

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: APRIL 4, 2025

AGENDA
PLANNING AND ZONING COMMISSION
APRIL 8, 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.

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

ROLL CALL

1. Consider approval of the minutes from the Planning & Zoning Commission Meeting on March 4, 2025, or take necessary action. (Sarah Winkle)
2. Hold a public hearing and consider a recommendation to the City Council on the approval of Ordinance 4253-A, a rezone request for the property located at 1507 E Okmulgee, rezoning the property from C-1 Local Commercial to R-1 Single Family, and if approved, authorizing staff to update the official city map. (Sarah Winkle)
3. Hold a public hearing and consider a recommendation to the City Council on the approval of Ordinance 4254-A, a rezone request for the property located at 3720 South Cherokee Drive, rezoning the property from R-1 Single Family to R-A Residential Agricultural, and if approved, authorizing staff to update the official city map. (Sarah Winkle)

4. Consider approving a resolution determining that the Scissortail Data Center Economic Development Project Plan is in conformance with the City of Muskogee 2013 Comprehensive Plan and Future Land Use Map and recommending that the City Council approve and adopt the Project Plan, or take other necessary action. (Sarah Winkle)

ADJOURN

RUSSELL SAIN, CHAIR

CORINNE STOREY, SECRETARY

Planning Commission

1.

Meeting Date: 04/08/2025

Initiator: Corinne Storey, Admin I

Information

AGENDA ITEM TITLE:

Consider approval of the minutes from the Planning & Zoning Commission Meeting on March 4, 2025, or take necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

BACKGROUND:

Minutes from the Planning & Zoning Commission Meeting on March 4, 2025.

RECOMMENDED STAFF ACTION:

Approve Minutes

Fiscal Impact

Attachments

03/04/2025 Minutes

DRAFT

MINUTES

OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MUSKOGEE, OKLAHOMA MET IN COUNCIL CHAMBERS OF CITY HALL MARCH 4, 2025

The Planning and Zoning Commission of the City of Muskogee, Oklahoma, met in Regular Session at 9:00 a.m., on March 4, 2025, in the Council Chambers, Municipal Building, 229 W. Okmulgee Ave., Muskogee, Oklahoma.

The meeting was called to order and the roll was called as follows:

Present: D'Elbie Walker, Vice Chair; Betty Blackwell, Commissioner; Judith Hoffman, Commissioner; Cynthia Kennedy, Commissioner

Absent: Russell Sain, Chair; Alexis Wallace, Commissioner; Lori Jefferson, Commissioner

Staff Present: Corinne Storey, Secretary
Schuyler Carter, Associate Planner
Sarah Winkle, Acting Director of Planning
Seth Campbell, Deputy Attorney

- 1 Consider approval of the minutes from the Planning & Zoning Commission Meeting on December 2, 2024, or take necessary action.

Motion was made by Commissioner Cynthia Kennedy, seconded by Commissioner Judith Hoffman to approve minutes from the Planning & Zoning Commission Meeting on December 2, 2024.

AYE: Vice Chair D'Elbie Walker, Commissioner Betty Blackwell,
Commissioner Judith Hoffman, Commissioner Cynthia Kennedy
Carried - Unanimously

- 2 Consider approval of the minutes from the Planning & Zoning Commission Meeting on February 4, 2025, or take other necessary action.

Motion was made by Commissioner Cynthia Kennedy, seconded by Commissioner Betty Blackwell to approve the minutes from the Planning & Zoning Commission Meeting on February 4, 2025.

AYE: Vice Chair D'Elbie Walker, Commissioner Betty Blackwell,
Commissioner Judith Hoffman, Commissioner Cynthia Kennedy

Carried - Unanimously

- 3 Consider approval of the minutes from the Planning & Zoning Commission Meeting on February 19, 2025, or take other necessary action. (Sarah Winkle)

Motion was made by Commissioner Cynthia Kennedy, seconded by Commissioner Judith Hoffman to approve the minutes from the Planning & Zoning Commission Meeting on February 19, 2025.

AYE: Vice Chair D'Elbie Walker, Commissioner Betty Blackwell,
Commissioner Judith Hoffman, Commissioner Cynthia Kennedy

Carried - Unanimously

- 4 Hold a public hearing and consider a recommendation to the City Council of the City of Muskogee to approve ordinance 4246-A , a rezone request for the property located at 3800 South Cherokee Drive rezoning the property from R-1 Single Family to R-A. Agricultural Residential, and if approved, authorize staff to update the official city map.

