

The City of Muskogee encourages participation from all its citizens in public meetings. If participation is not possible due to a disability, notify the Planning Department, in writing, at least forty-eight hours prior to the scheduled meeting and necessary accommodations will be made (ADA 28 CFR/36).

POSTING DATE: 02/12/2025

AGENDA
SPECIAL CALL PLANNING AND ZONING COMMISSION
FEBRUARY 19, 2025

Official action can only be taken on items which appear on the agenda. The public body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item.

When more information is needed to act on an item, the public body may refer the matter to Staff or back to Committee or the recommending body.

Under certain circumstances, items are deferred to a specific date or stricken from the agenda entirely.

SPECIAL CALL SESSION - 9:00 A.M. 3RD FLOOR COUNCIL CHAMBERS, MUNICIPAL BUILDING, 229 W. OKMULGEE, MUSKOGEE, OKLAHOMA

ROLL CALL

1. Hold a public hearing and consider a recommendation to the City Council of the City of Muskogee to approve a rezone from R-1 Single Family Residential to I-1 Light Industrial, of the property located in SECTION 16, TOWNSHIP 14 NORTH, RANGE 18 EAST of the INDIAN BASE and MERIDIAN, Muskogee County, State of Oklahoma at West 53rd Street South, City of Muskogee, Muskogee County, State of Oklahoma and if approved, authorize staff to update the official city map. (Sarah Winkle)
2. Hold a public hearing and consider a recommendation to the City Council of the City of Muskogee to approve a rezone from R-1 Single Family Residential to I-1 Light Industrial, of the property located in the NW SECTION 15, TOWNSHIP 14 NORTH, RANGE 18 EAST of the INDIAN BASE and MERIDIAN and NE SECTION 16, TOWNSHIP 14 NORTH, RANGE 18 EAST of the INDIAN BASE MERIDIAN, MUSKOGEE COUNTY, STATE of OKLAHOMA, also known as 1801 & 2041 West Smith Ferry Road, City of Muskogee, Muskogee County, State of Oklahoma and if approved, authorize staff to update the official city map. (Sarah Winkle)

3. Hold a public hearing and consider a recommendation to the City Council of the City of Muskogee to approve a rezone from R-1 Single Family Residential to I-1 Light Industrial, of the property located in the NW SECTION 15, TOWNSHIP 14 NORTH, RANGE 18 EAST of the INDIAN BASE and MERIDIAN, MUSKOGEE COUNTY, STATE of OKLAHOMA and if approved, authorize staff to update the official city map. (Sarah Winkle)
4. Consider the appointment of a member of the Planning Commission to serve as a Representative on the Tax Incentive District Review committee, or take other necessary action. (Russell Sain)

ADJOURN

Meeting Date: 02/19/2025

Initiator: Corinne Storey, Admin I

Information

AGENDA ITEM TITLE:

Hold a public hearing and consider a recommendation to the City Council of the City of Muskogee to approve a rezone from R-1 Single Family Residential to I-1 Light Industrial, of the property located in SECTION 16, TOWNSHIP 14 NORTH, RANGE 18 EAST of the INDIAN BASE and MERIDIAN, Muskogee County, State of Oklahoma at West 53rd Street South, City of Muskogee, Muskogee County, State of Oklahoma and if approved, authorize staff to update the official city map. (Sarah Winkle)

LEGAL DESCRIPTION:

All of the Southeast Quarter of Section 16, Township 14 North, Range 18 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma. More particularly described by metes and bounds as follows:

Beginning at the Northeast corner of said SE/4, thence S01°43'12" 2635.06 feet to the Southeast corner of said SE/4, thence S87°53'46"W along the South line of said SE/4 2655.90 feet to the Southwest corner of said SE/4, thence N01°28'47"W 2637.12 feet to the Northwest corner of said SE/4, thence N87°56'19"E 2644.84 feet to the point of Beginning.

