

**AGENDA
CITY OF SHAWNEE
PLANNING COMMISSION
SEPTEMBER 7TH, 2016 AT 1:30 P.M.
COMMISSION CHAMBERS
CITY HALL, 16 W 9TH ST**

- 1)** Roll Call
- 2)** Consideration of approval of the minutes from the August 3rd, 2016 Planning Commission meeting
- 3)** Citizens' Participation
(A three minute limit per person)
(A twelve minute limit per topic)
- 4)** Case # P07-16 – A public hearing for consideration of approval of a Rezone from C-1; Neighborhood Commercial District to C-3; Highway Commercial District, located at 3922 N. Kickapoo Street, Shawnee, OK
Applicant: Nelmon Brauning
- 5)** Case #S16-16 – Consideration of approval of a Final Plat for Belmont Park Phase II, located east of Acme Road & north of MacArthur Blvd., Shawnee, OK
Applicant: Belmont Park LLC
- 6)** Planning Director's Report
- 7)** Commissioners Comments and/ or New Business
- 8)** Adjournment

PLANNING COMMISSION MINUTES

DATE: AUGUST 3RD, 2016

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in the Commission Chambers, at City Hall, 9th and Broadway, on Wednesday, August 3rd, 2016 at 1:30 p.m., pursuant to notice duly posted as prescribed by law.

AGENDA ITEM NO.1: Roll Call

Upon roll call the following members were present:

Present: Morton, Clinard, Kerbs, Bergsten, Kienzle, Affentranger

Absent: Cowen

Meeting was called to Order.

AGENDA ITEM NO. 2: Consideration of Approval of the minutes from the July 6th, 2016 Planning Commission Meeting

Chairman Bergsten asked if the Board had time to review the minutes and if there were any questions or comments. Commissioner Clinard made a motion to approve, seconded by Commissioner Kienzle.

Motion passed:

AYE: Morton, Clinard, Kerbs, Kienzle, Affentranger

NAY:

ABSTAIN: Bergsten

AGENDA ITEM NO. 3: Citizen's Participation

Chairman Bergsten opened the public portion of the meeting and announced that this is an open time for discussion for those with questions on topics not on the Agenda and asked if anyone would like to come forward. No one came forward and Chairman Bergsten closed the public portion of the meeting.

AGENDA ITEM NO. 4: Case #P06-16 – A public hearing for consideration of approval of a Rezone from A-1; Rural Agricultural to C-3; Highway Commercial, located at 4706 N. Harrison Street, Shawnee, OK

Applicant: Nelmon Brauning

Chairman Bergsten asked for the staff report. Brittney Burton presented the staff report and stated the tract is about 1.6 acres in size and does currently have a home that the applicant plans to remove. Ms. Burton discussed surrounding zoning and informed the Commissioners that staff does recommend approval and mentioned the requirements for construction. Ms. Burton stated staff did not receive any protest letters. Chairman Bergsten asked if staff had a use for the property. Ms. Burton confirmed this. Chairman Bergsten asked if there were any questions. There were none and Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition to the case would like to come forward to speak. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. No one came forward and Chairman Bergsten closed the public portion of the meeting and asked if there was a motion. Commissioner Kerbs made a motion to approve, seconded by Commissioner Kienzle.

Motion passed:

AYE: Morton, Clinard, Kerbs, Bergsten, Kienzle, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 5:

Case #S14-16 –Consideration of approval of a Final Plat for Shawnee Park Addition, located on the South side of Transportation Drive, East of North Harrison Street, Shawnee, OK

Applicant: Zimmerman Properties Development, LLC

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report and informed the Commissioners that the property is located northeast of I-40, sitting on around 11.31 acres with a total of 108 apartments being developed. Mr. Debruin stated that staff has reviewed construction documentation and recommends approval with a few minor changes and conditions. Chairman Bergsten asked if there were any changes from Preliminary and Mr. Debruin stated the changes were made to internal technicalities and not the plats themselves. Commissioner Kerbs asked if traffic had reviewed the site regarding the impact on Harrison and Transportation Parkway. Mr. Debruin stated they had not at that time but that it was discussed with staff. Chairman Bergsten asked if there were any additional questions. There were none and Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition to the case would like to come forward to speak. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. Michael Osburn came forward to speak in favor and stated he agreed with all stipulations and would answer any questions the Commissioners may have. There were no questions and Chairman Bergsten closed the public portion of the meeting and asked if there was a motion. Commissioner Clinard made a motion to approve with conditions set forth by staff, seconded by Commissioner Affentranger.

Motion passed:

AYE: Morton, Clinard, Kerbs, Bergsten, Kienzle, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 6:

Case #S15-16 – Consideration of approval of a Final Plat for Wyndemere Section 2, located south of MacArthur Street and west of Bryan Street, Shawnee, OK

Applicant: Greg Brown Homes, LLC

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report and stated the plat was for the second phase of Wyndemere, located on Bryan and MacArthur for the final platting phase of 29 single family homes on 9.1 acres. There would be two common areas for detention, with one minor correction for revised grading plans. M. Debruin stated the project conforms to plans and staff recommends approval with three conditions listed. Commissioner Kerbs mentioned the area of northeast MacArthur being washed out and asked if this would be a city issue or a developer issue. Mr. Debruin believed it would be a developer issue but would get with the City Engineer or get corrections before any building permits or CO's are issued. Mr. Debruin discussed putting silt fences up to correct an issue. Commissioner Kerbs asked if there was a typo or if a house was missing. Mr. Debruin stated it may be a mathematical error. Chairman Bergsten asked if the existing retention pond would be used for whole addition and Mr. Debruin stated it would be. Chairman Bergsten asked if there were any additional questions. There were none and Chairman Bergsten opened the public portion of the

meeting and asked if anyone in opposition to the case would like to come forward to speak. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. Jason Spencer came forward to speak on behalf of the applicant and stated their company submitted revised grading plans and would be happy to get with the City Engineer to go over drainage concerns. Mr. Spencer informed the Commissioners that he agrees with staff's comments and would answer any questions. Commissioner Kerbs asked if the erosion would decrease the number of cubic feet and Mr. Spencer stated he could look into it. Commissioner Kerbs asked for confirmation that the design was a detention pond and not a retention pond and Mr. Spencer confirmed this. Chairman Bergsten asked if anyone else would like to speak. No one came forward and Chairman Bergsten closed the public portion of the meeting and asked if the Commissioners had any comments or a motion. Commissioner Kerbs made a motion to approve with conditions set forth by staff, seconded by Commissioner Morton.

Motion passed:

AYE: Morton, Clinard, Kerbs, Bergsten, Kienzle, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 7:

Case #S16-16 – Consideration of approval of a Final Plat for Belmont Park Phase 2, located at the northeast corner of MacArthur Street and Acme Road, Shawnee, OK

Applicant: Belmont Park, LLC

Chairman Bergsten asked for the staff report. Justin Debruin came forward to request deferment to the September 7th, 2016 Planning Commission Meeting. Chairman Bergsten asked if there were any questions or comments and proceeded to open the public portion of the meeting and asked if anyone in opposition would like to come forward. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. No one came forward and Chairman Bergsten asked for a motion. Commissioner Kienzle made a motion to defer, seconded by Commissioner Morton.