Motion was made by Commissioner Cynthia Kennedy, seconded by Commissioner Betty Blackwell to recommend approval to the City Council of the City of Muskogee to approve ordinance 4246-A , a rezone request for the property located at 3800 South Cherokee Drive rezoning the property from R-1 Single Family to R-A. Agricultural Residential.

AYE: Vice Chair D'Elbie Walker, Commissioner Betty Blackwell,
Commissioner Judith Hoffman, Commissioner Cynthia Kennedy

Carried - Unanimously

- 5 Hold a public hearing and consider a recommendation to the City Council regarding Resolution No. 3023, Future Land Use Amendment, for the property located at 1305 South 32nd Street. (Sarah Winkle)

Motion was made by Commissioner Cynthia Kennedy, seconded by Commissioner Betty Blackwell to recommend approval to the City Council regarding Resolution No. 3023, Future Land Use Amendment, for the property located at 1305 South 32nd Street.

AYE: Vice Chair D'Elbie Walker, Commissioner Betty Blackwell,
Commissioner Judith Hoffman, Commissioner Cynthia Kennedy

Carried - Unanimously

- 6 Hold a public hearing and consider a recommendation to the City Council regarding Ordinance 4252-A, a rezone request for the property located at 1305 South 32nd Street, rezoning the property from C-1 Local Commercial and C-2 General Commercial to C-2 General Commercial, and if approved, authorize staff to update the official city map. (Sarah Winkle)

Motion was made by Vice Chair D'Elbie Walker, seconded by Commissioner Cynthia Kennedy to recommend approval of the Ordinance as presented to the City Council regarding Ordinance 4252-A, a rezone request for the property located at 1305 South 32nd Street, rezoning the property from C-1 Local Commercial and C-2 General Commercial to C-2 General Commercial.

AYE: Vice Chair D'Elbie Walker, Commissioner Betty Blackwell,
Commissioner Judith Hoffman, Commissioner Cynthia Kennedy

Carried - Unanimously

There being no further business, the meeting was adjourned at 9:13 AM.

RUSSELL SAIN, CHAIR

CORINNE STOREY, SECRETARY

Planning Commission

2.

Meeting Date: 04/08/2025

Initiator: Corinne Storey, Admin I

Information

AGENDA ITEM TITLE:

Hold a public hearing and consider a recommendation to the City Council on the approval of Ordinance 4253-A, a rezone request for the property located at 1507 E Okmulgee, rezoning the property from C-1 Local Commercial to R-1 Single Family, and if approved, authorizing staff to update the official city map. (Sarah Winkle)

LEGAL DESCRIPTION:

The East half of Lot 5 in Block M in McKellops Amended Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

BACKGROUND:

The applicant has requested a rezone of the property located at 1507 E Okmulgee, from C-1 Local Commercial to R-1 Single Family. The proposed use of the property will be for a single-family residence. This property currently has a single-family home already located on it.

The request conforms to the 2013 Muskogee Comprehensive Plan and Future Land use Plan.

Planning Department Analysis

- Current Zoning & Use
 - C-1 Local Commercial.
 - General Commercial
- Proposed Zoning & Use
 - R-1. Single Family
 - Single Family Dwelling
- Street Address: 1507 E Okmulgee

RECOMMENDED STAFF ACTION:

Recommend approval to City Council of 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 a rezone request for the property located at 1507 East Okmulgee Street rezoning the property from C-1 Local Commercial to R-1 Single Family, and if approved, authorize staff to update the official city map.

Meeting Information:

Public hearings 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 Planning & Zoning Commission on March 11, 2025 at 9:00 A.M.
2. City of Muskogee City Council on March 24, 2025 at 5:30 P.M.

This notice was published in the Muskogee Phoenix for circulation no later than February 19, 2025 and all property owners within a 300 foot radius of the property were noticed.

