

**MINUTES
PLANNING & ZONING COMMISSION
SPECIAL MEETING
CITY OF PRYOR CREEK, OKLAHOMA
MARCH 10TH, 2022 AT 5:00 P.M.**

AS REQUIRED BY THE OKLAHOMA OPEN MEETING ACT THE PLANNING & ZONING COMMISSION MET IN SPECIAL SESSION IN THE COUNCIL CHAMBER, 12 NORTH ROWE ON THE ABOVE DATE AND TIME.

COMMISSION MEMBERS: MIKE DUNHAM, DANNY RAGSDALE, SHRYLE GLANCY, GINA ALVIS WATTS, TRAVIS MILEUR. ALTERNATES: JOE BARNTS

1. CALL TO ORDER, ROLL CALL AND DECLARE A QUORUM.

At 5:02 p.m. Mike Dunham called the meeting to order and declared a quorum. Members present were: Mike Dunham, Danny Ragsdale, Shryle Glancy, Gina Alvis-Watts and Travis Mileur.

Others in attendance: Mayor Larry Lees, Ex-Officio Kenny Young, Chase McBride, Nicole Watts and Steve Powell.

2. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF NOVEMBER 4TH, 2021, REGULAR MEETING.

Motion was made by Glancy, second by Ragsdale to approve minutes of November 4th, 2021 Regular Meeting. Voting yes: Dunham, Ragsdale, Glancy, Alvis-Watts and Mileur. Voting no: none.

Dunham moved to Item 5.

5. PUBLIC HEARING

a. Enter Public Hearing

Applicant: Dani Fields, Wallace Design Collective, and property owner TLD Homes Inc. submitted a final plat for Roosevelt Crossing subdivision in the City of Pryor: See attached legals.

Motion was made by Mileur, second by Alvis-Watts to enter into Public Hearing. Voting yes: Dunham, Ragsdale, Glancy, Alvis-Watts and Mileur. Voting no: none.

b. Exit Public Hearing

Motion was made by Mileur, second by Ragsdale to exit Public Hearing. Voting yes: Dunham, Ragsdale, Glancy, Alvis-Watts and Mileur. Voting no: none.

6. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION TO ACCEPT THE FINAL PLAT FOR ROOSEVELT CROSSING SUBDIVISION AS LISTED IN THE ATTACHED LEGAL AND WAIVE READING FOR THE APPLICANT: DANI FIELDS, WALLACE DESIGN COLLECTIVE, AND PROPERTY OWNER TLD HOMES INC.

Motion was made by Glancy, second by Mileur to recommend Council action to accept the final plat for Roosevelt Crossing Subdivision as listed in attached legal, and waive reading for the applicant:

Dani Fields, Wallace Design Collective, and Property Owner TLD Homes Inc. Voting yes: Dunham, Ragsdale, Glancy, Alvis-Watts and Mileur. Voting no: none.

Dunham moved back to Item 3.

3. PUBLIC HEARING

a. Enter Public Hearing

Zoning change for: Chase McBride;

Lot numbered twelve (12) and the northerly ten (10) feet of lot numbered thirteen (13) in block numbered eleven (11) to the Incorporated Town of Pryor Creek, Mayes County, State of Oklahoma, according to the official recorded survey and plat filed thereof. (106 N Rowe)

The current zoning is RM (Residential Multi-family). Application is requesting the zone to be changed to CG (Commercial General) for him to operate his law office there.

Motion was made by Ragsdale and second by Alvis-Watts to enter into Public Hearing. Voting yes: Dunham, Ragsdale, Glancy, Alvis-Watts and Mileur. Voting no: none.

b. Exit Public Hearing

Motion was made by Mileur, second by Glancy to exit Public Hearing. Voting yes: Dunham, Ragsdale, Glancy, Alvis-Watts and Mileur. Voting no: none.

