

NOTICE OF MEETING
PLANNING COMMISSION

TYPE OF MEETING

REGULAR MEETING	(X)	RESCHEDULED REGULAR MEETING	()
SPECIAL MEETING	()	CONTINUED OR RECONVENED MEETING	()

DATE:	TIME:	PLACE OF MEETING:
<u>8/3/2022</u>	<u>1:30 P.M.</u>	<u>Commission Chambers</u>
		<u>City Hall, 9th & Broadway</u>
		<u>Shawnee, OK 74802-1448</u>

To be completed by person filing notice:

NAME: Rachel Clyne

TITLE: City Planner

ADDRESS: 222 N. Broadway Ave.
Shawnee, OK 74801

PHONE: (405) 878-1672

Filed in the office of the municipal clerk at 11:28 a.m. /p.m. on 7/29/2022

SIGNED: 
City Clerk/Deputy Clerk

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FOR CITY CLERK'S OFFICE USE ONLY

DATE NOTICE RELEASED TO NEWS MEDIA: 07/29/2022

PERSON FILING NOTICE: /s/ Rachel Clyne

NOTICE VERIFIED BY: Amber Johnson

AGENDA

PLANNING COMMISSION of SHAWNEE, OK

Regular Meeting
August 3, 2022, at 1:30 P.M.
City Hall, 16 W. 9TH St. Shawnee, OK

1. Roll Call
2. Consideration of approval of the minutes from the regular meeting of the Shawnee Planning Commission on July 6, 2022.
3. Case No. **PUD01-22** – Public hearing and consideration of a request for a Planned Unit Development (PUD) on ±8.79 acres north of West MacArthur Street and east of Acme Road.
Applicant: J. Bentley Investments, LLC represented by Grubbs Consulting, LLC
4. Case No. **PPL02-22** – Consideration of a request for a Preliminary Plat, Belmont Park 2, on ±8.79 acres north of West MacArthur Street and east of Acme Road.
Applicant: J. Bentley Investments, LLC represented by Grubbs Consulting, LLC
5. Case No. **PPL03-22** – Consideration of a request for a Preliminary Plat, Shawnee Twin Lakes – Lake No. 1, on approximately 2,198 acres.
Applicant: City of Shawnee, Oklahoma
6. Case No. **FPL03-22** – Consideration of a request for a Final Plat, Shawnee Twin Lakes – Lake No. 1, on approximately 2,198 acres.
Applicant: City of Shawnee, Oklahoma
7. Case No. **FPL04-22** – Consideration of a request for a Final Plat, Maple Grove Addition, on approximately 13.49 acres north of E. 39th Street and approximately 500' east of N. Harrison Avenue.
Applicant: 39th Street Project, LLC
8. Community Development Department Updates
9. Commissioners' Comments
10. Adjournment

REGULAR PLANNING COMMISSION MINUTES

DATE: July 6, 2022

DRAFT MINUTES

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on July 6, 2022, at 1:30 p.m., according to notice duly posted as prescribed by law.

Item 1. Roll Call

Community Development Director, Rian Harkins, called the meeting to order at 1:30 p.m. City Planner, Rachel Clyne, called roll and stated a quorum was present.

The following Commissioners were present:

Present: Walker, Johnson, Mew-Palmer, Reese, Rowell

Absent: Loftis-Walton

Item 2. Election of Planning Commission Chair and Vice Chair

Commissioner Steve Reese was nominated to serve as Chair of the Shawnee Planning Commission. He agreed, and all Commissioners present voted aye. (5-0-0)

Vice-Chair Amy Loftis-Walton was nominated to continue serving as Vice Chair for the Shawnee Planning Commission. All Commissioners present voted aye. (5-0-0)

Item 3. Approval of Minutes – Regular meeting

Consideration of approval of the minutes from the regular meeting of June 1, 2022. Staff asked the Planning Commissioners for questions or corrections to the minutes.

Commissioner Johnson made a motion to **Approve** the minutes as presented, which Commissioner Mew-Palmer seconded.

Motion **passed 5-0-0**.

Aye: Walker, Johnson, Mew-Palmer, Reese, Rowell

Nay: None

Abstain: None

Item 4. Case No. RZ08-22 – Public hearing and consideration of a request for rezoning property from C-2 (Limited Office District) to R-2 (Medium Density Residential District) at 502 N Beard Ave.

Chair Reese read the agenda item and asked for a staff report. Planner Clyne provided background information on the application request. The subject property is located at 502 N. Beard Avenue. The property contains a principal residential structure, which is a duplex and an accessory dwelling unit. The principal structure is currently being remodeled. The accessory structure is not yet habitable.

The request is to rezone from C-2 (Limited Office District) to R-2 (Medium Density Residential District). The applicants for this request are Rucker and Lugo. The subject property is zoned C-2 (Limited Office District). The properties surrounding the subject property are zoned C-3. Two blocks to the north the properties are zoned R-3 (Multifamily Residential District). A separate rezoning case (RZ10-22), which also requests R-2 zoning, abuts the subject property on the north side.

The Comprehensive Plan Future Land Use Map (FLUM) indicates the subject property has Downtown and Mixed Use land use designations. R-2 is an appropriate zoning district for these land use designations. The request is in conformance with the 2040 Comprehensive Plan.

Staff recommended the Planning Commission recommend to the City Commission **APPROVAL** of **RZ08-22** a request to rezone property located at 502 N. Beard Avenue C-2 (Limited Office District) to R-2 (Medium Density Residential District).

Chair Reese asked if there were questions for staff and then opened the public hearing. The applicants were present and available for questions. With no additional speakers, the public hearing was closed.

Commissioner Walker made a motion to recommend the **APPROVAL** of Case No. **RZ08-22** to the City Commission, which Commissioner Johnson seconded.
Following any discussion, the motion **passed 5-0-0**.

Aye: Walker, Johnson, Mew-Palmer, Reese, Rowell
Nay: None
Abstain: None

It was announced the item would be heard at the July 18, 2022, City Commission meeting at 6 p.m.

Item 5. Case No. RZ09-22 – Public hearing and consideration of a request for rezoning property from A-1 (Rural Agricultural District) to C-3 (Highway Commercial District) at 1303 W. Farrall St.

Chair Reese read the agenda item and asked for a staff report. Planner Clyne provided background about the subject property located at 1303 W. Farrall Street. It is approximately 31 acres in size and contains a residential structure and two (2) accessory structures.

The request is to rezone from A-1 (Rural Agricultural District) to C-3 (Highway Commercial District). The applicant for this request is Kaye Steele. The subject property is zoned A-1 (Rural Agricultural District). The properties surrounding the subject property to the east, south, and west are zoned A-1 (Rural Agricultural District). To the north, across W. Farrall Street, the land is zoned I-2 (Light Industrial District).

The Comprehensive Plan Future Land Use Map (FLUM) indicates the subject property has a Mixed Use land use designation. C-3 is an appropriate zoning district for this land use designation. The request is in conformance with the 2040 Comprehensive Plan.

Chair Reese asked if there were questions for staff and then opened the public hearing. The applicant was present and available for questions. With no additional speakers, the public hearing was closed.

Commissioner Johnson made a motion to recommend the **APPROVAL** of Case No. **RZ09-22** to the City Commission, which Commissioner Mew-Palmer seconded.
Following any discussion, the motion **passed 5-0-0**.

Aye: Walker, Johnson, Mew-Palmer, Reese, Rowell
Nay: None
Abstain: None

It was announced the item would be heard at the July 18, 2022, City Commission meeting at 6 p.m.

Item 6. Case No. RZ10-22 – Public hearing and consideration of a request for rezoning property from C-3 (Highway Commercial District) to R-2 (Medium Density Residential District) at 506 N. Beard Ave.

Chair Reese read the agenda item and asked for a staff report. Planner Clyne stated the subject property is located at 506 N. Beard Avenue. The property contains a single-family residential structure. The structure is currently being remodeled. The request is to rezone from C-3 (Highway Commercial District) to R-2 (Medium Density Residential District). The properties to the east and west of the subject property are zoned C-3. Land to the north is zoned R-3 (Multifamily Residential District). A separate rezoning case (RZ08-22), which also requests R-2 zoning, abuts the subject property on the south side.

The Comprehensive Plan Future Land Use Map (FLUM) indicates the subject property has the Mixed Use land use designation. R-2 is an appropriate zoning district for this land use designation. The request is in conformance with the 2040 Comprehensive Plan.

Chair Reese asked if there were questions for staff and then opened the public hearing. With no speakers, the public hearing was closed.

Commissioner Johnson made a motion to recommend the **APPROVAL** of Case No. **RZ10-22** to the City Commission, which Commissioner Walker seconded. Following any discussion, the motion **passed 5-0-0**.

Aye: Walker, Johnson, Mew-Palmer, Reese, Rowell
Nay: None
Abstain: None

It was announced the item would be heard at the July 18, 2022, City Commission meeting at 6 p.m.

Item 7. Case No. CUP04-22 – Public hearing and consideration of a request for a Conditional Use Permit (CUP) for an Accessory Dwelling Unit (ADU) at 506 N. Beard Ave.

Chair Reese read the agenda item and asked for a staff report. Planner Clyne explained the applicant withdrew the application after notification but before the Planning Commission meeting. No action was taken.

Item 8. Community Development Department Update

Community Development Director Rian Harkins addressed the Planning Commission and advised the Twin Lakes Master Plan was currently in the contract stage. Director Harkins gave an update on the progress of the Unified Development Code. He advised that stakeholder and small group interviews with the consultants had been held, and a public “town hall” meeting was held on June 16, 2022. A meeting with the UDC consultants and area builders and contractors was scheduled for next week. Director Harkins advised the board members that the future use of the Santa Fe Depot was still in the visioning process, and the public meetings had produced lively discussions. Director Harkins reported that the Love Your Block (LYB) mini-grants were being used for front facades, painting, and tree removal. He concluded by stating the LYB mini-grants were funded by the John Hopkins Foundation, not by the City.

Item 9. Planning Commissioners’ Comments

Commissioner Walker stated his appreciation for the update. Commissioner Johnson expressed her

excitement and appreciated the reporting. She was happy to learn about the work in several areas. Commissioner Mew-Palmer was excited about the mini-grants and was anxious to see the final products. She asserted the positive impacts would be inside and outside the target area and gave her thanks to the staff. Commissioner Rowell stated his wife had enjoyed meeting with staff. He explained his church also does a yearly debris cleanup. He too was excited about the updates.

Item 8. Adjournment

The meeting adjourned at 2:03 p.m.

Chair/Vice-Chair

/s/ Rachel Clyne
City Planner



Planning Commission Meeting – 8.3.2022 – City of Shawnee, Oklahoma

Staff Report – PUD01-22 – Planned Unit Development – NE of W. MacArthur St. & Acme Rd.

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To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Date: July 22, 2022

Subject: PUD01-22 – Request for a Planned Unit Development (PUD) on approximately 8.79 acres of land located North of W. MacArthur St. and east of Acme Road to develop duplex residential and commercial uses.

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Background

The application is for a rezoning from R-3 (Multi-family Residential District) and C-2 (Limited Commercial District) to R-2 (Medium Density Residential District) and C-2 (Limited Commercial District) with a Planned Unit Development (PUD) zoning overlay for design standards. The subject property is generally located north of W. MacArthur St. and east of Acme Rd. The land is approximately 8.79 acres and is currently vacant.

Discussion

The proposed Planned Unit Development (PUD) is the second phase of commercial and residential development in this area by J. Bentley Investments, LLC. The project's name is Belmont Park Addition Phase 2, adjacent east of Phase 1. The PUD indicates the construction of two (2) commercial structures along W. MacArthur St. The space between the buildings provides access to twenty-one (21) lots subdivided for single-family or duplexes residences by a private street.

Referencing the City of Shawnee Zoning Code [Article VII. – Zoning] {DIVISION 11. – GENERAL} Provisions of Planned Unit Development (PUD), **Sec. 22-499. - General.**

- (a) *“A planned unit development, herein referred to as PUD, is a special zoning district category that provides an alternate approach to conventional land use controls. The PUD may be used for particular tracts or parcels of land that are under common ownership and are to be developed as one unit according to a master development plan.”*

Zoning Code (Code) Section 22-501. - Planned unit development authorized.

The PUD master plan shall consist of two elements:

1. Design statement and
2. Master development plan map.

Both elements are included with this staff report for review.

A master development plan map shall be a graphic representation of the development plan for the area, and the PUD design statement shall be a written report submitted as a part of the PUD master plan containing a minimum of the following elements:

The following design standards shall be specifically included as review criteria for the evaluation of a PUD application.

- Purpose.
- Design.
- Usage.
- Adherence to code.
- Gross density.
- Housing type.
- Open space.
- Amenities.
- Minimum land area and frontage.
- Streets.

The requested variations to the Subdivision Regulations and the Zoning Code within PU00-22 are described below. This information is included within the attached Design Statement for Belmont Park Addition, Phase 2. Staff has reviewed the variations requests and finds them acceptable.

Subdivision Regulations:

Sec. 40.2.1.H-Table 1 establishes design standards for streets. *(The development is reducing the right-of-way width from 50 feet to 25 feet, the paving width from 26 feet to 24 feet, eliminating the six-inch curb, and extending the maximum cul-de-sac length from 500 feet to 775 feet. This Section of the Subdivision Regulations states that when topography or ownership creates a hardship, the Planning Commission may waive the 500 feet maximum cul-de-sac length, but in no case shall the cul-de-sac length be in excess of 1000 feet).*

Sec. 40.2.1T requires a cul-de-sac terminus to be no closer than 100 feet from the right-of-way line to the boundary of adjoining property. *(The cul-de-sac terminus has been adjusted so that it is more than 100 feet from the east and north property boundaries; however, the cul-de-sac is approximately 95 feet from the west property boundary.)*

Sec. 40.2.1T requires the turn-around of a cul-de-sac street to have a radius of not less than 50 feet at the property line and not less than 40 feet at the curb line. *(The cul-de-sac turn-around is in compliance with the radius required at the curb line but does not meet the radius of 50 feet at the property line due to the private drive easement having a narrower width than standard public streets.)*

Sec. 40.2.5B limits block length in residential areas to no more than 500 feet. *(The length of the block proposed in this development is slightly less than 800 feet.)*

Sec. 40.2.8 requires a plan for a system of sidewalks that will provide every lot within a residential or commercial subdivision with a reasonably close sidewalk connection with all of the community facilities and commercial enterprises located within or adjacent to the subdivision. *(The PUD eliminates the requirement for a sidewalk along the private drive, within each lot. A sidewalk is proposed along MacArthur Street adjacent to the commercial lots.)*

Sec. 60.8 allows rural land not served by City water and sanitary sewer facilities to be developed with private roadways. *(The proposed PUD property will be served with public water and sanitary sewer facilities.)*

Sec. 60.8.1B establishes a minimum easement width of 50 feet for a local street. *(The private drive easement proposed in the development will have a width of 25 feet; however, a utility easement 20 feet in width is being provided on each side of the private drive easement, which also will be platted as a utility easement.)*

Sec. 60.8.1D establishes a minimum lot size of two acres for developments proposing private roadways. *(Tracts 1 and 2 are proposing lots less than two acres in size and said lots are proposing to take access from a private drive.)*

Sec. 60.9.1B requires public water lines to be installed seven feet from the back of the street curb line. *(The public water lines are proposed to be constructed slightly less than seven feet from the private drive pavement except around the cul-de-sac. Efforts will be made to install as near to seven feet or more as possible.)*

Zoning Regulations:

Table 22-333 for the C-2 District establishes a side yard setback of 2 feet for every one foot of building height adjacent to a residential district and a rear yard setback of 15 feet for businesses not serviced from the rear. *(The PUD proposes a side and rear yard setback in the commercial Tract 1 of ten feet.)*

Table 22-293 establishes a minimum lot size of 10,000 square feet for 2 and 3-unit dwellings in the R-2 District. *(The PUD proposes duplex {2-unit dwelling} development on lots no less than 6,000 square feet and also creates a minimum lot size of 3,000 square feet for each unit within a duplex.)*

Table 22-293 establishes a minimum lot width of 80 feet for 2 and 3-unit dwellings in the R-2 District. *(The PUD reduces that lot width to 60 feet for a duplex structure and 30 feet for each unit within a duplex structure.)*

Table 22-293 establishes a minimum street frontage width of 50 feet for 2 and 3 unit dwellings in the R-2 District. *(The PUD reduces the street frontage width to 35 feet for a duplex structure.)*

Table 22-293 establishes a front yard setback of 25 feet and a side yard setback of 15 feet for a corner lot in the R-2 District. *(The PUD reduces the front building setback to 20 feet and clarifies that the setback is measured from the private drive curb line and permits a side yard setback of 5 feet for a corner lot.)*

Table 22-293 establishes a maximum lot coverage of 35% in the R-2 District for the building footprint. *(The PUD increases the lot coverage to 65% for the building footprint.)*

Section 22-297(1)a, states that no dwelling shall be erected on a lot which does not abut on an approved street built according to the subdivision and development standards specified in the **Dimensional Standards** provided in **Section 22-293**. *(The PUD is permitting duplex dwellings to front and take access from a private drive slightly narrower in paving and easement width than the widths provided by the Dimensional Standards noted above.)*

Chapter 3, Article III, Division 4 relating to non-accessory signs. *(The PUD will permit a non-accessory sign for the duplex development in Tract 2 to be located in Tract 1.)*

Additionally, staff notes that in the Zoning Code, **Sec. 22-503.3 (j). - Streets**. *“Development of a private street system should be considered appropriate under certain conditions subject to approval of the City Engineer. However, a private street system shall not serve as a reason for reduction in minimum design and paving standards in urban areas.”* The City Engineer has reviewed the street on the PUD master Map and finds it satisfactory.

