

**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 Tuesday, February 3, 2026, at 4:00 P.M. in the Claremore City Council Chambers at 104 S. Muskogee Avenue, Claremore, Oklahoma 74017.

ROGERS COUNTY CLERK
JAN 30 '26 AM 11:23

RS

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: Review and approve, amend, or disapprove Minutes of the Regular Meeting of January 21, 2026.

Item #3: 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 #4: Discussion and possible action on the request for a Preliminary Plat for The Bluffs at Stone Canyon Phase V, contingent on the approval of the Board of County Commissioners.

CASE #2664

APPLICANT: Kellogg Engineering

LOCATION: SE of N 177th E Ave. and N. Patriot Drive, Owasso, OK 74055

LEGAL DESCRIPTION: A TRACT OF LAND LOCATED IN THE SOUTH HALF (S/2) OF SECTION ONE (1) OF TOWNSHIP TWENTY (20) NORTH AND RANGE FOURTEEN (14) EAST AND THE NORTH HALF (N/2) OF SECTION TWELVE (12) OF TOWNSHIP TWENTY (20) NORTH AND RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), ACCORDING THE U.S. GOVERNMENT SURVEY THEREOF, ROGERS COUNTY, STATE OF OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SEC. 1, T-20-N, R-14-E, I.B.&M.; THENCE S 88°43'03" W ALONG THE SOUTH LINE OF SAID SEC 1 A DISTANCE OF 1209.18 FEET TO THE POINT OF BEGINNING; THENCE S 57°30'38" W A DISTANCE OF 50.65 FEET; THENCE S 66°55'10" W A DISTANCE OF 414.49 FEET; THENCE S 57°09'50" W A DISTANCE OF 169.49 FEET; THENCE S 87°23'46" W A DISTANCE OF 249.91 FEET; THENCE S 68°47'51" W A DISTANCE OF 126.00 FEET; THENCE S 77°40'46" W A DISTANCE OF 158.46 FEET; THENCE S 62°44'10" W A DISTANCE 99.28 FEET; THENCE S 02°20'46" W A DISTANCE OF 132.47 FEET; THENCE S 88°51'11" W A DISTANCE OF 434.97 FEET; THENCE N 64°55'49" W A DISTANCE OF 219.51 FEET; THENCE N 56°45'16" W A DISTANCE OF 346.84 FEET; THENCE N 52°19'38" W A DISTANCE OF 41.61 FEET; THENCE N 12°32'37" W A DISTANCE OF 41.38 FEET; THENCE N 34°02'24" E A DISTANCE OF 36.11 FEET; THENCE N 53°00'01" E A DISTANCE OF 257.74 FEET; THENCE N 65°33'42" E A DISTANCE OF 194.35 FEET; THENCE N 73°57'15" E A DISTANCE OF 138.56 FEET; THENCE N 00°06'21" W A DISTANCE OF 28.63 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 14°36'31", A CHORD LENGTH OF 114.42 FEET, A CHORD BEARING OF N 80°50'41" W, A DISTANCE OF 114.74 FEET; THENCE N 88°08'56" W A DISTANCE OF 668.54 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 49°40'47", A CHORD LENGTH OF 4.20 FEET, A CHORD BEARING OF S 67°00'40" W, A DISTANCE OF 4.34 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 83°09'26", A CHORD LENGTH OF 106.18 FEET, A CHORD BEARING OF S 83°45'00" W, A DISTANCE OF 116.11 FEET; THENCE S 35°19'43" W A DISTANCE OF 21.31 FEET; THENCE N 88°08'56" W A DISTANCE OF 262.27 FEET; THENCE N 25°51'36" W A DISTANCE OF 89.99 FEET; THENCE N 54°33'44" E A DISTANCE OF 153.92 FEET; THENCE N 67°21'22" E A DISTANCE OF 116.32 FEET; THENCE N 15°58'20" E A DISTANCE OF 79.56 FEET; THENCE N 50°16'28" E A DISTANCE OF 122.47 FEET; THENCE N 88°06'46" E A DISTANCE OF 99.72 FEET; THENCE S 60°00'10" E A DISTANCE OF 73.35 FEET; THENCE S 73°06'53" E A DISTANCE OF 131.97 FEET; THENCE S 88°08'56" E A DISTANCE OF 415.53 FEET; THENCE N 85°35'07" E A DISTANCE OF 287.32 FEET; THENCE N 27°36'14" E A DISTANCE OF 343.12 FEET; THENCE N 65°02'05" E A DISTANCE OF 102.75 FEET; THENCE S 89°05'21" E A DISTANCE OF 146.56 FEET; THENCE S 79°27'11" E A DISTANCE OF 21.58 FEET; THENCE S 76°42'53" E A DISTANCE OF 400.16 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 34°51'30", A CHORD LENGTH OF 59.91 FEET, A CHORD BEARING OF N 32°02'02" W, A DISTANCE OF 60.84 FEET; THENCE N 49°27'47" W A DISTANCE OF 362.49 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 11°36'32", A CHORD LENGTH OF 70.79 FEET, A CHORD BEARING OF N 55°16'03" W, A DISTANCE OF 70.91 FEET; THENCE N 61°04'19" W A DISTANCE OF 268.30 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 737.00 FEET, A CENTRAL ANGLE OF 11°32'20", A CHORD LENGTH OF 148.18 FEET, A CHORD BEARING OF N 66°50'29" W, A DISTANCE OF 148.43 FEET; THENCE N 17°23'21" E A DISTANCE OF 20.00 FEET; THENCE 15°23'21" E A DISTANCE OF 61.29 FEET; THENCE S 75°29'16" E A DISTANCE OF 217.58 FEET; THENCE A DISTANCE S 56°50'40" E A DISTANCE OF 320.03 FEET; THENCE S 35°16'59" E A DISTANCE OF 15.95 FEET; THENCE S 49°27'47" E A DISTANCE OF 342.16 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 49°46'38", A CHORD LENGTH OF 168.34 FEET, A CHORD BEARING OF S 80°50'41" W, A DISTANCE OF 114.74 FEET; THENCE S 75°55'44" E A DISTANCE OF 860.02 FEET; THENCE S 24°34'28" E A DISTANCE OF 173.76 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 01°17'29", A CHORD LENGTH OF 14.65 FEET, A CHORD BEARING OF N 63°29'32" E, A DISTANCE OF 14.65 FEET; THENCE S 27°09'13" E A DISTANCE OF 100.00 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 01°17'29", A CHORD LENGTH OF 16.90 FEET, A CHORD BEARING OF S 63°29'32" W, A DISTANCE OF 16.90 FEET; THENCE S 25°51'43" E A DISTANCE OF 10.60 FEET; THENCE S 48°18'04" W A DISTANCE OF 214.75 FEET; THENCE S 57°30'38" W A DISTANCE OF 352.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 56.70 ACRES MORE OR LESS.