Legal Description:

The East half of Lot 5 in Block M in McKellops Amended Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

Background:

Planning Department Analysis

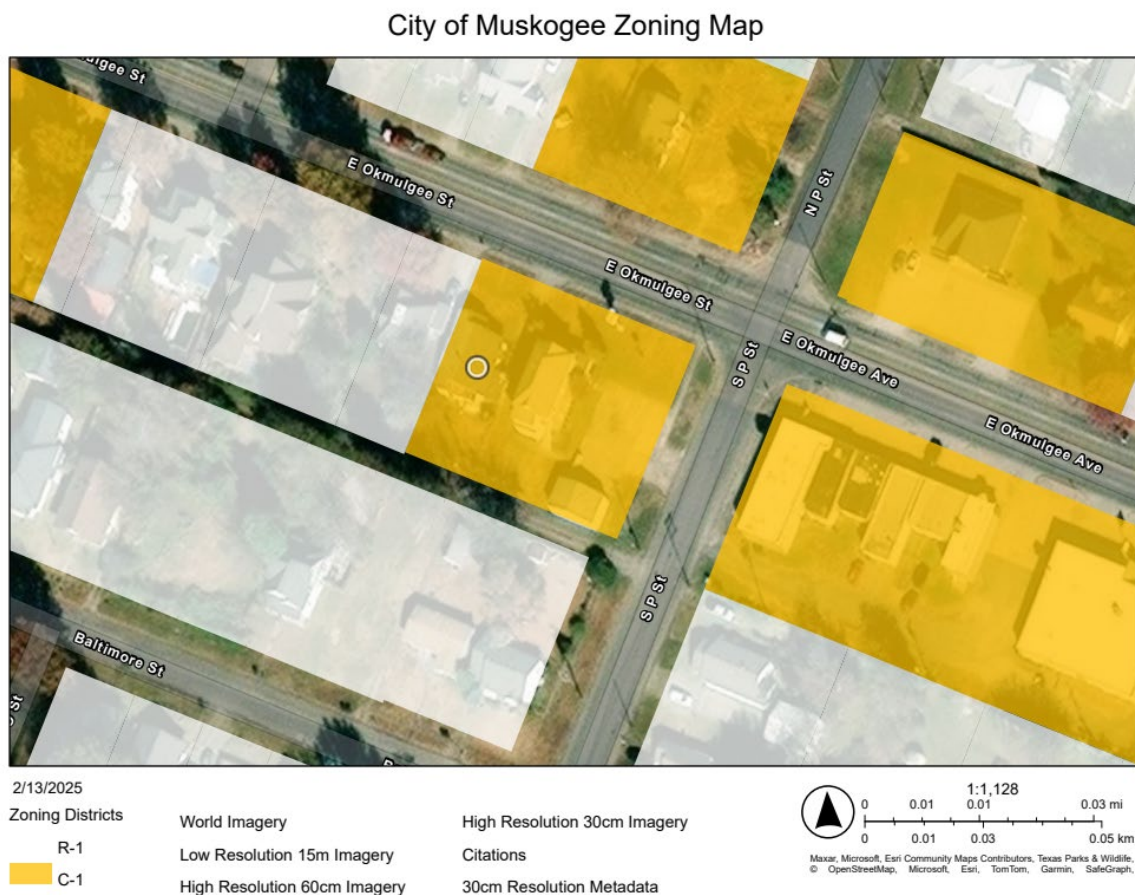
- Current Zoning & Use
 - C-1 Local Commercial.
 - General Commercial
- Proposed Zoning & Use
 - R-1. Single Family

- Single Family Dwelling
- Street Address: 1507 E Okmulgee Street

Discussion

The applicant has requested a rezone of the property located at 1507 E Okmulgee from C-1 Local Commercial to R-1 Single Family. The proposed use of the property will be for a single family residence. The request conforms to the 2013 Muskogee Comprehensive Plan and Future Land use Plan.

RECOMMENDATION: Approve the Rezone Request.



ORDINANCE NO. 4253-A

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MUSKOGEE AS PROVIDED BY CHAPTER 90, SECTION 01-03, OF THE MUSKOGEE CITY CODE, SEPTEMBER 2014, BY RE-ZONING PROPERTY LOCATED AT 1507 E OKMULGEE STREET. THE TRACT OF LAND IS IN THE SOUTHEAST QUARTER OF SOUTHWEST SECTION 25, TOWNSHIP 15 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 0.16 ACRES MORE OR LESS, AND PROVIDING FOR SEVERABILITY. THE PROPERTY IS MORE PARTICULARLY DESCRIBED AS:

The East half of Lot 5 in Block M in McKellops Amended Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

(Tony Xiong, Applicant)

FROM C-1 LOCAL COMMERCIAL

TO

FROM R-1 SINGLE FAMILY

WHEREAS, the City of Muskogee Planning and Zoning Commission, in a meeting held March 11, 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;

The East half of Lot 5 in Block M in McKellops Amended Addition to the City of Muskogee, according to the official plat thereof, Muskogee County, State of Oklahoma.