The PUD master plan shall serve as the basis for review approval of all subdivision plats and building permits within the PUD.

Recommendation

Staff recommends that the Planning Commission recommend to the City Commission **APPROVAL** of **PUD01-22**, which seeks to develop duplex residential and commercial uses. The PUD master plan, design statement, and map shall be adopted as a part of the ordinance.

This application will be heard at the regular City Commission meeting on Monday, August 15, 2022, at 6:00 p.m. in the Commission Chambers of City Hall.

PLANNED UNIT DEVELOPMENT
DESIGN STATEMENT
FOR
BELMONT PARK ADDITION
PHASE 2

April 5, 2022

~~April 26, 2022~~

June 14, 2022

PREPARED FOR:

**J. Bentley Investments, LLC
3117 N. Sooner Road, Suite 150
Edmond, OK 73034
Phone: (405) 265-0641**

PREPARED BY:

**Grubbs Consulting LLC
1800 South Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
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SECTION 1.0 INTRODUCTION

This Planned Unit Development consists of 8.79 acres and is proposed for a duplex residential development with lots fronting private drives. The property is located north of MacArthur Street and east of Acme Road.

SECTION 2.0 LEGAL DESCRIPTION

The property is located in the Southwest Quarter of Section 2, Township 10 North, Range 3 East of the Indian Meridian in Pottawatomie County. The legal description of the property in its entirety is described in Exhibit A, attached, and made a part of this Design Statement.

SECTION 3.0 OWNER/DEVELOPER

The owner and developer of this property is J. Bentley Investments, LLC.

SECTION 4.0 SITE AND SURROUNDING AREA

The subject property is currently zoned R-3 Multi-Family Residential and C-2 Limited Office Commercial District. Property to the west is zoned C-3 and R-3. The C-3 property is occupied with two office buildings and the R-3 property is primarily vacant with a multi-family residential development to the north. Property to the north is occupied with apartments and zoned R-3. Property to the east is zoned RE Residential Estates District and occupied with residences, and property to the south is zoned C-2 Limited Office and I-2 Light Industrial Districts and used for office and warehouse development.

SECTION 5.0 PHYSICAL CHARACTERISTICS

The property drains from the south and north into the lower area within the middle of the property. The property is primarily grassy areas with a limited number of trees in the northern portion. There is an approximate 220 Acre drainage basin draining through the property from the east. This drainage area will be picked up by a concrete drainage channel and carried across the site. The 100-year water surface elevation will remain within the proposed concrete channel liner. The soils on the site consist of a silty clay loam with 1 to 6% slopes.

SECTION 6.0 CONCEPT

The concept for the PUD is to provide for slightly less than one acre of office/commercial development along the arterial street frontage and approximately eight acres of duplex residential development on a private drive designed as a cul-de-sac street. Residential density would be five units per acre in the duplex residential tract.

SECTION 7.0 SERVICE AVAILABILITY

7.1 STREETS

The property abuts and will take access from MacArthur Street. Interior access will be from a private drive.

7.2 SANITARY SEWER

Public sanitary sewer will be provided to the site.

7.3 WATER

Public water lines will be provided to the site.

7.4 FIRE PROTECTION

Appropriate fire lines and hydrants will be extended throughout the development as required.

7.5 GAS SERVICE, ELECTRICAL SERVICE, AND TELEPHONE SERVICE

Proper coordination with the various utility companies will be made in conjunction with this development.

8.0 CODE VARIATIONS

Subdivision Regulations:

- **Sec. 40.2.1.H-Table 1 establishes design standards for streets.** *(The development is reducing the right-of-way width from 50 feet to 25 feet, the paving width from 26 feet to 24 feet, eliminating the six inch curb, extending the maximum cul-de-sac length from 500 feet to 775 feet. This Section of the Subdivision Regulations states that when topography or ownership create a hardship, the Planning Commission may waive the 500 feet maximum cul-de-sac length, but in no case shall the cul-de-sac length be in excess of 1000 feet).*
- **Sec. 40.2.1T requires a cul-de-sac terminus to be no closer than 100 feet from the right-of-way line to the boundary of adjoining property.** *(The cul-de-sac terminus has been adjusted so that it is more than 100 feet from the east and north property boundaries; however, the cul-de-sac is approximately 95 feet from the west property boundary.)*
- **Sec. 40.2.1T requires the turn-around of a cul-de-sac street to have a radius of not less than 50 feet at the property line and not less than 40 feet at the curb line.** *(The cul-de-sac turn-around is in compliance with the radius required at the curb line but does not meet the radius of 50 feet at the property line due to the private drive easement having a narrower width than standard public streets.)*

- **Sec. 40.2.5B limits block length in residential areas to no more than 500 feet.** *(The length of the block proposed in this development is slightly less than 800 feet.)*
- **Sec. 40.2.8 requires a plan for a system of sidewalks that will provide every lot within a residential or commercial subdivision with a reasonably close sidewalk connection with all of the community facilities and commercial enterprises located within or adjacent to the subdivision.** *(The PUD eliminates the requirement for a sidewalk along the private drive, within each lot. A sidewalk is proposed along MacArthur Street adjacent to the commercial lots.)*
- **Sec. 60.8 allows rural land not served by City water and sanitary sewer facilities to be developed with private roadways.** *(The proposed PUD property will be served with public water and sanitary sewer facilities.)*
- **Sec. 60.8.1B establishes a minimum easement width of 50 feet for a local street.** *(The private drive easement proposed in the development will have a width of 25 feet; however, a utility easement 20 feet in width is being provided on each side of the private drive easement, which also will be platted as a utility easement.)*
- **Sec. 60.8.1D establishes a minimum lot size of two acres for developments proposing private roadways.** *(Tracts 1 and 2 are proposing lots less than two acres in size and said lots are proposing to take access from a private drive.)*
- **Sec. 60.9.1B requires public water lines to be installed seven feet from the back of the street curb line.** *(The public water lines are proposed to be constructed slightly less than seven feet from the private drive pavement except around the cul-de-sac. Effort will be made to install as near to seven feet or more as possible.)*

Zoning Regulations:

- **Table 22-333 for the C-2 District establishes a side yard setback of 2 feet for every one foot of building height adjacent to a residential district and a rear yard setback of 15 feet for businesses not serviced from the rear.** *(The PUD proposes a side and rear yard setback in the commercial Tract 1 of ten feet.)*
- **Table 22-293 establishes a minimum lot size of 10,000 square feet for 2 and 3 unit dwellings in the R-2 District.** *(The PUD proposes duplex {2-unit dwelling} development on lots no less than 6,000 square feet and also creates a minimum lot size of 3,000 square feet for each unit within a duplex.)*
- **Table 22-293 establishes a minimum lot width of 80 feet for 2 and 3 unit dwellings in the R-2 District.** *(The PUD reduces that lot width to 60 feet for a duplex structure and 30 feet for each unit within a duplex structure.)*
- **Table 22-293 establishes a minimum street frontage width of 50 feet for 2 and 3 unit dwellings in the R-2 District.** *(The PUD reduces the street frontage width to 35 feet for a duplex structure.)*

- **Table 22-293 establishes a front yard setback of 25 feet and a side yard setback of 15 feet for a corner lot in the R-2 District.** *(The PUD reduces the front building setback to 20 feet and clarifies that the setback is measured from the private drive curb line and permits a side yard setback of 5 feet for a corner lot.)*
- **Table 22-293 establishes a maximum lot coverage of 35% in the R-2 District for the building footprint.** *(The PUD increases the lot coverage to 65% for the building footprint.)*
- **Section 22-297(1)a states that no dwelling shall be erected on a lot which does not abut on an approved street built according to the subdivision and development standards specified in the Dimensional Standards provided in Section 22-293.** *(The PUD is permitting duplex dwellings to front and take access from a private drive slightly narrower in paving and easement width than the widths provided by the Dimensional Standards noted above.)*
- **Chapter 3, Article III, Division 4 relating to non-accessory signs.** *(The PUD will permit a non-accessory sign for the duplex development in Tract 2 to be located in Tract 1.)*

SECTION 9.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and/or limitations are placed upon the development of this PUD. Planning and zoning regulations will be those which are in effect at the time of development of this PUD. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referred to as a part of the Special Development Regulations of this PUD. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulations of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Shawnee's Municipal Code as such exists at the time of development of this PUD. In the event of conflict between provisions of this PUD and any of the provisions of the Municipal Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, the provisions of the Code shall prevail and be controlling; provided however, that in the event of a conflict between the Special Use and Development Regulations specifically negotiated as a part of this PUD and the provisions of the Code in effect at the time a permit is applied for with respect to any lot, block, tract and/or parcel of land subject to this PUD, such Special Use and Development Regulations of this PUD shall prevail and be controlling

The property is divided into two tracts, as illustrated on the attached Master Development Plan Map. The boundaries of said tracts may be permitted to increase or decrease by not more than 20%. An approved preliminary and/or final plat shall establish tract boundaries.

9.1 USE AND DEVELOPMENT REGULATIONS FOR TRACT 1

In Tract 1 the use and development regulations of the C-2 Limited Office District shall govern development, including accessory and conditional uses subject to their

appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

- a) Side and rear yard setback shall be ten feet.

9.2 USE AND DEVELOPMENT REGULATIONS FOR TRACT 2

In Tract 2 the use and development regulations of the R-2 Medium Density Residential District shall govern development, including accessory uses subject to their appropriate conditions and review procedures for public hearings where applicable, unless otherwise noted herein.

- a) Minimum lot size for a duplex structure (two units) shall be 6000 square feet.
- b) Minimum lot size for one unit of a duplex structure shall be 3000 square feet.
- c) Minimum lot width for a duplex structure (two units) shall be 60 feet. Minimum lot width for each unit shall be 30 feet.
- d) Minimum street frontage width shall be 35 feet for 2-3 units.
- e) Minimum front yard setback shall be 20 feet. Front building setback shall be measured from the private drive curb line.
- f) Side yard setback for a corner lot shall be 5 feet.
- g) Rear yard setback shall be 10 feet.
- h) Maximum lot coverage shall be 65% (building footprint).

9.3 LANDSCAPE & SCREENING REGULATIONS

- a) Tracts 1 and 2 shall meet all requirements of the City of Shawnee's Landscaping Ordinance in place at the time of development.

9.4 ACCESS, PARKING AND DRIVE REGULATIONS

- a) Tract 1 uses shall conform to current ordinance requirements relating to parking, except that maneuvering for required parking shall be permitted within private drives/access easements.
- b) Single Family and/or Duplex Residential development in Tract 2 shall not require the establishment of an approved street as defined in Section 22-297(1)a. Frontage and access for single family and/or duplex residential lots may be from a private drive.
- c) The private drive shall be placed within a platted private shared parking and access easement, or a platted common area designated for access purposes. The private shared parking and access easement provides access and legal frontage to all lots. A property owners association through the use of recorded covenants and restrictions shall regulate maintenance of the private drives. The private shared parking and access easement shall remain open and/or accessible for emergency vehicles and public utility vehicles. Parking is not permitted within said private drive; however, maneuvering for parking is permitted.
- d) In Tract 2, private drives providing access to single family and/or duplex residential lots shall maintain a minimum width of 24 feet. The drive will be

constructed to a paving section standard equal to that of a public street design including a stabilized sub-base, curb and gutter or laid down or rolled curb, and a concrete or asphalt cross-section equal to driveway standards.

- e) Each single family or duplex unit shall have a two-car garage and adequate space in driveway width for two cars.

9.5 SIGN REGULATIONS

- a) A free-standing sign identifying Tract 2 development shall be permitted at the entrance off of MacArthur Street.
- b) Tract 1 signage shall allow one free-standing sign for each building.

9.6 COMMON AREA REGULATIONS

- a) Maintenance of common areas and private drainage easements is the responsibility of the property owner's association and/or property owners within the PUD, and as depicted within covenants and restrictions filed as separate documents. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within drainage related common areas or drainage easements.

9.7 OTHER REGULATIONS

- a) Sidewalks shall not be required along private drives that serve single family or duplex residential development.
- b) A sidewalk shall be provided along MacArthur Street.
- c) Both tracts will be developed under one phase.