Motion passed to defer:

AYE: Morton, Clinard, Kerbs, Bergsten, Kienzle, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 8:

Planning Director's Report

Justin Debruin discussed the Avedis sidewalk project that was announced on the July 18th, 2016 City Commission meeting for 14 miles of sidewalks to be constructed during a five year term. Mr. Debruin discussed the areas that would benefit and Commissioner Morton asked if Wallace would have two sidewalks and Broadway one and Mr. Debruin agreed. Commissioner Clinard asked if the Kickapoo extension would be widened and Mr. Debruin explained process. Mr. Debruin discussed the Union Street sidewalk project and Commissioner Kerbs asked if the crossover would include a light and Mr. Debruin stated he believed there would be one. Justin Debruin gave an update regarding the Downtown Property Maintenance Code. Commissioner Kerbs asked about restoring the historical integrity of the downtown properties and Mr. Debruin informed him it was a constant exploration. Chairman Bergsten asked for confirmation that the cost of the city demolition would go against the property and Mr. Debruin agreed. Justin Debruin discussed process for liens on properties and dilapidated structure hearings. Commissioners discussed various issues concerning downtown properties.

AGENDA ITEM NO. 9:

Commissioners Comments and/or New Business

Commissioner Kerbs mentioned the property at Beard and Independence has broken glass, roof is caved and is structurally unsound. Commissioner Kerbs discussed ODOT's eight year plan for Kickapoo Street. Chairman Bergsten asked about having a light installed at the intersection by The Garage Restaurant because of heavy traffic. Mr. Debruin stated the issue is one developer would not be responsible for that but the City has been looking into it. Commissioner Kienzle asked about the gaps between the streets and sidewalks throughout the town and potential possibilities. Chairman Bergsten asked about the lights not working on the walking trail by the Airport. Mr. Debruin stated there were some issues but contractors should be out to get them on soon.

AGENDA ITEM NO. 10:

Adjournment

Meeting was adjourned.

Chairman/Vice-Chairman

Cheyenne Lincoln

Planning Commission Secretary



**STAFF REPORT
REZONE
CASE #P07-16**

TO: Shawnee Planning Commission

AGENDA: September 6, 2016

RE: Rezone Request from C-1 (Neighborhood Commercial) to C-3
(Highway Commercial)

PROPOSAL

The applicant is requesting a rezone from C-1 (Neighborhood Commercial) to C-3 (Highway Commercial) for a property located at 3922 N. Kickapoo Ave to use the property as a Retail Center. The subject site is approximately .72 acres or 31,500 square feet in size and is generally located on the west side of Kickapoo between Penny and 39th St, across from High Noon Tanning Salon.

GENERAL INFORMATION

Applicant	Nelmon Brauning
Owner	Value Added Properties, L.P
Site Location/Address	3922 N. Kickapoo Ave.
Current Site Zoning	C-1: Neighborhood Commercial
Proposed Zoning	C-3: Highway Commercial
Property Area	31,500 square feet
Current Use	Vacant (House to be removed)
Proposed Use	Retail Center

Comprehensive Plan	Commercial and Residential
Existing Land Use	Vacant
Surrounding Zoning	North – Commercial (C-3) South – Residential (R-1) West – Residential (R-1) East – Commercial (C-3)

STAFF REVIEW AND ANALYSIS

The applicant is requesting approval for a rezone from C-1 (Neighborhood Commercial) to C-3 (Highway Commercial) for a retail center. The Shawnee Comprehensive Plan designates the majority of this area for Commercial development (Figure 3). Based on the surrounding zoning, specifically on Kickapoo Ave., Commercial activity is highly concentrated in this area.

Based on the consistency with the Shawnee Comprehensive Plan and the Shawnee Zoning Code, Staff does hereby recommend approval on the proposed zone change from C-1 (Neighborhood Commercial) to C-3 (Highway Commercial).

STAFF RECOMMENDATION

Staff recommends **approval** of the proposed rezone from ***C-1 (Neighborhood Commercial) to C-3 (Highway Commercial)*** for the subject property.

Attachments

1. Figure 1: Zoning map
2. Figure 2: Aerial view of site
3. Figure 3: Future Land Use Map

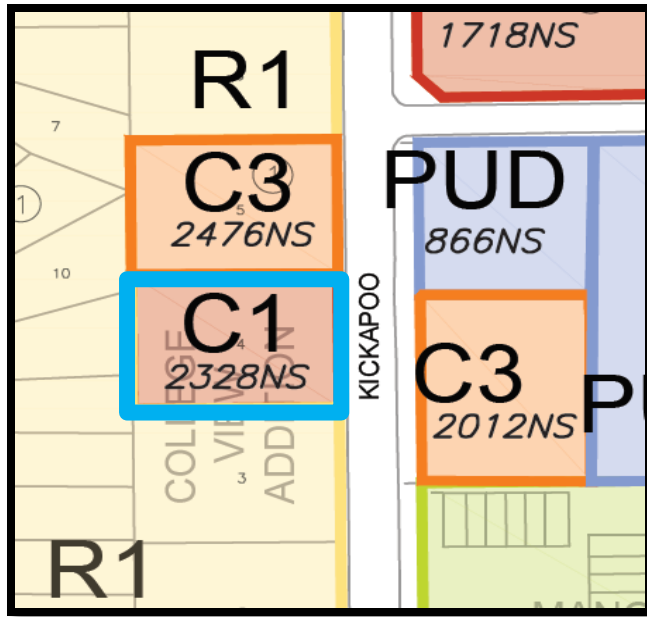


Figure 1: Zoning Map of site – approximate total area outlined in blue.



Figure 2: Aerial view of the site – approximate total area outlined in red.

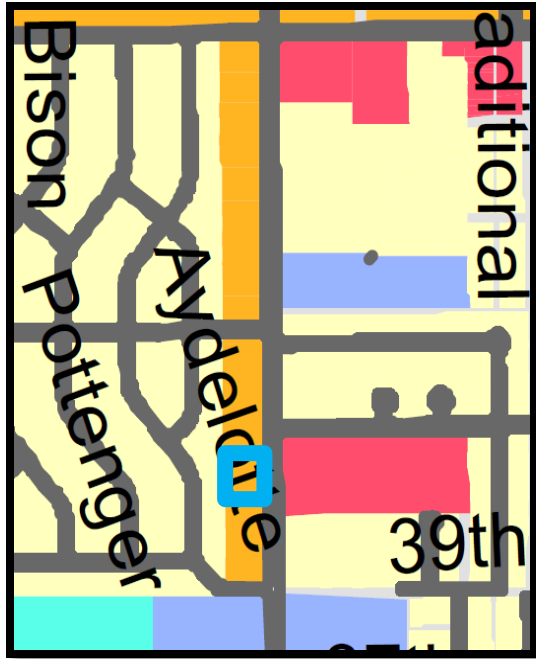


Figure 3: Shawnee Comprehensive Plan: Future Land Use Map (Figure 4.2) - approximate total area outlined in blue.

