

**AGENDA
CITY OF SHAWNEE
PLANNING COMMISSION
AUGUST 2ND, 2017 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 June 12th, 2017 Planning Commission meeting (rescheduled from June 7th, 2017)
- 3)** Citizens' Participation
(A three minute limit per person)
(A twelve minute limit per topic)
- 4)** Case #P08-17 - A public hearing for consideration of approval of a Conditional Use Permit to allow for a manufactured home for property located at 1215 E. Farrall Street, Shawnee, OK
Applicant: Lehomahte Wassana
- 5)** Case #P09-17 - A public hearing for consideration of approval of a Rezone from R-1; Single Family Residential District to C-3; Highway Commercial District, located at 4010 N. Kickapoo Street, Shawnee, OK
Applicant: Nelmon Brauning
- 6)** Case #S04-17 - Consideration of approval of a Final Plat for Avedis Park, located at 1500 E. Independence Street, Shawnee, OK
Applicant: ADG, PC
- 7)** Planning Director's Report
- 8)** Commissioners Comments and/or New Business
- 9)** Adjournment

PLANNING COMMISSION MINUTES

DATE: JUNE 12TH, 2017

RESCHEDULED FROM JUNE 7TH, 2017

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 Monday, June 12th, 2017 at 1:30 p.m., rescheduled from Wednesday, June 7th, 2017 pursuant to notice duly posted as prescribed by law.

AGENDA ITEM NO.1:

Roll Call

Upon roll call the following members were present:

Present: Clinard, Walker, Bergsten, Kienzle

Absent: Cowen

Meeting was called to Order.

AGENDA ITEM NO. 2:

Consideration of Approval of the minutes from the May 3rd, 2017 Planning Commission Meeting

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

Motion passed:

AYE: Clinard, Walker, Bergsten, Kienzle

NAY:

ABSTAIN:

AGENDA ITEM NO. 3:

Swearing in of Tom Rowell to the Planning Commission

Tom Rowell was sworn in.

AGENDA ITEM NO. 4:

Citizens' Participation

Marlene Wilson came forward to speak about two single wide mobile homes next to her property and why they are allowed to be there. Chairman Bergsten offered for Justin Debruin to check into the situation. Mr. Debruin mentioned he was aware of the complaint and would check into it further.

AGENDA ITEM NO. 5:

Case #P04-17 – A public hearing for consideration of approval of a Rezone from A-1; Rural Agricultural District to C-3; Highway Commercial District, located at the southwest corner of 45th Street and Union Avenue, Shawnee, OK

Applicant: Sky Ortho/SWM & Sons, INC

Chairman Bergsten asked for the staff report. Justin Debruin presented staff report and explained that the property is roughly 1 ½ acres in size and request is to construct orthodontist office. Staff finds that request conforms to zoning code and commercial allowances are shown in surrounding area for comprehensive plan. Mr. Debruin stated that Staff requests approval and briefly described the commercial building requirements.

Chairman Bergsten asked for the ingress and egress locations and the direction for which the building would face. Justin Debruin informed him that property would have two points of access; one on 45th Street and one on Union Avenue and structure would face to the east. Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition to the case would like to come forward to speak. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. No one came forward to speak in favor. Chairman Bergsten closed the public portion of the meeting and asked if there were any comments, questions or a motion from the Commissioners. Commissioner Kienzle made a motion to approve, seconded by Commissioner Walker.

Motion passed:

AYE: Clinard, Walker, Bergsten, Kienzle, Rowell

NAY:

ABSTAIN:

AGENDA ITEM NO. 6:

**Case #P06-17 – A public hearing for consideration of approval of a Rezone from R-1; Single Family Residential District to C-3; Highway Commercial District, located at 4006 N. Kickapoo Street, Shawnee, OK
Applicant: Nelmon Brauning**

Chairman Bergsten asked for a staff report. Justin Debruin presented staff report and mentioned that around five rezones have been conducted in the area in the exact same way. Mr. Debruin checked the comprehensive plan and the requested zoning fits into it, no letters of protest have been received and staff has no objection. Justin Debruin stated he would be happy to answer any questions. Chairman Bergsten asked if there was any idea on the intent for the location. Mr. Debruin informed him that restaurant/retail is the idea for the property. Commissioner Walker asked if residential homes backed up to property and if there were any fencing requirements. Justin Debruin agreed and informed him six foot, sight proof fencing is required if abutting residential. Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition to the case would like to come forward to speak. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. No one came forward to speak in favor. Chairman Bergsten closed the public portion of the meeting and asked if there were any comments, questions or a motion from the Commissioners. Commissioner Kienzle made a motion to approve, seconded by Commissioner Clinard.