AND

All of the Southwest Quarter of Section 16, Township 14 North, Range 18 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma, LESS 15.03 acres more or less occupied by Right-of-Way of the Missouri, Kansas and Texas Railroad Company and LESS 8.12 acres more or less occupied by Right-of-Way of U.S. Highway No. 69 and LESS 51 acres more or less lying West of U.S. Highway No. 69. More particularly described by metes and bounds as follows:

Beginning at the Southeast corner of the said SW/4, thence S87°54'42"W along the south line thereof 2370.50 feet to a point on Easterly Right of Way line of the M.K.&T Railroad (now Union Pacific Railroad), thence along said right of way N29°44'59"E 202.76 feet to a point of curve, thence on a curve having a chord bearing of N33°36'55"E 1150.68 feet, and a radius of 11359.20 feet, a arc distance of 1151.17 feet, thence N35°39'48"E 1934.69 feet to a point on the North line of said SW/4, thence N87°49'57"E 435.52 feet to the Northeast corner of said SW/4, thence S01°28'47"E 2637.12 feet to the point of Beginning containing 86.76 acres.

BACKGROUND:

The applicant is requesting a rezone of the property located at West 53rd Street South from R-1 Single Family Residential to I-1 Light Industrial. The proposed use of the property will be for industrial use. The request conforms to the 2013 Muskogee Comprehensive Plan and Future Land use Plan.

Planning Department Analysis

- Current Zoning & Use: R-1 Single Family Residential, Vacant Land
- Section, Township, Range: Northeast Section 16, Township 14 North, Range 18 East

- o Street Address: West 53rd Street South

RECOMMENDED STAFF ACTION:

Make a recommendation to City Council to approve the rezone.

Fiscal Impact

Attachments

Staff Report

Ordinance

Planning & Community Development Staff Report

Agenda Item Title

Hold a public hearing and consider a recommendation to the City Council of the City of Muskogee to approve Ordinance 4250-A to rezone from R-1 Single Family Residential to I-1 Light Industrial the property located in SECTION 16, TOWNSHIP 14 NORTH, RANGE 18 EAST of the INDIAN BASE and MERIDIAN, Muskogee County, State of Oklahoma at West 53rd Street South, City of Muskogee, Muskogee County, State of Oklahoma and if approved, authorize staff to update the official city map. (Sarah Winkle)

Meeting Information:

Meetings will be held at the Muskogee City Hall, 3rd Floor Council Chambers, at 229 W Okmulgee, Muskogee, OK 74401 at the following meetings and times:

- 1. City of Muskogee Special Call Planning & Zoning Commission on February 19, 2025 at 9:00 A.M.**
- 2. City of Muskogee City Council on, February 24, 2025 at 5:30 P.M.**

A public hearing will be conducted at the Planning & Zoning Commission meeting. The notice was published in the Muskogee Daily Phoenix no later than February 4, 2025 for a circulation period of 20 days, and all property owners within a 300 foot radius of the property were noticed.

Legal Description:

All of the Southeast Quarter of Section 16, Township 14 North, Range 18 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma. More particularly described by metes and bounds as follows:

Beginning at the Northeast corner of said SE/4, thence S01°43'12" 2635.06 feet to the Southeast corner of said SE/4, thence S87°53'46"W along the South line of said SE/4 2655.90 feet to the Southwest corner of said SE/4, thence N01°28'47"W 2637.12 feet to the Northwest corner of said SE/4, thence N87°56'19"E 2644.84 feet to the point of Beginning.

AND

All of the Southwest Quarter of Section 16, Township 14 North, Range 18 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma, LESS 15.03 acres more or less occupied by Right-of-Way of the Missouri, Kansas and Texas Railroad Company and LESS 8.12 acres more or less occupied by Right-of-Way of U.S. Highway No. 69 and LESS 51 acres more or less lying West of U.S. Highway No. 69. More particularly described by metes and bounds as follows:

Beginning at the Southeast corner of the said SW/4, thence S87°54'42"W along the south line thereof 2370.50 feet to a point on Easterly Right of Way line of the M.K.&T Railroad (now Union Pacific Railroad), thence along said right of way N29°44'59"E 202.76 feet to a point of curve, thence on a curve having a chord bearing of N33°36'55"E 1150.68 feet, and a radius of 11359.20 feet, a arc distance of 1151.17 feet, thence N35°39'48"E 1934.69 feet to a point on the North line of said SW/4, thence N87°49'57"E 435.52 feet to the Northeast corner of said SW/4, thence S01°28'47"E 2637.12 feet to the point of Beginning containing 86.76 acres.

Background:

The applicant is requesting a rezone of the property located at West 53rd Street South from R-1 Single Family Residential to I-1 Light Industrial. The proposed use of the property will be for industrial use. The request conforms to the 2013 Muskogee Comprehensive Plan and Future Land use Plan.

