MINUTES PLANNING & ZONING COMMISSION REGULAR MEETING CITY OF PRYOR CREEK, OKLAHOMA THURSDAY, NOVEMBER 4TH, 2021 AT 5:30 P.M.

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

BOARD MEMBERS: MIKE DUNHAM, DANNY RAGSDALE, SHRYLE GLANCY, GINA ALVIS-WATTS, TRAVIS MILEUR AND ALTERNATE JOE BARNTS

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

At 5:30 p.m. Mike Dunham called the meeting to order and declared a quorum. Other members present were: Danny Ragsdale, Shryle Glancy and Joe Barnts. Members absent: Gina Alvis Watts and Travis Mileur.

Others in attendance: Mayor Larry Lees, Becky Orange, Rick Ogg and Ex-Officio Kenny Young

- 2. OATH OF OFFICE TO BE ADMINISTERED TO:
- a. Mike Dunham, Seat #1, term ending September 30, 2024.

Mayor Lees administered the Oath of Office to Mike Dunham, Seat #1, term ending September 30, 2024.

3. DISCUSSION AND POSSIBLE ACTION TO APPROVE MINUTES OF OCTOBER 7, 2021, REGULAR MEETING.

Motion was made by Glancy, second by Barnts to approve the minutes of October 7, 2021, Regular Meeting. Voting yes: Ragsdale, Glancy, Barnts. Abstaining, counting as a no vote: Dunham. Voting no: none.

4. DISCUSS AND POSSIBLY APPROVE LOT SPLIT FOR: BUTLER HOMES LOT NUMBERED TWO (2) IN BLOCK NUMBERED FIFTY-SEVEN (57) IN THE ORIGINAL TOWN OF PRYOR CREEK, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY AND PLAT THEREOF. (201 S EDITH).

Motion was made by Glancy, second by Barnts to approve the lot split for Butler Homes Lot Numbered Two (2) in Block Numbered Fifty-Seven (57) in the Original Town of PRYOR CREEK, according to the United States Government Survey and Plat thereof. (201 S Edith). Voting yes: Dunham, Ragsdale, Glancy, Barnts. Voting no: none.

5. UNFORESEEABLE BUSINESS.

There was no unforeseeable business.

6. ADJOURN.

Motion was made by Ragsdale, second by Barnts to adjourn. Voting yes: Dunham, Ragsdale, Glancy, Barnts. Voting no: none.

MINUTES WRITTEN BY DEPUTY CLERK SHERYL LAUE

[] ZONING [] PREL. PLAT []LOT SPLIT TYPE 2 []M 12 North Rowe Street, P.O. Box 1167, Pryor, Oklahoma 74362 - (9)	MODIFICATIONS	I I DEVELOPMEN	
RECEIVED BY: SEL DATE FILED: 1-18-200 TAC DATE: [] RES [] NON-RES [] MIXED USE [] BUILDING PERMIT APPLICATION		E:CASE	NUMBER
SUBJECT PROPERTY INFORMATION			
ADDRESS OR DESCRIPTIVE LOCATION: 106 N Row	- e	TRACT	SIZE:
LEGAL DESCRIPTION FROM DEED, SURVEYOR OR ATTORNEY (ATTA	CHED COPY ALLOW	/ED): <u>Seab! F</u>	Pryse Original
PRESENT USE: Res PRESENT ZONING: Res	RM)FLOODPL	AIN:[]Y[X]N HISTOI	RIC DESIGNATION: [] Y [9] N
PROPOSED USE: Office (Law)	GNATION INCLUDED:	:[]Y[]N PUD PROF	POSAL ATTACHED: [] Y [] N
NATURE OF PUD AMENDMENT: Office Use APPLICANT INFORMATION	PROPERTY OV	WNER INFORMAT	ION
NAME Chase M'Bride			41122018
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ADDRESS 1866 5 E Persinmon In	ADDRESS		
	ADDRESS CITY, ST. ZIP		
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APPLICATION FEES PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

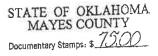
1320' PROPERTY OWNERS MAILING & POSTAGE \$2.18 x

RECEIPT NUMBER:



NOTICE SUBTOTAL

TOTAL AMOUNT DUE





I-1996-706824 09/22/2020 10:30 am Book 1419 Page(s) 0961-0961 Fee: \$18.00 Doc: \$75.00 Brittany True-Howard - Mayes County

JOINT TENANCY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, KELLEY J. JOY AND MICHALES W. JOY, wife and husband, parties of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto CLAYTON ROGER LARREMORE, III and TAYLOR CHASE McBRIDE, of 654 N. 431, Pryor, OK 74361, parties of the second part, as joint tenants with the right of survivorship, the whole estate to yest in the survivor upon the death of one, the following described real property and premises situated in Mayes County, State of Oklahoma, to-wit:

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.

together with all the improvements thereon and the appurtenances thereunto belonging and warrant the fittle to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, as such joint tenants, their assigns, and to the heirs and assigns of the survivor, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT easements of record, and any mineral interests previously reserved or granted, if any.