Motion passed:

AYE: Clinard, Walker, Bergsten, Kienzle, Rowell

NAY:

ABSTAIN:

AGENDA ITEM NO. 7:

Case #P07-17 – A public hearing for consideration of approval of a Conditional Use Permit to allow for a manufactured home for property located at 31807 Lake Road, Shawnee, OK

Applicant: Paige Giddens

Chairman Bergsten asked for a staff report. Justin Debruin presented staff report and described request as to obtaining a conditional use permit for a manufactured home at the lake. Mr. Debruin explained the change to the zoning code in 2014 which allows manufactured homes in A-1 designated zoning. Justin Debruin mentioned that manufactured homes are present at the lake and one was previously on the site. The lot is around 1 ½ acres in size and is zoned agricultural. Staff looked into the definitions regarding mobile, manufactured and modular homes and Mr. Debruin stated that HUD developed standards that structures had to be built to and any built after 1976 that follows HUD standards are considered manufactured homes and this request does meet

standards. Justin Debruin also mentioned that staff looked for consistency regarding same uses elsewhere and found that to be true. Staff recommends approval. Mr. Debruin informed the commissioners that a protest letter was submitted and explained the general comment as being that there is change in the area with new homes in the price ranges of \$150,000 to \$200,000 being constructed and Justin Debruin stated that staff cannot be exclusionary regarding manufactured homes and mentioned that staff would need to look at zoning code to include the HUD standards. Chairman Bergsten asked if conditional use permit goes away after property changes hands and Mr. Debruin disagreed, saying it persists and basically changes zoning on property. Commissioner Clinard asked what owners could do with land if request is not approved and Justin Debruin informed her that they could construct a single family residential home besides a manufactured home. Mr. Debruin handed photos of home out. Commissioner Walker asked for definition regarding permanent chassis and Justin Debruin believed it to involve skirting on home. Commissioner Clinard had questions regarding the homes in pictures and Chairman Bergsten asked if this was intended to be a permanent residence and Mr. Debruin agreed. Chairman Bergsten questioned visibility of manufactured home to surrounding homes. Commissioner Clinard asked about comprehensive plan for the lake area. Justin Debruin mentioned staff checking into redoing the comprehensive plan in the future. Commissioner Kienzle asked if there was an additional structure next to picture showing new home coming in and Mr. Debruin stated it was all one property and other structure would go away. Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition to the case would like to come forward to speak. Marlene Wilson came forward and stated her only concern was if it was a single or double wide home. Commissioners answered that it was a double wide. Dana Marsh came forward and asked if it was new. Commissioners answered that it showed to be a 2007. Dana stated she did not have a problem with request as long as codes were followed and that there were no big homes out there. Chairman Bergsten asked if anyone in favor would like to come forward. Paige Giddens came forward to speak in favor and passed photos around to commissioners. Paige Giddens explained reasons for request. Commissioner Clinard asked if it would be a permanent home and Paige agreed. Chairman Bergsten closed the public portion of the meeting and asked if there were any comments, questions or a motion from the Commissioners. Chairman Bergsten made a statement regarding abiding by the codes. Commissioner Kienzle made a motion to approve, seconded by Commissioner Rowell.

Motion passed:

AYE: Clinard, Walker, Bergsten, Kienzle, Rowell

NAY:

ABSTAIN:

AGENDA ITEM NO. 8:

Case #S01-17 – Consideration of approval of a Preliminary Plat for Dockrey Addition, located at 5000 N. Union Avenue, Shawnee, OK

Applicant: The Landrun Group, LLC

Chairman Bergsten asked for a staff report. Justin Debruin presented staff report and stated he would be presenting a combined staff report for the preliminary and final plats. There is a total of 160 acres for preliminary plat and 2 acres for final plat, located north of the Shawnee Mall. Mr. Debruin stated that a plan had to be implemented prior to platting and an agreement would need to be turned in from Shawnee Mall before a roadway is approved. Development will be completed in phases. Staff has listed four conditions for both preliminary and final plats and recommends approval. Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition to the case would like to come forward to speak. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. Steven Landes spoke in favor and to answer any questions. Chairman Bergsten closed the public portion of the meeting and asked if there were any comments, questions or a motion from the Commissioners. Commissioner Clinard made a motion to approve with conditions, seconded by Commissioner Walker.