Planning Department Analysis

- Current Zoning & Use: R-1 Single Family Residential, Vacant Land
 - Section, Township, Range: Northeast Section 16, Township 14 North, Range 18 East
 - Street Address: West 53rd Street South

RECOMMENDATION: Approve the Rezone Request

ORDINANCE NO.4257-A

AN ORDINANCE OF THE CITY OF MUSKOGEE, OKLAHOMA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MUSKOGEE, AS PROVIDED BY CHAPTER 90 OF THE CITY OF MUSKOGEE CITY CODE, RE-ZONING PROPERTY LOCATED AT W. 53RD ST S., IN THE SECTION 16, TOWNSHIP 14 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, OKLAHOMA, AS FURTHER HEREIN DESCRIBED; PROVIDING FOR REPEALER, SEVERABILITY, AND SETTING AN EFFECTIVE DATE.

(The Harold C. Fewel Trust, LLC, Applicant)

FROM R-1 SINGLE FAMILY RESIDENTIAL

TO

I-1 LIGHT INDUSTRIAL

WHEREAS, the City of Muskogee Planning and Zoning Commission, in a meeting held February 19, 2025, did recommend the approval of the rezoning of the property set out above in the title of the Ordinance, and did authorize the director of the Commission to advise the Council of the City of Muskogee of this recommendation, NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSKOGEE, OKLAHOMA,

Section 1. THAT, the official zoning map of the City of Muskogee as provided by Chapter 90, Section 01-03, of the Muskogee City Code, September 2014, is hereby amended by changing the District Classification by rezoning;

All of the Southeast Quarter of Section 16, Township 14 North, Range 18 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma. More particularly described by metes and bounds as follows:

Beginning at the Northeast corner of said SE/4, thence S01°43'12" 2635.06 feet to the Southeast corner of said SE/4, thence S87°53'46"W along the South line of said SE/4 2655.90 feet to the Southwest corner of said SE/4, thence N01°28'47"W 2637.12 feet to the Northwest corner of said SE/4, thence N87°56'19"E 2644.84 feet to the point of Beginning.

AND

All of the Southwest Quarter of Section 16, Township 14 North, Range 18 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma, LESS 15.03 acres more or less occupied by Right-of-Way of the Missouri, Kansas and Texas Railroad Company and LESS 8.12 acres more or less occupied by Right-of-Way of U.S. Highway No. 69 and LESS 51 acres more or less lying West of U.S. Highway No. 69. More particularly described by metes and bounds as follows: Beginning at the Southeast corner of the said SW/4, thence S87°54'42"W along

the south line thereof 2370.50 feet to a point on Easterly Right of Way line of the M.K.&T Railroad (now Union Pacific Railroad), thence along said right of way N29°44'59"E 202.76 feet to a point of curve, thence on a curve having a chord bearing of N33°36'55"E 1150.68 feet, and a radius of 11359.20 feet, a arc distance of 1151.17 feet, thence N35°39'48"E 1934.69 feet to a point on the North line of said SW/4, thence N87°49'57"E 435.52 feet to the Northeast corner of said SW/4, thence S01°28'47"E 2637.12 feet to the point of Beginning containing 86.76 acres.

FROM R-1 SINGLE FAMILY RESIDENTIAL

TO

I-1 LIGHT INDUSTRIAL

AND that this change be so ordered and declared by the City Council.

Section 2. THAT, the City Clerk is authorized and directed to show such change on the zoning map record.

Section 3. REPEALER. All other ordinances or parts of ordinances in direct conflict herewith are repealed to the extent of the conflict only.

Section 4. SEVERABILITY. Should any part, section, subsection, sentence, provision, clause, or phrase hereof be held invalid, void, or unconstitutional for any reason, such holding shall not render invalid, void, or unconstitutional any other section, subsection, sentence, provision, clause, or phrase of this Ordinance, and the same are deemed severable for this purpose.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MUSKOGEE, OKLAHOMA, THIS _____ DAY OF FEBRUARY 2025.

W. PATRICK CALE, MAYOR

ATTEST:

TAMMY L. TRACY, CITY CLERK

(SEAL)

APPROVED as to form and legality this ____ day of _____, 20____.