Item #5: Public hearing with discussion and possible action on the request for a ZONING CHANGE from AG (Agriculture) to AR (Agriculture-Residential) on +/- 7.99 acres and to RST-60 (Residential Single-Family Manufactured Home Low Medium Density) on +/- 2.0 acres. That the intended use of the property, after rezoning, is for a lot split to keep the existing residential home on 7.99 acres and to add a new manufactured home on 2.0 acres.

CASE #2658

APPLICANT: Carmen Hill (Jeffs)

LOCATION: 5001 E. 430 Rd, Oologah, OK 74053

LEGAL DESCRIPTION:

Parent Tract: The W/2 W/2 SW/4 SW/4 of Section Eight (8), Township Twenty-Two (22) North, Range Fifteen (15) East of the I.B.&M., Rogers County, State of Oklahoma, according to the U.S. Government Survey thereof.

+/- 7.99 acres (proposed AR): THE W/2 W/2 SW/4 SW/4 OF SECTION EIGHT (8), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE FIFTEEN (15) EAST OF THE I.B.&M., ROGERS COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT A TRACT OF LAND LOCATED IN THE W/2 W/2 SW/4 OF SECTION EIGHT (8), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE FIFTEEN (15) 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: COMMENCING AT THE SOUTHWEST CORNER OF SAID W/2 W/2 SW/4; THENCE N 88°36'32" E ALONG THE SOUTH LINE THEREOF A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE N 01°13'56" W A DISTANCE OF 291.10 FEET; THENCE N 88°36'32" E A DISTANCE OF 299.74 FEET TO A POINT ON THE EAST LINE OF SAID W/2 W/2 SW/4; THENCE S 01°16'43" E ALONG SAID EAST LINE A DISTANCE OF 291.10 FEET TO THE SOUTHEAST CORNER OF SAID W/2 W/2 SW/4; THENCE S 88°36'32" W ALONG THE SOUTH LINE THEREOF A DISTANCE 299.98 FEET TO THE POINT OF BEGINNING.

