

**AGENDA
CITY OF SHAWNEE
PLANNING COMMISSION
AUGUST 3RD, 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 July 6th, 2016 Planning Commission meeting
- 3)** Citizens' Participation
(A three minute limit per person)
(A twelve minute limit per topic)
- 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
- 5)** Case #S14-16 – Consideration of approval of a Final Plat for Shawnee Park Addition, located at the southeastern corner of Transportation Drive and North Harrison Street, Shawnee, OK
Applicant: Zimmerman Properties Development, LLC
- 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
- 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
- 8)** Planning Director's Report
- 9)** Commissioners Comments and/ or New Business
- 10)** Adjournment

PLANNING COMMISSION MINUTES

DATE: JULY 6TH, 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, July 6th, 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, Cowen, Kienzle, Affentranger

Absent: Kerbs, Bergsten

Meeting was called to Order.

AGENDA ITEM NO. 2: Consideration of Approval of the minutes from the June 1st, 2016 Planning Commission Meeting

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

Motion passed:

AYE: Clinard, Cowen, Kienzle, Affentranger

NAY:

ABSTAIN: Morton

AGENDA ITEM NO. 3: Citizen's Participation

Vice-Chairman Cowen 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 Vice-Chairman Cowen closed the public portion of the meeting.

AGENDA ITEM NO. 4: Case #P05-16 – A public hearing for consideration of approval of a Rezone from PUD; Planned Unit Development to C-3; Highway Commercial, located on the East side of Harrison Street, North of Transportation Parkway, Shawnee, OK

Applicant: Wallace Engineering

Justin Debruin presented the staff report and informed the Commissioners the rezone resides northeast of Harrison Street and that Majestic Dominion previously set it up to be a master plan site and property is no longer under one ownership. Mr. Debruin stated staff has no objection to the rezone since previous zoning on the site was C-3. Vice-Chairman Cowen asked if religious facility referred to as a church and Justin Debruin agreed. Vice-Chairman Cowen asked if the three hundred foot limit would apply to adjoining properties regarding liquor sales. Mr. Debruin mentioned that any future business with more than fifty percent of liquor sales would be affected. Vice-Chairman Cowen discussed how it could adversely affect the neighboring properties. Justin Debruin discussed that it would not affect businesses that sales are under fifty percent. Commissioner Affentranger asked if a bar within a hotel would not be allowed and Mr. Debruin informed him

that the primary sales would be the hotel and not the bar so it would be allowed then. Commissioner Morton mentioned if a bar was owned by someone other than the hotel owner it would differ. Commissioner Kienzle discussed the area was one of three potential hubs to get off I-40. Commissioner Affentranger asked if staff knew what church was going in and Mr. Debruin stated the representative was available. Vice-Chairman Cowen asked if by changing the zoning, the applicant would not be granted a building permit and Justin Debruin agreed. Vice-Chairman Cowen proceeded to ask if they would still have to come before this board if they wanted to build the church and Mr. Debruin disagreed, the rezone would change the classification. Commissioner Kienzle asked if the surrounding property owners would receive notice of a church going in and Mr. Debruin stated notices were not required. Justin Debruin explained the zoning was previously C-3 before the PUD was approved but the PUD no longer stands and is requesting to remove the PUD. Commissioner Clinard asked if the built a church, the surrounding area would not have to be notified and Mr. Debruin agreed. Vice-Chairman Cowen asked if the three hundred foot radius applied to the building itself or the property line and Mr. Debruin stated it was the property line. Vice-Chairman Cowen discussed looking into that law because of the area and Justin Debruin stated staff could look into it but would not be able to be any less restrictive than State law. Commissioner Kienzle asked what would happen if they left it as a PUD. Mr. Debruin stated that any use would still be allowed but that this is just a technical change. Commissioner Kienzle asked about submitting a PUD and Mr. Debruin stated the applicant would be required to submit a new PUD. Commissioner Morton asked if the new owner would not be required to develop as a PUD and Mr. Debruin stated the applicant could comply with the PUD but that it was not possible in this case. Vice-Chairman Cowen asked if there were any other questions or comments and opened the public portion of the meeting and asked if anyone in favor of the item would like to come forward. Jim Beech came forward with Wallace Engineering representing LifeChurch and stated the building would be around 37,000 square feet and that the zoning allows for a church. Mr. Beech mentioned that the three hundred foot mailing notice was sent out and asked if there were any questions. Commissioner Affentranger asked what the plans were for the current LifeChurch building and Mr. Beech stated they would sell it. Commissioner Affentranger further confirmed that they would not occupy both places and Mr. Beech agreed. Commissioner Kienzle asked what made the site so attractive. Mark Allen came forward with LifeChurch and stated they liked to be on main arteries and Oklahoma is where they originated from. Mr. Allen discussed different properties they looked at. Commissioner Kienzle asked if the hotel by Wal-Mart was more than three hundred feet and Mr. Debruin agreed. Vice-Chairman Cowen asked if there was a motion. Commissioner Affentranger made a motion to approve, seconded by Commissioner Kienzle.

Motion passed:

AYE: Morton, Clinard, Cowen, 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

Vice-Chairman Cowen asked for the staff report. Justin Debruin came forward and stated staff requests a deferral to the August 3rd, 2016 Planning Commission meeting due to some required paperwork not being submitted as of yet. Vice-Chairman Cowen asked for a motion. Commissioner Kienzle made a motion to approve, seconded by Commissioner Affentranger.

Motion passed:

AYE: Morton, Clinard, Cowen, Kienzle, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 6:

Planning Director's Report

Justin Debruin discussed the scope of work for the streetscape goes to the Oklahoma Intersection and regarding the three trees situated on the east, the city will remove two of the three trees that have torn up the concrete but will not extend fully to the third tree. Mr. Debruin mentioned reviewing Oklahoma City's vacant building ordinance, went over the three step process, enforcement process and gave handouts to Commissioners. Justin Debruin stated he would like to look into other cities and brought up processes for the downtown properties. Mr. Debruin also gave an update on the downtown property maintenance code sites.

AGENDA ITEM NO. 7:

Commissioners Comments and/or New Business

Commissioner Morton asked for The Garage Restaurant opening date and Mr. Debruin stated they were in training now and should open Mid-July.

AGENDA ITEM NO. 8:

Adjournment

Chairman/Vice-Chairman

Cheyenne Lincoln

Planning Commission Secretary



**STAFF REPORT
REZONE
CASE #P06-16**

TO: Shawnee Planning Commission

AGENDA: August 3, 2016

RE: Rezone Request –A1: Rural Agricultural District to C3: Highway Commercial

PROPOSAL

The applicant is requesting a rezone from A1: Rural Agricultural District to C3: Highway Commercial on a 1.6 Acre tract of land located at 4706 N. Harrison St. The site is generally located north of 45th Street, on the east side of Harrison Avenue. The owner has not specified an intended commercial use, but wishes to obtain commercial zoning for future prospects along Harrison Street, a major arterial with Comprehensive Plan allowances for commercial use.

GENERAL INFORMATION

Applicant	Nelmon Bauning
Owner	Randy D. Edmonson
Site Location/Address	4706 N. Harrison St.
Current Site Zoning	A1: Rural Agricultural District
Proposed Zoning	C3: Highway Commercial

Property Area	Approx. 1.60 Acres
Current Use	Occupied
Proposed Use	Unknown
Comprehensive Plan Designation	Commercial/Residential
Existing Land Use	Home Office
Surrounding Land Use	Rural Agricultural/Commercial
Surrounding Zoning	A1: Rural Agricultural District I2: Heavy Industrial C3: Highway Commercial CP: Planned Shopping Center District R3: Multi-Family Residential

STAFF REVIEW AND ANALYSIS

The subject property is located south of Interstate-40 on Harrison Ave., a major commercial corridor in Shawnee. Properties adjacent to Harrison Ave., between 45th Street and Interstate-40 are primarily zoned for commercial use, as designated in the Shawnee Comprehensive Plan.