KATRINA BODENHAMER, CITY ATTORNEY

Meeting Date: 02/19/2025

Initiator: Corinne Storey, Admin I

Information

AGENDA ITEM TITLE:

Hold a public hearing and consider a recommendation to the City Council of the City of Muskogee to approve a rezone from R-1 Single Family Residential to I-1 Light Industrial, of the property located in the NW SECTION 15, TOWNSHIP 14 NORTH, RANGE 18 EAST of the INDIAN BASE and MERIDIAN and NE SECTION 16, TOWNSHIP 14 NORTH, RANGE 18 EAST of the INDIAN BASE MERIDIAN, MUSKOGEE COUNTY, STATE of OKLAHOMA, also known as 1801 & 2041 West Smith Ferry Road, City of Muskogee, Muskogee County, State of Oklahoma and if approved, authorize staff to update the official city map. (Sarah Winkle)

LEGAL DESCRIPTION:

All of the Northeast Quarter (NE/4) and all of the Northwest Quarter (NW/4) lying East of the Railroad Right of Way in Section 16, Township 14 North, Range 18 East I.M., Muskogee County, Oklahoma, more particularly described by metes and bounds as follows: Beginning at the NE Corner of said NE/4 Section 16, Thence S01°34'36"E 2644.41 feet to the SE Corner of said NE/4, Thence S87°54'36"W along the South line of the NE/4 and NW/4 of Section 16 3081.54 feet to a point on the Easterly Right of Way line of the Union Pacific Railroad, Thence along said Railroad Right of Way N35°40'11"E 2215.36 feet to a point of curve, Thence on a curve to the left having a chord which bears N30°22'05"E 1055.93 feet and a radius of 5548.99 feet an arc distance of 1057.53 feet to a point on the North line of said NE/4 of Section 16, Thence N87°50'12"E 1181.82 feet to the Point of Beginning, containing 126.46 acres, more or less.

AND

A tract of land being a part of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) and the South 276.45 feet of the West Half of the West Half of the Northeast Quarter of the Northwest Quarter (W/2 W/2 NE/4 NW/4) and the East 208.71 feet of the North 1043.55 feet of the West Half of the West Half of the Northeast Quarter of the Northwest Quarter (W/2 W/2 NE/4 NW/4), all in Section 15, Township 14 North, Range 18 East I.M., Muskogee County, Oklahoma, more particularly described by metes and bounds as follows: Beginning at the NW Corner of the said Section 15, Thence N88°48'27"E along the North line thereof 1444.60 feet, Thence S01°36'24" 462.09 feet, Thence N54°44'39"E 250.80 feet to a point on the East line of said W/2 W/2 NE/4 NW/4, Thence along said line S01°37'08"E 721.97 feet, Thence S88°48'27"W 400.00 feet, Thence S01°37'08"E 277.54 feet to the a point on the South line of said NW/4 NW/4, Thence S88°45'27W along said line 1254.20 feet to a point on the West line of said NW/4 NW/4 Section 15, Thence N01°34'56"W 1322.21 feet to the Point of Beginning and containing 45.74 acres, more or less.

BACKGROUND:

The applicant is requesting that this property be rezoned from R-1 Single Family Residential to I-1 Light Industrial. The proposed use of the property will be for industrial use. The request conforms to the 2013 Muskogee Comprehensive Plan and Future Land use Plan.

Planning Department Analysis

- o Current Zoning & Use: R-1 Single Family Residential, Vacant Land
- o Section, Township, Range: Northeast Section 16, Township 14 North, Range 18 East
- o Street Address: 1801 & 2041 W Smith Ferry Road

RECOMMENDED STAFF ACTION:

Make a recommendation to City Council to approve the request.

Fiscal Impact

Attachments

Staff Report

Ordinance

Planning & Community Development Staff Report

Agenda Item Title

Hold a public hearing and consider a recommendation to the City Council of the City of Muskogee to approve Ordinance 4249-A, a rezone from R-1 Single Family Residential to I-1 Light Industrial, and annexation of the property located in the NW SECTION 15, TOWNSHIP 14 NORTH, RANGE 18 EAST of the INDIAN BASE and MERIDIAN and NE SECTION 16, TOWNSHIP 14 NORTH, RANGE 18 EAST of the INDIAN BASE MERIDIAN, MUSKOGEE COUNTY, STATE of OKLAHOMA, also known as 1801 & 2041 West Smith Ferry Road, City of Muskogee, Muskogee County, State of Oklahoma and if approved, authorize staff to update the official city map. (Sarah Winkle)