4. DISCUSS, POSSIBLY RECOMMEND COUNCIL ACTION REGARDING ZONING CHANGE TO CG (COMMERCIAL GENERAL) FOR CHASE MCBRIDE; LOT NUMBERED TWELVE (12) AND THE NORTHERLY TEN (10) FEET OF LOT NUMBERED THIRTEEN (13) IN BLOCK NUMBERED ELEVEN (11) TO THE INCORPORATED TOWN OF PRYOR CREEK, MAYES COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL RECORDED SURVEY AND PLAT FILED THEREOF. (106 N ROWE)

Motion was made by Ragsdale, second by Mileur to recommend Council action regarding zoning change to CG (Commercial General) for Chase McBride; Lot Numbered Twelve (12) and the Northerly Ten (10) feet of Lot Numbered Thirteen (13) in Block Numbered Eleven (11) to the Incorporated Town of Pryor Creek, Mayes County, State of Oklahoma, according to the official recorded Survey and Plat filed thereof. (106 N Rowe). Voting yes: Dunham, Ragsdale, Glancy, Alvis-Watts and Mileur. Voting no: none.

7. UNFORESEEABLE BUSINESS (ANY MATTER NOT FORESEEABLE PRIOR TO POSTING THE AGENDA.)

There was no unforeseeable business.

8. ADJOURN.

Motion was made by Glancy, second by Alvis-Watts to adjourn. Voting yes: Dunham, Ragsdale, Glancy, Alvis-Watts and Mileur. Voting no: none.

MINUTES WRITTEN BY DEPUTY CLERK SHERYL LAUE

CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

[X] ZONING [X] PREL. PLAT [X] LOT SPLIT TYPE 2 [X] MODIFICATIONS [X] DEVELOPMENT PLANS
 12 North Rowe Street, P.O. Box 1167, Pryor, Oklahoma 74362 - (918) 825-1679 - FAX (918) 825-6577 www.pryorcreek.org

APPLICATION INFORMATION

RECEIVED BY: SR DATE FILED: 1-19-2022 TAG DATE: _____ HEARING DATE: _____ CASE NUMBER: _____

RES NON-RES MIXED USE BUILDING PERMIT APPLICATION NUMBER: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 2,260 FT East of Gaither Rd and Old Airport Rd Intersection TRACT SIZE: 31.98 AC

LEGAL DESCRIPTION FROM DEED, SURVEYOR OR ATTORNEY (ATTACHED COPY ALLOWED): see attached

PRESENT USE: undeveloped PRESENT ZONING: _____ FLOODPLAIN: Y N HISTORIC DESIGNATION: Y N

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED NEW ZONING: RS-50 PUD DESIGNATION INCLUDED: Y N PUD PROPOSAL ATTACHED: Y N

PROPOSED USE: 120 lot single-family residential subdivision

NATURE OF PUD AMENDMENT: n/a

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME Pryor Creek Investments, LLC (PCI)	NAME Pryor Creek Investments, LLC (PCI)
ADDRESS 3910 West 6th Avenue, Unit 342	ADDRESS 113 E 8th Ave
CITY, ST, ZIP Stillwater, OK 74074	CITY, ST, ZIP Stillwater, OK 7404
DAYTIME PHONE 580.231.1904	DAYTIME PHONE 405.743.4907
EMAIL candy33jln@yahoo.com	EMAIL roger@gose-associates.com
FAX n/a	FAX n/a

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

SIGNATURE & DATE: Roger Gose 1-19-2022

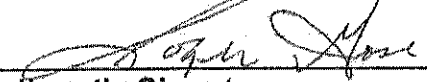
DOES OWNER CONSENT TO THIS APPLICATION Y N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? property owner

APPLICATION FEES			
BASE APPLICATION FEE	\$10.00	APPLICATION SUBTOTAL	\$ 10.00
NEWSPAPER PUBLICATION	\$		0
SIGNS	\$18.50		0
300' PROPERTY OWNERS LIST (MUST BE SUBMITTED WITH APPLICATION) **REQUIRED FOR ALL APPLICATIONS EXCEPT RG ZONING**			400"
1320' PROPERTY OWNERS LIST (REQUIRED ONLY FOR RG ZONING - MUST BE SUBMITTED WITH APPLICATION)			0
300' PROPERTY OWNERS MAILING & POSTAGE	\$2.18 x = 17		37.06
1320' PROPERTY OWNERS MAILING & POSTAGE	\$2.18 x =		0
		NOTICE SUBTOTAL	\$ 447.06
RECEIPT NUMBER:		TOTAL AMOUNT DUE	\$

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

DISPOSITION

COMMISSION ACTION	DATE/VOTE
COUNCIL ACTION	DATE/VOTE
ORDINANCE NO.	DATE
PLAT NAME The Meadows at Stonegate, Phase 2	PLAT WAIVER [] Y [] N



Applicant's Signature

1-19-2022

Date

If your application is approved, you may need additional permits. Contact the City of Pryor Creek Community Development Department at 918-825-1679.