PLANNING COMMISSION APPLICATION



City of Shawnee Planning Department

222 N. Broadway
Shawnee, OK 74801
(405) 878-1616 Fax (405) 878-1587
www.ShawneeOK.org

For Office Use Only	
Case Number:	POT-116
Project Number:	160925
Date Filed:	August 24th, 2016
Cherylne Lincoln Planning Commission Secretary	

REQUEST:

☒ Rezoning
 ☐ Rezoning w/Conditional Use Permit
☐ Conditional Use Permit
 ☐ Planned Unit Development

I, the undersigned, do hereby respectfully make application and petition to the City Commission to amend the zoning map, and to change the zoning district of the Shawnee area, from C-1 District to C-3 District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 3922 N. KICKAPOO AVE, SHAWNEE
LEGAL DESCRIPTION: COLLEGE VIEW ADDITION BLOCK 1, LOT 4
PROPERTY OWNER (S): VALUE ADDED PROPERTIES L.P./RICHARD & SUSAN MCCARTHY
PROPERTY AGENT (APPLICANT): NELMON BRAUNING
APPLICANT'S ADDRESS: 201 W 9th STREET
CITY: SHAWNEE **STATE:** OKLAHOMA **ZIP:** 74801
EMAIL ADDRESS: nbrauning@hotmail.com
TELEPHONE NUMBER: (405) 370-0394 **CONTACT NUMBER:** (405) 370-0394
DIMENSIONS OF PROPERTY: AREA: .72 AC WIDTH: 150'
 LENGTH: 210' FRONTAGE: 150'
CURRENT ZONING: C-1 **CURRENT USE:** Vacant (House to be removed)
PROPOSED ZONING: C-3 **PROPOSED USE:** Retail Center a

With the filing of this application, I acknowledge that I have been informed of off-street parking, fencing and paving requirements in regard to the zoning I have requested as witnessed by my signature.

APPLICATION, OWNERSHIP LIST AND PAYMENT
MUST BE RECEIVED 30 DAYS PRIOR TO MEETING

Nelson Brauning
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

REZONING &/OR C.U.P FEE \$ 280.00
RECEIPT NO. 0193810710

PLANNED UNIT DEVELOPMENT FEE \$ 550.00
SIGN DEPOSIT \$ 50.00

(Refundable if Applicant returns 48 hrs. after City Commission Meeting)

PLANNING COMMISSION ACTION: _____ **DATE:** _____
CITY COMMISSION ACTION: _____ **DATE:** _____
PLACE ON ZONING MAP: _____ **ORDINANCE NO.:** _____

CITY OF SHAWNEE
PUBLIC HEARING NOTICE
CASE #P07-16

Notice is hereby given that the City of Shawnee, Oklahoma, will conduct a public hearing on a proposed Rezone of property located within the City of Shawnee.

The property requesting rezoning is described as follows:

Lot Four (4), Block One (1), COLLEGE VIEW ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

General Location Known As:	<u>3922 N. Kickapoo Street, Shawnee, OK</u>
Current Zoning Classification:	<u>C-1; Neighborhood Commercial District</u>
Requested Zoning Classification:	<u>C-3; Highway Commercial District</u>
Proposed Use of Property:	<u>Retail Center</u>
Applicant:	<u>Nelmon Brauning</u>

The "Zoning Map of the City of Shawnee, Oklahoma" will be amended accordingly to reflect such change if approved by the City Commission.

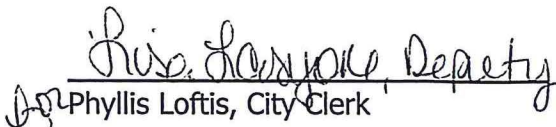
The public hearings will be held in the City Commission Chambers in City Hall, 16 W. 9th St. Shawnee, Oklahoma, as follows:

September 7th, 2016 AT 1:30 P.M.: CITY OF SHAWNEE PLANNING COMMISSION
September 19th, 2016 AT 6:30 P.M.: CITY OF SHAWNEE CITY COMMISSION

At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the rezone. The Commission reserves the right to limit discussion and debate on the proposed rezone in the public hearing, in which event those persons appearing in support or opposition of the proposed rezone will be allotted equal time. Any formal protest must be filed in writing with the City Clerk during normal working hours before 5:00 p.m. a minimum of three (3) days prior to the hearing. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Planning Department at 878-1616. A copy of the application is available for public inspection during normal working hours in the Planning Secretary's office at 222 N. Broadway.

Witness my hand this 17TH day of August, 2016.




Phyllis Loftis, City Clerk



CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF POTTAWATOMIE)

The undersigned bonded abstractor in and for Pottawatomie County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of Pottawatomie County, Oklahoma, as updated by the records of the County Clerk of Pottawatomie County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

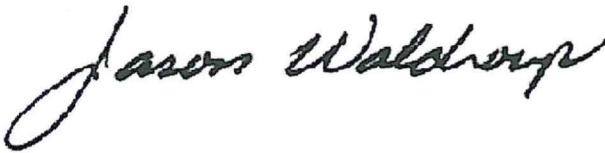
Lot Four (4), Block One (1), COLLEGE VIEW ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: July 20, 2016 at 7:30 AM

First American Title & Trust Company

By: 

Jason Waldroup
Abstractor License No. 1400
OAB Certificate of Authority # 017
File No. 2164443-SH99

OWNERSHIP LIST**ORDER NO. 2164443**

DATE PREPARED: July 29, 2016

EFFECTIVE DATE: July 20, 2016 at 7:30 am.

