

CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

[] ZONING [] PREL. PLAT [] LOT SPLIT TYPE 2 [X] MODIFICATIONS [] DEVELOPMENT PLANS

12 North Rowe Street, P.O. Box 1167, Pryor Creek, Oklahoma 74362 - (918) 825-0888 - FAX (918) 825-6577

www.pryorok.org

APPLICATION INFORMATION

RECEIVED BY: 7/8/21 DATE FILED: _____ HEARING DATE: _____ CASE NUMBER _____

[] RESIDENTIAL [] NON-RESIDENTIAL [] MIXED USE BUILDING PERMIT APPLICATION NUMBER _____

NEIGHBORHOOD ASSOCIATIONS: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: Immediately south of Patriot Chrysler

LEGAL DESCRIPTION: Attached

PRESENT USE Vacant PRESENT ZONING CAR FLOOD PLAIN [] Y [X] N HISTORIC DESIGNATION [] Y [X] N

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: _____ PUD DESIGNATION INCLUDED: [] Y [] N PUD PROPOSAL ATTACHED [] Y [] N

PROPOSED USE: _____

NATURE OF PUD AMENDMENT: _____

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Scott Roberts</u>	NAME <u>Level VI Properties, L.L.C.</u>
ADDRESS <u>35918 Walnut Ridge</u>	ADDRESS <u>Same as Applicant</u>
CITY, ST, ZIP <u>Afton, OK 74331</u>	CITY, ST, ZIP _____
DAYTIME PHONE <u>918-373-0635</u>	DAYTIME PHONE _____
EMAIL <u>sr0601@gmail.com</u>	EMAIL _____
FAX _____	FAX _____

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.

SIGNATURE & DATE: [Signature] 7/8/21

DOES OWNER CONSENT TO THIS APPLICATION [X] Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Member and Manager

APPLICATION FEES			
BASE APPLICATION FEE	\$10.00		<u>10.00</u>
ADDITIONAL REQUESTS	\$ <u>—</u>	APPLICATION SUBTOTAL	\$ <u>—</u>
NEWSPAPER PUBLICATION	\$		<u>112.50</u>
SIGN POSTING	\$18.50		<u>18.50</u>
Review letter fee from City Reviewer for P & Z Meeting	\$125.00		\$ <u>125.00</u>
300' PROPERTY OWNERS LIST	<u>175.00</u>		<u>175.00</u>
300' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE	\$2.01 x <u>6</u> =	\$ <u>12.06</u>	<u>12.06</u>
		NOTICE SUBTOTAL	
		TOTAL AMOUNT DUE	\$ <u>453.06</u>

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

NOTICE OF PUBLIC HEARING

BEFORE THE CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

Notice is hereby given that on the 26th day of August, 2021, at 5:30 P.M. in the City Hall Council Chamber, located at 12 North Rowe Street, 2nd floor, Pryor Creek, Mayes County, Oklahoma, the City of Pryor Creek Planning and Zoning Commission will consider a lot split request for applicant Level VI Properties.

LEGAL DESCRIPTION

A tract of land situated in the West Half of the West Half of the Southeast Quarter of the Northeast Quarter (W/2 W/2 SE/4 NE/4) and the East Half of the Southwest Quarter of the Northeast Quarter (E/2 SW/4 NE/4) of Section 36, Township 21 North, Range 18 East of the Indian Base and Meridian, Mayes County, State of Oklahoma, being more particularly described as follows, to-wit:

Commencing at the Northeast Corner of said W/2 W/2 SE/4 NE/4, THENCE S1°33'56"E for a distance of 298.09 feet along the East Line thereof to the POINT OF BEGINNING; THENCE S1°33'56"E for a distance of 195.03 feet along said East Line; THENCE S88°29'53"W for a distance of 558.26 feet; THENCE N84°10'39"W for a distance of 145.00 feet to a point on the Easterly Right-of-Way Line of Highway No. 69; THENCE N7°19'49"E for a distance of 58.02 feet along said Easterly Right-of-Way Line; THENCE S82°40'11"E for a distance of 20.00 feet along said Easterly Right-of-Way Line; THENCE N7°19'49"E for a distance of 123.75 feet along said Easterly Right-of-Way Line; THENCE N88°29'53"E for a distance of 654.19 feet to the POINT OF BEGINNING. Together with and subject to covenants, easements, and restrictions of record. Contains 3.0006 acres, more or less.