**City of Pryor Creek
Community Development Department
12 North Rowe Street, 2nd Floor
Pryor, Oklahoma 74361
(918) 825-1679**



January 30, 2022

Comments on
The Meadows at Stonegate, Phase 2
Pryor, Oklahoma
Dated 01/1/22

We have reviewed the preliminary plat, hydraulics report, and other support documents for the above referenced project. Our review of the plans was for compliance with Pryor Design Code as set out in the Unified Development Code adopted in January 2019, Oklahoma Department of Environmental Quality, area practices of good engineering judgement.

Items remaining to be addressed:

Preliminary Plat

1. The street radius at the knuckle cul-de-sac at Lot 28, Block 4 is shown with a 26' radius from the centerline. The inside radius is 25' with a 13' lane width this produces a 36' Turning radius at the centerline. Emergency vehicles requires a minimum of 40' turning radius which requires the Knuckle geometry to be enlarged to accommodate emergency vehicles to pass and make safe turns. Please revise and resubmit this specific location geometry.
2. Although carrying a different lot identifier, the lots in Block 9 do not present any area as a reserve for the construction of a detention facility. The facility should be sized, and the required area established for the facility and shown on the face of the plat as well as outlined in the covenants.
3. The attached examples of certifications that must appear on the face of the plat are shown in red circles. Only the items circled are provided as examples.

Hydraulics Report (Preliminary Comments Only)

1. The report does not identify specifically where the detention facility will be located, such items as depth, width, side slopes, top width, access, pilot channel, must be shown.
2. The Outlet regulatory structure layout, configuration, and stage, storage, discharge output must be provided for the full range of flow events 5-500 year. There must be at least 1 foot of freeboard above the 500-year storm event, this is supplemented by having 2 feet of freeboard above the 100-year event in the creek. A hydraulic profile showing the HGL to allow 100-year flows from the detention facility into the creek at 100-year flood stage must be shown. Provisions to mitigate creek flood waters from entering the detention facility must be provided or detention volume will be reduced accordingly.
3. The detention facility is to remain under POA control and maintenance, this should be noted in the covenants of the plat.
4. A means of access into the facility must be provided such as a ramp to allow ease of maintenance.

General Utility layout Comments:

1. The site shown for the lift station (15'X 25') is very small. A site plan showing the configuration of the lift station accounting for utility lines using the same easement must be provided.
2. Calculations for pump sizing must be provided.
3. Final review and locations of valves, fire hydrants, and streetlights will be provided prior to final acceptance of the detailed plans.
- 4.

Items needed to proceed to Final Platting:

1. Re-submittal of the Preliminary Plat which will be processed through the Planning and Zoning Board for public and Board Comments.
2. MUB and City of Pryor Staff comments shall be incorporated into the Preliminary Plat.
3. The detailed plans for utilities shall be submitted to City and MUB comments as well as ODEQ submittals.
4. Detailed plans for streets, drainage, and overall site grading including erosions control and SWPP3 must be submitted and approved prior to acceptance of the Final Plat.
5. All Utility Approvals of the detailed plans shall be secured prior to acceptance of the Final Plat.

The above comments represent our first comments to the Preliminary Plat and Hydraulics Report. A re-submittal of both items is needed prior to moving to detailed plans and Final Plat.

Respectfully submitted



Steve A. Powell, PE
Infrastructure Solutions Group, LLC
Contract City Engineer
City of Pryor, Oklahoma

LEGAL DESCRIPTION

TRACT 1

A TRACT OF LAND SITUATED IN GOVERNMENT LOT NUMBERED 3 AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4) OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 19 EAST OF THE INDIAN BASE AND MERIDIAN, MAYES COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE S88°22'47"W FOR A DISTANCE OF 401.11 FEET ALONG THE NORTH LINE THEREOF TO THE POINT OF BEGINNING;

THENCE S1°37'13"E FOR A DISTANCE OF 325.03 FEET;