OWNER	LOT	BLK	ADDITION
VALUE ADDED PROPERTIES LIMITED PART 9913 COMMONWEALTH PL OKLA CITY OK 73159-0000	4	1	COLLEGE VIEW
EIGHT EAGLES LLC 65 GRANADA SHAWNEE OK 74804-0000	3	1	COLLEGE VIEW
MAXWELL JAMES P & LEVOE TR OF JAMES P & EVELYN L REV TRUST 7735 WHITEBRIDGE GLEN UNIVERSITY PARK FL 34201-0000	2	1	COLLEGE VIEW
CAPPS AARON & MELISSA L 33200 WOLVERINE RD SHAWNEE OK 74804-0000	5	1	COLLEGE VIEW
MORENO CLAUDIO JR & JOE ANN G 510 TELSTAR STREET NORMAN OK 73071-8639	6	1	COLLEGE VIEW
MICHAEL TIMOTHY JAY & CHERYL A 4007 BLAINE RD SHAWNEE OK 74804-0000	5	1	AMENDED PLAT OF COLLEGE VIEW
THOMPSON TOBY O 4005 BLAINE RD SHAWNEE OK 74804-0000	6	1	AMENDED PLAT OF COLLEGE VIEW
ASKINS MICHAEL D & KAREN L 4003 BLAINE RD SHAWNEE OK 74804-0000	7	1	AMENDED PLAT OF COLLEGE VIEW
FLEISCHFRESSER KENNETH L & ROXANE K 3917 N AYDELOTTE SHAWNEE OK 74804-0000	8 & N 35' of 9	1	AMENDED PLAT OF COLLEGE VIEW
EVANS LARRY W 3915 N AYDELOTTE SHAWNEE OK 74804-0000	S 25' of 9 & All of 10 Less S 10'	1	AMENDED PLAT OF COLLEGE VIEW
THOMAS MILLARD JR 3913 N AYDELOTTE SHAWNEE OK 74804-0000	S 10' of 10, All of 11 & N 4.76' of 12	1	AMENDED PLAT OF COLLEGE VIEW
FARRIS HAROLD D & JUDY M 3911 N AYDELOTTE SHAWNEE OK 74804-0000	S 55' of 12 & N 30' of 13	1	AMENDED PLAT OF COLLEGE VIEW
RUEBEN PELTIER PROPERTIES LLC P O BOX 3071 SHAWNEE OK 74802-0043	S 30' of 13 & All of 14	1	AMENDED PLAT OF COLLEGE VIEW
WILLIAMS ELIZABETH E 3905 N AYDELOTTE SHAWNEE OK 74804-0000	15 & N 10' of 16	1	AMENDED PLAT OF COLLEGE VIEW

HAZLEWOOD JOANNA G 3903 N AYDELOTTE SHAWNEE OK 74804-0000	S 60' of 16 & All of 17	1	AMENDED PLAT OF COLLEGE VIEW
PRESLEY KENNETH D & SHERRIE A 3902 N AYDELOTTE SHAWNEE OK 74804-0000	19 & S 10' of 20	3	AMENDED PLAT OF COLLEGE VIEW
LOULA DON L & GAIL L REVOCABLE TRUST 3906 N AYDELOTTE SHAWNEE OK 74804-0000	N 55' of 20 & S 35' 21	3	AMENDED PLAT OF COLLEGE VIEW
RANEY MAEDEAN & JEREMY 3908 N AYDELOTTE SHAWNEE OK 74804-0000	N 30' of 21 & S 60' of 22	3	AMENDED PLAT OF COLLEGE VIEW
WALLS BETTY J 3910 N AYDELOTTE SHAWNEE OK 74804-0000	N 5' of 22, All of 23 & S 5' of 24	3	AMENDED PLAT OF COLLEGE VIEW
BREWER LAUREL E 3912 N AYDELOTTE SHAWNEE OK 74804-0000	N 74.56' of 24 & S 30' of 25	3	AMENDED PLAT OF COLLEGE VIEW
LIPINSKI SUSAN MAE 3914 N AYDELOTTE SHAWNEE OK 74804-0000	N 40' of 25 & S. 50' of 26	3	AMENDED PLAT OF COLLEGE VIEW
CANHAM RICHARD G & SHIRLEY W TRUST 1905 N BRYAN AVE UNIT 126 SHAWNEE OK 74804-0000	N 15' of 26 & All of 27	3	AMENDED PLAT OF COLLEGE VIEW
BELYEU DARRELL D & IRENE B 2007 REVOC TRUST 4002 BLAINE RD SHAWNEE OK 74804-0000	7 Less 30' & 8 Less N 10'	2	AMENDED PLAT OF COLLEGE VIEW
HEALTH CARE REIT INC % ALTERRA HEALTHCARE 6737 W WASHINGTON ST STE 2300 MILWAUKEE WI 53214-0000		5*	AMENDED PLAT OF THE MEADOWS *LESS 100' X 227.28'
MODERN OIL CO INC P O BOX 218 SHAWNEE OK 74802-0218			BEG 574.51' N SW/C NW E180' N180.49' W180' S180.49' POB
AMERICAN SELF STG L L C P O BOX 13540 OKLA CITY OK 73113-0000			BEG 375' N & 180.07' E SW/C NW E450' N380.24' W450' S380.24' POB
COWDEN G RANDY & JOYE E 1810 HENSON COURT SHAWNEE OK 74804-0000			BEG 375' N SW/C NW E50' N199.49' TH WESTERLY 50' TO A POINT ON W LINE NW TH S ALG WEST LINE TO POB
COWDEN G RANDY & JOYE E 1810 HENSON CT SHAWNEE OK 74804-0000	1	1	NORTHCREEK PLAZA
NORTH CREEK MANOR ASSOC P O BOX 23 SHAWNEE OK 74802-0023	A	1	NORTHCREEK MANOR
SHORT MERRILY & TIMOTHY DOYLE 40500 GARRETT'S LAKE RD SHAWNEE OK 74804-0000	1	1	NORTHCREEK MANOR

MCCOWN ELIZABETH K 3901 N KICKAPOO #2 SHAWNEE OK 74804-0000	2	1	NORTHCREEK MANOR
QUANDT THOMAS R & AMY L 3901 N KICKAPOO #3 SHAWNEE OK 74804-0000	3	1	NORTHCREEK MANOR
CARR GARY W 3901 N KICKAPOO APT 4 SHAWNEE OK 74804-0000	4	1	NORTHCREEK MANOR
CAMPBELL ELIZABETH J 3901 N KICKAPOO #5 SHAWNEE OK 74804-0000	5	1	NORTHCREEK MANOR
JO ELLEN INC 606 N KICKAPOO SHAWNEE OK 74801-0000	6	1	NORTHCREEK MANOR
HARROD DORIS KAYE STEELE FAMILY TRUST 1303 W FARRELL SHAWNEE OK 74801-0000	7	1	NORTHCREEK MANOR
CHILDERS PAMELA J PO BOX 1007 SEMINOLE OK 74878-0000	8	1	NORTHCREEK MANOR
FLETCHER FERRELL E & ALISHA K 3901 N KICKAPOO #16 SHAWNEE OK 74804-0000	16	1	NORTHCREEK MANOR
VAN EATON MICHAEL & LINDA SUSAN & MEREDITH GIERHART 3901 N KICKAPOO #17 SHAWNEE OK 74804-0000	17	1	NORTHCREEK MANOR
GOTO SHINGIRIRAI 1408 E BRADLEY SHAWNEE OK 74804-0000	18	1	NORTHCREEK MANOR

*Value Added Properties, L.P.
9913 Commonwealth Place
Oklahoma City, Oklahoma 73159*

July 20, 2017

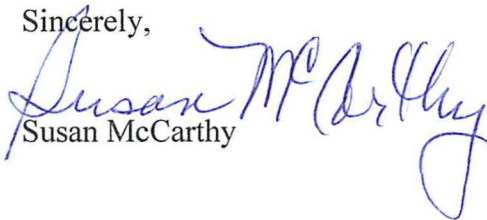
Nelmon Brauning
Managing Broker, GRI
LandRun Group Real Estate, LLC

Dear Mrs. Brauning:

This is a letter granting you permission to rezone our property located at 3922 North Kickapoo Avenue, Shawnee, Oklahoma and its legal description is College View Addition, Block 1, Lot 4.