SECTION 10.0 EXHIBITS

The following exhibits are hereby attached and incorporated into this PUD. These exhibits are:

EXHIBIT A: LEGAL DESCRIPTION

EXHIBIT B: MASTER DEVELOPMENT PLAN MAP

EXHIBIT C: TOPOGRAPHY MAP

BELMONT PARK ADDITION PHASE 2

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:

COMMENCING 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 to the **POINT OF BEGINNING**;

THENCE continuing North 00°34'33" West, along said West line, a distance of 188.36 feet to the Southwest corner of BELMONT PARK ADDITION, an addition to the City of Shawnee, Pottawatomie County, Oklahoma, according to the unrecorded plat thereof;

THENCE along the South and East lines of said addition for the following three (3) courses:

1. North 89°22'51" East, a distance of 103.10 feet;
2. North 26°09'10" East, a distance of 348.85 feet;
3. North 00°34'33" West, a distance of 309.26 feet to the Northeast corner of said addition;

THENCE North 89°19'11" East, parallel with the South line of said Southwest Quarter (SW/4), a distance of 290.00 feet;

THENCE South 00°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°19'11" West, along said South line, a distance of 250.00 feet;

THENCE North 00°34'33" West, parallel with the West line of said Southwest Quarter (SW/4), a distance of 300.00 feet;

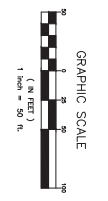
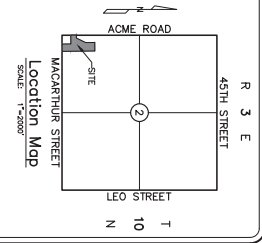
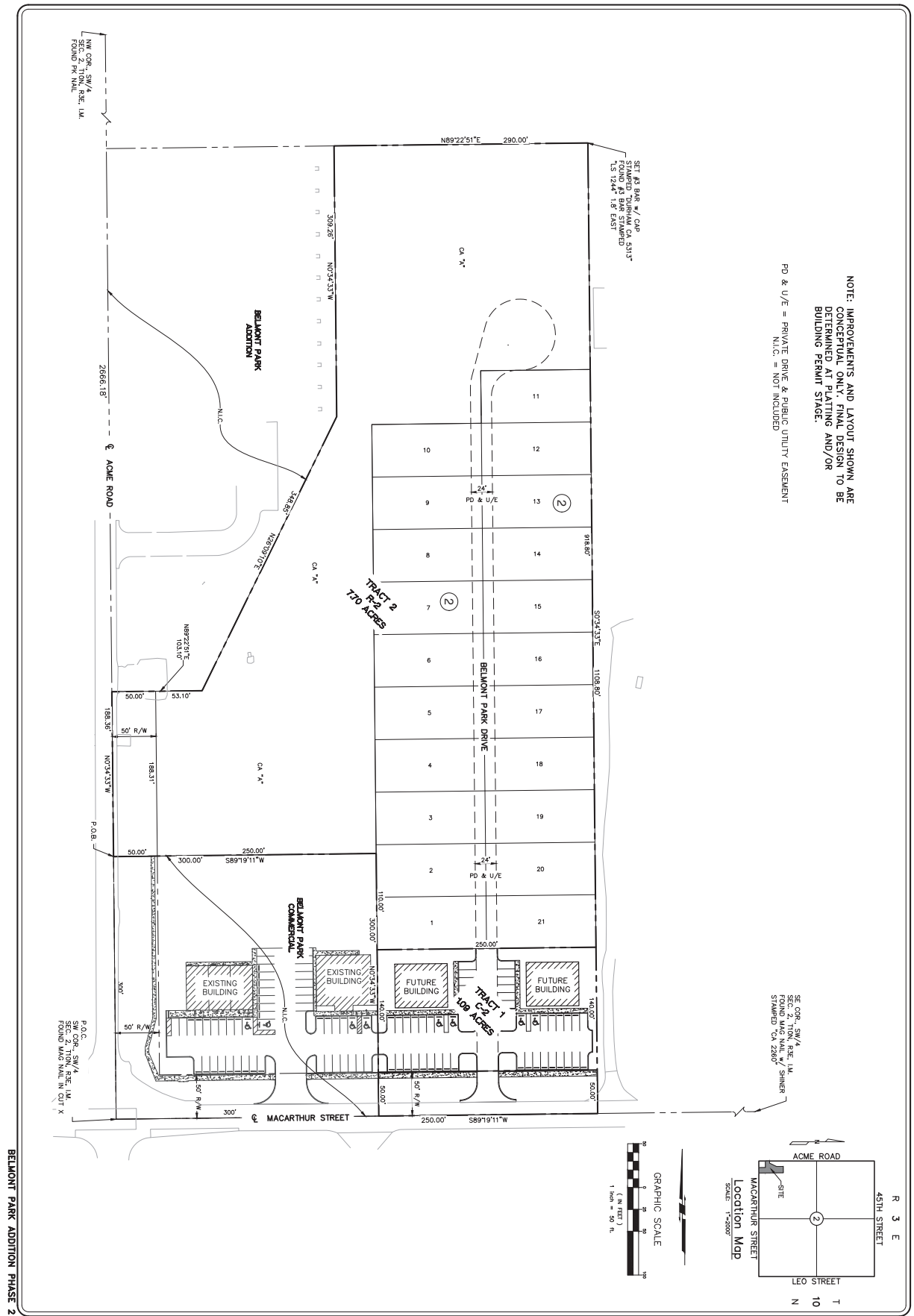
THENCE South 89°19'11" West, parallel with the South line of said Southwest Quarter (SW/4), a distance of 300.00 feet to the **POINT OF BEGINNING**.

Said tract of land containing 382,923 square feet or 8.7907 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.

NOTE: IMPROVEMENTS AND LAYOUT SHOWN ARE
CONCEPTUAL ONLY. FINAL DESIGN TO BE
DETERMINED AT PLATTING AND/OR
BUILDING PERMIT STAGE.

PD & U/E = PRIVATE DRIVE & PUBLIC UTILITY EASEMENT
N.I.C. = NOT INCLUDED



BELMONT PARK ADDITION PHASE 2

EXHIBIT B

SHEET NUMBER

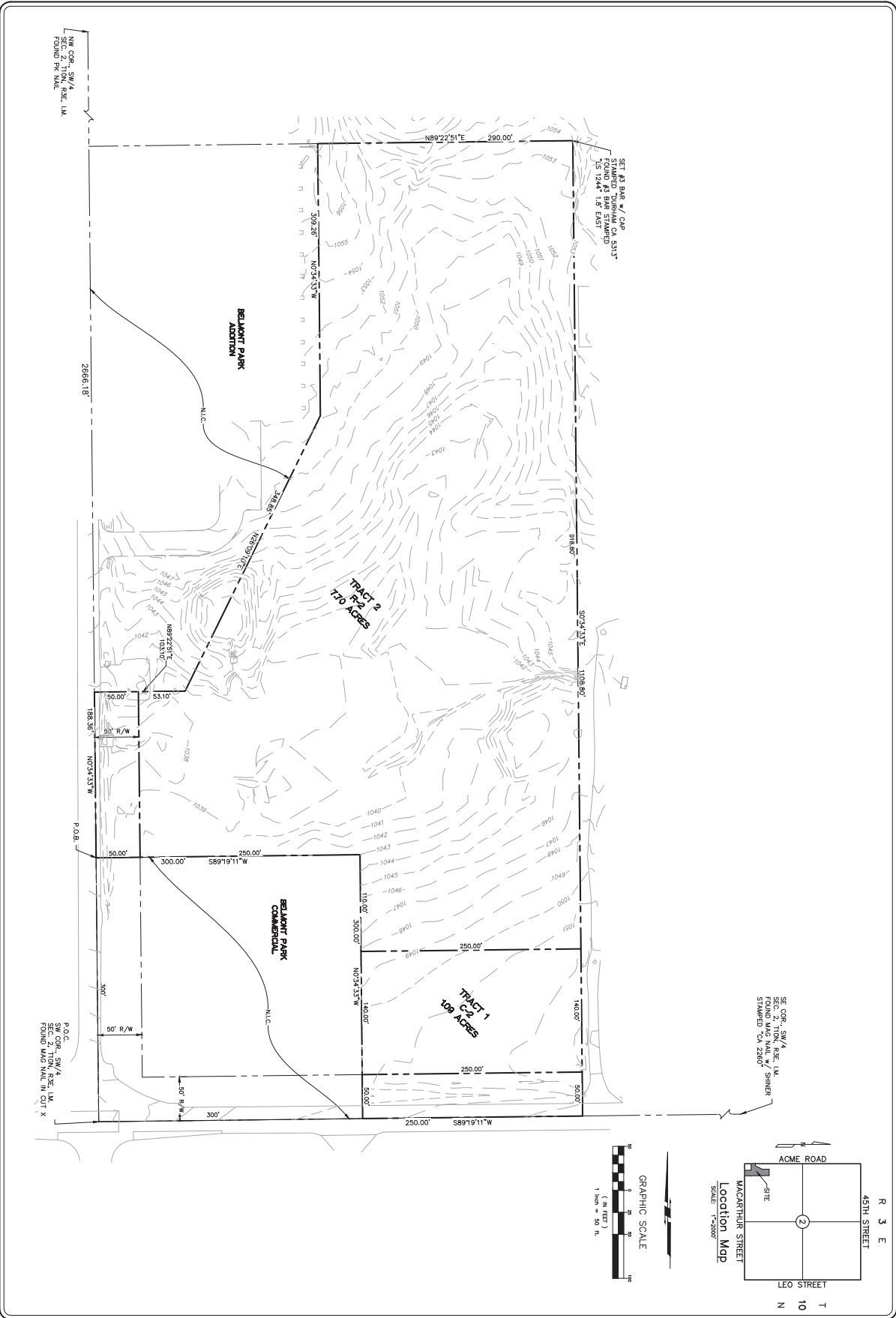
15-030

Proj. No.: 15-030
Date: 05/06/2022
Scale: (Horizontal) 1"=50'
(Vertical) N/A
Drawn By: JMB
Checked By: JMB
Approved By: JMB

REVISIONS		
NO.	DESCRIPTION	DATE

**BELMONT PARK ADDITION
PHASE 2**
MACARTHUR ST. & ACME RD.
SHAWNEE, POTTAWATOMIE CO., OKLAHOMA
MASTER DEVELOPMENT PLAN

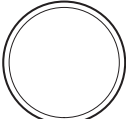
RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 285-0641
Fax: (405) 285-0649
RUBBS CONSULTING, LLC. CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/22



EXHC

REVISIONS		
NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

**BELMONT PARK ADDITION
PHASE 2**
MACARTHUR ST. & ACME RD.
SHAWNEE, POTTAWATOMIE CO., OKLAHOMA
TOPOGRAPHY MAP



RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. Sara Road
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Phone: (405) 285-0641
Fax: (405) 285-0645
GRUBBS CONSULTING, LLC. CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/2024

LEGAL DESCRIPTION:

A TRACT OF LAND BEING ALL OF BELMONT PARK COMMERCIAL II, AN ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER 20200001625, AND A PORTION OF UN-PLATTED 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:

COMMENCING 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 TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF BELMONT PARK COMMERCIAL, AN ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER 201800007027;

THENCE CONTINUING NORTH 00°34'33" WEST, ALONG SAID WEST LINE, A DISTANCE OF 188.36 FEET TO THE SOUTHWEST CORNER OF BELMONT PARK ADDITION, AN ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER 201700013786;

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

1. NORTH 89°22'51" EAST, A DISTANCE OF 103.10 FEET;
2. NORTH 26°09'10" EAST, A DISTANCE OF 348.85 FEET;
3. NORTH 00°34'33" WEST, A DISTANCE OF 309.26 FEET, (308.99 FEET PLATTED), TO THE NORTHEAST CORNER OF SAID ADDITION;

THENCE NORTH 89°19'11" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 290.00 FEET;

THENCE SOUTH 00°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°19'11" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID BELMONT PARK COMMERCIAL II;

THENCE ALONG THE SOUTH AND WEST LINES OF SAID BELMONT PARK COMMERCIAL II FOR THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°19'11" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 200.00 FEET;
2. NORTH 00°34'33" WEST, A DISTANCE OF 190.00 FEET TO THE NORTHWEST CORNER OF SAID BELMONT PARK COMMERCIAL II;

THENCE ALONG THE EAST AND NORTH LINES OF BELMONT PARK COMMERCIAL FOR THE FOLLOWING TWO (2) COURSES:

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2. SOUTH 89°19'11" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 382,923 SQUARE FEET OR 8.7907 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.

SUBDIVISION AREA: 8.79 ACRES (GROSS)

PROPOSED LOTS: 20 DUPLEX
2 COMMERCIAL

COMMON AREA: 3.66 ACRES

PROPOSED ZONING: PUD (TRACT 1 = C-2, 0.80 AC)
(TRACT 2 = R-2, ±8.0 AC)

CURRENT ZONING: R-3 (7.70 ACRES)
C-2 (0.80 ACRES)

DENSITY: 2.60 UNITS/ACRE

PROPOSED DENSITY: TRACT 2 = 20 D/2 LOTS (40 UNITS) ON 8.0 AC = 5 DU/AC

MASTER DEVELOPMENT PLAN

BELMONT PARK ADDITION
PHASE 2

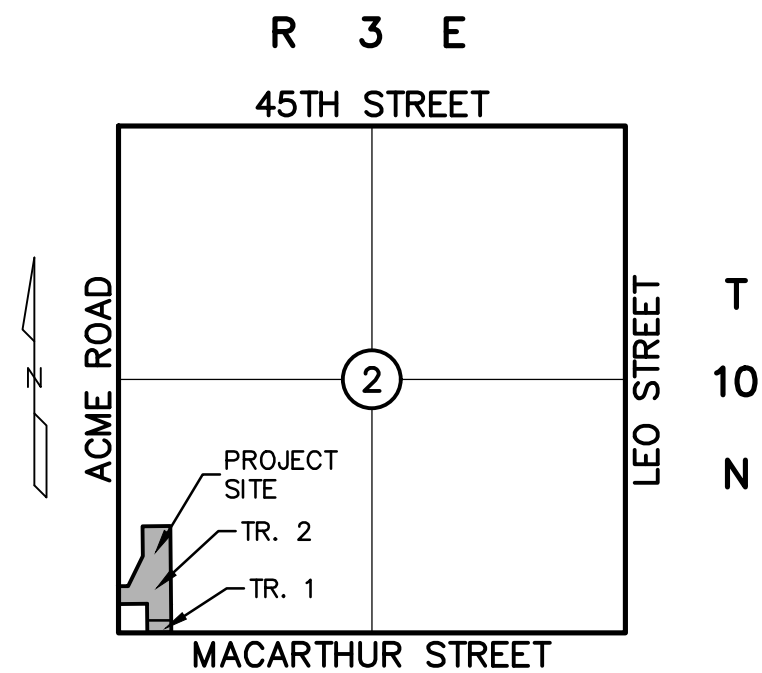
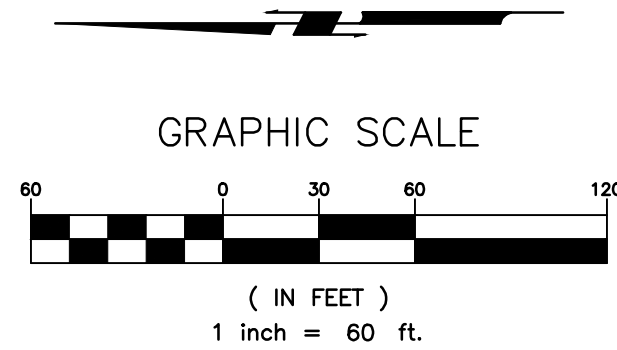
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EDMOND, OK 73034

ENGINEER:
GRUBBS CONSULTING, LLC
1800 S SARA RD
YUKON, OK 73099
(405) 265-0641
FAX: (405) 265-0649

NOTE:

1. MAINTENANCE OF COMMON AREAS AND PRIVATE DRIVES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE EASEMENTS SHOWN. CERTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO, WALKS, BENCHES, PIERS, AND DOCKS SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.
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7. VARIANCE TO 40.2.8 RELATING TO SIDEWALKS ALONG RESIDENTIAL STREETS.
8. VARIANCE TO 60.8 RELATING TO PRIVATE ROADS ONLY PERMITTED IN AREAS NOT SERVED BY PUBLIC WATER & SANITARY SEWER.
9. VARIANCE TO 60.8.1B RELATING TO REQUIRED EASEMENT WIDTH OF 50 FEET FOR A LOCAL STREET.
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11. VARIANCE TO 60.9.1B REQUIRING PUBLIC WATER LINES TO BE INSTALLED A MINIMUM OF SEVEN FEET FROM THE BACK OF THE STREET CURB LINE.



