

## AGENDA

### NOTICE OF REGULAR MEETING CITY OF CLAREMORE-ROGERS COUNTY METROPOLITAN AREA PLANNING COMMISSION



A regular meeting of the City of Claremore-Rogers County Metropolitan Area Planning Commission will be held on Wednesday, January 20, 2021, at 4:00 P.M. in the Claremore City Council Chambers at 104 S. Muskogee Avenue, Claremore, Oklahoma 74017.

## AGENDA

**Item# 1:** Call to Order. Roll Call to establish quorum. Determine that Notice of Meeting and Agenda were properly posted in accordance with the Oklahoma Open Meeting Act.

**Item #2:** Pledge of Allegiance

**Item #3:** Invocation

**Item #4:** New Business: Discussion and possible action with respect to any matter not known about or which could not have been reasonably foreseen prior to the time of posting of the agenda.

**Item# 5:** Public hearing with discussion and possible action on the request for a ZONING CHANGE from AG (Agricultural) to RS-40 (Residential 40,000 sq ft) on a +/- 1.00-acre tract only. That the intended use of the property, after rezoning, is for a Residential Lot Split, contingent on the approval of the Board of County Commissioners.

**CASE # 2393**

**APPLICANT:** William Mark Tyree

**LOCATION:** 16107 S. 4130 Road, Claremore, OK 74017

**LEGAL DESCRIPTION:**

**Parent Tract:** The S/2 of Lot 1 and the SW/4 NE/4 NW/4 of Section 19, Township 22N, Range 16 E of the I.B.&M, Rogers County, State of Oklahoma.

**+/- 1.00 Acre Tract:** A TRACT OF LAND LOCATED IN THE SOUTH HALF (S/2) OF GOVERNMENT LOT ONE (1) OF SECTION NINETEEN (19), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE SIXTEEN (16) EAST OF THE I.B.&M., ROGERS COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT ONE (1), THENCE N 01°21'50" W A DISTANCE OF 659.93 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF (S/2) OF GOVERNMENT LOT ONE (1); THENCE N 88°18'57" E ALONG THE NORTH LINE OF SAID SOUTH HALF (S/2) OF GOVERNMENT LOT ONE (1) A DISTANCE OF 620.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 88°18'57" E A DISTANCE OF 311.14 FEET; THENCE S 01°21'50" E A DISTANCE OF 140.00 FEET; THENCE S 88°18'57" W A DISTANCE OF 311.14 FEET; THENCE N 01°21'50" W A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINS 1.00 ACRES, MORE OR LESS.

**Item# 6:** Public hearing with discussion and possible action on the request for a ZONING CHANGE from AR (Agriculture-Residential) to RS-20 (Residential 20,000 sq ft). That the intended use of the property, after rezoning, is for a Single-Family Residential Subdivision, contingent on the approval of the Board of County Commissioners.

**CASE # 2340**

**APPLICANT:** Lou Reynolds/Eller & Detrich, P.C.

**LOCATION:** South and East of the SE Corner of N. 161<sup>st</sup> E. Ave/E. 106<sup>th</sup> St. N., Owasso, OK 74055

**LEGAL DESCRIPTION:**

A TRACT OF LAND THAT IS A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION FOURTEEN (14), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, ROGERS COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE NORTH 1°18'38" WEST AND ALONG THE WEST LINE OF SAID NW/4 FOR A DISTANCE OF 919.62 FEET; THENCE NORTH 89°03'51" EAST FOR A DISTANCE OF 1089.02 FEET; THENCE NORTH 1°18'38" WEST FOR A DISTANCE OF 400.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF (S/2) OF SAID NW/4; THENCE NORTH 89°03'51" EAST AND ALONG SAID NORTH LINE FOR A DISTANCE OF 895.82 FEET; THENCE NORTH 1°17'08" WEST FOR A DISTANCE OF 329.73 FEET;

THENCE NORTH 89°04'09" EAST FOR A DISTANCE OF 661.66 FEET TO A POINT ON THE EAST LINE OF SAID NW/4; THENCE SOUTH 1°16'38" EAST AND ALONG SAID EAST LINE FOR A DISTANCE OF 1318.70 FEET; THENCE SOUTH 89°02'58" WEST FOR A DISTANCE OF 661.47 FEET; THENCE SOUTH 1°17'08" EAST FOR A DISTANCE OF 329.73 FEET TO A POINT ON THE SOUTH LINE OF SAID NW/4; THENCE SOUTH 89°02'40" WEST AND ALONG SAID SOUTH LINE FOR A DISTANCE OF 1984.26 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINS 3,054,985 SQUARE FEET OR 70.133 ACRES.