The property contains two structures: a residential home and a shed. The intent is to tear down and remove both structures, bringing the site back to a vacant status. Directly adjacent, to the south, is the Colonial Inn Shawnee, a 30-room motel. To the north sits a residential home on agriculturally zoned land.

If approved for rezone, any construction on site would require:

1. A six (6') foot sidewalk along Harrison Ave.
2. Landscaping to cover 10% of the overall site.
3. Façade treatment to a total of 60% where facing Harrison Ave.
4. Appropriate off-street parking.

Staff has received no letters of protest from surrounding property owners.



Figure 1: Aerial view of the site – approximate total area outlined in red.

Based on consistency with the Shawnee Comprehensive Plan and the Shawnee Zoning Code, Staff does hereby recommend approval for the proposed rezone from A1 (Rural Agricultural District) to C3 (Highway Commercial).

STAFF RECOMMENDATION

Staff recommends approval of the proposed rezone from **A1 (Rural Agricultural) to C3 (Highway Commercial)**. for the subject property.

Attachments

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



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

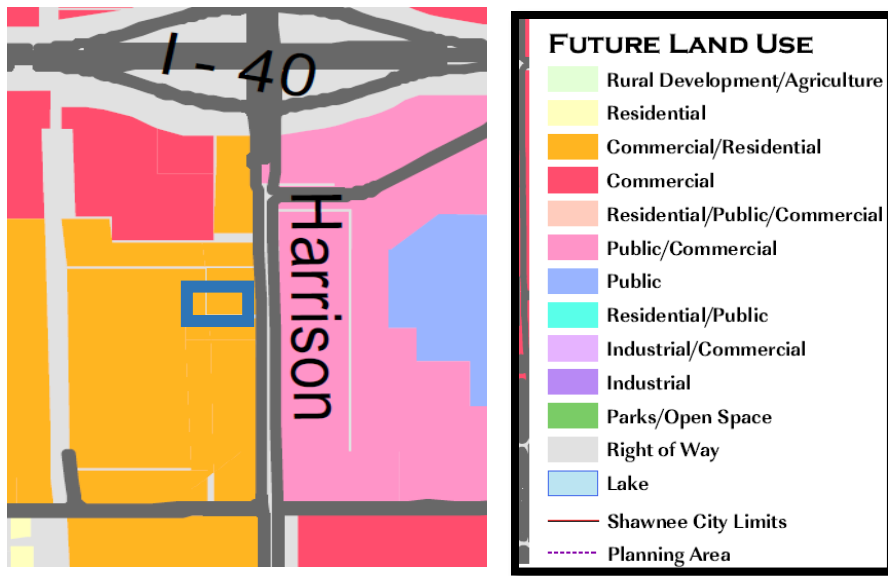


Figure 3: Shawnee Comprehensive Plan: Future Land Use Map – approximate total area outlined in blue.

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: P010-16
Project Number: 160799
Date Filed: July 5th 2016
Cheyenne Lincoln
Planning Commission Secretary

REQUEST:

☒ Rezoning
☐ Conditional Use Permit
☐ Rezoning w/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 A1 District to C3 District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 4706 N. HARRISON ST. SHAWNEE

LEGAL DESCRIPTION: Beq 1378' N SE 1/4 SE W 348' S 220' E 348' N 200' POB = 1.6 AC +/-

PROPERTY OWNER (S): RANDY D. EDMONSON

PROPERTY AGENT (APPLICANT): NELMON BRAUNING

APPLICANT'S ADDRESS: 4016 N. KICKAPOO

CITY: SHAWNEE STATE: OK ZIP: 74804

EMAIL ADDRESS: nbrauning@hotmail.com

TELEPHONE NUMBER: (405) 370-0394 CONTACT NUMBER: (405) 370-0394

DIMENSIONS OF PROPERTY: AREA: 1.60 WIDTH: 200'
LENGTH: 348' FRONTAGE: 200'

CURRENT ZONING: A1 CURRENT USE: WAS A trailer Sales

PROPOSED ZONING: C3 PROPOSED USE: C3 for Retail

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. 01917104

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 #P06-16

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:

A tract of land described as beginning at a point 1378 feet North of the Southeast Corner of the Southeast Quarter (SE/4) of Section Thirty-one (31), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence West 348 feet; thence South 200 feet; thence East 348 feet; thence North 200 feet to the point of beginning.

General Location Known As:	<u>4706 N. Harrison Street, Shawnee, OK</u>
Current Zoning Classification:	<u>A-1; Rural Agricultural District</u>
Requested Zoning Classification:	<u>C-3; Highway Commercial District</u>
Proposed Use of Property:	<u>Commercial</u>
Applicant:	<u>Nelmon Brauning</u>

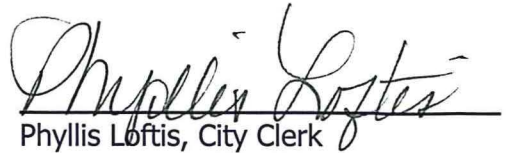
The "Zoning Map of the City of Shawnee, Oklahoma" will be amended accordingly to reflect such change if approved by the City Commission.

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

August 3 rd , 2016	AT 1:30 P.M.:	CITY OF SHAWNEE PLANNING COMMISSION
August 15 th , 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 12th day of July, 2016.


Phyllis Loftis, City Clerk

Shawnee Mall Dr

I-40

I-40

John C Bruton Dr

N Harrison Ave



John C Bruton Dr

E 45th St

CERTIFICATE OF BONDED ABTRACTOR (300 FEET RADIUS REPORT)

[illegible]

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:

A tract of land described as beginning at a point 1378 feet North of the Southeast Corner of the Southeast Quarter (SE/4) of Section Thirty-one (31), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence West 348 feet; thence South 200 feet; thence East 348 feet; thence North 200 feet to the point of beginning.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (1), 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: June 24, 2016 at 7:30 AM

First American Title & Trust Company

By: Jason Waldrop

By: 
Jason Waldroup
Abstractor License No. 1400
OAB Certificate of Authority # 017
File No. 2155205-SH99

RECEIVED
JUL 05 2016
PLANNING / CODE

OWNERSHIP LIST**ORDER NO. 2155205**DATE PREPARED: July 1, 2016
EFFECTIVE DATE: June 24, 2016 at 7:30 a.m.

