axle trucks.

**17.) Automobile and Allied Actives:** Included uses are: **(Sales)** Agricultural Implement Sales, Aircraft Sales, Automobile Sales, new and used, Boat Sales, Campers Sales. **(Services)** Agricultural Implement Rental, Auto Body Repair and Painting Auto Wash,

**18.) Drive-In Restaurants:** Eating establishments providing curb service or offering food or drink for on-premise consumption within parked motor vehicles, or permitting the on-premise consumption of food or drink within parked motor vehicle or outside the principal structure. Included uses are: Drive-In Restaurants

**19) Hotel, Motel, and Recreational Facilities:** Commercial amusement establishments ordinarily not requiring large sites and which have use characteristics permitting their location in or near developed commercial trade areas. Examples of included uses are: Gymnasium, Bowling Alley, Motion Picture Theatre (enclosed), Tennis Club, Video Games.

**20.) Commercial Recreation, Intensive:** Commercial recreation facilities, the principal activities of which are usually open-air, located in undeveloped, outlying sections of the City. Included uses are: Amusement Activities, NEC Arena, Drag Strip, Drive-In Theater, Fairground, Frisbee Golf Course, Go-Cart Track, Golf Driving Range, Miniature Auto Track,

**21.) Business Signs and Outdoor Advertising:** Included uses are: Ground and Projecting Signs, Wall Signs, Double or Multi-faced Signs, Projecting Signs, Multiple signs on a Single structure. *\*See chapter eleven for restrictions pertaining to the uses listed in this section.*

**22.) Scientific Research and Development:**

**23.) Warehousing and Wholesaling:** Warehousing, wholesaling, and trucking often located adjacent to the central business district in industrial parks served by rail and highway transportation, and port areas. Included uses are: Automobile/Truck Storage (off-site), Garbage Truck(s) storage, Moving and Storage Facility, Storage NEC, Truck Rentals, Truck Stop, Gasoline, Truck Wash, Trucking Establishment, Warehousing, NEC, Wholesale distributors

**25.) Light Manufacturing and Industry:** Included uses are: Apparel and Other Finished Products Made From: fabrics, leather, similar materials. Bakery Products Manufacturing, Blacksmithing, Bottling Plant Brooms and Brushes Manufacturing

CITY PLANNERS STAFF REPORT

November 6, 2012

**ZONING ITEM – CZ2012-10**

Discussion and possible action on a request to approve a zoning request from RS-3 to RD located at 1218 W. Brooks.

**APPLICANT:** Joel Ragland

**SITE AND AREA CONDITIONS:**

**Location:** 1218 W. Brooks

**Existing Use:** Vacant

**Proposed Use:** Duplex

**Lot Size:** 50' x 140'

**Current Zoning:** RS-3

**Surrounding Area:** Much of this area is currently redeveloping from single-family to duplex homes. The zoning directly north is multi-family zoning. The property directly east was recently rezoned to RD along with property around the corner to the west.

**Past Actions:** Staff is unaware of any previous actions.

**BACKGROUND:** The property owner desires to change the zoning to RD to construct a duplex residential structure.

**COMPATIBLE W/ COMP. PLAN:**  YES    No   (See Discussion Below)

Per the Comp Plan, the subject property is located entirely within the Northwest Quadrant as well as the University/Arts Special District. This special district *“contains a significant area of older housing in the south and east, much of which is candidate for redevelopment.”* The Future Land Use Plan indicates *“low intensity residential may be included in the University Arts district although medium and possibly some high density development is preferred within the district boundaries.”* RD zoning is also included as an optional use where it is considered appropriate. The Plan further states that:

*“Higher density residential uses are appropriate in this district and should be considered in existing residential areas that are candidates for redevelopment.”*

**ZONING CODE DISCUSSION:**

According to the Zoning Code:

*“The RD District is designed to permit a more intense yet compatible use of tracts in or near single-family residential and other neighborhoods which because of size, topography, or adjacent land use are not ideally suited for single-family use.”*

**USE UNITS:**

The principle uses permitted in the Residential Duplex District are designated by Use Units as provided in Table 1

**1) Area-Wide Uses:**

Certain public uses, agricultural uses, open land uses, and similar uses which are either subject to other, public controls or which do not have adverse effects on other land uses.

Examples include cultivation, grazing, planting, arboretum, wildlife preserve, etc.

**2) Area-Wide Special Exception Uses:** Uses which in some instances may be suitable for location in any district, but because of their potential adverse influence on adjacent properties require site review and are therefore permitted in all districts, as a Special Exception requiring Board of Adjustment approval. Examples include adult detention center, bus station, airport, public park, power plant, etc.

**4) Public Protection and Utility Facilities:** Public protection and utility facilities which may have technical locational requirements necessitating specific locations in or around areas serviced and certain temporary open air land uses which can be objectionable to certain other uses and are therefore permitted in certain districts by Special Exception and in the remaining districts by Right. Examples include ambulance service, electrical regulating station, fire protection facility, water storage facility.

**5) Community Services and Similar Uses:** Community services, cultural, educational, recreational, and religious facilities, which may be objectionable to nearby residential uses. These uses are permitted by special exception in some districts, by right in some districts, and prohibited in other districts. Examples include adult day care, church, hospital, library.

**6) Single-Family Dwelling:** Single-family detached dwelling and similar uses.

**7) Duplex Dwelling:** Duplex dwelling – A single structure with two separate dwellings units.

**8) Multi-Family Dwelling:** Multi-family dwellings and similar uses, including: apartment, assisted living facility, community group home, convent, fraternity or sorority house, multifamily dwelling, rooming/boarding house.

**9) Manufactured Home Dwelling:** A manufactured home dwelling, excluding any type or form of recreational vehicle (RV).

No.	Name	Districts	
		RS	RD
1.	Area-Wide Uses by Right	X	X
2.	Area-Wide Special Exception Uses #	E	E
4.	Public Protection & Utility Facilities	E	E
5.	Community Services & Similar Uses	E	E
6.	Single-Family Dwelling	X	X
7.	Duplex Dwelling	E**	X
7a.	Townhouse Dwelling		
8.	Multi-Family Dwelling & Similar Uses	E****	E*****
9.	Manufactured Home Dwelling	E	E