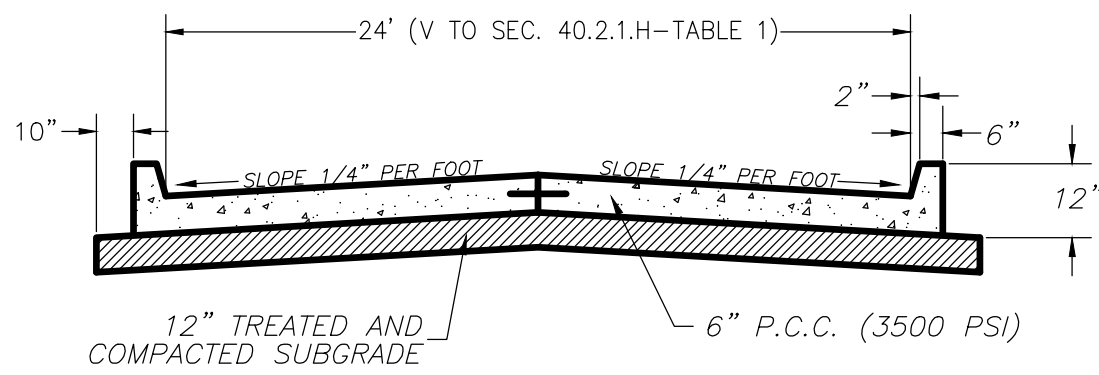
LOCATION MAP
SCALE: 1"=2000'

Legend

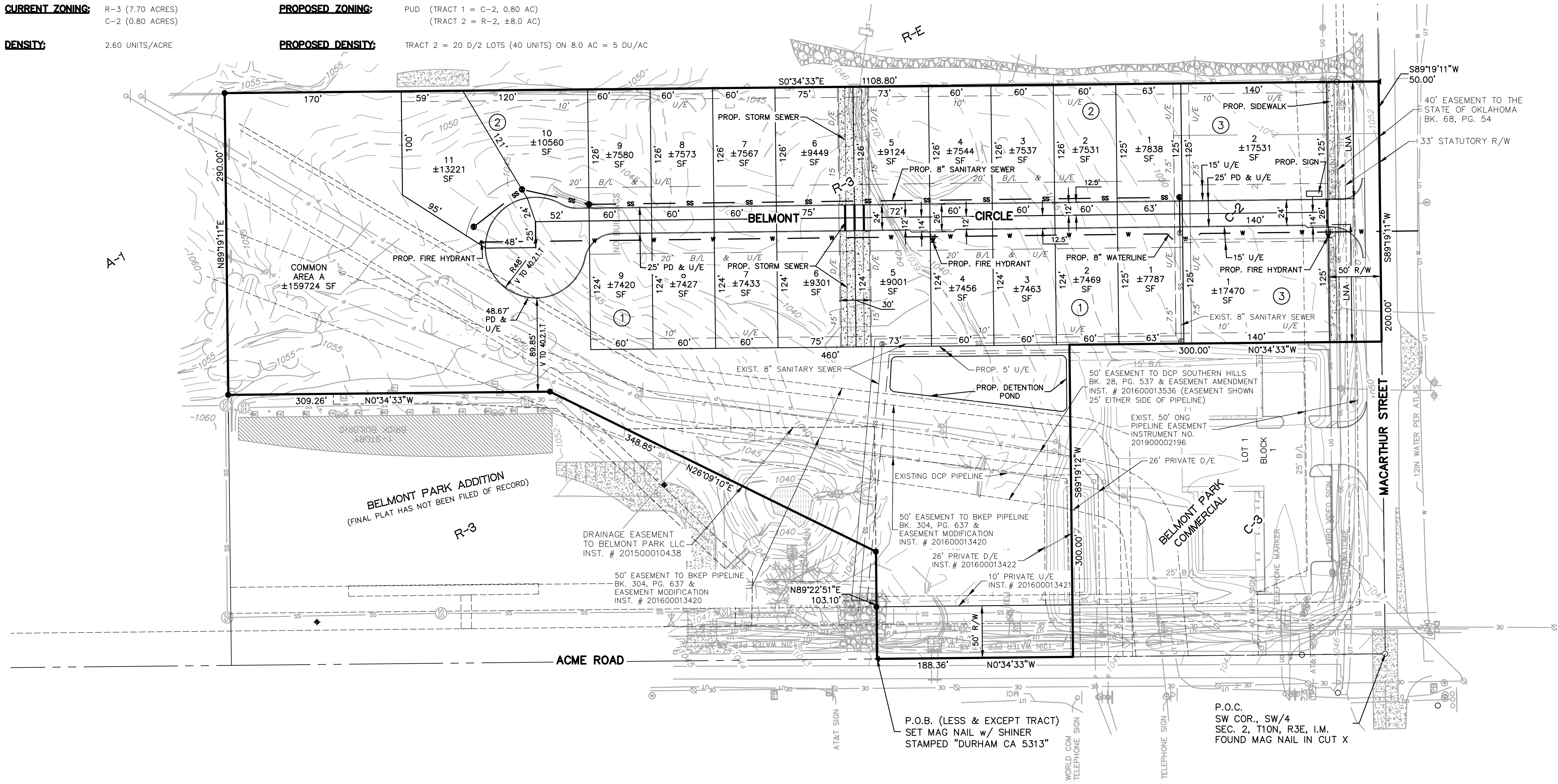
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ROW = RIGHT-OF-WAY
PD & U/E = PRIVATE DRIVE & PUBLIC UTILITY EASEMENT

Lot Requirements

BUILDING SETBACKS: FRONT = 20 FEET-V TO 22-293
SIDE = 5 FEET-V TO 22-333
REAR = 10 FEET-V TO 22-333
MINIMUM AREA: 6,000 SQ. FT. (2 UNITS)-V TO 22-293
MINIMUM LOT WIDTH: 60 FEET-V TO 22-293
MAXIMUM COVERAGE: 65%-V TO 22-293



**CURB & GUTTER - CONCRETE
TYPICAL GRADING AND SURFACING SECTION**
N.T.S.



GRUBBS CONSULTING, LLC
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Phone: (405) 265-0641
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GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/22

DATE OF PREPARATION: JUNE 23, 2022

PRELIMINARY PLAT OF BELMONT PARK ADDITION PHASE 2



Planning Commission Meeting – 08.3.2022 – City of Shawnee, Oklahoma

Preliminary Plat Application -- PPL02-22 – Belmont Park Addition, Phase 2

=====

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Date: July 22, 2022

Subject: PPL02-22 – Staff Report - Consideration of a request for a Preliminary Plat, Belmont Park Addition, Phase 2, on ±8.79 acres north of West MacArthur Street and east of Acme Road.

=====

Background

The subject property is located northeast of the intersection of West MacArthur Street and Acme Road. The proposed subdivision has twenty-two (22) lots on approximately 8.79 acres. The current zoning is R-3 (Multi-family Residential District) and C-2 (Limited Commercial District). An application for a Planned Unit Development (PUD) of the property which will include rezoning to R-2 (Medium Density Residential District) and C-2 (Limited Commercial District) is processed concurrently with this preliminary plat application.

Discussion

Staff reviewed the Preliminary Plat submittal of the Belmont Park Addition, Phase 2 subdivision. The proposed preliminary plat is the same drawing as the Master development plan map. The applicant elected to submit the PUD and Preliminary Plat applications together to ensure consistency.

Recommendation

Staff recommends that the Planning Commission recommend to the City Commission **APPROVAL** of **PPL02-22**, for the Preliminary Plat of Belmont Park Addition, Phase 2 subdivision as presented.

This application will be heard at the City Commission meeting on Monday, August 15, 2022, at 6:00 p.m. in the Commission Chambers of City Hall.

LEGAL DESCRIPTION:

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3. NORTH 00°34'33" WEST, A DISTANCE OF 309.26 FEET, (308.99 FEET PLATTED), TO THE NORTHEAST CORNER OF SAID ADDITION;

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PROPOSED LOTS: 20 DUPLEX

2 COMMERCIAL

COMMON AREA: 3.66 ACRES

PROPOSED ZONING: PUD (TRACT 1 = C-2, 0.80 AC)

(TRACT 2 = R-2, ±8.0 AC)

CURRENT ZONING: R-3 (7.70 ACRES)
C-2 (0.80 ACRES)

DENSITY: 2.60 UNITS/ACRE

PROPOSED DENSITY: TRACT 2 = 20 D/2 LOTS (40 UNITS) ON 8.0 AC = 5 DU/AC

PRELIMINARY PLAT

BELMONT PARK ADDITION

PHASE 2

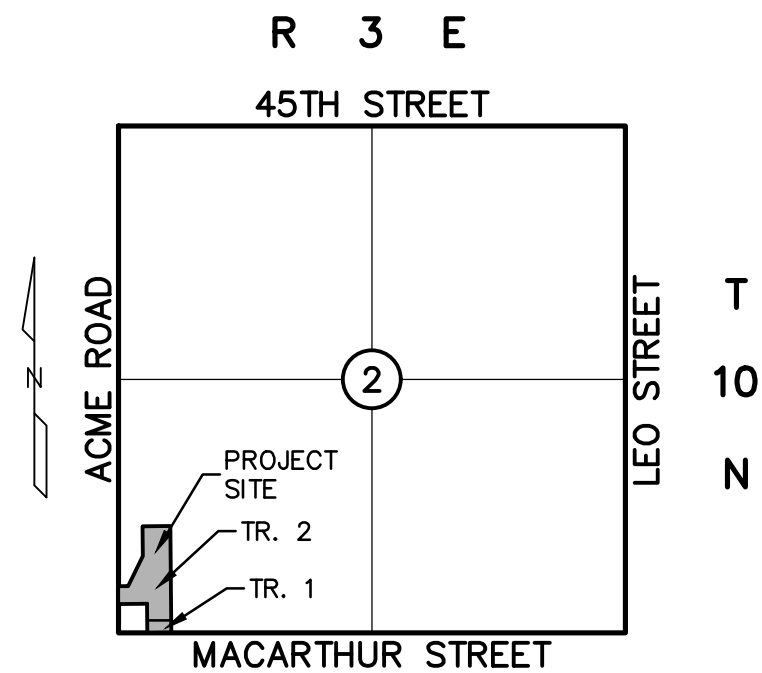
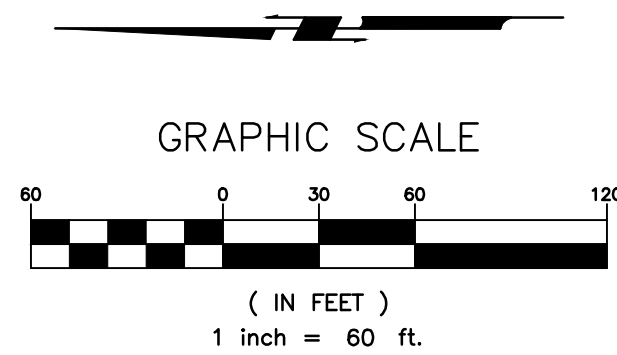
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LOCATION MAP

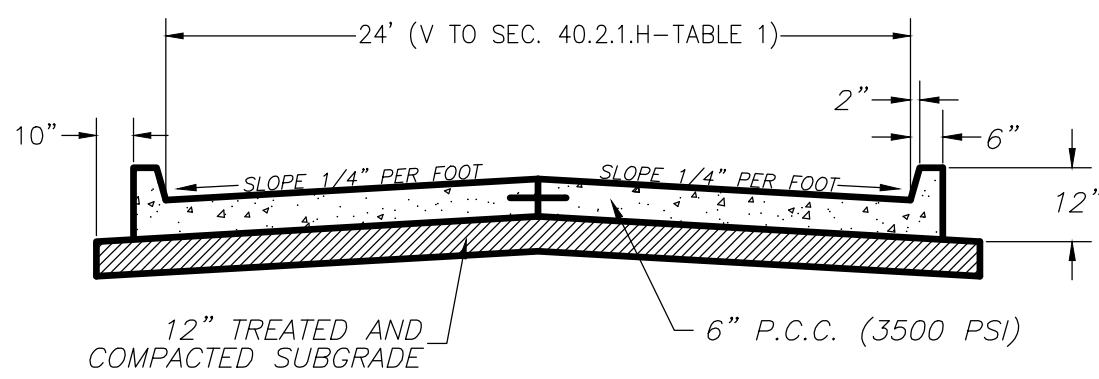
SCALE: 1"=2000'

Legend

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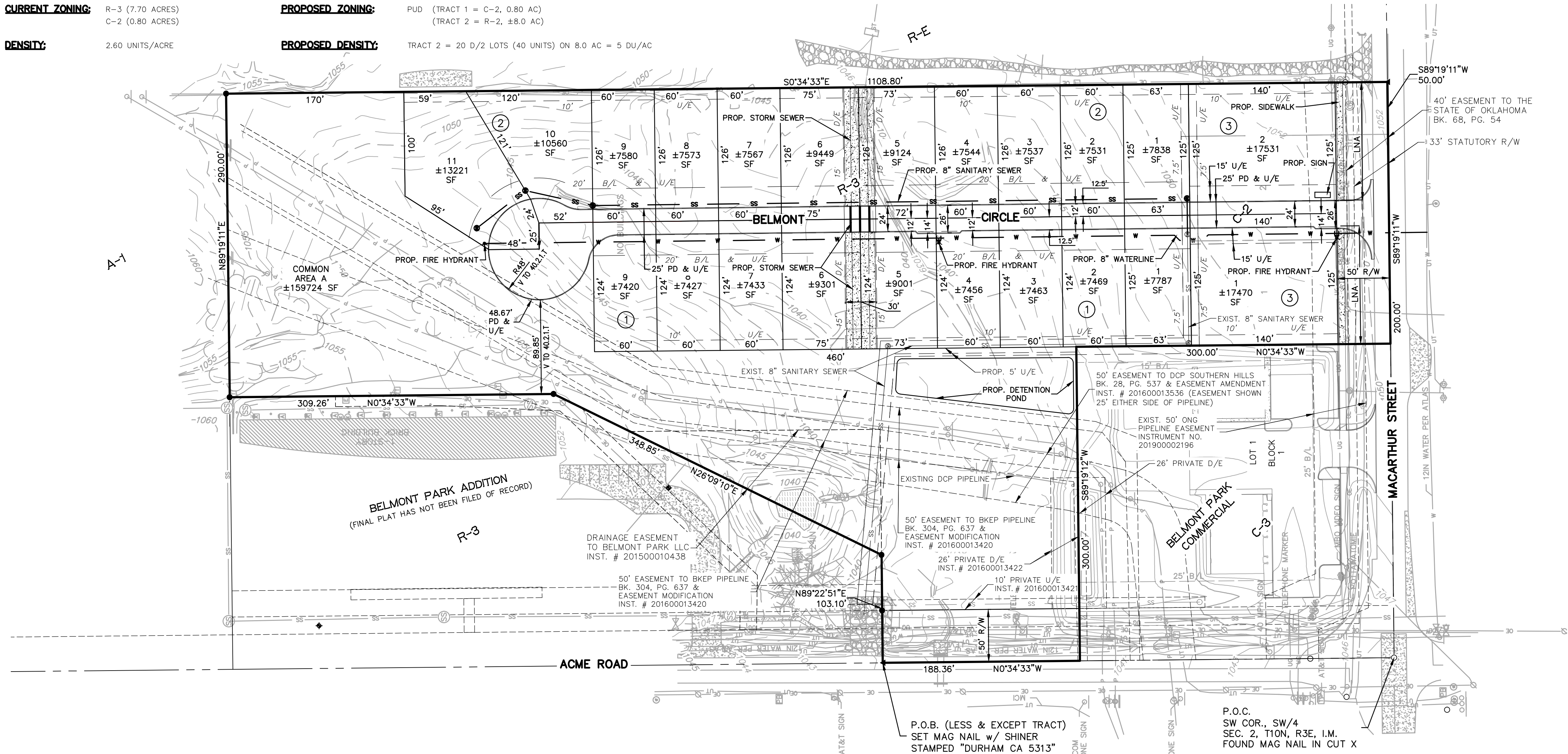
Lot Requirements

BUILDING SETBACKS: FRONT = 20 FEET-V TO 22-293
SIDE = 5 FEET-V TO 22-333
REAR = 10 FEET-V TO 22-333
MINIMUM AREA: 6,000 SQ. FT. (2 UNITS)-V TO 22-293
MINIMUM LOT WIDTH: 60 FEET-V TO 22-293
MAXIMUM COVERAGE: 65%-V TO 22-293



CURB & GUTTER - CONCRETE
TYPICAL GRADING AND SURFACING SECTION

N.T.S.



P.O.C. SW COR., SW/4
SEC. 2, T10N, R3E, I.M.
FOUND MAG NAIL IN CUT X

P.O.B. (LESS & EXCEPT TRACT)
SET MAG NAIL w/ SHINER
STAMPED "DURHAM CA 5313"

GRUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649

GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/22

DATE OF PREPARATION: JUNE 23, 2022

PRELIMINARY PLAT OF BELMONT PARK ADDITION PHASE 2



Planning Commission Meeting – 08.3.2022 – City of Shawnee, Oklahoma

Preliminary Plat Application -- PPL03-22 – Shawnee Twin Lakes – Lake No. 1

=====

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Date: July 22, 2022

Subject: PPL03-22 – Staff Report - Consideration of a request for a Preliminary Plat, Shawnee Twin Lakes – Lake No. 1, on ±2,198 acres in T10N, R2E, and part of S 11, 14, 15, 22, 23, and 27.

