



January 5, 2021

Planning and Zoning Commission
City of Pryor Creek
Pryor, Oklahoma

RE: Buchanan Lot Split 3 acres
965 SW 29th Street

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 Lot Split Plat as submitted by Green Country Surveying, Pryor, 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 through the Assistant Code Enforcement Officer for the City of Pryor.

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.

This property does have portions of the property identified within the FEMA 100-year flood plain and a Certified Oklahoma Land Surveyor has prepared and sealed an Elevation Certificate noting the proposed residence is 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.

Submitted for Certification of Compliance

By Stew Powell

This 6th day of Jan., 2021.

~~Sealed~~