

**AGENDA FOR**  
**CITY OF CLAREMORE-ROGERS COUNTY METROPOLITAN**  
**AREA PLANNING COMMISSION**  
**104 S. MUSKOGEE, CLAREMORE, OK**  
**At 4:00 P.M., TUESDAY, SEPTEMBER 21, 2021**

**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 September 8, 2021 as printed.

**ITEM #4:** PUD1996-01A - Discussion and possible action on a request to approve an amendment to The Meadows at Heritage Hills – 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:

**COMMENCING AT THE SOUTHEAST CORNER OF THE W/2 OF SE/4 OF SE/4; THENCE N0°06'36"W ALONG THE EAST LINE OF SAID W/2 OF SE/4 OF 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 CLERKS OFFICE, FOR A DISTANCE OF 2.51 FEET TO THE POINT OF BEGINNING; THENCE S90°00'00"W, ALONG SAID NORTH LINE A DISTANCE OF 656.48 FEET; THENCE N0°09'16"W ALONG THE WEST LINE OF THE SAID W/2 OF SE/4 OF SE/4 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: 36; 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/West of Northaven Rd., (Old Hwy. 88) North of The Meadows at Heritage Hills Phase II.

(Applicant: Keystone Crossing, LLC.)

**ITEM #5:** FLUM2021-02 - 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 Estate Residential to Suburban Residential and Suburban Multi-Family on a tract of land containing a part of Government Lot 6 and a part of the Government Lot 7 in Section 6, Township 21 North, Range 16 East of the I.B.&M., Rogers County, Oklahoma, said tract being further described as follows:

LEGAL:

**A TRACT OF LAND CONTAINING A PART OF GOVERNMENT LOT 6 AND A PART OF THE GOVERNMENT LOT 7 IN SECTION 6, TOWNSHIP 21 NORTH, RANGE 16 EAST OF THE I. B. & M., ROGERS COUNTY, OKLAHOMA, SAID TRACT BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE S 00°02'03" W, ALONG THE WEST LINE THEREOF A DISTANCE OF 1152.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUEING S 00°02'03" A DISTANCE OF 800.14 FEET TO A POINT 688.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 7; THENCE N 89°38'37" E, PARALLEL TO THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 680.00 FEET; THENCE S 00°02'03" W A DISTANCE OF 305.00 FEET; THENCE S 89°38'37" W A DISTANCE OF 660.00 FEET TO THE WEST LINE OF SAID LOT 7; THENCE S 00°02'03" W A DISTANCE OF 381.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE N 89°38'37" E, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1380.31 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE N 00°07'32" E A DISTANCE OF 1722.09 FEET TO A POINT 911.98 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 6; THENCE S 89°48'11" W A DISTANCE OF 690.66 FEET; THENCE S 85°53'46" W A DISTANCE OF 214.18 FEET; THENCE S 00°16'16" W A DISTANCE OF 169.48 FEET; THENCE N 89°57'57" W A DISTANCE OF 352.54 FEET; THENCE S 00°02'03" W A DISTANCE OF 58.30 FEET; THENCE N 89°57'57" W A DISTANCE OF 105.50 FEET TO THE POINT OF BEGINNING, CONTAINING 47.18 ACRES MORE OR LESS.**

Address: NE corner of W. Blue Starr Dr. and Old Hwy 88  
(Applicant: Highfill Properties, LLC.)

**ITEM #6:** CZ2021-05 - Discussion and possible action on a request to approve a zoning change from the current zoning of Agriculture General District (AG) to Residential Single-Family, Medium Density District (RS-2) and Residential Multi-Family, Medium Density District (RM-2).

LEGAL: same as ITEM #5

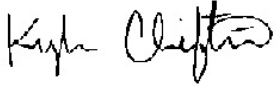
Address: NE corner of W. Blue Starr Dr. and Old Hwy 88  
(Applicant: Highfill Properties, LLC.)

**ITEM #7:** Staff Report

**ITEM #8:** New Business

**ITEM #9:** 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 #10:** 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.**