Thank you for your prompt attention to addressing the rezoning process.

Sincerely,


Susan McCarthy



STAFF REPORT
Final Plat
CASE #S16-16

TO: Shawnee Planning Commission

AGENDA: September 7, 2016

RE: Belmont Park Phase II, Section I - Final Plat

PROPOSAL

The applicant, Belmont Park LLC, is requesting final plat approval for Belmont Park Phase II, Section I. Belmont Park Phase II is generally located at the North-east corner of MacArthur and Acme and is approximately 8.47 acres in size. Section I is approximately 2.06 Acres in size and is currently zoned for Highway Commercial (C-3). The property has received conditioned approval on their preliminary plat.

GENERAL INFORMATION

Applicant	Belmont Park LLC
Owner(s)	Belmont Park LLC
Site Location/Address	East of Acme Rd. & N. of MacArthur Blvd.
Current Site Zoning	Highway Commercial (C-3)
Parcel Size	2.06 Acres
Comprehensive Plan Designation	Residential
Existing Land Use	Vacant
Surrounding Zoning	Multi-Family Residential (R-3), Residential Estates (RE), Suburban Office Commercial (C-2), Restrictive Automotive and Commercial Recreation (C-3)

STAFF REVIEW AND ANALYSIS

Belmont Park LLC submitted their preliminary application in March 2016 to develop a total of sixteen (16) lots on 8.47 Acres. Fourteen (14) lots are proposed for construction of duplexes, while two (2) lots shall be available for commercial use. The subject section, Section I, includes only the two (2) commercial lots on the north-east corner of Acme and MacArthur. What was originally proposed at two (2) commercial lots has been combined to form one (1) lot in accordance with the subject final plat.

One major concern for the property is a substantial existing pipeline easement that prohibits any and all construction upon it. Barring a letter from the organization holding rights to the easement, Blueknight Energy Partners, approval of building permit and certificate of occupancy cannot be granted.



Figure 1: Aerial Plat Map – approximate total area outlined in blue.

Staff has reviewed all details of the Final Plat and finds it to be in general conformance with City Codes. Staff has received assurance that a pipeline easement agreement is being signed and processed, allowing public / private improvements access to the site. Staff does recommend approval of the final plat, with conditions, as building permits will not be issued prior to receiving said letter.

STAFF RECOMMENDATION

Staff recommends **approval** of the proposed final plat for the subject property with the following conditions:

1. A letter from Blue Knight must be submitted prior to any construction, indicating rights to construct upon the interfering pipeline easement.
2. Final construction documents must be approved by the City Engineer prior to construction.
3. Any necessary drainage plans must be approved by the City Engineer prior to construction.
4. Sidewalks shall be constructed along both Acme and MacArthur prior to issuance of any certificate of occupancy.
5. All other applicable City standards apply.

Attachments

1. Figure 1: Aerial Plat Map
2. Figure 2: Zoning Map
3. Figure 3: Future Land Use Map
4. Exhibit 1: Final Plat: Section I
5. Exhibit 2: Preliminary Plat: Belmont Park Phase II

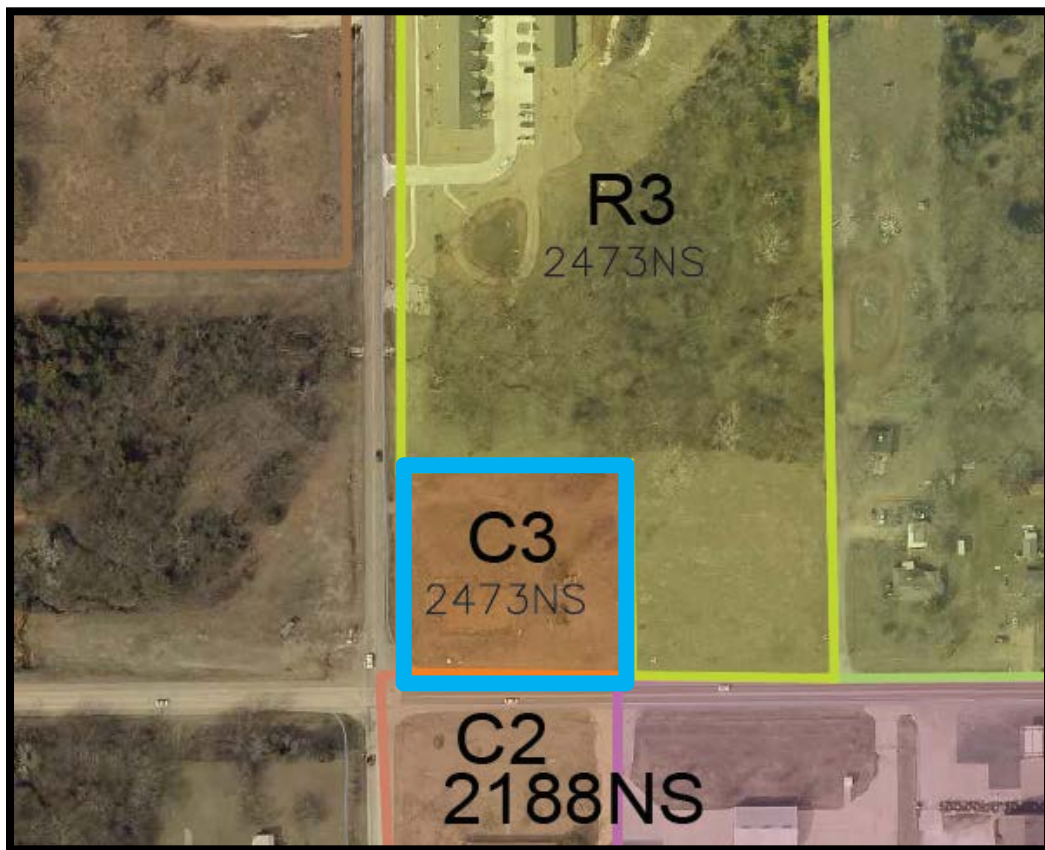


Figure 2: Zoning Map of site – approximate total area outlined in blue.