SIGNED AND DELIVERED this 18th day of September, 2020.

Yando		mar
KELLEY J. JOY		MICHALES W. JOY
STATE OF OKLAHOMA)) ss.	
COUNTY OF MAYES)	
	- 111 1	TO IT O I TOLL - Att 10th day of Contomber

Before me, a Notary Public in and for said County and State, on this 18th day of September, 2020, personally appeared KELLEY J. JOY AND MICHALES W. JOY, wife and husband, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

NOTARY PUBLIC

My commission expires: 10.11.2023

\$800 Moore Law Office

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NOTICE OF PUBLIC HEARING

BEFORE THE CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

Notice is hereby given that on the 10th day of March, 2022, at 5:00 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 the rezoning of the following described property from RM (Residential Multi-Family) to CG (Commercial General)

LEGAL DESCRIPTION

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)



Anyone requiring special accommodations pursuant to the Americans with Disabilities Act should notify the Community Development Dept. at 918-825-1679.

CITY OF PRYOR CREEK PLANNING AND ZONING COMMISSION

12 North Rowe Street, P.O Box 1167, Pryor Creek, Oklahoma 74	E 2 []MODIFICATIONS [] DEVELOPMENT PLANS 4362 - (918) 825-0888 - FAX (918) 825-6577 www.pryorok.org	
APPLICATION INFORMATION		
RECEIVED BY 2/B/2 PDATE FILED: HEAF	RING DATE: CASE NUMBER	
[] RESIDENTIAL [] NON-RESIDENTIAL [] MIXED USE B	BUILDING PERMIT APPLICATION NUMBER	
NEIGHBORHOOD ASSOCIATIONS:		
SUBJECT PROPERTY INFORMATION		
ADDRESS OR DESCRIPTIVE LOCATION: 105 feet northeas	st of Elliott and 5th intersection	
LEGAL DESCRIPTION: See attached		
PRESENT USE PRESENT ZONING RS50 FLOOD	PLAIN []Y [X] N HISTORIC DESIGNATION []Y [X] N	
INFORMATION ABOUT YOUR PROPOSAL		
PROPOSED NEW ZONING: n/a PUD DESIG	GNATION INCLUDED: []Y []N PUD PROPOSAL ATTACHED []Y []N	
PROPOSED USE: Single family residential 50 foot le		
PROPOSED USE: Single family residential 50 100t it	JiS	
	*	
NATURE OF PUD AMENDMENT:		
APPLICANT INFORMATION	PROPERTY OWNER INFORMATION	
NAME Dani Fields	NAME TLD Homes Inc.	
ADDRESS 123 N MLK Jr Blvd	ADDRESS P.O. Box 813	
CITY, ST, ZIP Tulsa, OK 74103 CITY, ST, ZIP Claremore, OK 74018		
DAYTIME PHONE 918-584-5858	DAYTIME PHONE	
EMAIL dani.fields@wallace.design EMAIL		
FAX FAX		
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMAT	ION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: Dani Fields	2/8/2022	
DOES OWNER CONSENT TO THIS APPLICATION [] Y [] N. WHAT IS	S APPLICANT'S RELATIONSHIP TO OWNER?	
APPLICATION FEES		
DAGE ADDITION SEE	120	

APPLICATION FEES				
BASE APPLICATION FEE		\$10.00		100
ADDITIONAL REQUESTS		\$	APPLICATION SUBTOTAL	\$
NEWSPAPER PUBLICATION		\$		
SIGN POSTING		\$18.50		
Review letter fee from City Reviewer for P & Z Meeting		\$125.00 \$ 85°C		\$
300' PROPERTY OWNERS LIST				
300' PROPERTY OWNERS CERTIFICATE OF MAILING & POSTAGE	\$2.01 x =	\$		
			NOTICE SUBTOTAL	
			TOTAL AMOUNT DUE	\$ 9500

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



Legal Description

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BEGINNING AT THE NORTHWEST QUARTER OF SAID SW/4 SW/4 NW/4; THENCE N87°59'53"E ALONG THE NORTHERLY BOUNDARY OF SAID SW/4 SW/4 NW/4, A DISTANCE OF 658.77 FEET TO A POINT ALONG THE THE EAST BOUNDARY OF SAID SW/4 SW/4 NW/4; THENCE S01°36'32"E ALONG THE EAST BOUNDARY OF SAID SW/4 SW/4 NW/4, A DISTANCE OF 829.34 FEET; THENCE S88°01'45"W, A DISTANCE OF 499.27 FEET; THENCE N02°38'24"W A DISTANCE OF 5.00 FEET; THENCE S88°01'47"W, A DISTANCE OF 159.40 FEET; THENCE S01°36'34"W, ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 824.02 FEET TO THE POINT OF BEGINNING; ALL IN SECTION 8, TOWNSHIP 21 NORTH, RANGE 19 EAST OF THE INDIAN BASE AND MERIDIAN.