Motion passed:
AYE: Clinard, Walker, Bergsten, Kienzle, Rowell
NAY:
ABSTAIN:

AGENDA ITEM NO. 9:

Case #S02-17 – Consideration of approval of a Final Plat for Dockrey Addition, located at 5000 N. Union Avenue, Shawnee, OK

Applicant: The Landrun Group, LLC

Combined staff report. Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition to the case would like to come forward to speak. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. No one came forward and Chairman Bergsten closed the public portion of the meeting and asked if there were any comments, questions or a motion from the Commissioners. Commissioner Clinard made a motion to approve with conditions, seconded by Commissioner Kienzle.

Motion passed:
AYE: Clinard, Walker, Bergsten, Kienzle, Rowell
NAY:
ABSTAIN:

AGENDA ITEM NO. 10:

Case #S03-17 – Consideration of approval of a Final Plat for Domino Plaza Addition Section I, located at the northeast corner of 45th Street and Harrison Avenue, Shawnee, OK

Applicant: Shawnee Harrison, LLC

Chairman Bergsten asked for staff report. Justin Debruin presented staff report and described property as covering the south half of previous preliminary plat, roughly seven acres. First lot includes the convenience store/gas station, second lot includes the hotel and the remainder is made up of the dog park and detention pond. Construction documents are not required. Staff did require additional right of way and Mr. Debruin mentioned lots lined up with preliminary plat. Justin Debruin also informed commissioners that a building permit was turned in for the gas station. Staff recommends approval with conditions. Chairman Bergsten asked if there would be any alterations or changes to 45th street or Harrison Avenue. Mr. Debruin explained there would be some widening on 45th street and signalization on Harrison Avenue along John C. Bruton Drive. The John C. Bruton Drive would be changed as well. Chairman Bergsten asked where the sign would be installed and Mr. Debruin informed him it would be placed by the John C. Bruton Drive. Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition to the case would like to come forward to speak. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. No one came forward and Chairman Bergsten closed the public portion of the meeting and asked if there were any comments, questions or a motion from the Commissioners. Commissioner Walker made a motion to approve with conditions, seconded by Commissioner Kienzle.

Motion passed:
AYE: Clinard, Walker, Bergsten, Kienzle, Rowell
NAY:
ABSTAIN:

AGENDA ITEM NO. 11:

Planning Director's Report

Chairman Bergsten asked for report. Mr. Debruin informed commissioners that there was no report but could go over developments and would be happy to answer any questions. Commissioner Clinard asked about property located next to the Owl shoppe and Justin Debruin explained that a building permit was turned in. Mr. Debruin discussed the other existing downtown property maintenance code properties. Chairman Bergsten asked for any new business coming in and Justin Debruin discussed information with commissioners. Mr. Debruin also gave information regarding the Blue Zones project.

AGENDA ITEM NO. 12:

Commissioners Comments and/or New Business

Chairman Bergsten welcomed new commissioner, Tom Rowell.

AGENDA ITEM NO. 13:

Adjournment

Meeting was adjourned.

Chairman/Vice-Chairman

Cheyenne Pettigrew
Planning Commission Secretary

City of Shawnee
Planning Department
222. N. Broadway
Shawnee, OK 74801
(405) 878-1616
Fax: (405) 878-1587
www.ShawneeOK.org



