

AGENDA FOR
CITY OF CLAREMORE-ROGERS COUNTY METROPOLITAN
AREA PLANNING COMMISSION
104 S. MUSKOGEE, CLAREMORE, OK
At 4:00 P.M., WEDNESDAY, SEPTEMBER 8, 2021

ITEM #1: Call to Order

ITEM #2: Roll Call

ITEM #3: Pledge of Allegiance

ITEM #4: Invocation

ITEM #5: Approve/Reject the following consent item:

- a.) Discuss and consider action on the City of Claremore minutes of the regularly scheduled planning commission meeting of August 17, 2021 as printed.

ITEM #6: PUD2020-01A - Discussion and possible action on a request to approve an amendment to the Campbell Cottages I – PUD development plan on a tract of land containing a part of the SE/4 of Section 7, Township 21 North, Range 16 East of the Indian Base and Meridian (I.B.&M), Rogers County, Oklahoma.

LEGAL:

A tract of land located in the Southeast Quarter (SE/4) of Section Seven (7) of Township Twenty-One (21) North and Range Sixteen (16) East of the Indian Base and Meridian (I.B.&M.), according to the U.S. Government Survey thereof, Rogers County, State of Oklahoma; being more particularly described as follows:

Beginning at the Southeast corner of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter (SE/4 NE/4 SE/4) of Section Seven (7), Township Twenty-One (21) North, Range Sixteen (16) East of the Indian Base and Meridian, Rogers County, State of Oklahoma, according to the U.S. Government Survey thereof, said corner also being the Southeast corner of that vacated plat of West Side Addition to Claremore, Oklahoma, as recorded in the Office of the Rogers County Clerk; thence N 01° 20' 03" W, along the East line of said Southeast Quarter of the Northeast Quarter of the Southeast Quarter (SE/4 NE/4 SE/4) of Section Seven (7) and the East line of said vacated plat of West Side Addition to Claremore, a distance of 373.30 feet, to a point that is the extension of the North line of Block Twenty-One (21) of said vacated plat; thence S 88° 21' 33" W, parallel with the South line of said Southeast Quarter of the Northeast Quarter of the Southeast Quarter (SE/4 NE/4 SE/4) of Section Seven (7), and along the extension of said North line of Block Twenty-One (21), a distance of 355.00 feet, to the Northeast corner of Block Twenty-Two (22) of said vacated plat of West Side Addition to Claremore; thence N 01° 20' 03" W, along the projection of the East line of Block Nineteen (19) of said vacated plat of West Side Addition to Claremore, and parallel with the East line of said Southeast Quarter of the Northeast Quarter of the Southeast Quarter (SE/4 NE/4 SE/4) of Section Seven (7), a distance of 160.00 feet, to the Northeast corner of Lot Twenty (20) of said Block Nineteen (19) of said vacated plat; thence S 88° 21' 33" W, parallel with the South line of said Southeast Quarter of the Northeast Quarter of the Southeast Quarter (SE/4 NE/4 SE/4) of Section Seven (7), and along the extension of said North line of said Lot Twenty (20), continuing along the North line of Lot Thirteen (13) of said Block Nineteen (19) and its extension, a distance of 300.00 feet, to a point on the centerline of Broadway Street of said vacated plat; thence S 01° 20' 03" E, along the centerline of said Broadway Street of said vacated plat, and parallel with the East line of said Southeast Quarter of the Northeast Quarter of the Southeast Quarter (SE/4 NE/4 SE/4) of Section Seven (7), a distance of 533.30 feet, to a point on the South line of said Southeast Quarter of the Northeast Quarter of the Southeast Quarter (SE/4 NE/4 SE/4) of Section Seven (7); thence N 88° 21'

33" E, along the South line of said Southeast Quarter of the Northeast Quarter of the Southeast Quarter (SE/4 NE/4 SE/4) of Section Seven (7), a distance of 655.00 feet, to the Point of Beginning.

Original PUD:

The front yard setback shall be 10' from the street right-of-way or a reserve area containing a roadway.
The rear yard setback shall be 2' from the rear yard line when adjacent to a reserve area or 18 feet when adjacent to a public road in place of 20'
(RS-3).

Proposed Amendment:

The front yard setback shall be 10' from the street right-of-way when abutting a private street or 18' from the street right-of-way when abutting a public street in place of the 20' rear yard setback that is normally required in an RS-3 zoning district.