OWNER	LOT	BLK	ADDITION
EDMONSON RANDY D P O BOX 3003 SHAWNEE OK 74802-0000			BEG 1378'N SE/C SE W348' S200' E348' N200' POB
DHARSHAN INC 4700 N HARRISON SHAWNEE OK 74804-0000			BEG 1019'N SE/C SE W348' N159' E348' S159' POB
TJT HOLDINGS LC 3701 N HARRISON SHAWNEE OK 74804-0000			BEG SE/C SE TH W389.93'TO POB TH W571.67' TH N02*32'01"W 1379.50' TH E 676' TH S 359' TH E348' TH S520.24' TH S37*52'11"W A DIS 636.01' POB LESS 3.63 ACRES PLATTED INTO SHAWNEE TRANSFER STATION & LESS 1.45 ACRES PLATTED INTO BADARD ADDITION SEC 1
RODGERS KIM 4307 LIBERTY CIRCLE SHAWNEE OK 74804-0000			BEG NE/C SE S1121' W389' S112' W692' TO E RR R/W N ALG RR R/W TO PT 1204.6'W OF NE/C ETC. LESS .24 AC TO STATE
JOHNSON THOMAS T 4720 N HARRISON SHAWNEE OK 74804-0000			BEG 1378'N SE/C SE N112' W389' S112' E389' POB
SHAWNEE HARRISON LLC P O BOX 1719 CLINTON OK 73601			BEG 759.85'S & 151'E NW/C SW E331' S997.86' W352.77' HWY 18 N809' N10*19'21"E191.64' POB LESS .81 ACS
SHAWNEE HARRISON LLC P O BOX 1719 CLINTON OK 73601			BEG SW/C SW E150.08' N704' W10' N245.98' TO POB E354.11' N100' W355.39' S100' POB
TJT HOLDINGS LC 3701 N HARRISON SHAWNEE OK 74804-0000	1		BODARD ADDITION SECTION 1

LandRun Group Real Estate, LLC.

201 W. 9th. Street

Shawnee, Oklahoma 74801

Cell: 405-370-0394

Office: 405-274-4222

To Whom it May Concern:

I Randy Edmonson, hereby give permission for Nelmon Brauning with LandRun Group Real Estate, LLC. To assist in the rezoning my property, located at 4706 N Harrison, Shawnee, OK. From A1 to C3, containing 1.60 acres m/l.

Legal: Beg 1378' N SE/C SE W345' S200' E345' N200' to POB

Respectfully,



Randy Edmonson

Date: 6/13/16



STAFF REPORT
Final Plat
CASE #S14-16

TO: Shawnee Planning Commission

AGENDA: August 3, 2016

RE: Shawnee Park Addition - Final Plat

PROPOSAL

The applicant, Zimmerman Properties, LLC, is requesting final plat approval for Shawnee Park Addition. The subject property is generally located north-east of the North Harrison Street and I-40 intersection. The proposed development includes two (2) lots and one (1) tract of land to serve as a common area. A total of 108 apartment units are proposed.

GENERAL INFORMATION

Applicant	Zimmerman Properties Development, LLC
Owner(s)	Zimmerman Properties Development, LLC
Site Location/Address	East of Harrison, on Transportation Parkway.
Current Site Zoning	Planned Unit Development
Parcel Size	11.31 Acres
Comprehensive Plan Designation	Commercial / Residential
Existing Land Use	Vacant
Surrounding Zoning	Planned Unit Development

STAFF REVIEW AND ANALYSIS

The applicant has requested final plat approval for the construction of multi-family residential units on 11.31 Acres of property. The basic site details include:

1. Total Acreage: 11.31 Acres
2. Two (2) buildable lots.
 - a. Lot 1 = 3.74 Acres. Sixty (60) dwelling units proposed.
 - b. Lot 2 = 3.39 Acres. Forty-eight (48) dwelling units proposed.
 - c. Tract A = 2.90 Acres. Common Area – unbuildable as a separate lot.
 - d. Additional road right of way (ROW) = 1.28 Acres
3. Required expansion of the existing public sewer and water line.
4. Required purchase of additional land to provide appropriate public ROW along Transportation Parkway.



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. The development meets the intent of the PUD and conforms to the Shawnee Comprehensive Plan.

STAFF RECOMMENDATION

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

1. Four (4') foot sidewalk required along Transportation Parkway.

2. Final construction documents must be approved by the City Engineer prior to construction.
3. The final engineered drainage plan must be approved by the City Engineer prior to construction.
4. 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
5. Exhibit 2: Preliminary Plat

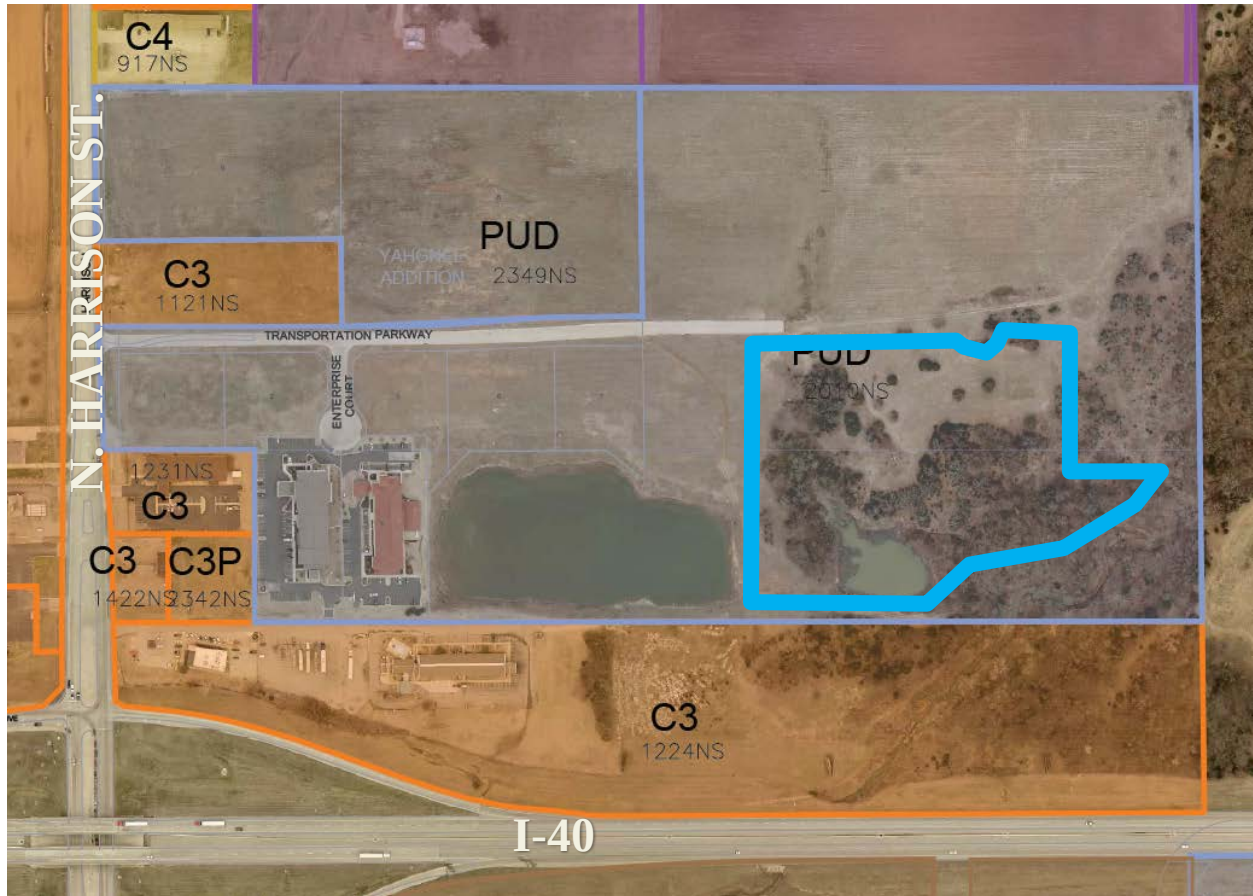


Figure 2: Zoning Map of site – approximate total area outlined in blue.