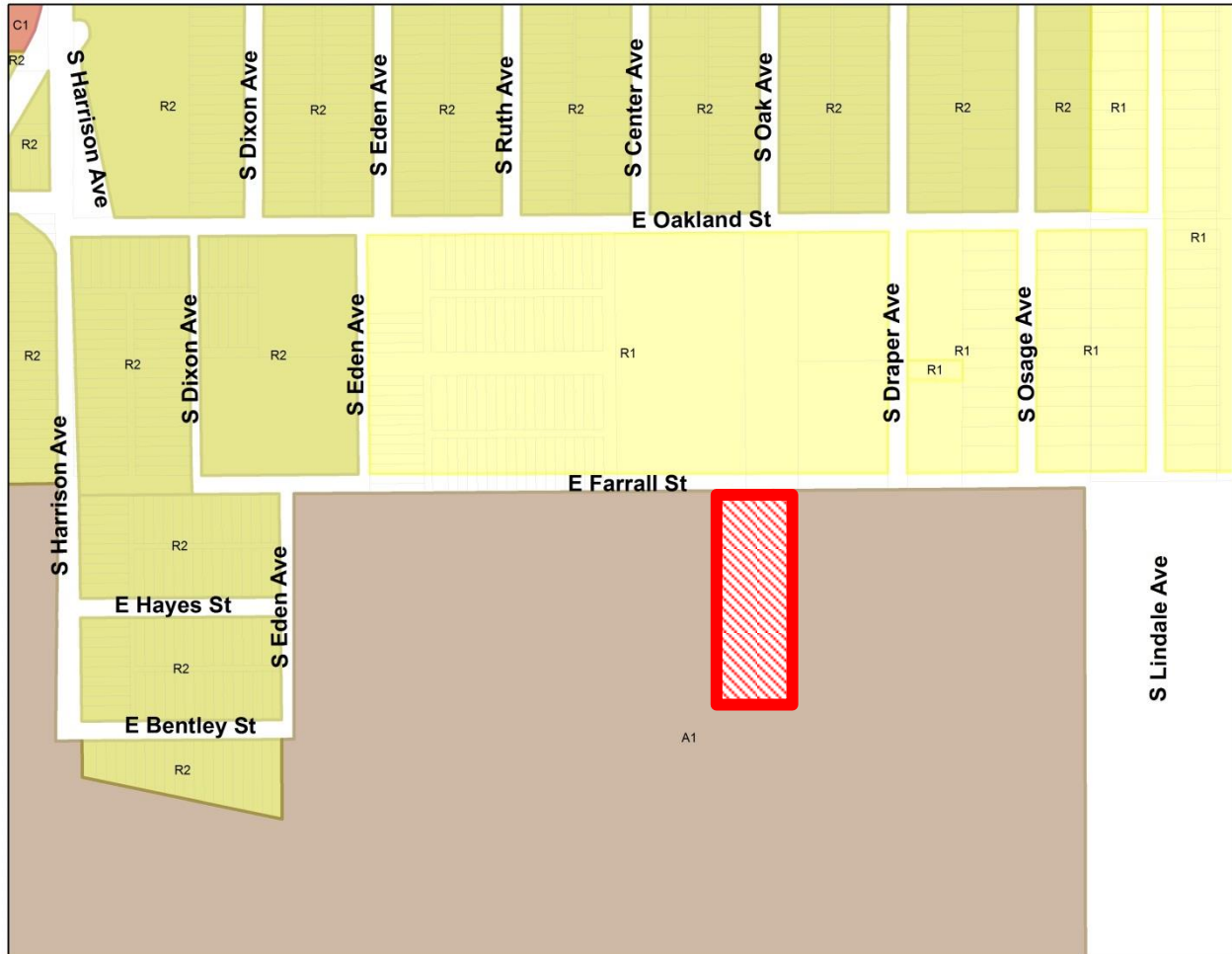
CASE # P08-17
PUBLIC HEARING DATE:
August 2nd, 2017
CITY COMMISSION DATE:
August 7th, 2017

APPLICANT:
Lehomahte Wassana

910 Unit 21
Shawnee OK, 74801

(405) 695-2899

PROPERTY ADDRESS/LOCATION: **1215 E. Farrall Shawnee OK, 74801**



The applicant, Lehomahte Wassana, is requesting Conditional Use Permit (CUP) approval for a manufactured home to be located at 1215 E. Farrall St. The property is currently zoned A-1 (Rural Agricultural) and is surrounded primarily by other Agricultural uses. The north side of Farrall St. is substantially zoned R-1 (Single Family Residential). The subject land is quite isolated from surrounding properties, with a tree-line buffer along Farrall St.