Meeting Information:

Meetings will be held at the Muskogee City Hall, 3rd Floor Council Chambers, at 229 W Okmulgee, Muskogee, OK 74401 at the following meetings and times:

- 1. City of Muskogee Special Call Planning & Zoning Commission on February 19, 2025 at 9:00 A.M.**
- 2. City of Muskogee City Council on, February 24, 2025 at 5:30 P.M.**

A public hearing will be conducted at the Planning & Zoning Commission meeting. The notice was published in the Muskogee Daily Phoenix no later than February 4, 2025 for a circulation period of 20 days, and all property owners within a 300 foot radius of the property were noticed.

Legal Description:

All of the Northeast Quarter (NE/4) and all of the Northwest Quarter (NW/4) lying East of the Railroad Right of Way in Section 16, Township 14 North, Range 18 East I.M., Muskogee County, Oklahoma, more particularly described by metes and bounds as follows: Beginning at the NE Corner of said NE/4 Section 16, Thence S01°34'36"E 2644.41 feet to the SE Corner of said NE/4, Thence S87°54'36"W along the South line of the NE/4 and NW/4 of Section 16 3081.54 feet to a point on the Easterly Right of Way line of the Union Pacific Railroad, Thence along said Railroad Right of Way N35°40'11"E 2215.36 feet to a point of curve, Thence on a curve to the left having a chord which bears N30°22'05"E 1055.93 feet and a radius of 5548.99 feet an arc distance of 1057.53 feet to a

point on the North line of said NE/4 of Section 16, Thence N87°50'12"E 1181.82 feet to the Point of Beginning, containing 126.46 acres, more or less.

AND

A tract of land being a part of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) and the South 276.45 feet of the West Half of the West Half of the Northeast Quarter of the Northwest Quarter (W/2 W/2 NE/4 NW/4) and the East 208.71 feet of the North 1043.55 feet of the West Half of the West Half of the Northeast Quarter of the Northwest Quarter (W/2 W/2 NE/4 NW/4), all in Section 15, Township 14 North, Range 18 East I.M., Muskogee County, Oklahoma, more particularly described by metes and bounds as follows: Beginning at the NW Corner of the said Section 15, Thence N88°48'27"E along the North line thereof 1444.60 feet, Thence S01°36'24" 462.09 feet, Thence N54°44'39"E 250.80 feet to a point on the East line of said W/2 W/2 NE/4 NW/4, Thence along said line S01°37'08"E 721.97 feet, Thence S88°48'27"W 400.00 feet, Thence S01°37'08"E 277.54 feet to the a point on the South line of said NW/4 NW/4, Thence S88°45'27"W along said line 1254.20 feet to a point on the West line of said NW/4 NW/4 Section 15, Thence N01°34'56"W 1322.21 feet to the Point of Beginning and containing 45.74 acres, more or less.

Background:

The applicant is requesting the annexed parcels to be rezoned to I-1 Light Industrial. The I-1, Light Industrial district is intended to accommodate most types of industrial development as well as business parks. This district is designed to protect residential and less intensive commercial uses by locating general industrial uses in locations removed from such residential or commercial development. The annexation will take in **seven (7)** parcels equaling _____ square feet more or less. . This annexation has been requested by the applicant as an effort to continue the industrial growth of the community to provide high quality and high paying jobs. We will not annex any other property than the property requested.

Planning Department Analysis

- Current Zoning & Use: R-1 Single Family Residential, Vacant Land
- Section, Township, Range: Northeast Section 16, Township 14 North, Range 18 East
- Street Address: 1801 & 2041 W Smith Ferry Road

RECOMMENDATION: Approve the Rezone Request

ORDINANCE NO. 4256-A

AN ORDINANCE OF THE CITY OF MUSKOGEE, OKLAHOMA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MUSKOGEE, AS PROVIDED BY CHAPTER 90 OF THE CITY OF MUSKOGEE CITY CODE, RE-ZONING PROPERTY LOCATED IN THE NW SECTION 15, TOWNSHIP 14 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN AND NE SECTION 16, TOWNSHIP 14 NORTH, RANGE 18 EAST OF THE INDIAN BASE MERIDIAN, MUSKOGEE COUNTY, OKLAHOMA, AS FURTHER HEREIN DESCRIBED; PROVIDING FOR REPEALER, SEVERABILITY, AND SETTING AN EFFECTIVE DATE.