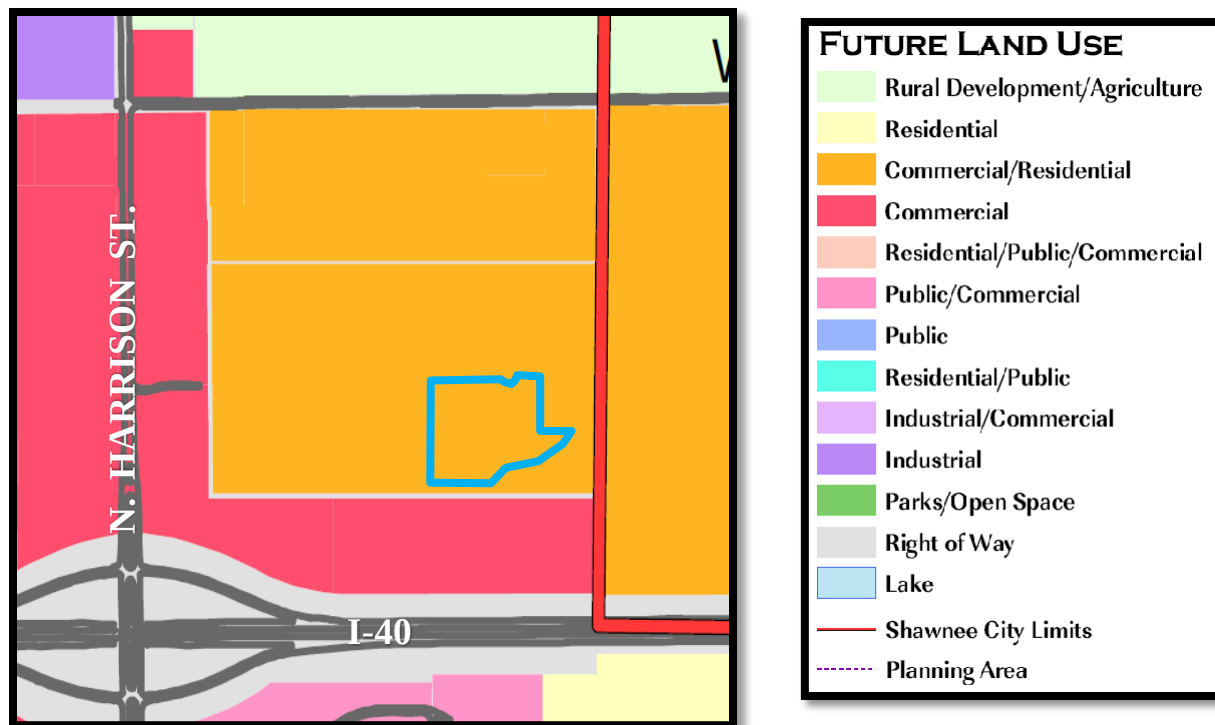
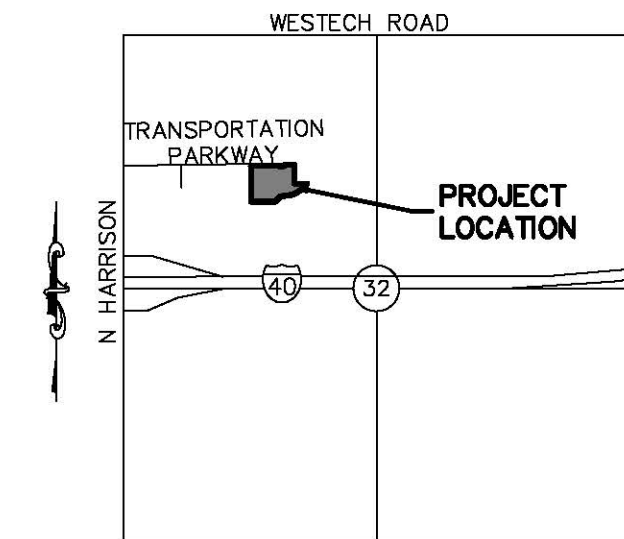
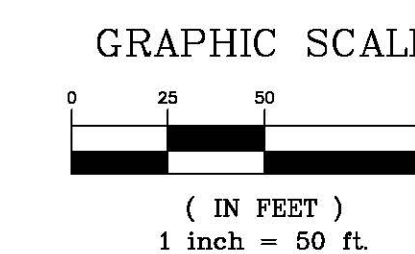
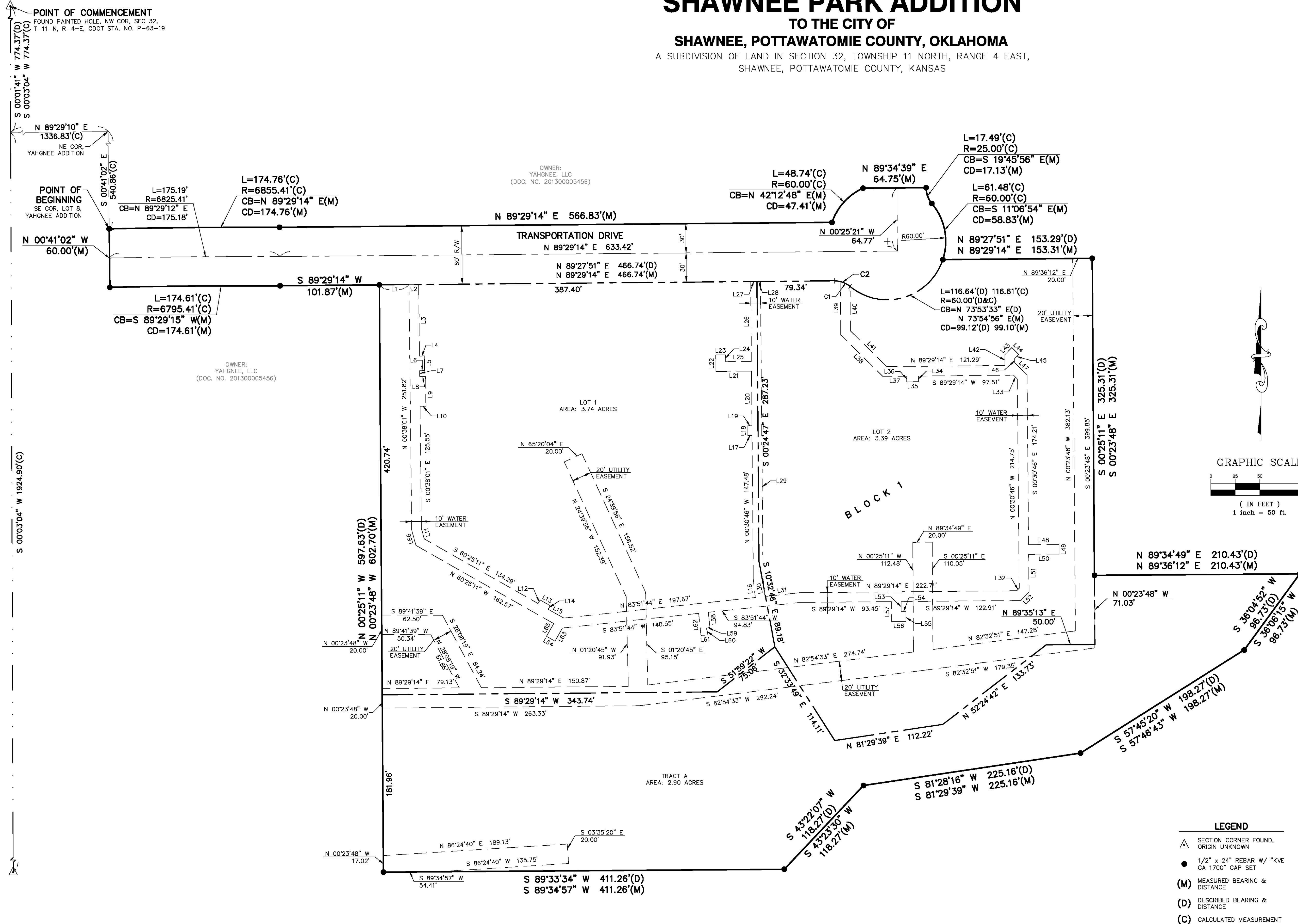


Figure 3: Shawnee Comprehensive Plan: Future Land Use Map (Figure 4.2). Approximate area outlined in blue.