FROM C-1 LOCAL COMMERCIAL

TO

FROM R-1 SINGLE FAMILY

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 MARCH 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

Planning Commission

3.

Meeting Date: 04/08/2025

Initiator: Corinne Storey, Admin I

Information

AGENDA ITEM TITLE:

Hold a public hearing and consider a recommendation to the City Council on the approval of Ordinance 4254-A, a rezone request for the property located at 3720 South Cherokee Drive, rezoning the property from R-1 Single Family to R-A Residential Agricultural, and if approved, authorizing staff to update the official city map. (Sarah Winkle)

LEGAL DESCRIPTION:

The North half of the NW¼ of the SW¼ Less the South 125 feet of the West 697 feet and Less the North half of the North half of the NW¼ of the SW¼ in Section 11, Township 14 North, Range 18 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma.

BACKGROUND:

The applicant has requested a rezone of the property located at 3720 South Cherokee Drive from R-1 Single Family to R-A Residential Agricultural. The proposed use of the property will be for a single-family residence and small-scale livestock. The request conforms to the 2013 Muskogee Comprehensive Plan and Future Land use Plan.

Planning Department Analysis

- Current Zoning & Use
 - R-1. Single Family
 - Single Family Dwelling
- Proposed Zoning & Use
 - R-A. A Residential Agricultural
 - Single Family Dwelling
- Street Address: 3720 South Cherokee Drive

RECOMMENDED STAFF ACTION:

Recommend City Council approval of 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 4254-A, a rezone request for the property located at 3720 South Cherokee Drive rezoning the property from R-1 Single Family to R-A Residential Agricultural, and if approved, authorize staff to update the official city map.

Meeting Information:

Public hearings 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 Planning & Zoning Commission on March 11, 2025 at 9:00 A.M.
2. City of Muskogee City Council on March 24, 2025 at 5:30 P.M.

This notice was published in the Muskogee Phoenix for circulation no later than February 19, 2025 and all property owners within a 300 foot radius of the property were noticed.

Legal Description:

The North half of the NW¼ of the SW¼ Less the South 125 feet of the West 697 feet and Less the North half of the North half of the NW¼ of the SW¼ in Section 11, Township 14 North, Range 18 East of the Indian Base and Meridian, Muskogee County, State of Oklahoma

Background:

The applicant has requested a rezone of the property located at 3720 South Cherokee Drive from R-1 Single Family to R-A Residential Agricultural. The proposed use of the property will be for a single family residence and small scale livestock. The request conforms to the 2013 Muskogee Comprehensive Plan and Future Land use Plan.

Planning Department Analysis

- Current Zoning & Use
 - R-1. Single Family
 - Single Family Dwelling
- Proposed Zoning & Use
 - R-A. A Residential Agricultural
 - Single Family Dwelling
- Street Address: 3720 South Cherokee Drive

RECOMMENDATION: **Approve the Rezone Request**



City of Muskogee Zoning Map



2/12/2025

Zoning Districts

- R-1
- R-2
- Muskogee City Limits

World Imagery

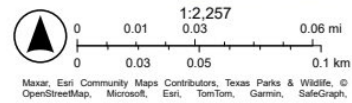
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata



ORDINANCE NO. 4254-A

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MUSKOGEE AS PROVIDED BY CHAPTER 90, SECTION 01-03, OF THE MUSKOGEE CITY CODE, SEPTEMBER 2014, BY RE-ZONING PROPERTY LOCATED AT 3720 SOUTH CHEROKEE DRIVE. THE TRACT OF LAND IS IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 339,275 SQUARE FEET MORE OR LESS, AND PROVIDING FOR SEVERABILITY. THE PROPERTY IS MORE PARTICULARLY DESCRIBED AS:

THE NORTH HALF OF THE NW¼ OF THE SW¼ LESS THE SOUTH 125 FEET OF THE WEST 697 FEET AND LESS THE NORTH HALF OF THE NORTH HALF OF THE NW¼ OF THE SW¼ IN SECTION 11, TOWNSHIP 14 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA

(Dale Boots, Applicant)

FROM R-1. Single Family

TO

R-A. Agricultural Residential

WHEREAS, the City of Muskogee Planning and Zoning Commission, in a meeting held March 11, 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;

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FROM R-1. Single Family

TO

R-A. Agricultural Residential

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 MARCH 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

Planning Commission

4.