=====

Background

The subject property is located in Township 10 North, Range 2 East, and part of Sections 11, 14, 15, 22, 23, and 27. The preliminary plat includes approximately 2,198.17 acres.

Discussion

The Preliminary Plat of the Shawnee Twin Lakes – Lake No. 1 subdivision was completed to define the boundaries of the land located within the city limits of Shawnee, Oklahoma. Staff has reviewed the document and finds it sufficient. The applicant elected to submit the Preliminary and Final Plat applications together to ensure consistency.

Recommendation

Staff recommends that the Planning Commission recommend to the City Commission **APPROVAL** of **PPL03-22**, for the Preliminary Plat of Shawnee Twin Lakes – Lake No. 1 as presented.

This application will be heard at the City Commission meeting on Monday, August 15, 2022, at 6:00 p.m. in the Commission Chambers of City Hall.

PRELIMINARY PLAT
OF
SHAWNEE TWIN LAKES - LAKE NO. 1
PART OF SECTIONS 11, 14, 15, 22, 23 AND 27, T10N-R2E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OK



LEGEND

SECTION LINE —————

QUARTER LINE - - - - -

SIXTEENTH LINE - - - - -

ALIQUOT SECTION LINE - - - - -

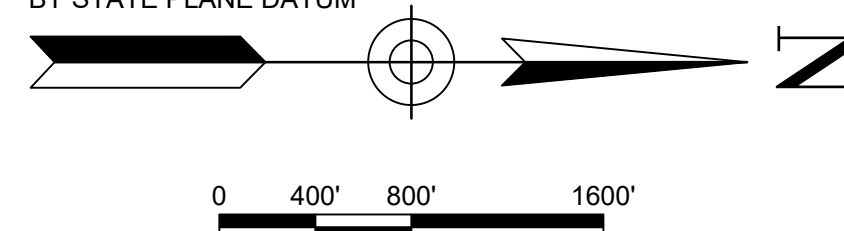
SUBDIVISION LOT LINE - - - - -

CENTERLINE OF HIGHWAY ————— CL —————

APPROX. WATER EDGE ~~~~~

SUBJECT PROPERTY LINE —————

GRID NORTH AS ESTABLISHED
BY STATE PLANE DATUM



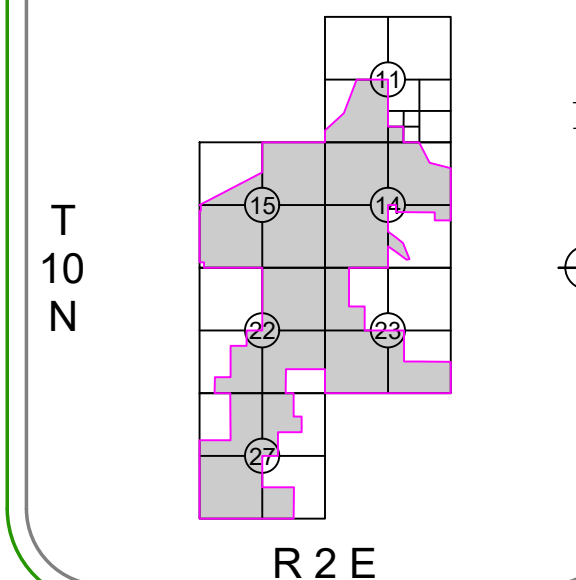
ELEVATION
LAND SURVEYING

8501 SW 15TH ST
OKLAHOMA CITY, OK 73128
405-493-9393

TANNER J. WENTWORTH
PROFESSIONAL LAND SURVEYOR #1871
C.A. #8524 EXPIRES 06-30-2022

LOCATION MAP

POTTAWATOMIE COUNTY, OK



PRELIMINARY PLAT

SHAWNEE TWIN LAKES - LAKE NO. 1

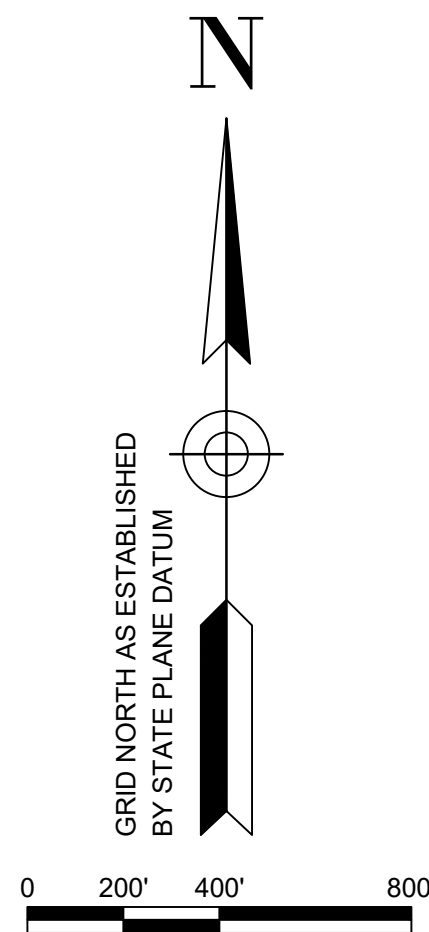
PART OF SECTIONS 11, 14, 15, 22, 23 AND 27, T10N-R2E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OK

REVISION		BY	DATE

FIELD DATE:	04/01/22	SURVEY BY:	TJW
FINAL DATE:	04/12/22	DRAWN BY:	TJW
SCALE:	1"=800'	REVIEWED BY:	SDC

ELS JOB NUMBER: 2021_54

SHEET
1 OF 12

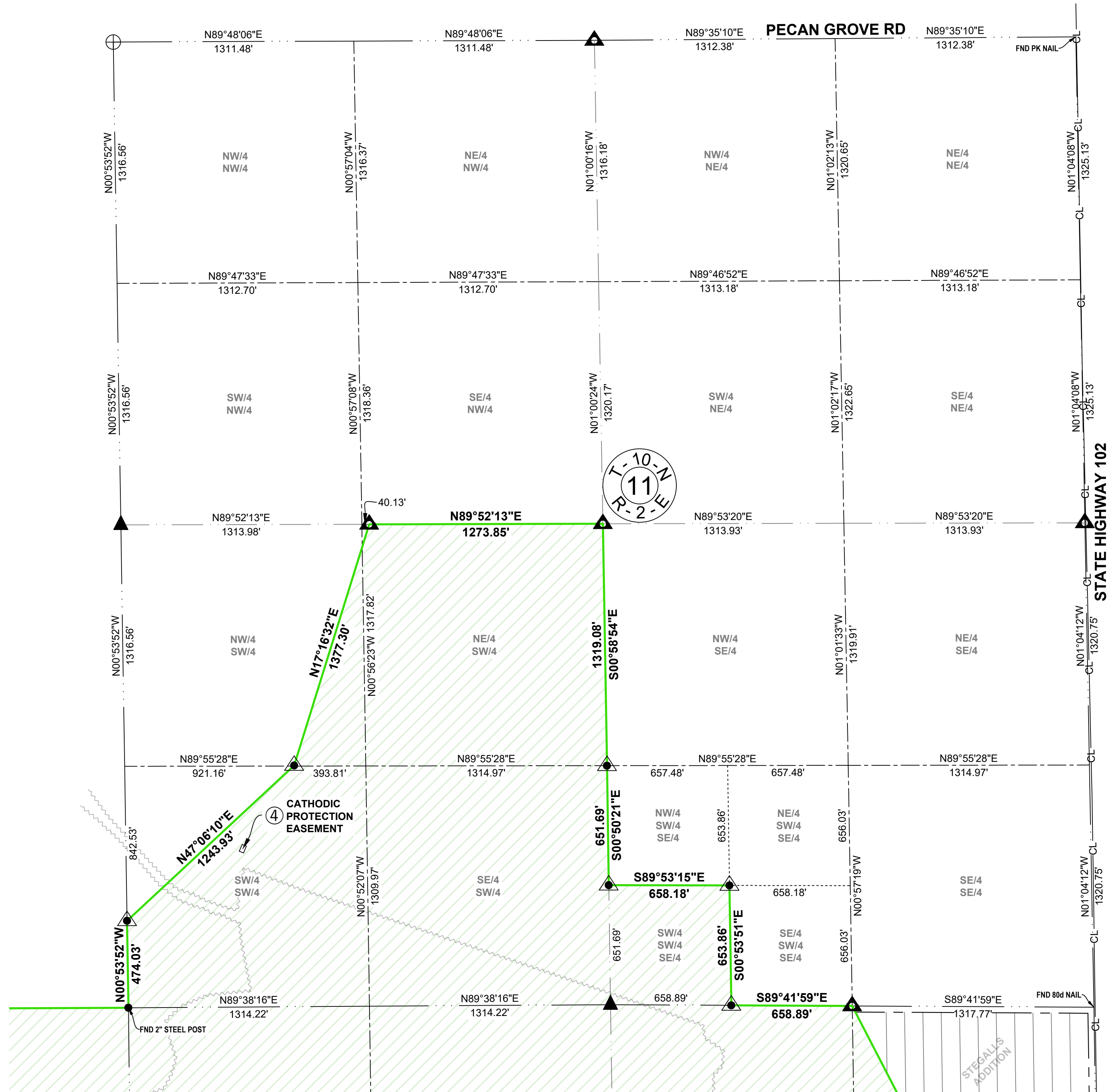


SURVEYOR'S NOTES

- FIELD WORK WAS COMPLETED BETWEEN OCTOBER 12, 2021 AND APRIL 1, 2022.
- THERE IS A 33' STATUTORY RIGHT-OF-WAY ON EACH SIDE OF ALL SECTION LINES.
- NO UTILITIES OF ANY KIND WERE RESEARCHED, LOCATED OR SHOWN ON THIS SURVEY.

LEGEND

SECTION LINE	FOUND 1/2" IRON PIN
QUARTER LINE	SET 1/2" IRON PIN W/ PLASTIC CAP
SIXTEENTH LINE	FOUND 3/8" IRON PIN
ALIQUOT SECTION LINE	FOUND 5/8" IRON PIN
SUBDIVISION LOT LINE	FOUND 3/4" IRON PIN
CENTERLINE OF HIGHWAY	FOUND 1" O.D. PIPE
APPROX. WATER EDGE	FOUND MAG NAIL
SUBJECT PROPERTY LINE	SET MAG NAIL W/ SHINER
PROPERTY CORNER (AS NOTED)	CALCULATED POINT (NOTHING SET)



SEE SHEET 3

The following items refer to documents, affecting the subject property, found by the surveyor during the survey. The survey was prepared without the benefit of a title commitment and the surveyor makes no guarantee that all easements or encumbrances affecting the subject property are shown hereon.

Reference #	Recording Information	Document Description	Blanket	Plotted	Note
1	Book 196 Page 475	Right of Way in favor of Standish Pipe Line Company	Yes	No	
2	Book 196 Page 510	Right-of-Way in favor of Sinclair Prairie Pipe Line Company	Yes	No	
3	Book 332 Page 115	Easement in favor of Texas Pipe Line Company	No	No	A
4	198700022131	Cathodic Protection Easement in favor of Sun Pipe Line Company	No	Yes	
Note	Surveyor's Comments				
A	Easement in favor of Texas Pipe Line Company is to be on the north side of the dam of Lake Shawnee. The legal description is ambiguous, therefore it could not be positively identified on the ground.				

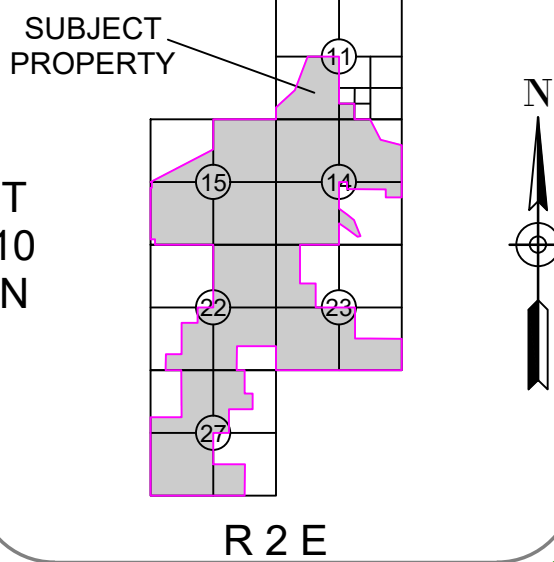
ELEVATION
LAND SURVEYING

8501 SW 15TH ST
OKLAHOMA CITY, OK 73128
405-493-9393

TANNER J. WENTWORTH
PROFESSIONAL LAND SURVEYOR #1871
C.A. #9524 EXPIRES 06-30-2022

LOCATION MAP

POTTAWATOMIE COUNTY, OK



FINAL PLAT

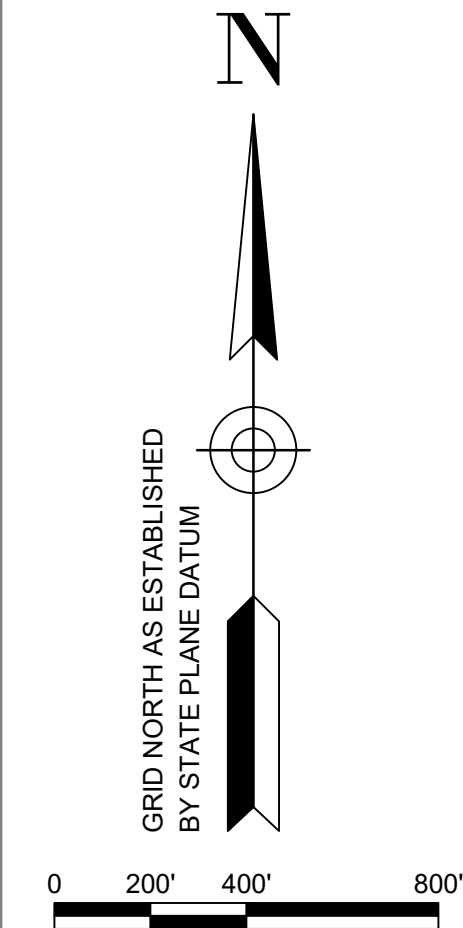
SHAWNEE TWIN LAKES - LAKE NO. 1

PART OF SECTIONS 11, 14, 15, 22, 23 AND 27, T10N-R2E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OK