Per the City of Shawnee Zoning Code, a manufactured home is defined as a single-family dwelling built according to the United States Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act, which is a national preemptive building code. A manufactured home also: (1) includes plumbing, heating, air conditioning, and electrical systems; (2) is built on a permanent chassis; and (3) can be transported in one or more sections with each section at least eight (8') feet wide and forty (40') feet long when transported, or when installed on site is 320 square feet or greater. Homes built prior to June 15, 1976, even with modifications, do

not meet the HUD standards and cannot be accepted as compliant with the HUD code.

EXISTING ZONING:
A1

**EXISTING LAND
USE:**
Vacant Lot

**SURROUNDING ZONING &
LAND USE:**
A-1 (Agricultural)

School District:
**I-93
Shawnee**

PROPERTY SIZE:
2.5 Acres

STAFF RECOMMENDATION

Upon inspecting the site, Staff does recognize that several manufactured / mobile homes currently exist along the Farrall St. frontage. After reviewing the specifications and images of the proposed manufactured home, Staff finds that the quality is equal to or greater than the surrounding area.

APPROVE

APPROVE WITH CONDITIONS

DENY

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

ATTACHMENTS:
(CIRCLE)

SUBMITTED PLANS

**PUBLIC HEARING
PETITION/
APPLICATION FORM**

LEGAL NOTICE

**LEGAL
DESCRIPTION**

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

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: P08-17

Project Number: 170664

Date Filed: June 28th 2017

Cheyenne Pettigrew
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 A-1 District to A-1 District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 1215 E. FARRAL

LEGAL DESCRIPTION: A TRACT OF LAND DESCRIBED AS BEGINNING 644 FEET WEST OF THE NE CORNER OF THE SE QUARTER OF THE SW QUARTER OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 4 EAST, THEN WEST 165 FEET, THENCE SOUTH 660 FEET, THENCE EAST 165 FEET THENCE NORTH 660 FEET TO THE PLACE OF BEGINNING.

PROPERTY OWNER (S): LEHONAHE WASSANA

PROPERTY AGENT (APPLICANT): LEHONAHE WASSANA

APPLICANT'S ADDRESS: 910 SHAWNEE UNIT 21

CITY: SHAWNEE STATE: OK ZIP: 74801

EMAIL ADDRESS: LEHONAHE@gmail.com

TELEPHONE NUMBER: (405) 695-2899 CONTACT NUMBER: (405) 423-6552

DIMENSIONS OF PROPERTY: AREA: _____ WIDTH: _____

LENGTH: _____ FRONTAGE: _____

CURRENT ZONING: A-1 CURRENT USE: Vacant Lot

PROPOSED ZONING: A-1 w/ CUP PROPOSED USE: Manufactured Home

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

[Signature]
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

REZONING &/OR C.U.P FEE \$ 280.00

RECEIPT NO. 02052964

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

SIGN DEPOSIT \$ 50.00

(Refundable if Applicant returns 48 hrs. prior to Commission Meeting)

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COMMISSION ACTION: _____ DATE: _____

PLACE ON ZONING MAP: _____ ORDINANCE NO.: _____

CITY OF SHAWNEE
PUBLIC HEARING NOTICE
CASE #P08-17

Notice is hereby given that the City of Shawnee, Oklahoma, will conduct a public hearing on an application for a Conditional Use Permit on property located within the City of Shawnee.

The applicant requests a conditional use permit for the following described property:

A tract of land described as beginning 644 feet West of the Northeast Corner of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Twenty (20), Township Ten (10) North, Range Four (4) East, of the Indian Meridian, Pottawatomie County, Oklahoma, thence West 165 feet; thence South 660 feet; thence East 165 feet; thence North 660 feet to point of beginning. Also described as 1215 E Farrall Shawnee, OK.

General Location Known As:	<u>1215 E. Farrall Street, Shawnee, OK</u>
Current Zoning Classification:	<u>A-1; Rural Agricultural District</u>
Requested Zoning Classification:	<u>A-1; Rural Agricultural District w/ CUP</u>
Proposed Use of Property	<u>Manufactured Home</u>
Applicant:	<u>Lehomahte Wassana</u>

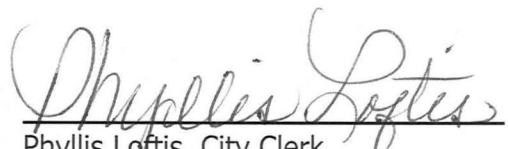
The public hearings will be held in the City Commission Chambers in City Hall, 16 W. 9th St. Shawnee, Oklahoma, as follows:

August 2 nd , 2017	AT 1:30 P.M.:	CITY OF SHAWNEE PLANNING COMMISSION
August 7 th , 2017	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 conditional use permit. The Commission reserves the right to limit discussion and debate on the proposed conditional use permit in the public hearing, in which event those persons appearing in support or opposition of the proposed conditional use permit will be allotted equal time. 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 13th day of July, 2017.