FINAL PLAT OF
SHAWNEE PARK ADDITION
TO THE CITY OF
SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA
A SUBDIVISION OF LAND IN SECTION 32, TOWNSHIP 11 NORTH, RANGE 4 EAST,
SHAWNEE, POTTAWATOMIE COUNTY, KANSAS



VICINITY MAP
SEC 32-TWP 11-RNG 4
1" = 2000'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°28'02" E	30.38'
L2	N 89°36'29" E	10.00'
L3	S 0°38'01" E	73.34'
L4	N 89°21'59" E	5.00'
L5	S 0°38'01" E	15.00'
L6	S 89°21'59" W	5.00'
L7	S 0°38'01" E	6.02'
L8	N 89°34'49" E	6.00'
L9	S 0°38'01" E	30.54'
L10	S 89°21'59" W	6.00'
L11	S 15°25'11" E	10.96'
L12	N 29°34'49" E	4.18'
L13	S 60°25'11" E	12.00'
L14	S 29°34'49" W	4.18'
L15	S 60°25'11" E	18.27'
L16	N 6°08'16" W	18.78'
L17	S 89°29'14" W	4.29'
L18	N 0°30'46" W	10.00'
L19	N 89°29'14" E	4.29'
L20	N 0°30'46" W	56.17'
L21	S 89°29'14" W	36.48'
L22	N 0°30'46" W	16.92'
L23	N 89°29'14" E	10.00'
L24	S 0°30'46" E	6.92'
L25	N 89°29'14" E	26.48'
L26	N 0°30'46" W	81.88'
L27	N 89°29'14" E	6.43'
L28	S 89°29'14" W	3.57'
L29	S 0°30'46" E	305.04'
L30	N 10°32'46" W	89.18'

LINE TABLE		
LINE	BEARING	LENGTH
L31	N 83°51'44" E	35.78'
L32	N 44°29'14" E	3.65'
L33	N 45°30'46" W	5.53'
L34	S 0°30'46" E	5.82'
L35	S 89°29'14" W	12.00'
L36	N 0°30'46" W	5.82'
L37	S 89°29'14" W	24.57'
L38	N 45°30'46" W	60.57'
L39	N 0°30'46" W	54.91'
L40	S 0°30'46" E	45.64'
L41	S 45°30'46" E	52.29'
L42	N 0°30'46" W	11.19'
L43	N 44°29'14" E	10.13'
L44	S 45°30'46" E	10.00'
L45	S 44°29'14" W	5.99'
L46	S 0°30'46" E	4.26'
L47	S 45°30'46" E	17.76'
L48	N 89°29'14" E	31.26'
L49	S 0°25'11" E	10.00'
L50	S 89°29'14" W	31.24'
L51	S 0°30'46" E	38.82'
L52	S 44°29'14" W	11.93'
L53	S 0°30'46" E	10.40'
L54	N 89°34'49" E	5.01'
L55	S 0°25'11" E	10.00'
L56	S 89°34'49" W	14.99'
L57	N 0°30'46" W	20.39'

CURVE TABLE				
CURVE	CHORD BEARING	CHORD	LENGTH	RADIUS
C1	N 63°23'42" W	11.24'	11.33'	25.00'
C2	S 70°28'35" E(D) S 70°28'10" E(M)	17.15'(D) 17.15'(M)	17.51'(D) 17.51'(M)	25.00'(D) 25.00'(M)

- LEGEND**
- SECTION CORNER FOUND, ORIGIN UNKNOWN
 - 1/2" x 24" REBAR W/ "KVE" CA 1700" CAP SET
 - MEASURED BEARING & DISTANCE
 - DESCRIBED BEARING & DISTANCE
 - CALCULATED MEASUREMENT

FINAL PLAT OF
SHAWNEE PARK ADDITION
TO THE CITY OF SHAWNEE,
POTTAWATOMIE COUNTY, OKLAHOMA
A SUBDIVISION OF LAND IN SECTION 32, TOWNSHIP 11 NORTH, RANGE 4 EAST,
SHAWNEE, POTTAWATOMIE COUNTY, KANSAS
KAW VALLEY ENGINEERING, INC.
2319 NORTH JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040 | FAX (785) 762-7744
jc@kveeng.com | www.kveeng.com

Z:\CIVIL 3D PROJECTS\2014\C14_8095\PLAT\8095PLAT.DWG, 5/16/2016 11:15:51 AM, jeb

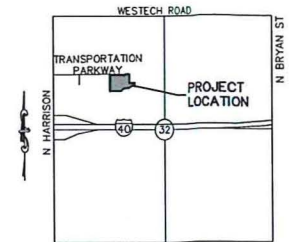
PRELIMINARY PLAT SHAWNEE PARK

A SUBDIVISION OF LAND IN SECTION 32 - TOWNSHIP 11 NORTH - RANGE 4,
EAST OF THE INDIAN MERIDIAN SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA

PROPERTY ADDRESS:
TRANSPORTATION PARKWAY & NORTH HARRISON
SHAWNEE, OKLAHOMA 74804

EXISTING ZONING:
PUD-(PLANNED UNIT DEVELOPMENT)

FLOOD STATEMENT:
LOT 1 AND LOT 2 ARE SHOWN TO BE LOCATED IN ZONE "X". ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS NOTED ON FLOOD INSURANCE RATE MAP FOR POTTAWATOMIE COUNTY, OKLAHOMA, MAP NUMBER 40125C0070H, REVISED SEPTEMBER 3, 2010. TRACT A IS SHOWN TO BE LOCATED IN ZONE "AE". ZONE "AE" IS AN AREA DETERMINED TO BE THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD, AS NOTED ON FLOOD INSURANCE RATE MAP FOR POTTAWATOMIE COUNTY, OKLAHOMA, MAP NUMBER 40125C0070H, REVISED SEPTEMBER 3, 2010. LOCATION DETERMINED BY A SCALED GRAPHICAL PLOT OF THE FLOOD INSURANCE RATE MAP.



VICINITY MAP
SEC 32-TWP 11-RNG 4
1" = 2000'

OWNER:
SCOTT WOODWARD
2301 W. L-44 SERVICE ROAD, SUITE 200
OKLAHOMA CITY, OK 73112
(405) 659-0779

ARCHITECT:
PARKER ASSOCIATES
2202 E 49TH STREET, #200
TULSA, OK 74105
CONTACT: BRYAN HULST
(918) 742-2485

DEVELOPER:
ZIMMERMAN PROPERTIES DEVELOPMENT
1730 E. REPUBLIC ROAD, SUITE F
SPRINGFIELD, MO 65804

ENGINEER:
KAW VALLEY ENGINEERING, INC.
14700 W 114TH TERRACE
LENEXA, KS 66215
CONTACT: MICHAEL R. OSBOURN
(913) 894-5150

STORMWATER FLOW:
LOT 1, 2, AND TRACT A SHALL BE DETAINED IN TRACT A. EXISTING OFFSITE RUNOFF SHALL BE ROUTED THROUGH THE PROPOSED STORM SEWER SYSTEM IN TRANSPORTATION DRIVE AND THROUGH THE PROPOSED SANITARY SEWER AND DRAINAGE EASEMENT ADJACENT TO LOT 1.