+/- 2.0 acres (proposed RST-60): A TRACT OF LAND LOCATED IN THE W/2 W/2 SW/4 SW/4 OF SECTION EIGHT (8), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE FIFTEEN (15) 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: COMMENCING AT THE SOUTHWEST CORNER OF SAID W/2 W/2 SW/4 SW/4; THENCE N 88°36'32" E ALONG THE SOUTH LINE THEREOF A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE N 01°13'56" W A DISTANCE OF 291.10 FEET; THENCE N 88°36'32" E A DISTANCE OF 299.74 FEET TO A POINT ON THE EAST LINE OF SAID W/2 W/2 SW/4; THENCE S 01°16'43" E ALONG SAID EAST LINE A DISTANCE OF 291.10 FEET TO THE SOUTHEAST CORNER OF SAID W/2 W/2 SW/4; THENCE S 88°36'32" W ALONG THE SOUTH LINE THEREOF A DISTANCE 299.98 FEET TO THE POINT OF BEGINNING.

Item #6: Public hearing with discussion and possible action on the request for a ZONING CHANGE from AG (Agriculture) to AR (Agriculture-Residential) on +/- 3.9 acres only. The remaining +/- 6.74 acres will stay zoned AG to be combined with abutting AG zoned property. That the intended use of the property, after rezoning, is for a lot split for residential and agricultural uses, contingent on the approval of the Board of County Commissioners.

CASE #2660

APPLICANT: Verdigris Valley Sod Farms
LOCATION: 9151 E. 440 Rd, Claremore, OK 74017
LEGAL DESCRIPTION:

Parent Tract: THE NW/4 OF THE NW/4 OF THE NW/4 AND A TRACT OF LAND IN THE NW/4 DESCRIBED AS: COMMENCING AT A POINT IN THE CENTER OF THE NW/4 NW/4, THENCE SOUTH AT RIGHT ANGLES 120 FEET; THENCE WEST AT RIGHT ANGLES 235 FEET; THENCE NORTH AT RIGHT ANGLES 120 FEET; THENCE EAST AT RIGHT ANGLES 235 FEET TO THE POINT OF BEGINNING, ALL IN SECTION 24, TOWNSHIP 22 NORTH, RANGE 15 EAST OF THE I.B.&M., ROGERS COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

+/- 3.90 acres (proposed AR): A TRACT OF LAND LOCATED IN THE W/2 NW/4 NW/4 OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE FIFTEEN (15) 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: COMMENCING AT THE NORTHWEST CORNER OF SAID NW/4 NW/4; THENCE N 88°42'56" E ALONG THE NORTH LINE THEREOF A DISTANCE OF 465.84 FEET TO THE POINT OF BEGINNING; THENCE S 02°16'09" W A DISTANCE OF 660.90 FEET TO A POINT ON THE SOUTH LINE OF SAID NW/4 NW/4 NW/4; THENCE S 01°13'50" E A DISTANCE OF 121.57 FEET; THENCE N 88°20'07" E A DISTANCE OF 235.13 FEET TO A POINT ON THE EAST LINE OF SAID W/2 NW/4 NW/4; THENCE N 01°17'15" W ALONG SAID EAST LINE A DISTANCE OF 779.63 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 88°42'56" W ALONG THE NORTH LINE THEREOF A DISTANCE OF 194.00 FEET TO THE POINT OF BEGINNING.

+/- 6.74 acres (remaining AG): A TRACT OF LAND LOCATED IN THE NW/4 NW/4 NW/4 OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE FIFTEEN (15) 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: BEGINNING AT THE NORTHWEST CORNER OF SAID NW/4 NW/4 NW/4; THENCE N 88°42'56" E ALONG THE NORTH LINE THEREOF A DISTANCE OF 465.84 FEET; THENCE S 02°16'09" W A DISTANCE OF 660.90 FEET TO A POINT ON THE SOUTH LINE OF SAID NW/4 NW/4 NW/4; THENCE S 88°43'02" W ALONG SAID SOUTH LINE A DISTANCE OF 424.98 FEET TO THE SOUTHWEST CORNER OF SAID NW/4 NW/4 NW/4; THENCE N 01°16'33" W ALONG THE WEST LINE THEREOF A DISTANCE OF 659.62 FEET TO THE POINT OF BEGINNING.

Item #7: 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 #8: Adjournment.


Brittany Senters, Deputy Director