Anyone requiring special accommodations pursuant to the Americans with Disabilities Act should notify the City of Pryor Creek at 918-825-0888.

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Together with and subject to covenants, easements, and restrictions of record. Contains 3.0006 acres, more or less.

This legal description was developed by G. Michael Finnell, L.S. #1107, on 4/6/2021.

CERTIFICATION

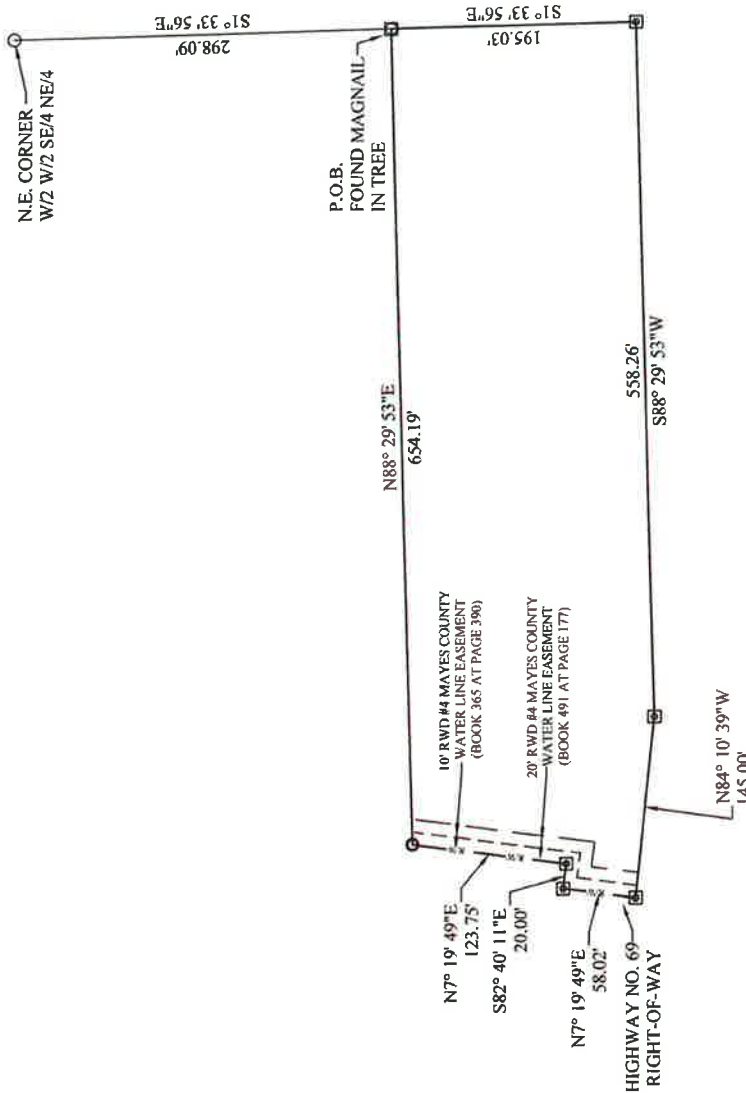
I, G. Michael Finnell, the undersigned, a duly Registered Professional Land Surveyor, R.P.L.S.#1107, in the State of Oklahoma do hereby certify that a careful and accurate survey of the described property was made under my supervision to the best of my knowledge and the accompanying plat is a true and accurate representation of the same. This plat survey meets the Oklahoma Minimum Standards for the practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

The word certify or certificate as shown and used hereon means an expression of professional opinion regarding facts of the survey and does not constitute a warranty of guarantee, expressed or implied.

Witness my hand and seal this 6th day of April, 2021.