LEGEND:

- SECTION CORNER
- MONUMENT SET
- CONTROL POINT
- BENCHMARK
- UNDERGROUND ELECTRIC
- ELECTRICAL TRANSFORMER
- UTILITY POLE
- OVERHEAD POWER LINE (# OF LINES)
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- STORM SEWER LINE
- STORM SEWER MANHOLE
- FIRE HYDRANT
- WATER LINE GATE VALVE
- GAS METER
- UNDERGROUND TELEPHONE
- TELEPHONE PEDESTAL
- EXISTING GRADE 1' CONTOUR
- EXISTING GRADE 5' CONTOUR
- EXISTING SPOT ELEVATION
- DECIDUOUS TREE
- TREE LINE
- CONIFEROUS TREE
- BARBED WIRE FENCE
- FLOODWAY AREAS IN ZONE AE
- ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD
- (C) CALCULATED
- (D) DEEDED
- S/E STORM SEWER EASEMENT
- SS/E SANITARY SEWER EASEMENT
- (M) MEASURED

SITE DATA:

TOTAL ACREAGE: 10.03 ACRES
TOTAL NUMBER OF LOTS: 2

MULTI-FAMILY RESIDENTIAL
LOT 1: 3.74 ACRES
60 UNITS - 60/3.74=16.04 UNITS/AC

MULTI-FAMILY RESIDENTIAL
LOT 2: 3.39 ACRES
48 UNITS - 48/3.39=14.16 UNITS/AC

COMMON SPACE
TRACT A: 2.90 ACRES

PROPOSED PUBLIC STREET ROW: 1.28 ACRES
PROPOSED PUBLIC STREET: 520 LF

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft

DESCRIPTION:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 11 NORTH, RANGE 4 EAST OF THE INDIAN MERIDIAN, IN THE COUNTY OF POTTAWATOMIE, STATE OF OKLAHOMA, AND BEING DESCRIBED BY JASON R. LOADER, PS 1759 AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON THE WEST LINE OF SAID NORTHWEST QUARTER, S 00°03'04" W 774.37 FEET TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF YAHGNEE ADDITION, A SUBDIVISION RECORDED AS INSTRUMENT 20050001531; THENCE ON SAID NORTH LINE AND ITS WESTERLY PROLONGATION, N 89°29'10" E 1336.83 FEET TO THE NORTHEAST CORNER OF SAID YAHGNEE ADDITION; THENCE ON THE EAST LINE OF SAID YAHGNEE ADDITION, S 00°41'02" E 540.86 FEET TO THE SOUTHEAST CORNER OF LOT 8 OF SAID YAHGNEE ADDITION AND THE POINT OF BEGINNING AND A POINT OF CURVATURE; THENCE EASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 6855.41 FEET, AN ARC LENGTH OF 174.76 FEET, AND WHOSE CHORD BEARS N 89°29'14" E 174.76 FEET; THENCE N 89°29'14" E 566.83 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 48.74 FEET, AND WHOSE CHORD BEARS N 42°12'48" E 47.41 FEET; THENCE N 89°34'39" E 64.75 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 17.49 FEET, AND WHOSE CHORD BEARS S 19°45'56" E 17.13 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 61.48 FEET, AND WHOSE CHORD BEARS S 11°06'54" E 58.83 FEET TO A CORNER ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED RECORDED AS INSTRUMENT NUMBER 201000017059; THENCE ON THE NORTH LINE OF SAID TRACT, N 89°29'14" E 153.31 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE ON EASTERLY, SOUTHERLY, AND WESTERLY LINES OF SAID TRACT THE FOLLOWING 8 COURSES: 1) S 00°23'48" E 325.31 FEET, 2) 89°36'12" E 210.43, 3) S 36°06'15" W 96.73 FEET, 4) S 57°46'43" W 198.27 FEET, 5) S 81°29'39" W 225.16 FEET, 6) S 43°23'30" W 118.27 FEET, 7) S 89°34'57" W 411.26 FEET, 8) N 00°23'48" W 602.70 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE S 89°29'14" W 101.87 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ON A CURVE TO THE LEFT HAVING A RADIUS OF 6795.41 FEET, AN ARC LENGTH OF 174.61 FEET, AND WHOSE CHORD BEARS S 89°29'15" W 174.61 FEET TO THE NORTHEAST CORNER OF LOT 7 OF SAID YAHGNEE ADDITION; THENCE ON SAID EAST LINE OF YAHGNEE ADDITION, N 00°41'02" W 60.00 FEET TO THE POINT OF BEGINNING. CONTAINS 11.31 ACRES MORE OR LESS.

END OF DESCRIPTION.

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.



PREPARED FOR:
ZIMMERMAN INVESTMENTS, LLC
1730 EAST REPUBLIC ROAD
SPRINGFIELD, MISSOURI 65804

KAW VALLEY ENGINEERING, INC.
CONSULTING ENGINEERS - LAND SURVEYORS
14700 WEST 114TH TERRACE
LENEXA, KANSAS 66215
PH. (913) 894-5150 | FAX (913) 894-5977
lx@kveng.com | www.kveng.com
JUNCTION CITY, KS | KANSAS CITY, MO | LENEXA, KS | SALINA, KS

PROJECT NO.
C14-8095
DRAWN BY
EDV
CHECKED BY
CFN
8095PPLAT
SHEET
1 OF 2

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO
OFFER SURVEYING SERVICES BY OKLAHOMA STATE
CERTIFICATE OF AUTHORIZATION NO. 1700.
EXPIRES 05/30/16

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:	<u>514-16</u>
Project Number:	<u>160627</u>
Date Filed:	<u>3-23-2016</u>
Amount Paid:	<u>\$ 231.00</u>
Receipt No.:	<u>01884320</u>

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 Zimmerman Properties Development, LLC - Contact: Justin Zimmerman

APPLICANT ADDRESS 1730 E. Republic Road, Suite F, Springfield, MO 65804

APPLICANT PHONE NUMBERS 417-883-1632

EMAIL ADDRESS jzimmerman@wilhoitproperties.com

NAME OF PLAT Shawnee Park Addition

LOCATION South side of Transportation Drive, East of North Harrison

NUMBER OF ACRES 11.31 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 2 \$6

PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS

TOTAL COST \$231

FOR LESS THAN 2 ACRE LOTS:

FEE: \$225.00

PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS

PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS

TOTAL COST

RECEIVED

MAY 23 2016

PLANNING / CODE

OWNER/DEVELOPER INFORMATION:

NAME Zimmerman Properties Development, LLC - Contact: Justin Zimmerman

ADDRESS 1730 E. Republic Road, Suite F, Springfield, MO 65804

CONTACT NUMBERS 417-883-1632

EMAIL ADDRESS jzimmerman@wilhoitproperties.com

PROJECT ENGINEER INFORMATION:

NAME Kaw Valley Engineering, Inc - Contact: Michael R. Osbourn, P.E.

ADDRESS 14700 W. 114th Terrace, Lenexa, KS 66215

CONTACT NUMBERS 913-894-5150

EMAIL ADDRESS mikeo@kveng.com

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



**STAFF REPORT
PRELIMINARY PLAT
CASE #S15-16**

TO: Shawnee Planning Commission

AGENDA: August 3, 2016

RE: Final Plat for Wyndemere Addition, Section II

PROPOSAL

The applicant, Greg Brown Homes, is requesting Preliminary Plat approval for 9.1 Acres (approximate) of land just west of the intersection of MacArthur Street and Bryan Street on the south side of MacArthur Street. The applicant wishes to construct 29 additional single family residential homes in the second, and final, phase of Wyndemere Addition.