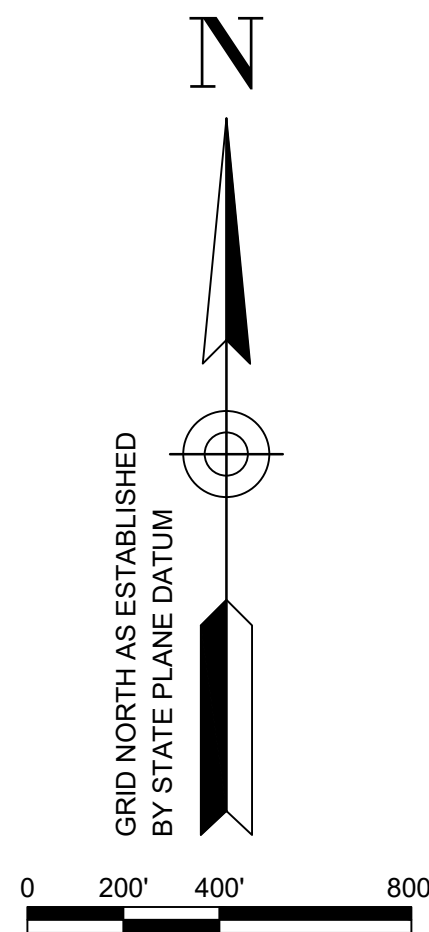
REVISION	BY	DATE

FIELD DATE: 04/01/22	TJW
FINAL DATE: 04/12/22	TJW
SCALE: 1"=400'	SDC
REVIEWED BY:	SDC
ELS JOB NUMBER:	2021.54

SHEET
2 OF 12



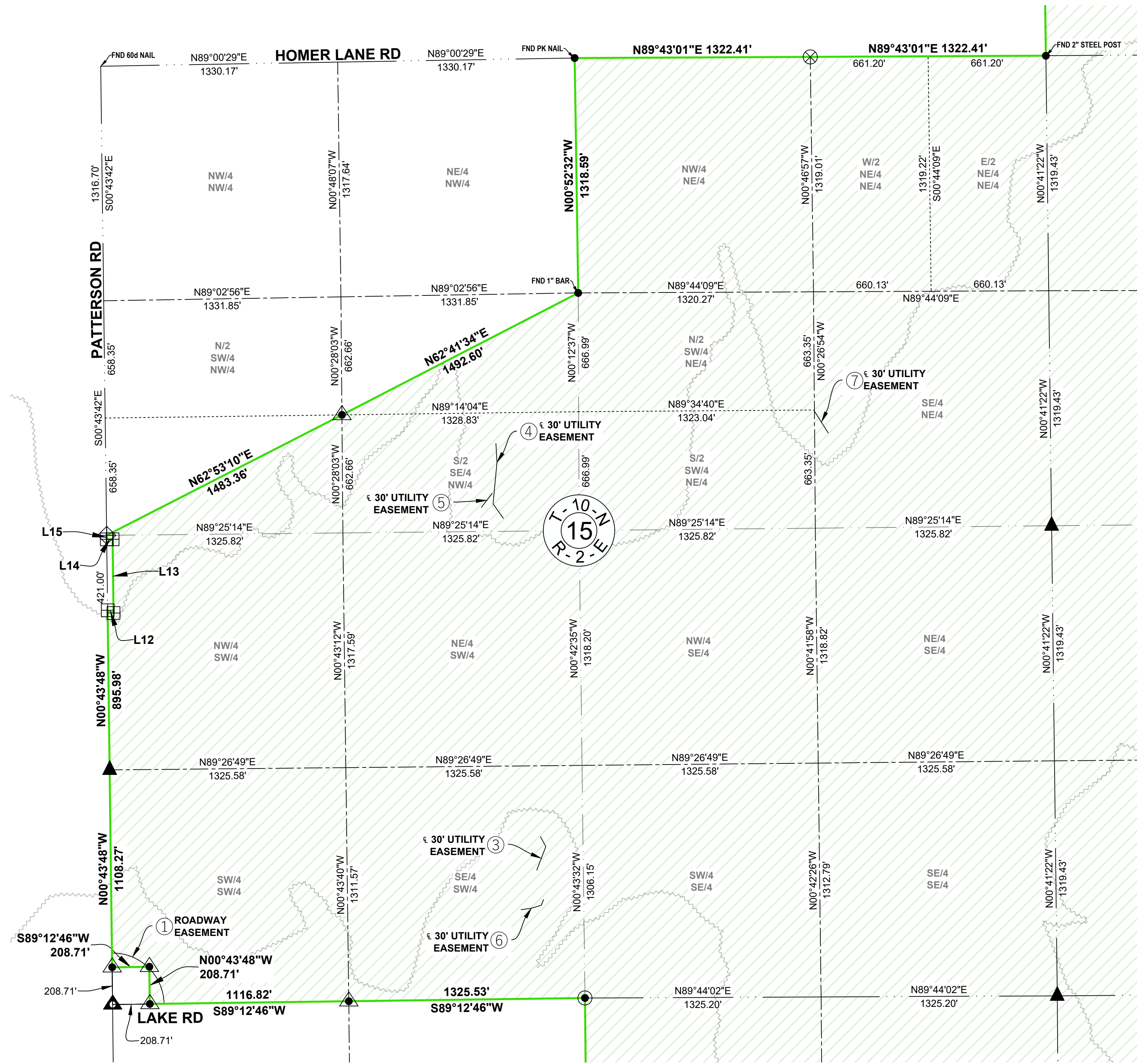
SHEET
3 OF 12



- SURVEYOR'S NOTES**
- FIELD WORK WAS COMPLETED BETWEEN OCTOBER 12, 2021 AND APRIL 1, 2022.
 - THERE IS A 33' STATUTORY RIGHT-OF-WAY ON EACH SIDE OF ALL SECTION LINES.
 - NO UTILITIES OF ANY KIND WERE RESEARCHED, LOCATED OR SHOWN ON THIS SURVEY.

LEGEND	
SECTION LINE	FOUND 1/2" IRON PIN
QUARTER LINE	SET 1/2" IRON PIN W/ PLASTIC CAP
SIXTEENTH LINE	FOUND 3/8" IRON PIN
ALIQUOT SECTION LINE	FOUND 5/8" IRON PIN
SUBDIVISION LOT LINE	FOUND 3/4" IRON PIN
CENTERLINE OF HIGHWAY	FOUND 1" O.D. PIPE
APPROX. WATER EDGE	FOUND MAG NAIL
SUBJECT PROPERTY LINE	SET MAG NAIL W/ SHINER
PROPERTY CORNER (AS NOTED)	CALCULATED POINT (NOTHING SET)

Line Table		
Line #	Length	Direction
L12	36.50'	S65°26'34"E
L13	414.09'	N00°43'48"W
L14	33.00'	S89°16'12"W
L15	22.50'	N00°43'48"W



SEE SHEET 5

The following items refer to documents, affecting the subject property, found by the surveyor during the survey. The survey was prepared without the benefit of a title commitment and the surveyor makes no guarantee that all easements or encumbrances affecting the subject property are shown hereon.

Reference #	Recording Information	Document Description	Blanket	Plotted	Note
1	Book 87 Page 348	Right of Easement to County of Pottawatomie, OK for roadway purposes	No	Yes	
2	Book 159 Page 319	Right-of-Way in favor of Independent Pipe Line Company	Yes	No	
3	201500005573	30' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc.	No	Yes	A
4	201700000412	30' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc.	No	Yes	A
5	201800000141	30' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc.	No	Yes	A
6	201900014038	30' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc.	No	Yes	A
7	202000013147	30' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc.	No	Yes	A

Note	Surveyor's Comments
A	30' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc. is to be 15' on each side of the proposed pole line and/or underground line center. The surveyor made every effort to plot said right-of-way easement in the correct location but in some cases the centerline description is ambiguous making it very difficult to positively identify on the ground.

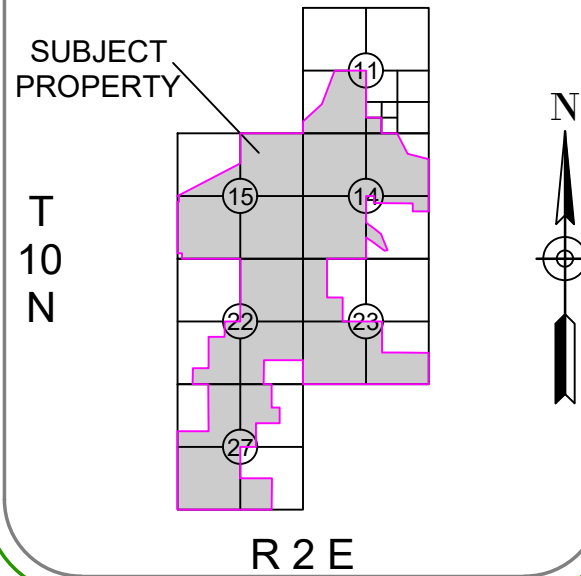
ELEVATION
LAND SURVEYING

8501 SW 15TH ST
OKLAHOMA CITY, OK 73128
405-493-9393

TANNER J. WENTWORTH
PROFESSIONAL LAND SURVEYOR #1871
C.A. #9524 EXPIRES 06-30-2022

LOCATION MAP

POTTAWATOMIE COUNTY, OK



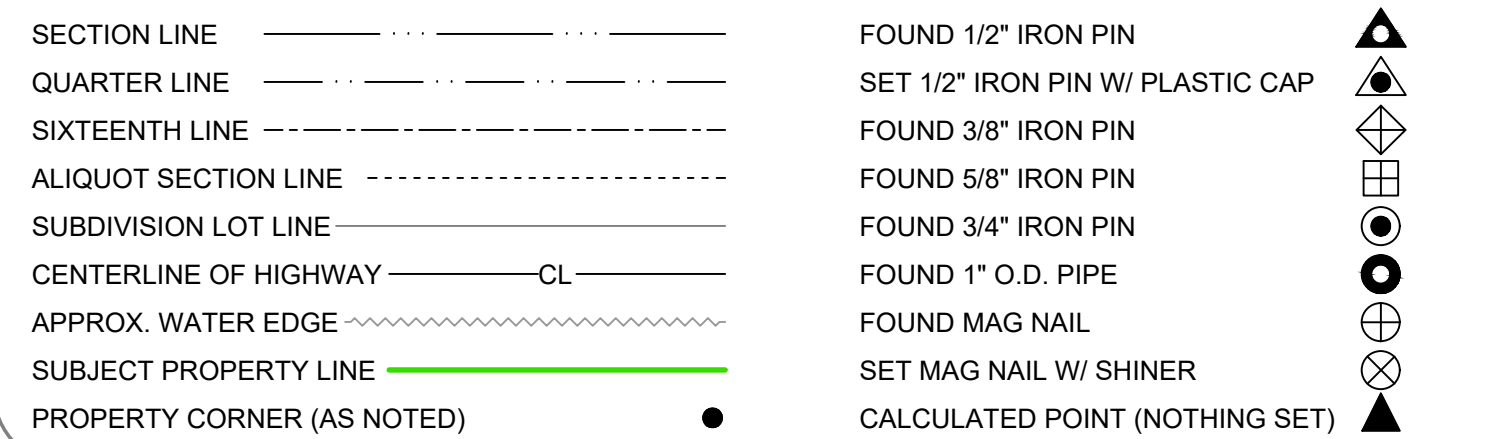
FINAL PLAT

SHAWNEE TWIN LAKES - LAKE NO. 1

PART OF SECTIONS 11, 14, 15, 22, 23 AND 27, T10N-R2E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OK

REVISION	DATE		SURVEY BY:	TJW
	BY			
			FIELD DATE: 04/01/22	TJW
			FINAL DATE: 04/12/22	TJW
			SCALE: 1"=400'	SDC
			ELC JOB NUMBER: 2021.54	

SHEET
4 OF 12



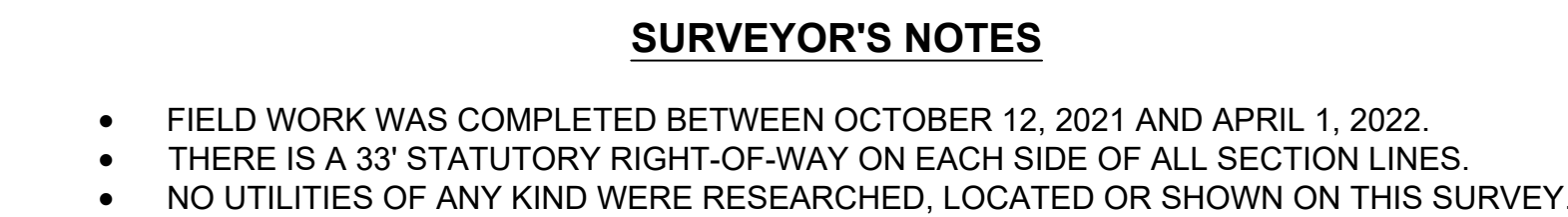
SEE SHEET 6

SEE SHEET 7

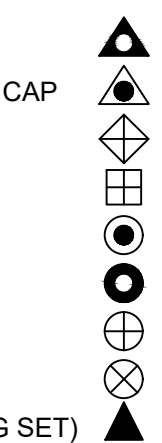
The following items refer to documents, affecting the subject property, found by the surveyor during the survey. The survey was prepared without the benefit of a title commitment and the surveyor makes no guarantee that all easements or encumbrances affecting the subject property are shown hereon.

Reference #	Recording Information	Document Description	Blanket	Plotted	Note
1	Book 72 Page 140	Right-of-Way in favor of McMann Oil Company	Yes	No	
2	202200001635	30' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc.	No	Yes	A
Note	Surveyor's Comments				
A	30' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc. is to be 15' on each side of the proposed pole line and/or underground line center. The surveyor made every effort to plot said right-of-way easement in the correct location but in some cases the centerline description is ambiguous making it very difficult to positively identify on the ground.				

SHEET
5 OF 12



SECTION LINE	_____	FOUND 1/2" IRON PIN
QUARTER LINE	_____	SET 1/2" IRON PIN W/ PLASTIC CAP
SIXTEENTH LINE	_____	FOUND 3/8" IRON PIN
ALIQUOT SECTION LINE	_____	FOUND 5/8" IRON PIN
SUBDIVISION LOT LINE	_____	FOUND 3/4" IRON PIN
CENTERLINE OF HIGHWAY	_____CL_____	FOUND 1" O.D. PIPE
APPROX. WATER EDGE	~~~~~	FOUND MAG NAIL
SUBJECT PROPERTY LINE	=====	SET MAG NAIL W/ SHINER
PROPERTY CORNER (AS NOTED)	●	CALCULATED POINT (NOTHING SET)



The following items refer to documents, affecting the subject property, found by the surveyor during the survey. The survey was prepared without the benefit of a title commitment and the surveyor makes no guarantee that all easements or encumbrances affecting the subject property are shown hereon.

Reference #	Recording Information	Document Description	Blanket	Plotted	Notes
1	Book 72 Page 140-141	Right-of-Way in favor of McMann Oil Company	Yes	No	
2	Book 72 Page 141	Right-of-Way in favor of McMann Oil Company	Yes	No	
3	Book 159 Page 340	Right-of-Way in favor of Independent Pipe Line Company	Yes	No	
4	Book 66 Page 7	Right-of-Way in favor of Transok Pipe Line Company	Yes	No	
5	199600008326	20' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc.	No	Yes	A
6	199800010565	Easement for Private Streets in favor of Udell McSpadden	No	Yes	
7	200000016250	20' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc.	No	Yes	A
8	200300007331	10' Easement in favor of Oklahoma Gas and Electric Company	No	Yes	
9	200600003106	30' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc.	No	Yes	A
10	201200012284	Highway Easement in favor of the State of Oklahoma	No	Yes	
11	201200012285	Utility Easement in favor of the State of Oklahoma	No	Yes	
12	201400007140	Access and Roadway Easement in favor of Gary & Barbara Chatham and ISAQA	No	Yes	

Note	Surveyor's Comments
A	Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc. is to be on each side of the proposed pole line and/or underground line center. The surveyor made every effort to plot said right-of-way easement in the correct location but in some cases the centerline description is ambiguous making it very difficult to positively identify on the ground.