ADMISION STATISTICS

DIVISION CONTAINS \$45,002 AS SQUARE FEET ON 12:51 ACRES.

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S PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE AND SURVEYING AS ACCIPTED BY THE OKLAHOMA STATE BOARD OF INSURING OF PROFESSIONAL INCOME ESTANDAMENT OF THE PRACTICE AND LAND SURVEYING THE PRACTICE.

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Roosevelt Crossing FINAL PLAT

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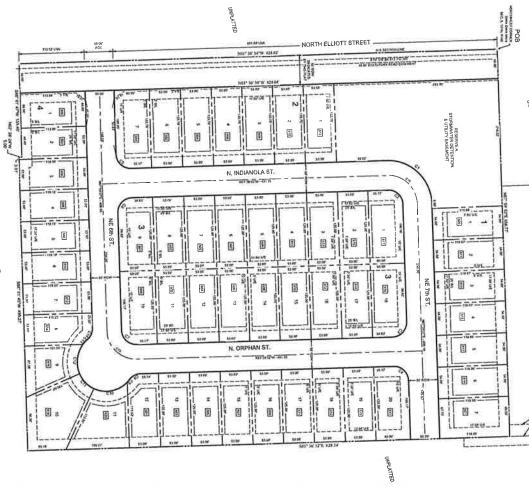
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1"=50"

LOCATION MAP

NE 15T STREET

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OWNER: Roosevelt Crossing, LLC 17211 South 4170 Road Claremore, Oklahoma 74017

ENGINEER:
Wallace Design Collective
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (1918) 584-5858
A NOCLU WITE E. M. A STORMAN A NOCLU WITE E. M. A STORMAN AND ENGINEERS SADOZIS
PROMEROMENTAL MARKET

SURVEYOR:
Green County Surveying
301 East Gabam Avenue
Pryor, Oklahoma 74362
Phone; (918) 825-8575
ok CAND, U-205, PRIS #107
covince; u-develle Favell

CITY PLANNING COMMISSION APPROVAL

COMMISSION FOR THE CITY OF PROBABLES, ORLANDAN, DO THE CITY PLANNING MERCY CORTES OF THE CITY OF PROBABLES, ORLANDAN, DO ARREST CORTES OF THE CAND CONTROL OF THE CAND

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PRYOR CREEK, ONLAHOMA, THAT THE DEDICATION SHOWN ON THE ATTACHED PLAT OF ROOSEVELT CROSSING IS HEREBY ACCEPTED

ALGORIED BY THE CITY CONNELL OF THE CITY OF PRYOR CREEK STATE OF GOLVANDMA, ON THIS ______ DAY OF GALORIED BY THE MAYOR OF THE CITY OF PRYOR CREEK STATE OF GRAVIORAM, ON THIS _____ DAY OF GALORIMA, ON THIS _____ DAY OF

CERTIFICATE OF CITY CLERK

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OOSEVELT CROSSING FINAL PLAT FEBRUARY 14, 2027 SHEET 1 OF 2

Roosevelt Crossing DEED OF DEDICATION

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SLOSSINA PERSONA ARMIN'N THY ARONG

ROCSEVELT GOSSING, LIC, HEREINAFTER REFERRED TO AS "SKAMTOR", IS THE OWNER OF THE FOLLOWINKE DESCRIBED LAND IN THE CITY OF PRYOR, MAYES COUNTY, STATE OF OCLAHOMA, TO WIT:

MAD MIS CAUSED THE BOAYE DECREBED THACT DE LAWN TO BE SUMPRED, STARED, PATTER
AND DIBBOUNDED MIS OF SUITS, PALEOCES, AND JEELEME, MIS CHORMANIT MITTH THE
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OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE OWNERS ASENTS AND FOR CONTRACTORS.

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March 10, 2022

Pryor Board of Planning and Zoning 12 N. Rowe, Suite B Pryor, OK 74361

RE: Staff Report –Roosevelt Crossing Final Plat

Dear Board Members:

As staff for the Pryor P&Z board, we have reviewed and recommend approval of the final plat for the above-named addition. The proposed plat is in compliance with current city zoning guidelines. We provide the following comment to be addressed prior to the further processing of this plat.

- 1. The Plat has been reviewed by our staff to include all necessary certifications and approval of regulatory agencies.
- 2. All utility work shall be completed within the PMUB requirements. The Developer has submitted detailed plans for water, sewer, streets, and drainage including grading and erosion control which have been reviewed and approved by staff

RECOMMENDATION"

As technical staff to the Planning and Zoning Board, we recommend approval of the Roosevelt Crossing Final Plat and allow this to progress to the City Council for action and signature.

Respectfully submitted

Infrastructure Solutions Group, LLC

Steve A. Powell, PE Manager, Tulsa Office