GENERAL INFORMATION

Applicant	Greg Brown Homes, LLC
Owner	Greg Brown Homes, LLC
Site Location/Address	S of E. MacArthur Street & W of N. Bryan Street, (South of Wyndemere Section 1)
Current Site Zoning	R1: Residential
Parcel Sizes	9.1 Acres
Proposed Use	Residential Use

Comprehensive Plan Designation	Residential
Existing Land Use	Residential
Surrounding Land Use	<u>North:</u> Residential, Public School <u>South:</u> Rural Residential <u>West:</u> Rural Residential, Vacant <u>East:</u> Commercial, Rural Residential
Surrounding Zoning	<u>North:</u> Agricultural <u>South:</u> Agricultural <u>West:</u> Agricultural <u>East:</u> Agricultural

STAFF ANALYSIS AND FINDINGS

The applicant is requesting approval of a final plat for the second phase of the two (2) phase Wyndemere Addition project. The preliminary plat was approved in May of 2013 and contains a total of 72 single family residential lots and two (2) common areas on 26.35 Acres of land. The Final Plat for Section I was approved shortly after in June of 2013 to construct the northern-most 42 single family residential lots, and both common areas for detention.

The second, and final phase of Wyndemere addition is located south of the first phase, and again, consists of the remaining 29 residential lots. The addition is currently surrounded by agriculturally-zoned land, but is near the intersection of MacArthur Street and Bryan Street which has multiple uses, including a public school and commercial development. Wyndemere Addition is located in Ward 1 and the Grove School District.

Staff has reviewed the plat and finds it in conformance with the preliminary plat. The City Engineer has reviewed the final plat and has noted that some minor corrections may be needed to the engineered grading plan before building permits are issued. It is recommended that the final plat be approved contingent on the final construction plans being approved by the City Engineer and the required changes to the grading plan be made.

RECOMMENDATION

Staff recommends **approval** of the **Wyndemere Addition Final Plat** with the following modifications and conditions:

Conditions

1. Final construction documents must be approved by the City Engineer prior to construction.
2. The final engineered grading plan must be approved by the City Engineer prior to construction.
3. All other applicable City standards.

Attachments

1. Figure 1: Aerial Map of Site
2. Exhibit 1: Final Plat
3. Exhibit 2: Preliminary Plat

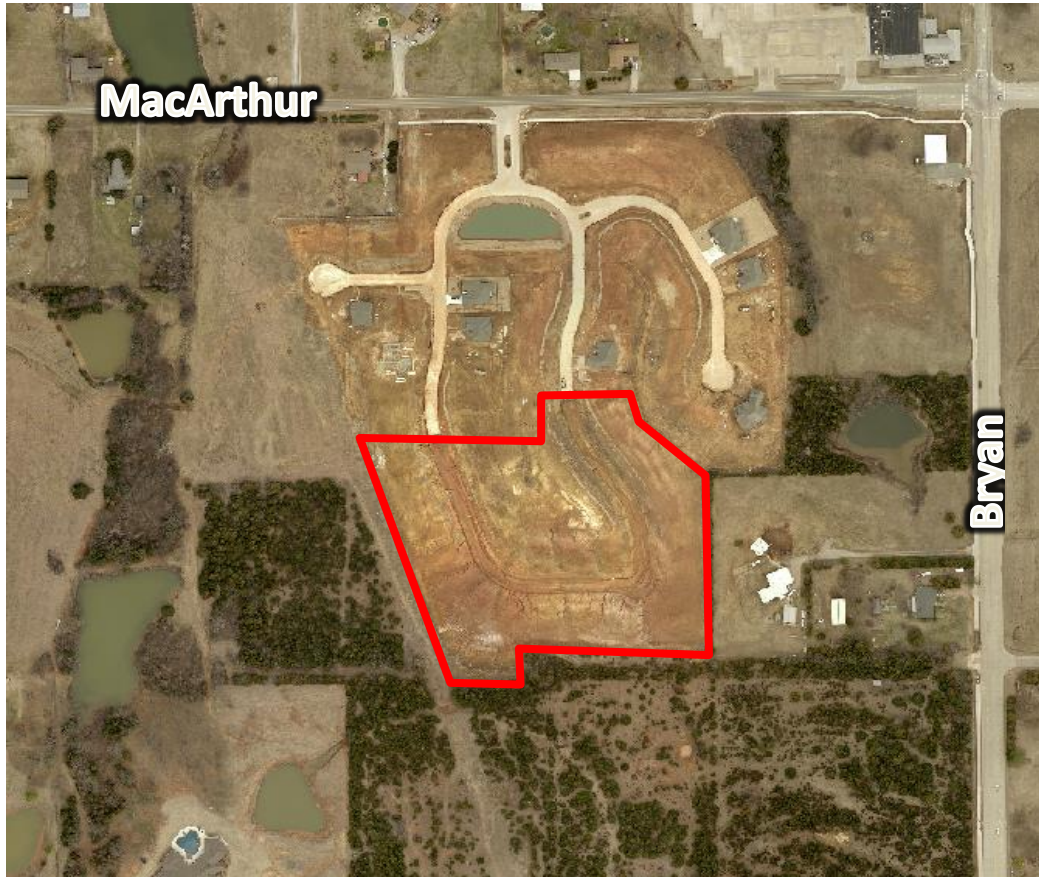
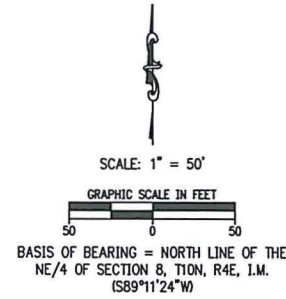
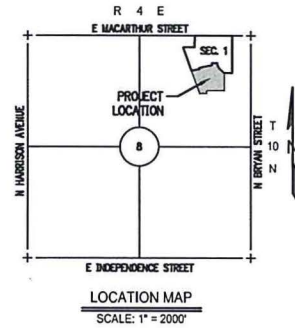


Figure 1: Aerial view with the plat area outlined.



FINAL PLAT
OF
**WYNDEMERE
SECTION 2**
A PART OF THE NE/4 OF SECTION 8, T10N, R4E, I.M.
SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA

EXHIBIT
1

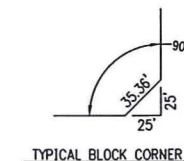
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.43'	N44° 18' 24"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	22.81'	300.00'	004°21'25"	N12° 27' 18"W	22.81'
C2	54.07'	350.00'	008°51'03"	N06° 07' 37"W	54.01'
C3	29.10'	325.00'	005°07'51"	S17° 11' 56"E	29.09'
C4	26.87'	300.00'	005°07'51"	S17° 11' 56"E	26.86'
C5	31.34'	350.00'	005°07'51"	S17° 11' 56"E	31.33'
C6	154.92'	125.00'	071°02'39"	S55° 17' 12"E	145.25'
C7	124.00'	100.00'	071°02'39"	S55° 17' 12"E	116.20'
C8	185.99'	150.00'	071°02'39"	S55° 17' 12"E	174.31'
C9	22.25'	35.00'	036°25'43"	N72° 35' 40"W	21.88'
C10	147.60'	52.00'	162°37'37"	N44° 18' 24"E	102.81'
C11	22.25'	35.00'	036°25'43"	S18° 47' 33"E	21.88'
C12	171.57'	225.00'	043°41'24"	N22° 25' 24"W	167.44'
C13	152.51'	200.00'	043°41'24"	N22° 25' 24"W	148.84'
C14	190.63'	250.00'	043°41'24"	N22° 25' 24"W	186.05'
C15	220.67'	375.00'	033°42'58"	S27° 24' 38"E	217.50'
C16	205.96'	350.00'	033°42'58"	S27° 24' 38"E	203.00'
C17	235.38'	400.00'	033°42'58"	S27° 24' 38"E	232.00'