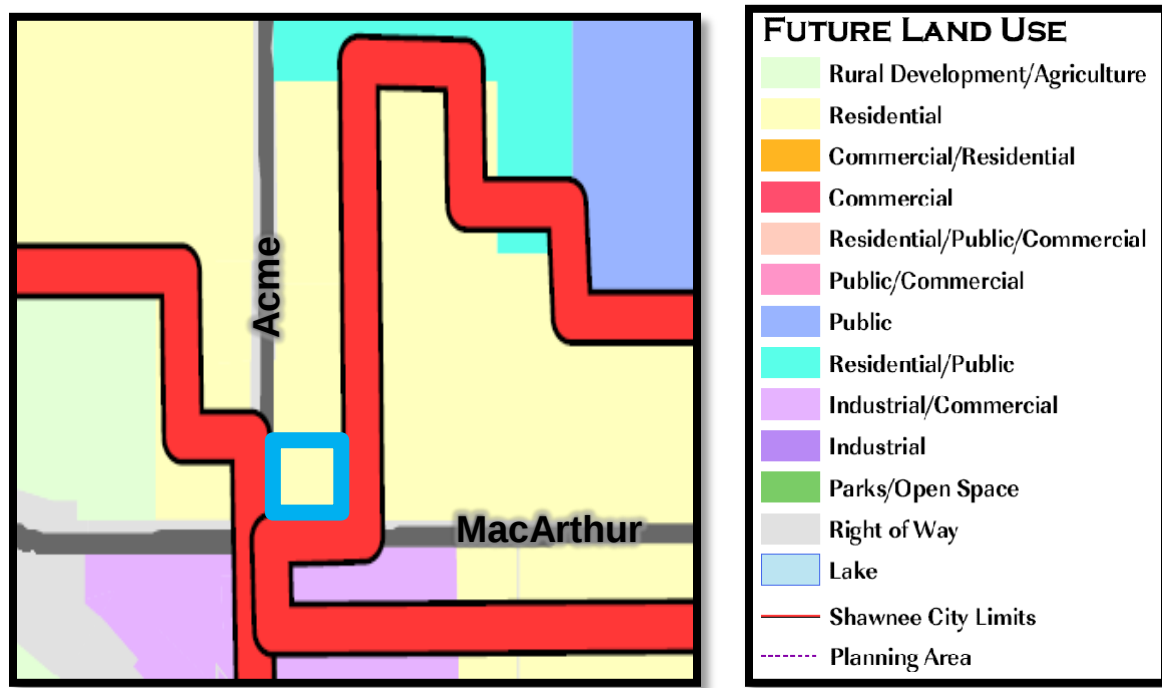


Figure 3: Shawnee Comprehensive Plan: Future Land Use Map (Figure 4.2). Approximate area outlined in blue.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT BELMONT PARK, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AS TO ALL OF THE LAND SHOWN HEREON, HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF, AND THE ONLY PERSON, FIRM OR CORPORATION HAVING TITLE OR INTEREST IN, AND TO THE LAND SHOWN ON THE FINAL PLAT OF BELMONT PARK COMMERCIAL, AN ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA. IT HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, AS SHOWN ON SAID FINAL PLAT, WHICH SAID FINAL PLAT REPRESENTS A CAREFUL SURVEY OF ALL PROPERTY INCLUDED THEREIN UNDER THE FINAL PLAT OF BELMONT PARK COMMERCIAL, AN ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWO (2), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) EAST OF THE INDIAN MERIDIAN, CITY SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA.

THEY FURTHER CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PERSONS, FIRMS OR CORPORATIONS WHO HAS ANY RIGHT, TITLE OR INTEREST TO THE LAND INCLUDED IN THE ABOVE MENTIONED FINAL PLAT, AND THEY DO HEREBY DEDICATE ALL STREETS AND EASEMENTS AS SHOWN ON SAID FINAL PLAT TO THE USE OF THE PUBLIC FOR STREETS, DRAINAGE, AND UTILITY EASEMENTS FOR THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS FOREVER AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES TO BE EXECUTED ON THIS _____ DAY OF _____, 2016.

SIGNED BY THE OWNER THIS _____ DAY OF _____, 2016.

BELMONT PARK, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

JUSTIN RAMER, MANAGER

STATE OF OKLAHOMA }
COUNTY OF _____ } SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS _____ DAY OF _____, 2016, PERSONALLY APPEARED JUSTIN RAMER, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MANOR THEREOF TO THE FOREGOING INSTRUMENT AS ITS MANAGER, AND DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL THE DAY YEAR LAST ABOVE WRITTEN.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2016.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

MY COMMISSION NO.: _____

CERTIFICATION OF PLANNING COMMISSION:

I, _____, OF THE CITY PLANNING COMMISSION, OF THE CITY OF SHAWNEE, OKLAHOMA, HEREBY CERTIFY THAT THE SAID PLANNING COMMISSION DULY APPROVED THE FINAL PLAT OF BELMONT PARK COMMERCIAL, AN ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA AT A MEETING THE 3RD DAY OF AUGUST, 2016.

SIGNED BY THE CHAIRMAN THIS _____ DAY OF _____, 2016.

PLANNING DIRECTOR

CERTIFICATE OF CITY CLERK:

I, _____, CITY CLERK OF THE CITY OF SHAWNEE, OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS ON UN-PAID INSTALLMENTS UPON SPECIAL ASSESSMENT HAVE BEEN PAID IN FULL AND THAT THERE ARE NO SPECIAL ASSESSMENT PROCEDURES NOW PENDING AGAINST THE LAND SHOWN ON THE FINAL PLAT OF BELMONT PARK COMMERCIAL, AN ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA.

SIGNED BY THE CITY CLERK THIS _____ DAY OF _____, 2016.

CITY CLERK

ACCEPTANCE OF DEDICATION BY CITY COUNCIL:

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SHAWNEE THAT THE DEDICATION SHOWN ON THE FINAL PLAT OF BELMONT PARK COMMERCIAL, AN ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, IS HEREBY ACCEPTED. ADOPTED BY THE COUNCIL OF THE CITY OF SHAWNEE THIS _____ DAY OF _____, 2016.

CITY CLERK

MAYOR

COUNTY TREASURER'S CERTIFICATE:

I, _____, DO HEREBY CERTIFY THAT I AM THE DULY QUALIFIED AND ACTING COUNTY TREASURER OF POTTAWATOMIE COUNTY AND THAT THE TAX RECORDS OF SAID COUNTY SHOW THAT ALL TAXES FOR THE YEAR 2015 AND PRIOR YEARS ARE PAID ON THE FINAL PLAT OF BELMONT PARK COMMERCIAL, AN ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICES OF THE COUNTY TREASURER GUARANTEEING THE CURRENT YEAR'S TAXES.

IN WITNESS WHEREOF SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 2016.

COUNTY TREASURER

EXHIBIT

1

DURHAM SURVEYING, INC.