Meeting Date: 04/08/2025

Initiator: Sarah Winkle, Deputy Director of Planning and Community Development

Information

AGENDA ITEM TITLE:

Consider approving a resolution determining that the Scissortail Data Center Economic Development Project Plan is in conformance with the City of Muskogee 2013 Comprehensive Plan and Future Land Use Map and recommending that the City Council approve and adopt the Project Plan, or take other necessary action. (Sarah Winkle)

LEGAL DESCRIPTION:

Project Site Legal Description: The Project Site is comprised of 419.183 acres of real property in the City of Muskogee, Muskogee County, State of Oklahoma, and includes all property within the Incentive Districts, described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MUSKOGEE, STATE OF OKLAHOMA AND IS DESCRIBED AS FOLLOWS:

Tract 1:

ALL OF THE NORTHEAST QUARTER (NE/4) AND THE NORTHWEST QUARTER (NW/4) LYING EAST OF THE RAILROAD RIGHT OF WAY IN SECTION 16, TOWNSHIP 14 NORTH, RANGE 18 EAST OF THE I.B.&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.

Tract 2:

A TRACT OF LAND BEING A PART OF THE NW/4 NW/4 AND THE SOUTH 276.45 FEET OF THE WEST HALF OF THE WEST HALF OF THE NE/4 OF THE NW/4 AND THE WEST 121.29 FEET OF THE NORTH 1043.55 FEET OF THE WEST HALF OF THE NE/4 OF THE NW/4 AND 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: BEGINNING AT THE NW CORNER OF SAID SECTION 15, THENCE N88°48'27"E ALONG THE NORTH LINE THEREOF 1444.60 FEET, 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 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 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.

Tract 3:

SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

Tract 4:

SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA, LESS 51 ACRES WEST OF FREEWAY AND LESS 23.15 ACRES EAST OF HIGHWAY.

BACKGROUND:

This property was annexed into the City of Muskogee on February 10, 2025, and upon annexation as required by ordinance, was zoned as R-1 residential. Once annexation occurred, the property was rezoned I-1 Light Industrial and the Land Use Map was amended to include the area annexed.

One of the objectives within the Comprehensive Plan states that the City should use or expand industrial uses concentrated in areas of similar or compatible use in general compliance with the Land Use Plan. The property currently abuts the John T. Griffin Industrial Park, which meets the objective of ensuring compatible uses in similar areas. This property is a large parcel that is an ideal location for industrial use. Therefore, the land use map was amended to include the property, and it is now classified as I-1 Light Industrial.

RECOMMENDED STAFF ACTION:

Recommend approval of the Resolution that declares the Project Plan is in conformance with the 2013 Comprehensive Plan and Future Land Use Map, as adopted by the City of Muskogee and amended from time to time; and recommend to the City Council of the City of Muskogee that it approve the Scissortail Data Center Economic Development Project Plan.

Fiscal Impact

Attachments

Resolution
Staff Report

RESOLUTION NO. 3027

RESOLUTION DETERMINING THAT THE SCISSORTAIL DATA CENTER ECONOMIC DEVELOPMENT PROJECT PLAN IS IN CONFORMANCE WITH THE 2013 COMPREHENSIVE PLAN AND FUTURE LAND USE MAP OF THE CITY OF MUSKOGEE AND RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF MUSKOGEE APPROVAL OF THE SCISSORTAIL DATA CENTER ECONOMIC DEVELOPMENT PROJECT PLAN

WHEREAS, it is an objective of the City of Muskogee, Oklahoma (“City”) to promote economic development within its boundaries in order to attract investment, enhance the tax base, stimulate economic growth, and improve the quality of life in and around the City; and

WHEREAS, development within the City will promote the public good, general welfare, economic security, and prosperity of the City and its inhabitants; and

WHEREAS, the Scissortail Data Center Economic Development Project Plan (the “Project Plan”) is a project plan as defined under the Oklahoma Local Development Act, 62 O.S. §850, *et seq.* (“Local Development Act”); and

WHEREAS, the provisions of the Local Development Act provide procedures for developing a qualified area such as the project site described in the Project Plan; and

WHEREAS, the Project Plan establishes a project area, a project site for the proposed development, and the creation of three (3) incentive districts, creates a budget of estimated project costs to support and implement public funding initiatives and economic development activities within the City utilizing funding sources created under the Project Plan, and offers incentives to attract the development of a data center campus on the project site, which is comprised of approximately 419 acres of real property located in the City of Muskogee, Muskogee County, State of Oklahoma; and