ELEVATION
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8501 SW 15TH ST
OKLAHOMA CITY, OK 73128
405-493-9393

TANNER J. WENTWORTH
PROFESSIONAL LAND SURVEYOR #1871
C.A. #5524 EXPIRES 06-30-2022

LOCATION MAP

POTTAWATOMIE COUNTY, OK

T 10 N

R 2 E

17

15

14

22

23

27

SUBJECT PROPERTY

N

FINAL PLAT

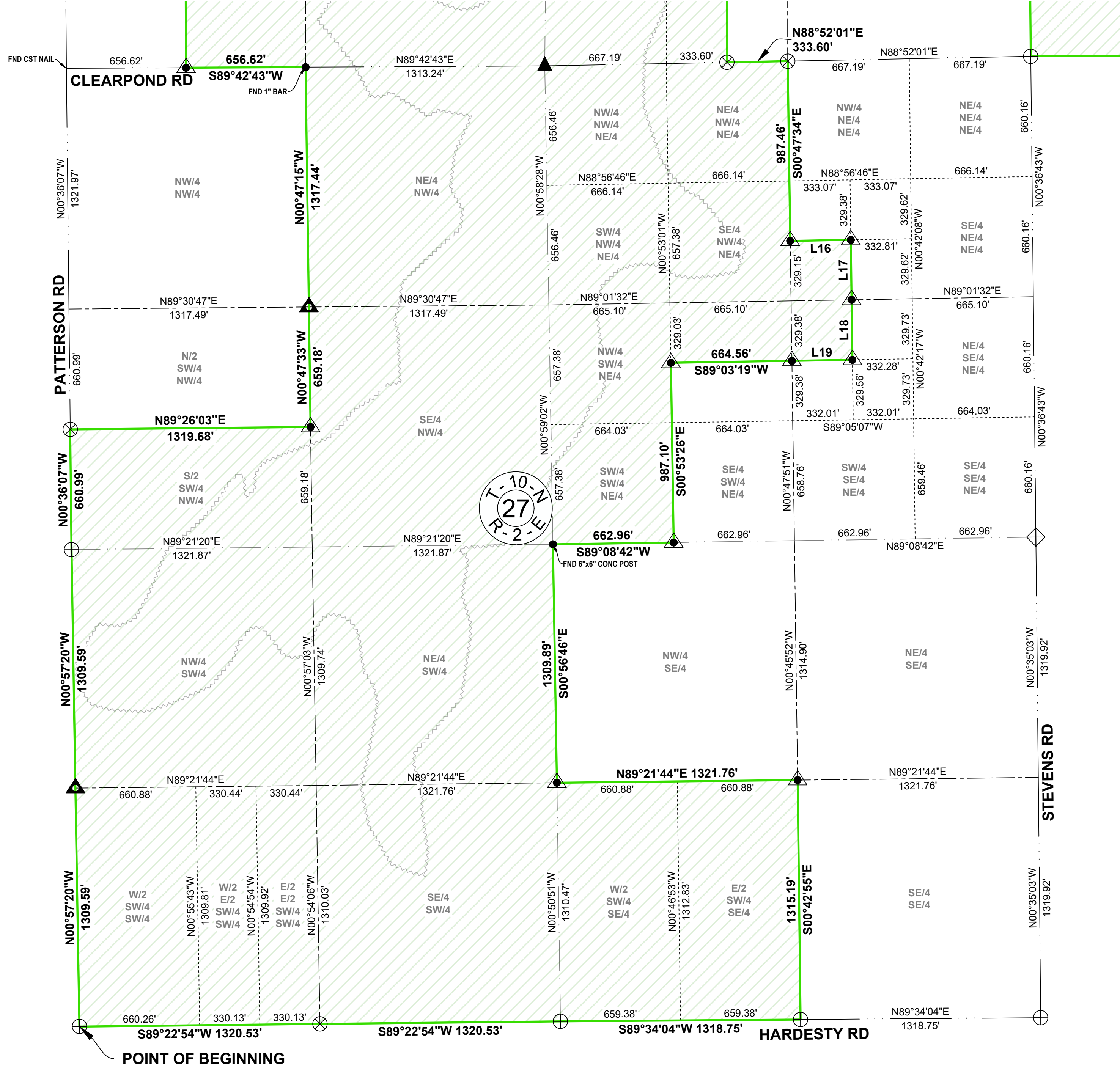
SHAWNEE TWIN LAKES - LAKE NO. 1

PART OF SECTIONS 11, 14, 15, 22, 23 AND 27, T10N-R2E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OK

REVISION	BY	DATE

FIELD DATE: 04/01/22	SURVEY BY: TJW
FINAL DATE: 04/12/22	DRAWN BY: TJW
SCALE: 1"=400'	REVIEWED BY: SDC
ELS JOB NUMBER: 2021.54	

SEE SHEET 5



POINT OF BEGINNING

SURVEYOR'S NOTES

- FIELD WORK WAS COMPLETED BETWEEN OCTOBER 12, 2021 AND APRIL 1, 2022.
- THERE IS A 33' STATUTORY RIGHT-OF-WAY ON EACH SIDE OF ALL SECTION LINES.
- NO UTILITIES OF ANY KIND WERE RESEARCHED, LOCATED OR SHOWN ON THIS SURVEY.

LEGEND

SECTION LINE	FOUND 1/2" IRON PIN
QUARTER LINE	SET 1/2" IRON PIN W/ PLASTIC CAP
SIXTEENTH LINE	FOUND 3/8" IRON PIN
ALIQUOT SECTION LINE	FOUND 5/8" IRON PIN
SUBDIVISION LOT LINE	FOUND 3/4" IRON PIN
CENTERLINE OF HIGHWAY	FOUND 1" O.D. PIPE
APPROX. WATER EDGE	FOUND MAG NAIL
SUBJECT PROPERTY LINE	SET MAG NAIL W/ SHINER
PROPERTY CORNER (AS NOTED)	CALCULATED POINT (NOTHING SET)

Line Table		
Line #	Length	Direction
L16	332.81'	N88°59'09"E
L17	329.38'	S00°44'51"E
L18	329.56'	S00°45'04"E
L19	332.28'	S89°03'19"W

The following items refer to documents, affecting the subject property, found by the surveyor during the survey. The survey was prepared without the benefit of a title commitment and the surveyor makes no guarantee that all easements or encumbrances affecting the subject property are shown hereon.

Reference #	Recording Information	Document Description	Blanket	Plotted
1	Book 72 Page 139	Right-of-Way in favor of McMann Oil Company	Yes	No
2	Book 72 Page 139-140	Right-of-Way in favor of McMann Oil Company	Yes	No
3	Book 72 Page 140	Right-of-Way in favor of McMann Oil Company	Yes	No
4	Book 266 Page 637	Right-of-Way in favor of Stanolind Pipe Line Company	Yes	No
5	Book 268 Page 369-370	Right-of-Way in favor of Stanolind Pipe Line Company	Yes	No

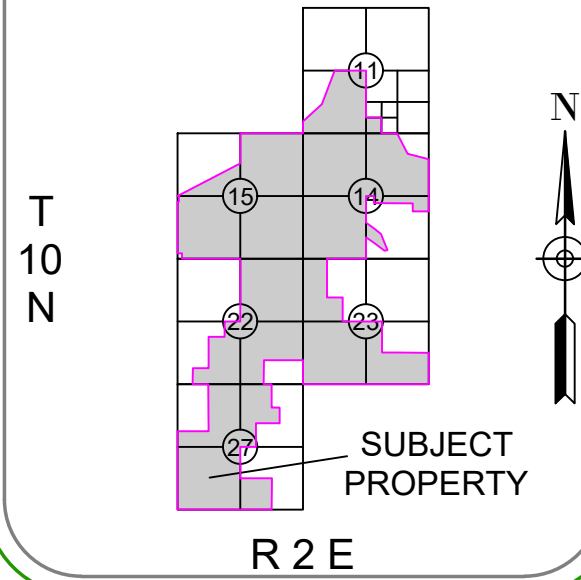
ELEVATION

LAND SURVEYING
8501 SW 15TH ST
OKLAHOMA CITY, OK 73128
405-493-9393

TANNER J. WENTWORTH
PROFESSIONAL LAND SURVEYOR #1871
C.A. #9524 EXPIRES 06-30-2022

LOCATION MAP

POTTAWATOMIE COUNTY, OK



FINAL PLAT

SHAWNEE TWIN LAKES - LAKE NO. 1

PART OF SECTIONS 11, 14, 15, 22, 23 AND 27, T10N-R2E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OK

REVISION	BY	DATE	FIELD DATE: 04/01/22	SURVEY BY: TJW
			FINAL DATE: 04/12/22	DRAWN BY: TJW
			SCALE: 1"=400'	REVIEWED BY: SDC
			ELS JOB NUMBER: 2021.54	

SHEET
7 OF 12



Planning Commission Meeting – 08.3.2022 – City of Shawnee, Oklahoma

Final Plat Application -- FPL03-22 – Shawnee Twin Lakes – Lake No. 1

=====

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Date: July 22, 2022

Subject: FPL03-22 – Staff Report - Consideration of a request for a Final Plat, Shawnee Twin Lakes – Lake No. 1, on ±2,198 acres in T10N, R2E, and part of S11, 14, 15, 22, 23, and 27.

=====

Background

The subject property is located in Township 10 North, Range 2 East, and part of Sections 11, 14, 15, 22, 23, and 27. The Final Plat includes approximately 2,198.17 acres.

Discussion

The Final Plat of the Shawnee Twin Lakes – Lake No. 1 subdivision was completed to define the boundaries of the land located within the city limits of Shawnee, Oklahoma. Staff has reviewed the document for accuracy and finds it sufficient. The Preliminary and Final Plat applications are submitted together for expediency. The City Engineer is satisfied with the Final Plat as submitted.

Recommendation

Staff recommends that the Planning Commission recommend to the City Commission **APPROVAL** of **FPL03-22**, for the Final Plat of Shawnee Twin Lakes – Lake No. 1 as presented.

This application will be heard at the City Commission meeting on Monday, August 15, 2022, at 6:00 p.m. in the Commission Chambers of City Hall.



Planning Commission Meeting – 08.3.2022 – City of Shawnee, Oklahoma

Final Plat Application -- FPL04-22 – Maple Grove Addition

=====

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Date: July 22, 2022

Subject: FPL04-22 – Staff Report - Consideration of a request for a Final Plat, Maple Grove Addition on approximately 13.49 acres north of E. 39th Street and approximately 500' east of N. Harrison Avenue.

=====

Background

The subject property is located between E. 39th Street and E. 42nd Street and approximately 500' east of N. Harrison Avenue. The Final Plat includes 59 lots and approximately 13.49 acres.

Discussion

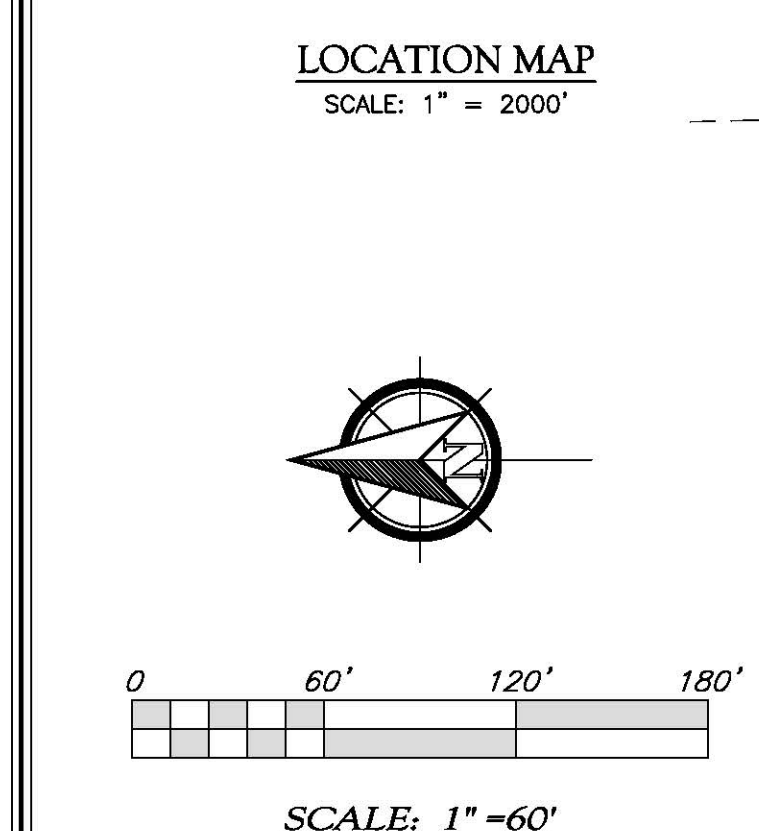
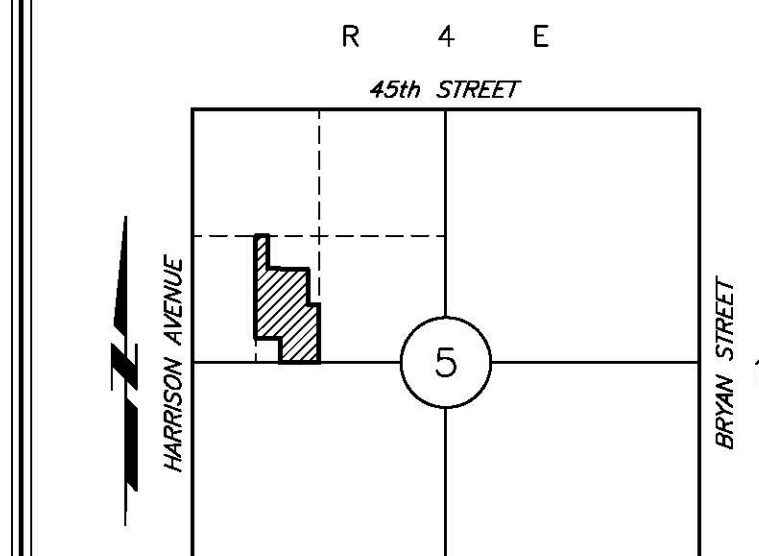
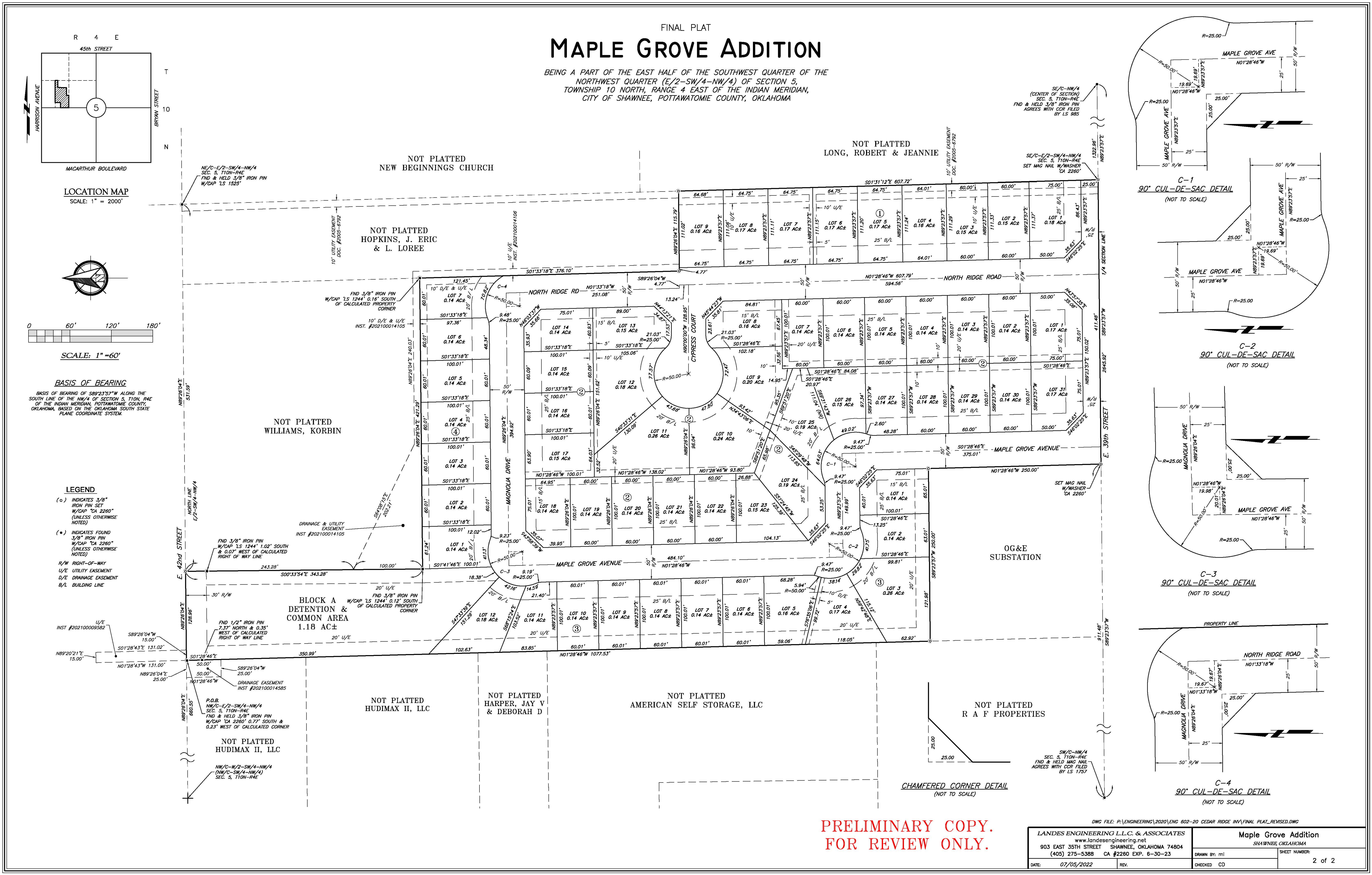
The main entrance to the subdivision will be an extension of North Ridge Road from E. 39th Street to the north. Along the roadway, a cul-de-sac, Cypress Court, creates four (4) quarter-acre lots on the west side of North Ridge Road. Continuing north, the roadway becomes Magnolia Drive, which continues the subdivision to the west. Northwest of the curve of the roadway that becomes Maple Grove Avenue is a 1.18-acre Common Area. The Common Area is adjacent to E 42nd Street but does not provide access to the subdivision. Maple Grove Drive continues to the south, ending at E. 39th Street.