1819 SOUTH MORGAN ROAD, OKLAHOMA CITY, OKLAHOMA 73128

PH: (405) 265-0404 FAX: (405) 265-0649 CERTIFICATE OF AUTHORIZATION NO. 5313 EXPIRATION DATE: JUNE 30, 2018

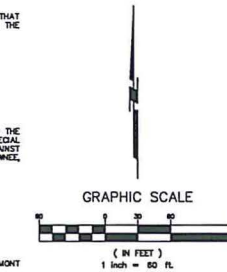
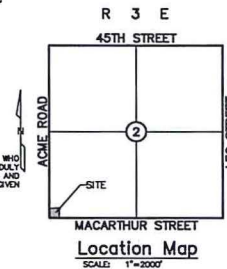
Final Plat

BELMONT PARK COMMERCIAL

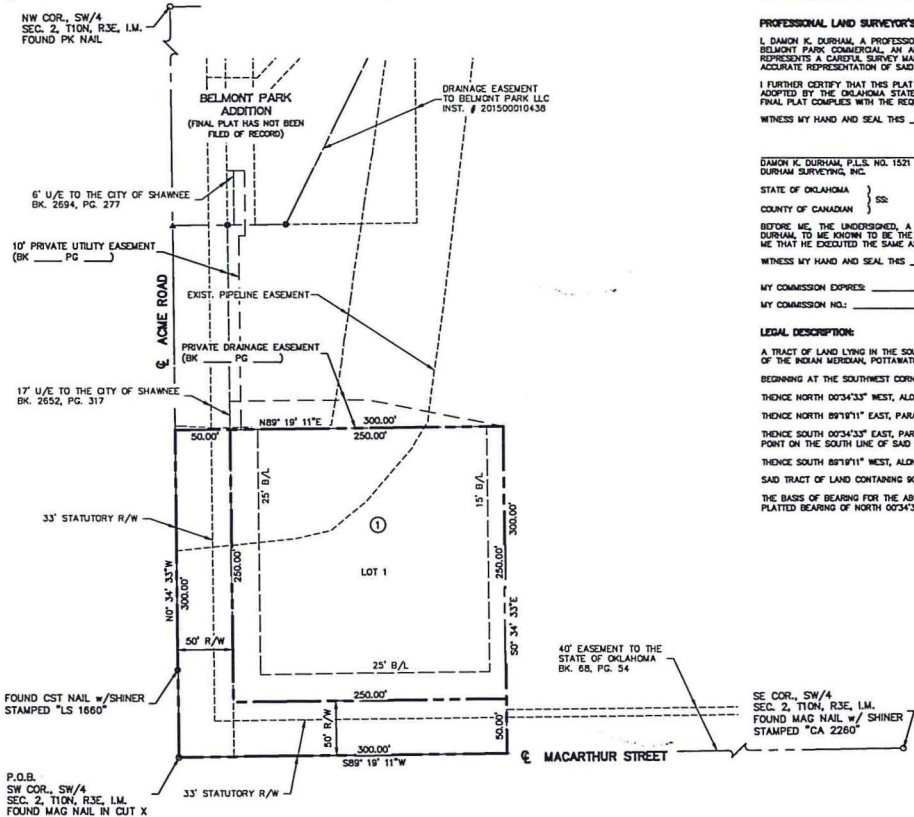
BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWO (2), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) EAST OF THE INDIAN MERIDIAN, AN ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA

B/L = BUILDING LINE
U/E = PUBLIC UTILITY EASEMENT
D/E = PUBLIC DRAINAGE EASEMENT
DBU/E = PUBLIC DRAINAGE & UTILITY EASEMENT
ESMT = EASEMENT
CA = COMMON AREA
LNA = LIMITS OF NO ACCESS
○ = FOUND #3 BAR W/ CAP UNLESS OTHERWISE NOTED
● = SET #3 BAR W/ CAP STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED
▲ = SET MAG NAIL W/ SHINER STAMPED "DURHAM CA5313" UNLESS OTHERWISE NOTED

SUBDIVISION CONTAINS:
ONE (1) LOT IN
ONE (1) BLOCK
GROSS SUBDIVISION AREA:
490000 SQ. FT.
OR 22.0681 ACRES



THE BASIS OF BEARING FOR THE TRACT OF LAND IS THE WEST LINE OF SAID SOUTHWEST QUARTER (SW/4) HAVING A RECORD BEARING OF NORTH 00°34'33" WEST.



BONDED ABSTRACTOR'S CERTIFICATE:

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABSTRACTOR OF TITLES IN AND FOR OKLAHOMA COUNTY AND STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE RECORDS OF SAID COUNTY SHOW THAT THE TITLE TO THE LAND SHOWN ON THE FINAL PLAT OF BELMONT PARK COMMERCIAL, AN ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, IS VESTED IN BELMONT PARK, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AS TO ALL OF THE LAND SHOWN HEREON. THERE ARE NO ACTIONS PENDING OR JUDGMENTS OF ANY NATURE IN ANY COURT OR ON FILE WITH THE CLERK THEREOF THAT THE TAXES ARE PAID FOR THE YEAR 2015 AND PRIOR YEARS, THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND AND NO TAX DEEDS ARE ISSUED TO ANY PERSON, THAT THERE ARE NO LIENS, OR OTHER ENCUMBRANCES OF ANY KIND AGAINST THE LAND INCLUDED IN THE FINAL PLAT, EXCEPT MORTGAGES, RIGHTS-OF-WAY, EASEMENTS, AND MINERAL COVENANCES OF RECORD.

IN WITNESS WHEREOF, SAID BONDED ABSTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 2016.

FIRST AMERICAN TITLE INSURANCE COMPANY

DONNIS J. GILMORE, PRESIDENT

STATE OF OKLAHOMA }
COUNTY OF _____ } SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS _____ DAY OF _____, 2016, PERSONALLY APPEARED DONNIS J. GILMORE, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MANOR THEREOF TO THE FOREGOING INSTRUMENT AS ITS PRESIDENT AND DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL THE DAY YEAR LAST ABOVE WRITTEN.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2016.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

MY COMMISSION NO.: _____

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE:

I, DAMON K. DURHAM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE FINAL PLAT OF BELMONT PARK COMMERCIAL, AN ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, CONSISTING OF 1 SHEET, REPRESENTS A CAREFUL SURVEY MADE UNDER MY SUPERVISION ON THE _____ DAY OF _____, 2016, AND THAT THE PLAT OF SURVEY IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST.

I FURTHER CERTIFY THAT THIS PLAT OF 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, AND THAT SAID FINAL PLAT COMPLES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2016.

DAMON K. DURHAM, P.L.S. NO. 1521

DURHAM SURVEYING, INC.

STATE OF OKLAHOMA }
COUNTY OF CANADIAN } SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DAMON K. DURHAM, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2016.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

MY COMMISSION NO.: _____

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION TWO (2), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

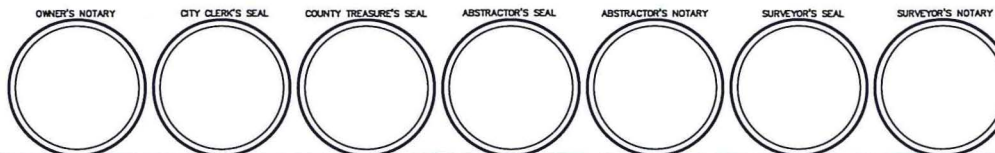
BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW/4);
THENCE NORTH 00°34'33" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 300.00 FEET;
THENCE NORTH 89°10'11" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 300.00 FEET;
THENCE SOUTH 00°34'33" EAST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 300.00 TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4);
THENCE SOUTH 89°10'11" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINING 90,000 SQUARE FEET OR 2.0681 ACRES, MORE OR LESS.