(Ferdinand Technologies LLC, Applicant)

FROM R-1 SINGLE FAMILY RESIDENTIAL

TO

I-1 LIGHT INDUSTRIAL

WHEREAS, the City of Muskogee Planning and Zoning Commission, in a meeting held February 19, 2025, did recommend the approval of the rezoning of the property set out above in the title of the Ordinance, and did authorize the director of the Commission to advise the Council of the City of Muskogee of this recommendation, NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSKOGEE, OKLAHOMA,

Section 1. THAT, the official zoning map of the City of Muskogee as provided by Chapter 90, Section 01-03, of the Muskogee City Code, September 2014, is hereby amended by changing the District Classification by rezoning;

All of the Northeast Quarter (NE/4) and all of the Northwest Quarter (NW/4) lying East of the Railroad Right of Way in Section 16, Township 14 North, Range 18 East I.M., Muskogee County, Oklahoma, more particularly described by metes and bounds as follows: Beginning at the NE Corner of said NE/4 Section 16, Thence S01°34'36"E 2644.41 feet to the SE Corner of said NE/4, Thence S87°54'36"W along the South line of the NE/4 and NW/4 of Section 16 3081.54 feet to a point on the Easterly Right of Way line of the Union Pacific Railroad, Thence along said Railroad Right of Way N35°40'11"E 2215.36 feet to a point of curve, Thence on a curve to the left having a chord which bears N30°22'05"E 1055.93 feet and a radius of 5548.99 feet an arc distance of 1057.53 feet to a point on the North line of said NE/4 of Section 16, Thence N87°50'12"E 1181.82 feet to the Point of Beginning, containing 126.46 acres, more or less.

AND

A tract of land being a part of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) and the South 276.45 feet of the West Half of the West Half of the Northeast Quarter of the Northwest Quarter (W/2 W/2 NE/4 NW/4) and the East 208.71 feet of the North 1043.55 feet of the West Half of the West Half of the Northeast Quarter of the Northwest Quarter (W/2 W/2 NE/4 NW/4), all in Section 15, Township 14 North, Range 18 East I.M., Muskogee County, Oklahoma, more particularly described by metes and bounds as follows: Beginning at the NW Corner of the said Section 15, Thence N88°48'27"E along the North line thereof 1444.60 feet, Thence S01°36'24" 462.09 feet, Thence N54°44'39"E 250.80 feet to a point on the East line of said W/2 W/2 NE/4 NW/4, Thence along said line S01°37'08"E 721.97 feet, Thence S88°48'27"W 400.00 feet, Thence S01°37'08"E 277.54 feet to the a point on the South line of said NW/4 NW/4, Thence S88°45'27W along said line 1254.20 feet to a point on the West line of said NW/4 NW/4 Section 15, Thence N01°34'56"W 1322.21 feet to the Point of Beginning and containing 45.74 acres, more or less.

FROM R-1 SINGLE FAMILY RESIDENTIAL

TO

I-1 LIGHT INDUSTRIAL

AND that this change be so ordered and declared by the City Council.

Section 2. THAT, the City Clerk is authorized and directed to show such change on the zoning map record.

Section 3. REPEALER. All other ordinances or parts of ordinances in direct conflict herewith are repealed to the extent of the conflict only.

Section 4. SEVERABILITY. Should any part, section, subsection, sentence, provision, clause, or phrase hereof be held invalid, void, or unconstitutional for any reason, such holding shall not render invalid, void, or unconstitutional any other section, subsection, sentence, provision, clause, or phrase of this Ordinance, and the same are deemed severable for this purpose.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MUSKOGEE, OKLAHOMA, THIS _____ DAY OF FEBRUARY 2025.

W. PATRICK CALE, MAYOR

ATTEST:

TAMMY L. TRACY, CITY CLERK

(SEAL)

APPROVED as to form and legality this ____ day of _____, 20____.