Phyllis Loftis, City Clerk

CASE # P08-17

CONDITIONAL USE PERMIT

1215 E. FARRALL



CERTIFICATE OF BONDED ABTRACTOR

300 FEET RADIUS REPORT

STATE OF OKLAHOMA)
) §:
COUNTY OF POTTAWATOMIE)

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

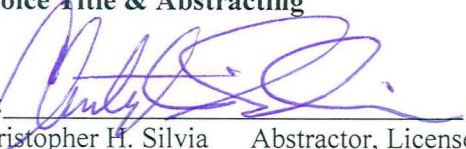
A tract of land described as beginning 644 feet West of the Northeast Corner of the Southeast Quarter (SE/4) of the Southwest Quarter (SW/4) of Section Twenty (20), Township Ten (10) North, Range Four (4) East, of the Indian Meridian, Pottawatomie County, Oklahoma, thence West 165 feet; thence South 660 feet; thence East 165 feet; thence North 660 feet to point of beginning. Also described as 1215 E Farrall Shawnee, OK.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (2), 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 it 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 state of Oklahoma, 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: 26th of June, 2017

Choice Title & Abstracting

By: 
Christopher H. Silvia Abstractor, License#4645
OAB Certificate of Authority #0167

OWNERSHIP LIST

1215 E FARRALL SHAWNEE OK 74801

CASEY WILSON

OWNER	LOT	BLK	ADDITION
ROY SADLER 1301 E FARRALL SHAWNEE OK 74801			20-10-4 BEG 380'W NE/C SE SW W264 S 660 E264 N660 1301 E FARRALL SHAWNEE OK 74801
MORRIS SHELTON PO BOX 3042 SHAWNEE OK 74802			20-10-4 BEG 974'W NE/C SE SW W330 S660 E330 N660 1135 E FARRALL SHAWNEE OK 74801
RICKEY & KATRINA STIDHAM 1307 E FARRALL SHAWNEE OK 74801			20-10-4 BEG SE/C SE SW N1320 W380 S1160.5 TO PT ON RR 1307 E FARRALL SHAWNEE OK 74801
BOARD OF COUNTY COMMISSIONERS 325 N BROADWAY SHAWNEE OK 74801	3	8	SPAULDING AP OUTLOT 8 NORTH SIDE OF E FARRALL
LUVERNE & RANDY BALL 15204 ROCK CREEK RD SHAWNEE OK 74801			20-10-4 BEG 809'W NE/C SE SW W165 S660 E165 N660 1201 E FARRALL SHAWNEE OK 74801
ERIC & PATTI SOLOMON 1214 E FARRALL SHAWNEE OK 74801	4 PT	8	SPAULDING AP OUTLOT 8 1214 E FARRALL SHAWNEE OK 74801
RHONDA HILL 1110 E FARRALL SHAWNEE OK 74801	ALL	11	SPAULDING OUTLOT 11 LESS PT 1110 E FARRALL ST SHAWNEE OK 74801
JOE MOODY JR 344 S DRAPER SHAWNEE OK 74801	4 PT	8	SPAULDING AP OUTLOT 8 344 S DRAPER SHAWNEE OK 74801
CHAD POWELL 340 S DRAPER SHAWNEE OK 74801	4 PT	8	SPAULDING AP OUTLOT 8 BEG S50 NE/C 338 S DRAPER SHAWNEE OK 74801
KEITH & VICKI WASHBURN 18214 GADDY RD SHAWNEE OK 74801	4 PT	8	SPAULDING AP OUTLOT 8 BEG NE/C LOT 4 322 S DRAPER SHAWNEE OK 74801
CHAD POWELL 340 S DRAPER SHAWNEE OK 74801	4 PT	8	SPAULDING AP OUTLOT 8 BEG S100 NE/C 340 S DRAPER SHAWNEE OK 74801
SAC & FOX HOUSING AUTHORITY 201 N HARRISON SHAWNEE 74801	5 PT	8	SPAULDING AP OUTLOT 8 N50' OF N100' LOT 5 319 S DRAPER SHAWNEE OK 74801
BOARD OF COUNTY COMMISSIONERS 14101 ACME RD SHAWNEE OK 74801	5 PT	8	SPAULDING AP OUTLOT 8 S50' LOT 5 321 S DRAPER SHAWNEE OK 74801