THE BASIS OF BEARING FOR THE ABOVE-DESCRIBED TRACT OF LAND IS THE WEST LINE OF SAID SOUTHWEST QUARTER (SW/4) HAVING A PLATTED BEARING OF NORTH 00°34'33" WEST.

RECEIVED

AUG 01 2016

PLANNING / CODE



RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1819 S. Morgan Road
Oklahoma City, OK 73128
Phone: (405) 265-0641
Fax: (405) 265-0649
RUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/18

LEGAL DESCRIPTION

A TRACT OF LAND LING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION TWO (2), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW/4);
THENCE NORTH 07°34'33" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 408.38 FEET TO THE SOUTHWEST CORNER OF BELMONT PARK ADDITION, AN ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF;

THENCE ALONG THE SOUTH AND EAST LINES OF SAID ADDITION FOR THE FOLLOWING THREE (3) COURSES:

1. NORTH 89°22'31" EAST, A DISTANCE OF 103.10 FEET;
2. NORTH 28°09'10" EAST, A DISTANCE OF 348.80 FEET;
3. NORTH 00°34'33" WEST, A DISTANCE OF 308.99 FEET TO THE NORTHEAST CORNER OF SAID ADDITION;

THENCE NORTH 89°22'31" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 290.00 FEET;

THENCE SOUTH 07°34'33" EAST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 1,108.80 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4);

THENCE SOUTH 89°22'31" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 472,959 SQUARE FEET OR 10.8576 ACRES, MORE OR LESS.

THE BASIS OF BEARING FOR THE ABOVE-DESCRIBED TRACT OF LAND IS THE WEST LINE OF SAID SOUTHWEST QUARTER (SW/4) HAVING A PLATTED BEARING OF NORTH 07°34'33" WEST.

SUBDIVISION AREA: 8.47 ACRES (GROSS)

PROPOSED LOTS: 18

COMMON AREA: 3.15 ACRES

CURRENT ZONING: R3 (7.04 ACRES)

C3 (1.43 ACRES)

DENSITY: 5.7 UNITS/ACRE (R-3)

PRELIMINARY PLAT

**BELMONT PARK ADDITION
PHASE 2**

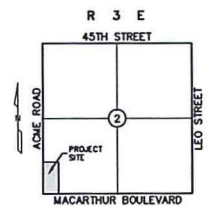
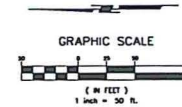
A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWO (2), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA

OWNER:
BELMONT PARK, LLC
20 EAST 9TH STREET, SUITE 130
SHAWNEE, OKLAHOMA 74801
(405) 641-5878

ENGINEER:
RUBBS CONSULTING, LLC
1819 S. MORGAN ROAD
OKLAHOMA CITY, OKLAHOMA 73128
(405) 265-0641
FAX: (405) 265-0649

NOTE:

1. MAINTENANCE OF COMMON AREAS AND PRIVATE STREETS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, UTILITY TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE EASEMENTS SHOWN. CERTAIN AGREEMENTS SUCH AS, BUT NOT LIMITED TO, WALKS, BENCHES, PERKS, AND DOCKS SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.
2. SHARED PARKING & ACCESS PERMITTED BETWEEN LOTS 1 & 2.



LOCATION MAP
SCALE: 1"=2000'

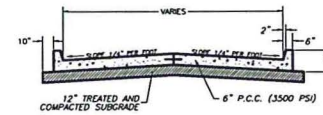
Legend

LNA = LIMITS OF NO ACCESS
B/L = BUILDING LINE
U/E = PUBLIC UTILITY EASEMENT
D & U/E = PUBLIC DRAINAGE & UTILITY EASEMENT
PDE = PRIVATE DRAINAGE EASEMENT
CA = COMMON AREA
BOM = RIGHT-OF-WAY
PS & U/E = PRIVATE STREET EASEMENT & PUBLIC UTILITY EASEMENT

Lot Requirements

BUILDING SETBACKS: FRONT = 25 FEET
SIDE = 5 FEET
REAR = 10 FEET

MINIMUM AREA: 8,000 SQ. FT. (1 UNIT)
10,000 SQ. FT. (2-3 UNITS)
15,000 SQ. FT. + 2,000 SQ. FT./PER UNIT OVER 3



**CURB & GUTTER - CONCRETE
TYPICAL GRADING AND SURFACING SECTION**

**EXHIBIT
2**

RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1819 S. MORGAN ROAD
OKLAHOMA CITY, OK 73128
Phone: (405) 265-0641
Fax: (405) 265-0649
GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA-515 EXP. 06/30/16

DATE OF PREPARATION: MARCH 3, 2016

BELMONT PARK ADDITION PHASE 2

FINAL PLAT APPLICATION



City of Shawnee Planning Department

222 N. Broadway
Shawnee, OK 74801
(405) 878-1616 Fax (405) 878-1587
www.ShawneeOK.org

For Office Use Only

Case Number: 516-16
Project Number: 160800
Date Filed: 07-01-16
Amount Paid: \$229.00
Receipt No.: 01917528

Please provide a submittal letter, 6-24 X 36 maps, 1-8 1/2 x 14 map, 1 electronic map and filing fees upon submitting this application. Please call 878-1616 with any questions.

APPLICANT Belmont Park LLC
APPLICANT ADDRESS 20 East 9th St, Suite 130, Shawnee, 74801
APPLICANT PHONE NUMBERS 405-641-5878
EMAIL ADDRESS jramer27@gmail.com
NAME OF PLAT BELMONT PARK COMMERCIAL
LOCATION Northeast corner of Acme Road & MacArthur Boulevard
NUMBER OF ACRES 2.06 acres NUMBER OF LOTS 2

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00
PLUS \$3.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS _____
PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS _____
TOTAL COST _____

FOR LESS THAN 2 ACRE LOTS: FEE: \$225.00
PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 2 4.00
PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS _____
TOTAL COST \$229.00

OWNER/DEVELOPER INFORMATION:

NAME Belmont Park LLC
ADDRESS 20 East 9th St, Suite 130, Shawnee, 74801
CONTACT NUMBERS 405-641-5878
EMAIL ADDRESS jramer27@gmail.com

PROJECT ENGINEER INFORMATION:

NAME Grubbs Consulting LLC c/o Mark Grubbs, PE
ADDRESS 1819 S Morgan Rd, OKC 73128
CONTACT NUMBERS 405-265-0641
EMAIL ADDRESS mark.grubbs@gc-okc.com

RECEIVED
JUL 01 2016

PLANNING / CODE

APPLICATION, SITE PLAN, CONSTRUCTION DOCUMENTS, PAYMENT, ETC... MUST BE RECEIVED 30 DAYS PRIOR TO MEETING