**Item# 7:** Discussion and possible action on the request for a Preliminary Plat for Owasso Farms, zoned RS-20.

**CASE # 2343**

**APPLICANT:** Tanner Consulting, LLC

**LOCATION:** South and East of the SE Corner of N. 161<sup>st</sup> E. Ave/E. 106<sup>th</sup> St. N., Owasso, OK 74055

**LEGAL DESCRIPTION:**

A TRACT OF LAND THAT IS A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION FOURTEEN (14), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE FOURTEEN ( 14) EAST OF THE INDIAN MERIDIAN, ROGERS COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4); THENCE NORTH 1°18'38" WEST AND ALONG THE WEST LINE OF SAID NW/4 FOR A DISTANCE OF 919.62 FEET; THENCE NORTH 89°03'51" EAST FOR A DISTANCE OF 1089.02 FEET; THENCE NORTH 1°18'38" WEST FOR A DISTANCE OF 400.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF (S/2) OF SAID NW/4; THENCE NORTH 89°03'51" EAST AND ALONG SAID NORTH LINE FOR A DISTANCE OF 895.82 FEET; THENCE NORTH 1°17'08" WEST FOR A DISTANCE OF 329.73 FEET; THENCE NORTH 89°04'09" EAST FOR A DISTANCE OF 661.66 FEET TO A POINT ON THE EAST LINE OF SAID NW/4; THENCE SOUTH 1°16'38" EAST AND ALONG SAID EAST LINE FOR A DISTANCE OF 1318.70 FEET; THENCE SOUTH 89°02'58" WEST FOR A DISTANCE OF 661.47 FEET; THENCE SOUTH 1°17'08" EAST FOR A DISTANCE OF 329.73 FEET TO A POINT ON THE SOUTH LINE OF SAID NW/4; THENCE SOUTH 89°02'40" WEST AND ALONG SAID SOUTH LINE FOR A DISTANCE OF 1984.26 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINS 3,054,985 SQUARE FEET OR 70.133 ACRES.

**Item# 8:** Public hearing with discussion and possible action on the request for ZONING CHANGE from C-4 (Central Service District) to I-3 (Medium Industrial District). That the intended use of the property, after rezoning, is for a Construction Company and Storage of Heavy Equipment, contingent on the approval of the Board of County Commissioners.

**CASE # 2341**

**APPLICANT:** Kelly King

**LOCATION:** 14250 E. 492 Road, Claremore, OK 74019

**LEGAL DESCRIPTION:**

A TRACT OF LAND SITUATED IN THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2,N/2,NW/4) OF SECTION FOURTEEN (14), TOWNSHIP TWENTY- ONE (21) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN BASE AND MERIDIAN IN ROGERS COUNTY, STATE OF OKLAHOMA, TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 14; THENCE N 88°21'44" E ALONG THE NORTH SECTION LINE FOR A DISTANCE OF 1240.69 FEET; THENCE S 01°07'39" E FOR A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 01°07'39" E FOR A DISTANCE OF 349.40 FEET; THENCE N 88°21'44" E FOR A DISTANCE OF 250.00 FEET; THENCE N 01°07'39" W FOR A DISTANCE OF 349.40 FEET; THENCE S 88°21'44" W FOR A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 2.0 ACRES, MORE OR LESS

**Item# 9:** Public comments and responses from board members: Limited to specific items on the Agenda that are listed and discussed at this meeting and limited in duration at the discretion of the Chairman.

**Item# 10:** Adjournment.

Brittany Senters, Deputy Director

STATE OF OKLAHOMA  
COUNTY OF ROGERS  
FILED  
2021 JUN 15 AM 9:52  
COUNTY CLERK  
BY: *QR*

*Brittany Wilson for Brittany Senters*