OWNERSHIP LIST

1215 E FARRALL SHAWNEE OK 74801

CASEY WILSON

LOGAN WOLLFORD 11552 NS 3640 SEMINOLE OK 74868	5 PT	8	SPAULDING AP OUTLOT 8 BEG S100' NW/C LOT 5 323 S DRAPER SHAWNEE OK 74801
JOHN TUCKER 325 S DRAPER SHAWNEE OK 74801	5 PT	8	SPAULDING AP OUTLOT 8 S165' LOT 5 325 S DRAPER SHAWNEE OK 74801

APPLICANT:
**Nelmon
Brauning**

**35963 EW 99A
Seminole, OK 74868**

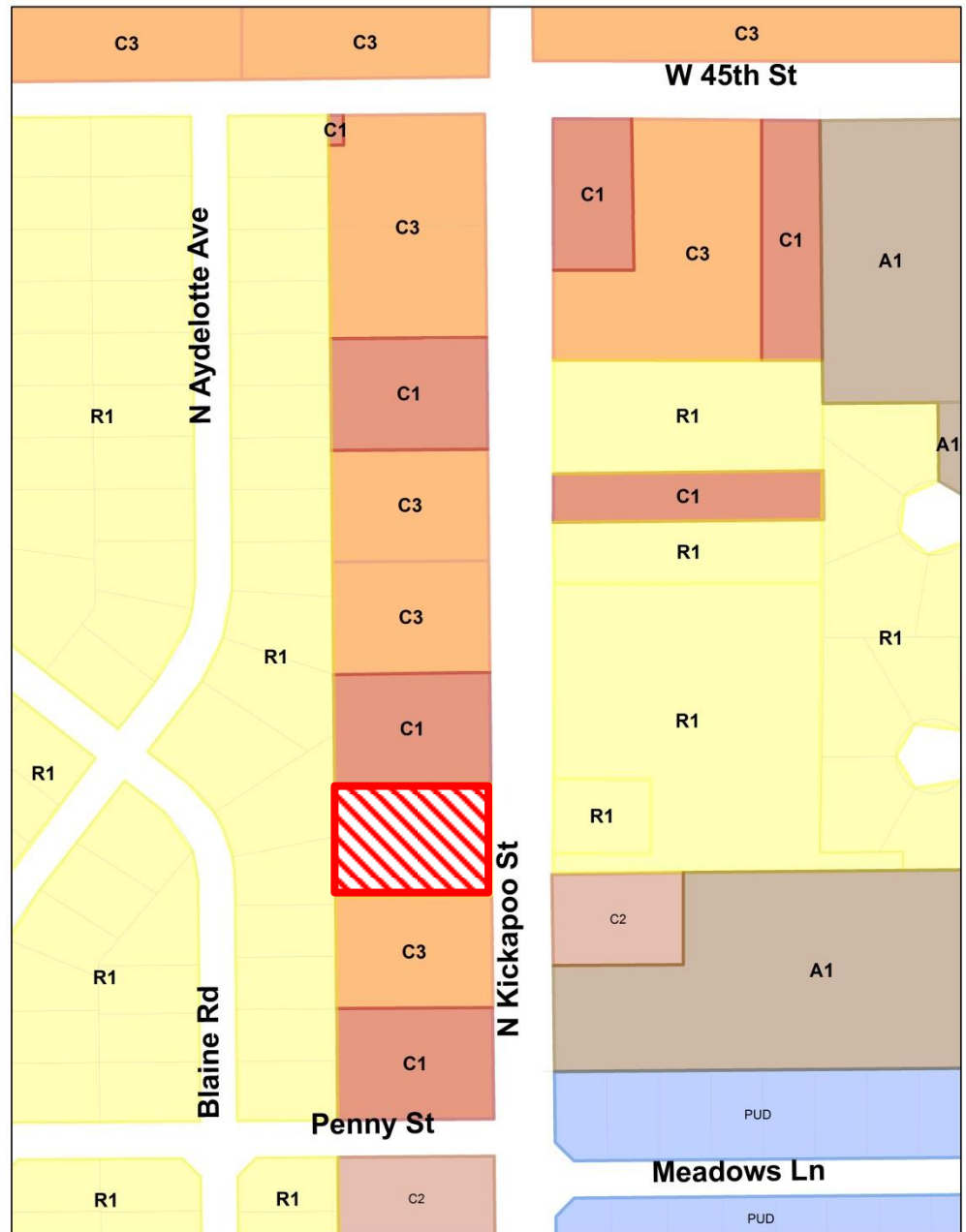
(405) 370-0394

PROPERTY ADDRESS/LOCATION:
**4010 N. Kickapoo Ave.
Shawnee, OK 74804**

The applicant, Nelmon Brauning, is requesting a rezone from R-1 (Single Family Residential) to C-3 (Highway Commercial) for a property located at 4010 N. Kickapoo. This property is generally located north of Penny Street, on the west side of Kickapoo Street.

The proposed use for this site is a restaurant or retail services. The subject site is approximately 0.72 Acres in size and is generally surrounded by other commercial uses. A rezone to C-3 does conform with the Shawnee Comprehensive Plan and remains consistent with similar rezoning cases in the area.

Staff has no objection to the requested rezone.



EXISTING ZONING: R1	EXISTING LAND USE: Residence	SURROUNDING ZONING & LAND USE: A-1 (Agricultural) R-1 (Single Family Residential) C-1(Neighborhood Commercial) C-2(Surburban Office Commercial) PUD (Planned Unit Development)	School District: I-93 Shawnee	PROPERTY SIZE: 0.72 Acres
STAFF RECOMMENDATION				
Based on consistency with the Shawnee Comprehensive Plan and the Shawnee Zoning Code, Staff does hereby recommend approval for the proposed from R1 (Single Family Residential) to C3 (Highway Commercial)				
APPROVE		APPROVE WITH CONDITIONS	DENY	
If approved for rezone, any construction on site would require: 1. A six (6') foot sidewalk along Union Ave. and 45th ST. 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.				
ATTACHMENTS: 1	SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM	LEGAL NOTICE	LEGAL DESCRIPTION
PUBLIC COMMENTS	AGENCY COMMENTS		RESPONSE TO STANDARDS	