WHEREAS, the Project Plan provides an economic structure and incentives authorized by the Local Development Act necessary to generate private investment; and

WHEREAS, the Project Plan is designed to achieve the City’s development objectives, stimulate private investment, increase quality jobs, and enhance the tax base for the City; and

WHEREAS, consistent with the Local Development Act, the Planning Commission has reviewed the 2013 Comprehensive Plan and Future Land Use Map, as adopted by the City and amended from time to time, and the Project Plan; and

WHEREAS, the Project Plan is appropriate and desirable in order to support efforts to achieve the objectives of the 2013 Comprehensive Plan and Future Land Use Map, as adopted by the City and amended from time to time; and

WHEREAS, the Planning Commission finds it appropriate and desirable to recommend to the City Council of the City of Muskogee that it approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MUSKOGEE, OKLAHOMA:

1. That the Scissortail Data Center Economic Development Project Plan is hereby declared to be in conformance with the 2013 Comprehensive Plan and Future Land Use Map, as adopted by the City of Muskogee and amended from time to time; and
2. That the Planning Commission recommends to the City Council of the City of Muskogee that it approve the Scissortail Data Center Economic Development Project Plan.

PASSED AND APPROVED this 8th day of April, 2025.

Russel Sain, Chairperson

ATTEST:

Tammy Tracy, City Clerk

(SEAL)

Planning & Community Development Staff Report

City of Muskogee Planning & Zoning Commission

April 8, 2024 @ 9:00 A.M.

City of Muskogee City Hall, 229 W Okmulgee Ave., 3rd Floor Council Chambers

Consider approving a resolution determining that the Scissortail Data Center Economic Development Project Plan is in conformance with the City of Muskogee 2013 Comprehensive Plan and Future Land Use Map and recommending that the City Council approve and adopt the Project Plan, or take other necessary action. (Sarah Winkle)

Planning Department Analysis

Current Zoning & Use: I-1 Light Industrial; Vacant Lot

Proposed Zoning & Use: I-1 Light Industrial; Data Center

Quarter Section, Range, Township: See legal below.

Street Address: N/A

Legal Description: Project Site Legal Description: The Project Site is comprised of 419.183 acres of real property in the City of Muskogee, Muskogee County, State of Oklahoma, and includes all property within the Incentive Districts, described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MUSKOGEE, STATE OF OKLAHOMA AND IS DESCRIBED AS FOLLOWS:

Tract 1:

ALL OF THE NORTHEAST QUARTER (NE/4) AND THE NORTHWEST QUARTER (NW/4) LYING EAST OF THE RAILROAD RIGHT OF WAY IN SECTION 16,
TOWNSHIP 14 NORTH, RANGE 18 EAST OF THE I.B.&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.

Tract 2:

A TRACT OF LAND BEING A PART OF THE NW/4 NW/4 AND THE SOUTH 276.45 FEET OF THE WEST HALF OF THE WEST HALF OF THE NE/4 OF THE NW/4 AND THE WEST 121.29 FEET OF THE NORTH 1043.55 FEET OF THE WEST HALF OF THE NE/4 OF THE NW/4 AND 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: BEGINNING AT THE NW CORNER OF SAID SECTION 15, THENCE N88°48'27"E ALONG THE NORTH LINE THEREOF 1444.60 FEET, 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 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 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.

Tract 3:

SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA.

Tract 4:

SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 18 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, STATE OF OKLAHOMA, LESS 51 ACRES WEST OF FREEWAY AND LESS 23.15 ACRES EAST OF HIGHWAY.

Discussion: This property was annexed into the City of Muskogee on February 10, 2025, and upon annexation as required by ordinance, was zoned as R-1 residential. Once annexation occurred, the property was rezoned I-1 Light Industrial and the Land Use Map was amended to include the area annexed in.

One of the objectives within the Comprehensive Plan states that the City should use or expand industrial uses concentrated in areas of similar or compatible use in general compliance with the Land Use Plan. The property currently abuts the John T. Griffin Industrial Park, which meets the objective of ensuring compatible uses in similar areas. This property is a large parcel that is an ideal location for industrial use. Therefore, the land use map was amended to include the property, and it is now classified as I-1 Light Industrial.

RECOMMENDATION: Recommend approval of the Resolution that declares the Project Plan is in conformance with the 2013 Comprehensive Plan and Future Land Use Map, as adopted by the City of Muskogee and amended from time to time; and recommend to the City Council of the City of Muskogee that it approve the Scissortail Data Center Economic Development Project Plan.