KATRINA BODENHAMER, CITY ATTORNEY

Meeting Date: 02/19/2025

Initiator: Corinne Storey, Admin I

Information

AGENDA ITEM TITLE:

Hold a public hearing and consider a recommendation to the City Council of the City of Muskogee to approve a rezone from R-1 Single Family Residential to I-1 Light Industrial, of the property located in the NW SECTION 15, TOWNSHIP 14 NORTH, RANGE 18 EAST of the INDIAN BASE and MERIDIAN, MUSKOGEE COUNTY, STATE of OKLAHOMA and if approved, authorize staff to update the official city map. (Sarah Winkle)

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PART OF THE EAST 208.71 FEET OF THE NORTH 1043.55 FEET OF THE WEST HALF OF THE WEST HALF OF THE NE/4 OF THE NW/4, ALL IN SECTION 15, TOWNSHIP 14 NORTH, RANGE 18 EAST OF THE INDIAN BASE MERIDIAN, MUSKOGEE COUNTY OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID SECTION 15, THENCE N88°48'27"E ALONG THE NORTH LINE THEREOF 1444.60 FEET TO THE POINT OF BEGINNING; THENCE S01°36'24"E 462.09 FEET, THENCE N54°44'39"E 250.80 FEET TO A POINT ON THE EAST LINE OF SAID W/2 W/2 NE/4 NW/4, THENCE N01°37'08"W ALONG SAID EAST LINE 321.61 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 15, THENCE S88°48'27"W 208.71 FEET TO THE POINT OF BEGINNING. CONTAINING 1.88 ACRES.

BACKGROUND:

The applicant is requesting a rezone of the property located at West 53rd Street South from R-1 Single Family Residential to I-1 Light Industrial. The proposed use of the property will be for industrial use. The request conforms to the 2013 Muskogee Comprehensive Plan and Future Land use Plan.

Planning Department Analysis

- o Current Zoning & Use: R-1 Single Family Residential, Vacant Land
- o Section, Township, Range: Northeast Section 16, Township 14 North, Range 18 East
- o Street Address: West 53rd Street South

RECOMMENDED STAFF ACTION:

Make a recommendation to City Council to approve the rezone request.

Fiscal Impact

Attachments

Staff Report

Ordinance

Planning & Community Development Staff Report

Agenda Item Title

Hold a public hearing and consider a recommendation to the City Council of the City of Muskogee to approve Ordinance 4248-A, a rezone from R-1 Single Family Residential to I-1 Light Industrial, and annexation of the property located in the NW SECTION 15, TOWNSHIP 14 NORTH, RANGE 18 EAST of the INDIAN BASE and MERIDIAN, MUSKOGEE COUNTY, STATE of OKLAHOMA and if approved, authorize staff to update the official city map. (Sarah Winkle)

Meeting Information:

Meetings will be held at the Muskogee City Hall, 3rd Floor Council Chambers, at 229 W Okmulgee, Muskogee, OK 74401 at the following meetings and times:

- 1. City of Muskogee Special Call Planning & Zoning Commission on February 19, 2025 at 9:00 A.M.**
- 2. City of Muskogee City Council on, February 24, 2025 at 5:30 P.M.**

A public hearing will be conducted at the Planning & Zoning Commission meeting. The notice was published in the Muskogee Daily Phoenix no later than February 4, 2025 for a circulation period of 20 days, and all property owners within a 300 foot radius of the property were noticed.

Legal Description:

A TRACT OF LAND BEING A PART OF THE EAST 208.71 FEET OF THE NORTH 1043.55 FEET OF THE WEST HALF OF THE WEST HALF OF THE NE/4 OF THE NW/4, ALL IN SECTION 15, TOWNSHIP 14 NORTH, RANGE 18 EAST OF THE INDIAN BASE MERIDIAN, MUSKOGEE COUNTY OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID SECTION 15, THENCE N88°48'27"E ALONG THE NORTH LINE THEREOF 1444.60 FEET TO THE POINT OF BEGINNING; THENCE S01°36'24"E 462.09 FEET, THENCE N54°44'39"E 250.80 FEET TO A POINT ON THE EAST LINE OF SAID W/2 W/2 NE/4 NW/4, THENCE N01°37'08"W ALONG SAID EAST LINE 321.61 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 15, THENCE S88°48'27"W 208.71 FEET TO THE POINT OF BEGINNING. CONTAINING 1.88 ACRES.

Background: The applicant is requesting a rezone of the property located at West 53rd Street South from R-1 Single Family Residential to I-1 Light Industrial. The proposed use of the property will be for industrial use. The request conforms to the 2013 Muskogee Comprehensive Plan and Future Land use Plan.