Staff reviewed the Final Plat submittal of the Maple Grove Addition subdivision for accuracy. The City Engineer is satisfied with the Final Plat as submitted.

Recommendation

Staff recommends that the Planning Commission recommend to the City Commission **APPROVAL** of **FPL04-22**, for the Final Plat of Maple Grove Addition subdivision as presented.

This application will be heard at the City Commission meeting on Monday, August 15, 2022, at 6:00 p.m. in the Commission Chambers of City Hall.



BASIS OF BEARING
BASIS OF BEARING OF S89°23'57"W ALONG THE SOUTH LINE OF THE NW/4 OF SECTION 5, T10N-R4E OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, BASED ON THE OKLAHOMA SOUTH STATE PLANE COORDINATE SYSTEM.

- LEGEND**
- (o) INDICATES 3/8" IRON PIN SET W/CAP "CA 2260" (UNLESS OTHERWISE NOTED)
 - (*) INDICATES FOUND 3/8" IRON PIN W/CAP "CA 2260" (UNLESS OTHERWISE NOTED)
 - R/W RIGHT-OF-WAY
 - U/E UTILITY EASEMENT
 - D/E DRAINAGE EASEMENT
 - B/L BUILDING LINE

U/E
INST #202100009582
S89°26'04"W
15.00'
S01°28'43"E 131.02'
N01°28'43"W 131.00'
N89°26'04"E 25.00'

30' R/W
S01°28'46"E
50.00'
N01°28'46"W
50.00'
N89°26'04"E 25.00'

P.O.B.
NW/4-C-E/2-SW/4-NW/4
SEC. 5, T10N-R4E
FND & HELD 1/8" IRON PIN
W/CAP "CA 2260" 0.77' SOUTH &
0.23' WEST OF CALCULATED CORNER

NOT PLATTED
HUDIMAX II, LLC

NW/4-C-W/2-SW/4-NW/4
(NW/4-SW/4-NW/4)
SEC. 5, T10N-R4E

NOT PLATTED
HUDIMAX II, LLC

NOT PLATTED
HUDIMAX II, LLC

NOT PLATTED
HUDIMAX II, LLC

NOT PLATTED
HUDIMAX II, LLC

MAPLE GROVE ADDITION

BEING A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (E/2-SW/4-NW/4) OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 4 EAST OF THE INDIAN MERIDIAN, CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA

NOT PLATTED
LONG, ROBERT & JEANNIE

NOT PLATTED
HOPKINS, J. ERIC
& L. LOREE

NOT PLATTED
NEW BEGINNINGS CHURCH

NOT PLATTED
WILLIAMS, KORBIN

NOT PLATTED
HUDIMAX II, LLC

NOT PLATTED
HARPER, JAY V
& DEBORAH D

NOT PLATTED
AMERICAN SELF STORAGE, LLC

NOT PLATTED
R A F PROPERTIES

NOT PLATTED
HUDIMAX II, LLC

NOT PLATTED
HUDIMAX II, LLC

NOT PLATTED
HUDIMAX II, LLC

NOT PLATTED
HUDIMAX II, LLC

NOT PLATTED
HUDIMAX II, LLC

NOT PLATTED
HUDIMAX II, LLC

NOT PLATTED
HUDIMAX II, LLC

NOT PLATTED
HUDIMAX II, LLC

NOT PLATTED
HUDIMAX II, LLC

SE/4-C-NW/4
(CENTER OF SECTION)
SEC. 5, T10N-R4E
FND & HELD 3/8" IRON PIN
AGREES WITH COR FILED
BY LS 985

SE/4-C-E/2-SW/4-NW/4
SEC. 5, T10N-R4E
SET MAG NAIL W/ WASHES
"CA 2260"

SE/4-C-E/2-SW/4-NW/4
SEC. 5, T10N-R4E
SET MAG NAIL W/ WASHES
"CA 2260"

SE/4-C-E/2-SW/4-NW/4
SEC. 5, T10N-R4E
SET MAG NAIL W/ WASHES
"CA 2260"

SE/4-C-E/2-SW/4-NW/4
SEC. 5, T10N-R4E
SET MAG NAIL W/ WASHES
"CA 2260"

SE/4-C-E/2-SW/4-NW/4
SEC. 5, T10N-R4E
SET MAG NAIL W/ WASHES
"CA 2260"

SE/4-C-E/2-SW/4-NW/4
SEC. 5, T10N-R4E
SET MAG NAIL W/ WASHES
"CA 2260"

SE/4-C-E/2-SW/4-NW/4
SEC. 5, T10N-R4E
SET MAG NAIL W/ WASHES
"CA 2260"

SE/4-C-E/2-SW/4-NW/4
SEC. 5, T10N-R4E
SET MAG NAIL W/ WASHES
"CA 2260"

SE/4-C-E/2-SW/4-NW/4
SEC. 5, T10N-R4E
SET MAG NAIL W/ WASHES
"CA 2260"

SE/4-C-E/2-SW/4-NW/4
SEC. 5, T10N-R4E
SET MAG NAIL W/ WASHES
"CA 2260"

SE/4-C-E/2-SW/4-NW/4
SEC. 5, T10N-R4E
SET MAG NAIL W/ WASHES
"CA 2260"

SE/4-C-E/2-SW/4-NW/4
SEC. 5, T10N-R4E
SET MAG NAIL W/ WASHES
"CA 2260"

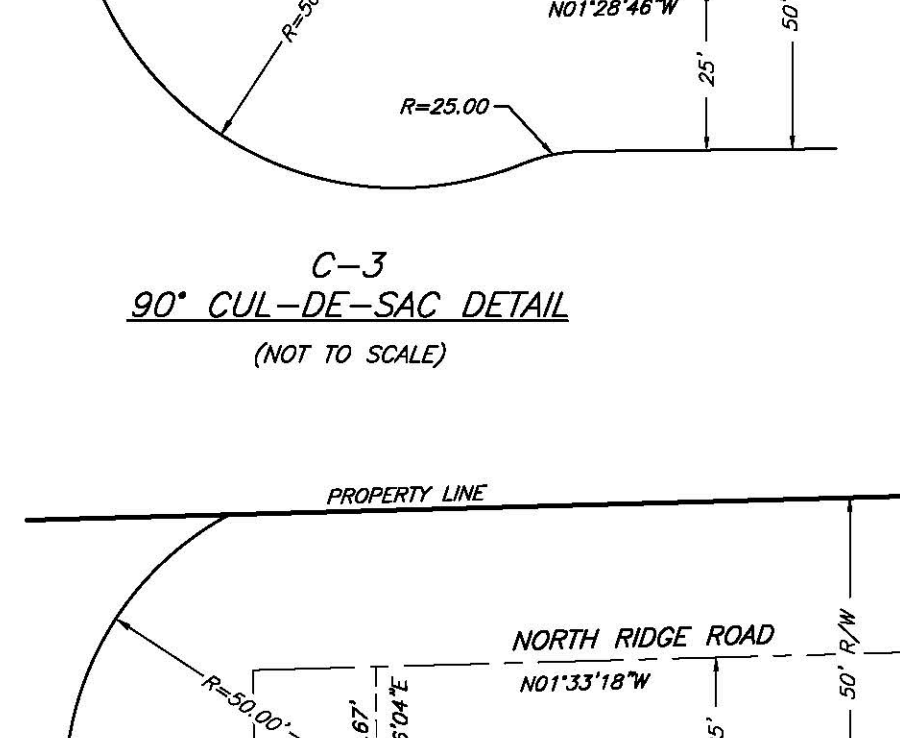
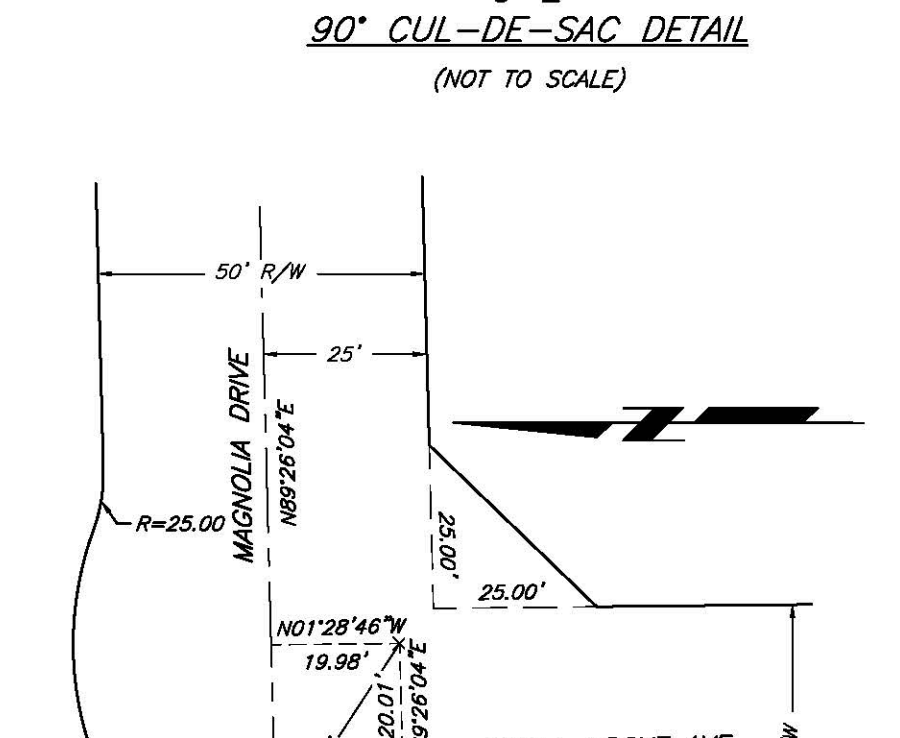
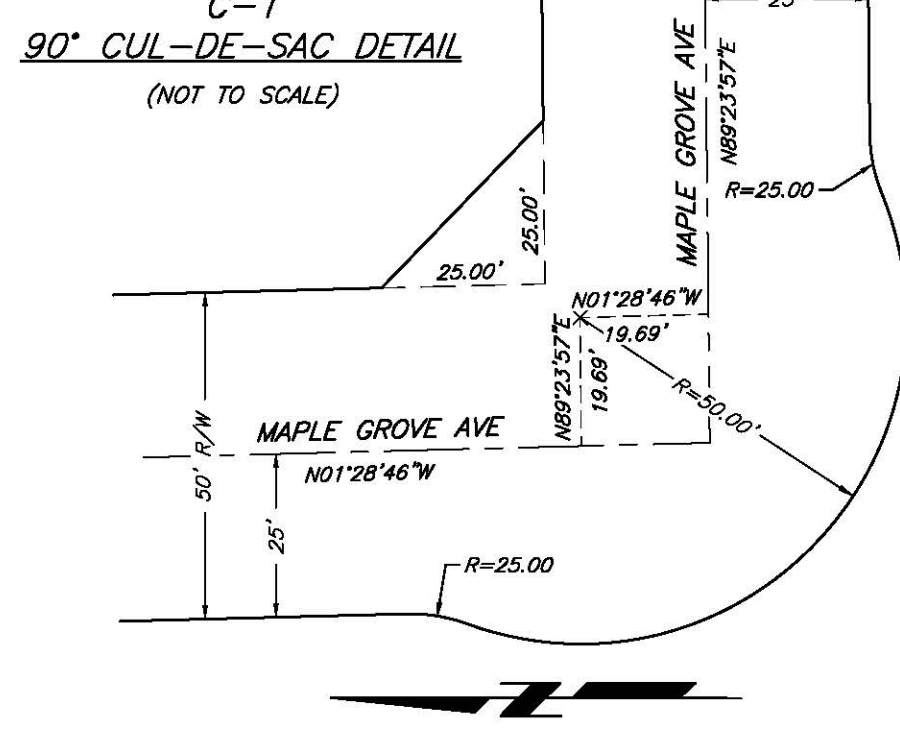
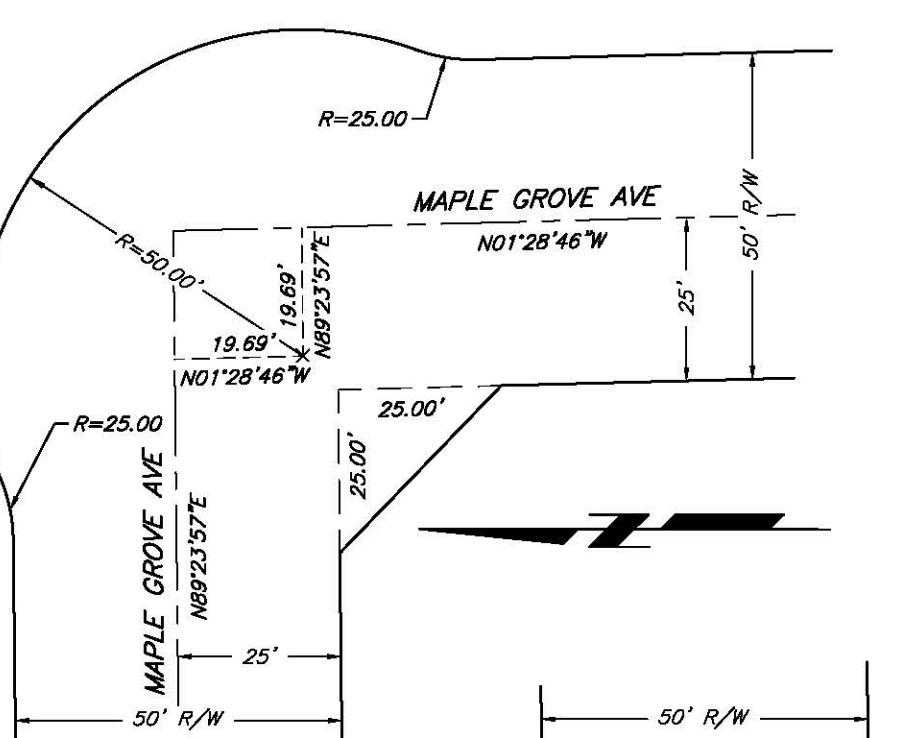
SE/4-C-E/2-SW/4-NW/4
SEC. 5, T10N-R4E
SET MAG NAIL W/ WASHES
"CA 2260"

SE/4-C-E/2-SW/4-NW/4
SEC. 5, T10N-R4E
SET MAG NAIL W/ WASHES
"CA 2260"

SE/4-C-E/2-SW/4-NW/4
SEC. 5, T10N-R4E
SET MAG NAIL W/ WASHES
"CA 2260"

SE/4-C-E/2-SW/4-NW/4
SEC. 5, T10N-R4E
SET MAG NAIL W/ WASHES
"CA 2260"

SE/4-C-E/2-SW/4-NW/4
SEC. 5, T10N-R4E
SET MAG NAIL W/ WASHES
"CA 2260"



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LANDES ENGINEERING L.L.C. & ASSOCIATES www.landesengineering.net 903 EAST 35TH STREET SHAWNEE, OKLAHOMA 74804 (405) 275-5388 CA #2260 EXP. 6-30-23		DRAWN BY: mli CHECKED CD SHEET NUMBER: 2 of 2	
DATE: 07/05/2022	REV.		