G. Michael Finnell
 MICHAEL FINNELL
 PROFESSIONAL LAND SURVEYOR
 OKLAHOMA

G Michael Finnell, R.P.L.S.#1107
 C.A.#2425 6/30/22 Copyright 2021



GREEN COUNTRY SURVEYING 301 EAST GRAHAM AVENUE P.O. BOX 445 PRYOR, OKLAHOMA 74362 918-825-6575 OFFICE 918-825-3606 FAX	PATRIOT SOUTH TRACT	
	SURVEY PLAT	
DRAWN: KRC CHECKED: GMF DATE OF FIELD WORK: 4/6/2021	SCALE: 1"=100' CRD. FILE - RBRRTS-S1 DWG FILE - PTRT-STH	

- - SET 3/8" I.P. W/ L.S. #1107 CAP
- - FOUND MONUMENTATION AS NOTED
- - SET MAGNAIL W/C.A. #2425 WASHER

BASIS OF BEARING IS S88°29'53"E ALONG THE NORTH LINE OF THE SE/4 OF THE NE/4 OF SAID SECTION 36-21-18.



July 12, 2021

**Planning and Zoning Commission
City of Pryor Creek
Pryor Creek, Oklahoma**

**RE: Roberts Property (Level V Properties) Lot Split
S. Hwy 20 approx. 1,750 feet South of S. 49th Street
With Frontage on the East ROW line of Hwy 20**

Dear Chairman and Members of the Board

In my capacity as Contract City Engineer, and at the request of the Mayor, I am offering my recommendations and Certificate of Compliance regarding the above-entitled lot split with regard to compliance with the Unified Development Ordinance (UDO).

Lot Split Guidelines are contained in Section 10-15-5 of the UDO.

Applications for lot splits must comply with applicable sub sections A, B, and C prior to determination of Type of Lot Split for further review.

Your attention is called to the Attached Exhibit A provided by the applicant entitled Legal Description Plat as submitted by Green Country Surveying, Pryor Creek, OK.

A.1.a – The lot split does not result in the creation of more than 3 lots, including the parent tract. Therefore, this provision is met under the UDO.

A.2 – This action does not create 4 or more lots from the parent tract. Therefore, this provision is met under the UDO.

B. – A properly formatted and completed application has been submitted to the City of Pryor Creek through the Deputy Clerk of the Building Division for the City of Pryor Creek.

C.1 – As the City Engineer, I have reviewed the application and find it to be completed and compliant with these and other applicable regulations.

Based on the above criteria, the City Engineer has deemed the application to be complete and ready for assessment and further processing.

Section 10-15-05. D the City Engineer is to determine the Type of lot split that is the subject of this application. Once the type of lot split is determined, this dictates the further processing of the application. This section of the UDO sub section 1 – 4 and Section 10-15-05 E sub-sections 1-9 will be assessed herein.

1. The application and Exhibit as submitted do not require any modifications of these regulations.

1.a. – The City Engineer is the administrative review agent for this section.

1.b. –The City Engineer hereby states that the application complies with all applicable regulations of the UDO and approval criteria. The City Engineer hereby recommends approval of the lot split application as a Type I lot split and recommends no further action required of the Planning and Zoning Commission.

2. Due to findings of 1.b above, requirements of this sub section do not apply to this application and that no public meeting, comment period, or final review by the Planning and Zoning Board are required.

3. b – does not apply to this application

4 – section does not apply to this application

Section 10-15- 05. E Type 2 Lot Split criteria in this case do not apply and no further action is provided herein.

The two identified tracts do have portions of the property identified within the FEMA 100-year flood plain. Tract 1 containing the existing building has had a Certified Oklahoma Land Surveyor previously prepare and seal an Elevation Certificate noting the proposed structures are to be located outside and above the established 100-year flood plain elevation. Said Elevation Certificate has been reviewed and accepted by the City Engineer and the Local Flood Plain Manager.

Tract 2 contains no structures at the time of this review. Some portions of that tract lie within the FEMA 100-year flood plain. Should this tract develop, a full review of the FEMA flood program including elevation certificate for any proposed structures, encroachments and impacts on the flood plain must be completed as part of any development plan.

Submitted for Certification of Compliance

By 

This 5th day of August, 2021.