Planning Department Analysis

- Current Zoning & Use: R-1 Single Family Residential, Vacant Land
 - Section, Township, Range: Northeast Section 16, Township 14 North, Range 18 East
 - Street Address: West 53rd Street South

RECOMMENDATION: Approve the Rezone Request

ORDINANCE NO. 4255-A

AN ORDINANCE OF THE CITY OF MUSKOGEE, OKLAHOMA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MUSKOGEE, AS PROVIDED BY CHAPTER 90 OF THE CITY OF MUSKOGEE CITY CODE, RE-ZONING PROPERTY LOCATED AT W. 53RD ST S., IN THE NW SECTION 15, TOWNSHIP 14 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, OKLAHOMA, AS FURTHER HEREIN DESCRIBED; PROVIDING FOR REPEALER, SEVERABILITY, AND SETTING AN EFFECTIVE DATE.

(City-county Port, Applicant)

FROM R-1 SINGLE FAMILY RESIDENTIAL

TO

I-1 LIGHT INDUSTRIAL

WHEREAS, the City of Muskogee Planning and Zoning Commission, in a meeting held February 19, 2025, did recommend the approval of the rezoning of the property set out above in the title of the Ordinance, and did authorize the director of the Commission to advise the Council of the City of Muskogee of this recommendation, NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSKOGEE, OKLAHOMA,

Section 1. THAT, the official zoning map of the City of Muskogee as provided by Chapter 90, Section 01-03, of the Muskogee City Code, September 2014, is hereby amended by changing the District Classification by rezoning;

A TRACT OF LAND BEING A PART OF THE EAST 208.71 FEET OF THE NORTH 1043.55 FEET OF THE WEST HALF OF THE WEST HALF OF THE NE/4 OF THE NW/4, ALL IN SECTION 15, TOWNSHIP 14 NORTH, RANGE 18 EAST OF THE INDIAN BASE MERIDIAN, MUSKOGEE COUNTY OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID SECTION 15, THENCE N88°48'27"E ALONG THE NORTH LINE THEREOF 1444.60 FEET TO THE POINT OF BEGINNING; THENCE S01°36'24"E 462.09 FEET, THENCE N54°44'39"E 250.80 FEET TO A POINT ON THE EAST LINE OF SAID W/2 W/2 NE/4 NW/4, THENCE N01°37'08"W ALONG SAID EAST LINE 321.61 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 15, THENCE S88°48'27"W 208.71 FEET TO THE POINT OF BEGINNING. CONTAINING 1.88 ACRES.

FROM R-1 SINGLE FAMILY RESIDENTIAL

TO

I-1 LIGHT INDUSTRIAL

AND that this change be so ordered and declared by the City Council.

Section 2. THAT, the City Clerk is authorized and directed to show such change on the zoning map record.

Section 3. REPEALER. All other ordinances or parts of ordinances in direct conflict herewith are repealed to the extent of the conflict only.

Section 4. SEVERABILITY. Should any part, section, subsection, sentence, provision, clause, or phrase hereof be held invalid, void, or unconstitutional for any reason, such holding shall not render invalid, void, or unconstitutional any other section, subsection, sentence, provision, clause, or phrase of this Ordinance, and the same are deemed severable for this purpose.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MUSKOGEE, OKLAHOMA, THIS _____ DAY OF FEBRUARY 2025.

W. PATRICK CALE, MAYOR

ATTEST:

TAMMY L. TRACY, CITY CLERK

(SEAL)

APPROVED as to form and legality this ____ day of _____, 20____.

KATRINA BODENHAMER, CITY ATTORNEY

Special Call Planning Commission

4.

Meeting Date: 02/19/2025

Initiator: Austin Witt, Deputy City Attorney

Information

AGENDA ITEM TITLE:

Consider the appointment of a member of the Planning Commission to serve as a Representative on the Tax Incentive District Review committee, or take other necessary action. (Russell Sain)

LEGAL DESCRIPTION:

BACKGROUND:

On February 10, 2025, the City Council passed Resolution No. 3024, creating a Review Committee to make findings as to eligibility and financial impact regarding a proposed project plan and Tax Improvement District within the John T. Griffin Industrial Development Park and surrounding areas. The Local Development Act and Resolution No. 3024 both provide for a member of the Planning Commission to serve as a representative to the Review Committee.

RECOMMENDED STAFF ACTION:

Appoint a representative to the Review Committee.

Fiscal Impact

Attachments

No file(s) attached.