The rear yard setback shall be 2' from the rear yard line when adjacent to a reserve area (neighborhood greenspace/stormwater conveyance or a pedestrian thoroughfare), 18' when adjacent to a public road or 10' when adjacent to a proposed or established private road in place of the 20' rear yard setback that is normally required in an RS-3 zoning district.

General Location: N of Driftwood Dr./ W of S. Brady St.
(Applicant: Jeff Campbell Construction, LLC.)

ITEM #7: Discussion and possible action on a request to approve the Final Plat of Campbell Cottages I - Amended.
(Applicant: Jeff Campbell Construction, LLC.)

ITEM #8: Discussion and possible action on a request to approve the Final Plat of Red Plains I.
(Applicant: Crafton Tull & Associates, Inc./Tulsa L Dev, LLC.)

ITEM #9: Hold a public hearing and discuss and consider action on a proposed amendment to the Claremore 2040 Comprehensive Plan's future land use map to change the designation from Suburban Commercial and General Commercial to General Multi-Family on a tract of land containing a part of the SW/4 of the SW/4 of Section 3, Township 21 North, Range 16 East of the Indian Base and Meridian, Rogers County, Oklahoma.

LEGAL:

**A tract of land that is a part of the SW/4 of the SW/4 of Section 3, Township 21 North, Range 16 East of the Indian Base and Meridian, Rogers County, Oklahoma, said tract being further described as follows:
Commencing at the Southwest Corner of said SW/4 of the SW/4 of Section 3;
thence N01°11'35"W a distance of 933.00 feet;
thence parallel to the South line of said SW/4 of the SW/4 of Section 3,
N89°02'11"E, a distance of 560.28 feet to the Point of Beginning;
thence S46°06'10"E a distance of 146.92 feet;
thence S01°11'35"E a distance of 296.37 feet;
thence S89°02'11"W a distance of 400.00 feet;
thence S01°11'35"E a distance of 235.50 feet to a point 297.50 feet North of
the South line of said SW/4 of the SW/4 of Section 3;
thence parallel to said South line of the SW/4 of Section 3,
N89°02'11"E a distance of 193.90 feet;
thence S01°11'35"E a distance of 264.00 feet to a point that is,
N89°02'11"E a distance of 457.90 feet; thence N01°11'35"W a distance of
33.50 feet from said Southwest Corner of said SW/4 of the SW/4 of Section 3;
thence parallel to said South line of the SW/4 of Section 3,
N89°02'11"E a distance of 174.50 feet;
thence N01°11'35"W a distance of 264.00 feet;
thence N89°02'11"E a distance of 422.90 feet;
thence parallel to the East line of said SW/4 of the SW/4 of Section 3,
N01°07'40"W a distance of 617.03 feet;
thence S88°59'14"W a distance of 406.00 feet;
thence N46°06'10"W a distance of 26.69 feet;
thence S89°02'11"W a distance of 70.88 feet to the Point of Beginning.**

Address: 514 E. Blue Starr Dr., Claremore, OK/North of Blue Starr and East of Sioux Ave.
(Applicant: Glenn Ferguson)

ITEM #10: CZ2021-04 - Discussion and possible action on a request to approve a zoning change from the current zoning of Commercial General (CG), Commercial Shopping (CS), and Residential Single-Family, High Density District (RS-3) to Residential Multi-Family, High Density District (RM-3) with Supplemental Zoning District PUD.

LEGAL: same as ITEM #9

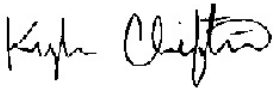
Address: 514 E. Blue Starr Dr., Claremore, OK/North of Blue Starr and East of Sioux Ave.
(Applicant: Glenn Ferguson)

ITEM #11: Staff Report

ITEM #12: New Business

ITEM #13: Public comments and responses from Planning Commission members limited to specific items on the Agenda that are listed and discussed at this meeting. Public comments will be limited in duration at the discretion of the Chairman.

ITEM #14: Adjournment



Kyle Clifton
Claremore City Planner

POSTED: _____

DATE: _____ TIME: _____ BY: _____

NOTE: Any person wanting to speak for or against an item must sign up to speak before the meeting. All questions and comments are to be directed to the Board. Time limit for speaking is 3 minutes or at the discretion of the Chairman.