THENCE N88°22'47"E FOR A DISTANCE OF 67.23 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 78.00 FEET FOR A DISTANCE OF 86.86 FEET, BEING SUBTENDED BY A CHORD OF S33°31'20"E FOR A DISTANCE OF 82.44 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 17.00 FEET FOR A DISTANCE OF 18.92 FEET, BEING SUBTENDED BY A CHORD OF S33°32'34"E FOR A DISTANCE OF 17.96 FEET;

THENCE S1°39'43"E FOR A DISTANCE OF 275.88 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET FOR A DISTANCE OF 373.78 FEET, BEING SUBTENDED BY A CHORD OF S9°02'46"W FOR A DISTANCE OF 371.61 FEET;

THENCE S19°45'15"W FOR A DISTANCE OF 157.39 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET FOR A DISTANCE OF 127.20 FEET, BEING SUBTENDED BY A CHORD OF S12°28'06"W FOR A DISTANCE OF 126.85 FEET;

THENCE S5°10'43"W FOR A DISTANCE OF 109.84 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET FOR A DISTANCE OF 138.58 FEET, BEING SUBTENDED BY A CHORD OF S13°07'06"W FOR A DISTANCE OF 138.14 FEET;

THENCE S21°03'33"W FOR A DISTANCE OF 13.44 FEET;

THENCE S88°22'47"W FOR A DISTANCE OF 829.00 FEET TO A POINT ON THE WEST LINE OF SAID SE/4 NW/4;

THENCE N1°39'43"W FOR A DISTANCE OF 416.00 FEET ALONG THE WEST LINE OF SAID SE/4 NW/4 AND LOT 3;

THENCE N88°22'47"E FOR A DISTANCE OF 620.08 FEET;

THENCE N13°32'37"E FOR A DISTANCE OF 495.34 FEET;

THENCE N1°39'43"W FOR A DISTANCE OF 681.90 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3;

THENCE N88°22'47"E FOR A DISTANCE OF 170.01 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

CONTAINS 15.4401 ACRES, MORE OR LESS.

TRACT 2

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4) OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 19 EAST OF THE INDIAN BASE AND MERIDIAN, MAYES COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SE/4 NW/4;

THENCE N1°39'43"W FOR A DISTANCE OF 1054.31 FEET ALONG THE WEST LINE THEREOF;

THENCE N88°22'47"E FOR A DISTANCE OF 829.00 FEET;

THENCE S21°03'33"W FOR A DISTANCE OF 228.45 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET FOR A DISTANCE OF 273.20 FEET, BEING SUBTENDED BY A CHORD OF S13°13'47"W FOR A DISTANCE OF 272.45 FEET;

THENCE S5°24'00"W FOR A DISTANCE OF 228.52 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 17.00 FEET FOR A DISTANCE OF 24.66 FEET, BEING SUBTENDED BY A CHORD OF S46°57'47"W FOR A DISTANCE OF 22.56 FEET;

THENCE S88°31'24"W FOR A DISTANCE OF 47.97 FEET;

THENCE S1°28'36"E FOR A DISTANCE OF 50.00 FEET;

THENCE S88°31'24"W FOR A DISTANCE OF 108.62 FEET;

THENCE S1°39'43"W FOR A DISTANCE OF 290.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SE/4 NW/4;

THENCE S88°31'24"W FOR A DISTANCE OF 468.98 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

CONTAINS 15.4381 ACRES, MORE OR LESS.

TRACT 3

A TRACT OF LAND SITUATED IN GOVERNMENT LOT NUMBERED 3 AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4) OF SECTION 4, TOWNSHIP 21 NORTH, RANGE 19 EAST OF THE INDIAN BASE AND MERIDIAN, MAYES COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE S88°22'47"W FOR A DISTANCE OF 95.03 FEET ALONG THE NORTH LINE THEREOF TO THE POINT OF BEGINNING;

THENCE CONTINUING S88°22'47"W FOR A DISTANCE OF 170.00 FEET;

THENCE S1°37'13"E FOR A DISTANCE OF 325.03 FEET;

THENCE N88°22'47"E FOR A DISTANCE OF 67.23 FEET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 78.00 FEET FOR A DISTANCE OF 147.92 FEET, BEING SUBTENDED BY A CHORD OF S52°42'20"W FOR A DISTANCE OF 126.73 FEET;

THENCE N1°37'13"W FOR A DISTANCE OF 234.63 FEET ALONG THE WEST LINE OF SAID LOT 3 TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

CONTAINS 1.1157 ACRES, MORE OR LESS.