

**AGENDA FOR**  
**CITY OF CLAREMORE-ROGERS COUNTY METROPOLITAN**  
**AREA PLANNING COMMISSION**  
**104 S. MUSKOGEE, CLAREMORE, OK**  
**At 4:00 P.M., TUESDAY, FEBRUARY 15, 2022**

**ITEM #1:** Call to Order

**ITEM #2:** Roll Call

**ITEM #3:** 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 February 1, 2022 as printed.

**ITEM #4:** PUD1996-01A2 – Discussion and possible action on a request to approve a minor amendment to the original PUD – PUD Development plan on a tract of land in part of the W/2 of the SE/4 of SE/4 of Section 1, Township 21 North, Range 15 East of the I.B.&M., Rogers County, State of Oklahoma, according to the U.S. Government survey thereof and being more particularly described as follows:

LEGAL:

**A TRACT OF LAND LOCATED IN PART OF THE WEST HALF (W/2) OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION ONE (1) OF TOWNSHIP TWENTY-ONE (21) NORTH AND RANGE FIFTEEN (15) 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:**

**COMMENCING AT THE SE CORNER OF THE W/2 SE/4 SE/4; THENCE N0°06'36"W ALONG THE EAST LINE OF SAID W/2 SE/4 SE/4 A DISTANCE OF 764.46 FEET; THENCE S90°00'00"W ALONG THE NORTH LINE OF "THE MEADOWS AT HERITAGE HILLS II", A SUBDIVISION FILED IN THE ROGERS COUNTY CLERK'S OFFICE FOR A DISTANCE OF 2.51 FEET TOTJE POINT OF BEGINNING; THENCE S90°00'00"W ALONG SAID NORTH LINE A DISTANCE OF 555.08 FEET; THENCE S89°59'33"E A DISTANCE OF 2.86 FEET; THENCE S88°44'02"E A DISTANCE OF 96.68 FEET; THENCE N89°59'51"E A DISTANCE OF 325.42 FEET; THENCE N89°56'33"E A DISTANCE OF 233.91 FEET; THENCE S0°05'42"W A DISTANCE OF 153.11 FEET; THENCE S0°14'20"E A DISTANCE OF 100.07 FEET; THENCE S0°21'16"W A DISTANCE OF 99.95 FEET; THENCE S0°06'52"W A DISTANCE OF 200.07 FEET TO THE POINT OF BEGINNING.**

Original PUD:

Number of proposed dwelling units: 42; Side yard setback: 10' from one side and 5' from the other side. Traffic Circulation: 35' Right-of-Way; Quail Valley Dr. ("Street A") feeds two cul-de-sacs.

Proposed Amendment:

Number of proposed dwelling units: 24; Side yard setback: The side yard setback shall be 5' from either side yard in place of the 10' side yard setback on one side and 5' on the other that was required in the original PUD. Corner lots shall have a 10' side yard setback along street side unless the garage is side loaded. Any garage that will be side loaded from the street will be required to have a 20' side yard setback. Traffic Circulation: 50' Right-of-Way. Quail Valley Dr. will feed into a traffic circulation loop with no dead ends.

General Location: North of W. Blue Starr Drive and west of Northaven Rd. (Old Hwy. 88)/North of The Meadows at Heritage Hills Phase II.

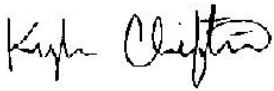
(Applicant: Keystone Crossing, LLC.)

**ITEM #5:** Staff Report

**ITEM #6:** New Business

**ITEM #7:** Public comments and responses from Planning Commission members limited to specific items on the Agenda that are listed and discussed at this meeting, which will be limited in duration at the discretion of the Chairman.

**ITEM #8:** Adjournment



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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.**