NOTES

- 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 COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
- CENTERLINE OF ROADWAY MONUMENTS SHALL BE AS FOLLOWS:
MAGNETIC NAIL WITH WASHER STAMPED "CTA CA973"
- PROPERTY CORNER MONUMENTS SHALL BE:
3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA973"
- BENCHMARKS:
1.) SET 3/8" I.P. W/B BLUE CONTROL POINT CAP AT NORTHEAST PROPERTY CORNER.
NORTHING: 739928.15
EASTING: 2297556.87
ELEVATION: 1038.92

LEGEND	
BL	BUILDING LIMIT LINE
D/E	DRAINAGE EASEMENT
EX	EXISTING
L.N.A.	LIMITS OF NO ACCESS
(NR)	NONRADIAL LINE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
U/E	UTILITY EASEMENT



FINAL PLAT TO SERVE
WYNDEMERE SECTION 2

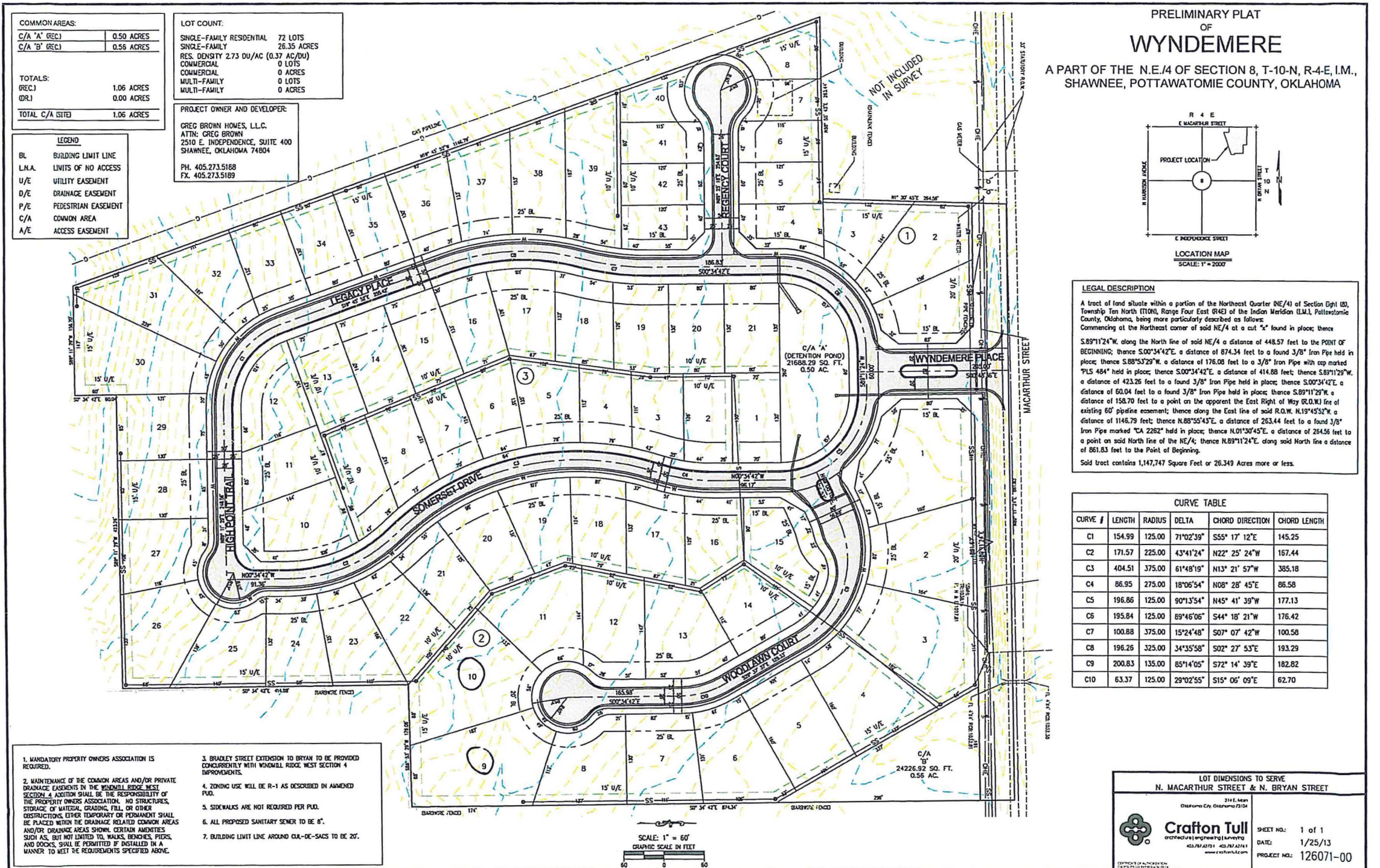
214 E Main
Oklahoma City, Oklahoma 73104

Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6276 | www.craftontull.com

SHEET NO.: 2 OF 2
DATE: 06/20/16
PROJECT NO.: 16606700

EXHIBIT

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: 515-116
Project Number: 1160730
Date Filed: June 25th, 2016
Amount Paid: \$283.00
Receipt No.: 01905757

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 Greg Brown Homes, LLC.

APPLICANT ADDRESS 2510 E. Independence, Suite 400, Shawnee, OK 74804

APPLICANT PHONE NUMBERS 405-273-5188

EMAIL ADDRESS Kendall.Dillon@craftontull.com and June.Young@craftontull.com

NAME OF PLAT Wyndemere Section 2

LOCATION S of E. MacArthur Street & W of N. Bryan Street, (South of Wyndemere Section 1)

NUMBER OF ACRES 9.067± NUMBER OF LOTS 29

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 29 \$58.00

PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS _____

TOTAL COST \$283.00

OWNER/DEVELOPER INFORMATION:

NAME Same as Above

ADDRESS _____

CONTACT NUMBERS _____

EMAIL ADDRESS GBHomes12@aol.com

RECEIVED

JUN 20 2016

PLANNING / CODE

PROJECT ENGINEER INFORMATION:

NAME Kendall W. Dillon, PE, VP-Residential

ADDRESS Crafton Tull, 214 East Main Street, Oklahoma City, OK 73104

CONTACT NUMBERS (405) 787-6270

EMAIL ADDRESS Kendall.Dillon@craftontull.com and "cc" June.Young@craftontull.com

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



STAFF REPORT
Final Plat
CASE #S16-16

TO: Shawnee Planning Commission

AGENDA: August 3, 2016

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

PROPOSAL

Belmont Park Phase II is generally located at the North-east corner of MacArthur and Acme and is approximately 8.47 acres in size. The site is primarily zoned as Multi-Family Residential (R-3), but contains two (2) lots currently zoned as Highway Commercial (C-3) along the southwest corner of the subject property. The property has been approved, with conditions, for preliminary plat, but the intent is to final plat the project in two (2) phases.

The final plat for Section I consists of two (2) commercially zoned lots on the north-east corner of MacArthur St. and Acme St and approximately 1.72 Acres in size.

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	1.72 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 RECOMMENDATION

Staff requests to defer this case for one month, to be placed on the September 7th, 2016 Planning Commission Agenda.