Attachments: Exhibit 1: Letter from property owner.				

June 20, 2017

To Whom it may concern:

I William M. Malone, Owner of the property located at 4010 N Kickapoo Ave, Shawnee, OK ...Also known as Block 2 Lot 3 College View Addition to the city of Shawnee, hereby give Nelmon Brauning permission to rezone my property from R1 to C3.

Respectfully,

William M. Malone

William M. Malone

Date 6/20/17

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: P09-17
Project Number: 170671
Date Filed: June 29th 2017
Cheryl Pettigrew
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 R1 District to C3 District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 4010 N. KICKAPOO AVE. SHAWNEE

LEGAL DESCRIPTION: College View Add. Block 2 LOT 3

PROPERTY OWNER (S): WILLIAM M. MALONE

PROPERTY AGENT (APPLICANT): NELMON BRAUNING

APPLICANT'S ADDRESS: 35963 EWING

CITY: SEMINOLE STATE: OK ZIP: 74868

EMAIL ADDRESS: nbrauning@hotmail.com

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

DIMENSIONS OF PROPERTY: AREA: .72 WIDTH: 151'
LENGTH: 207' FRONTAGE: 151'

CURRENT ZONING: RES CURRENT USE: RES

PROPOSED ZONING: C3 PROPOSED USE: Retail/Rest.

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. 02057188

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 #P09-17

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

The property requesting rezoning is described as follows:

Lot Three (3), in Block Two (2), COLLEGE VIEW ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

General Location Known As:	<u>4010 N. Kickapoo Street, Shawnee, OK</u>
Current Zoning Classification:	<u>R-1; Single Family Residential District</u>
Requested Zoning Classification:	<u>C-3; Highway Commercial District</u>
Proposed Use of Property:	<u>Retail / Restaurant</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 2 nd , 2017	AT 1:30 P.M.:	CITY OF SHAWNEE PLANNING COMMISSION
August 7 th , 2017	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.

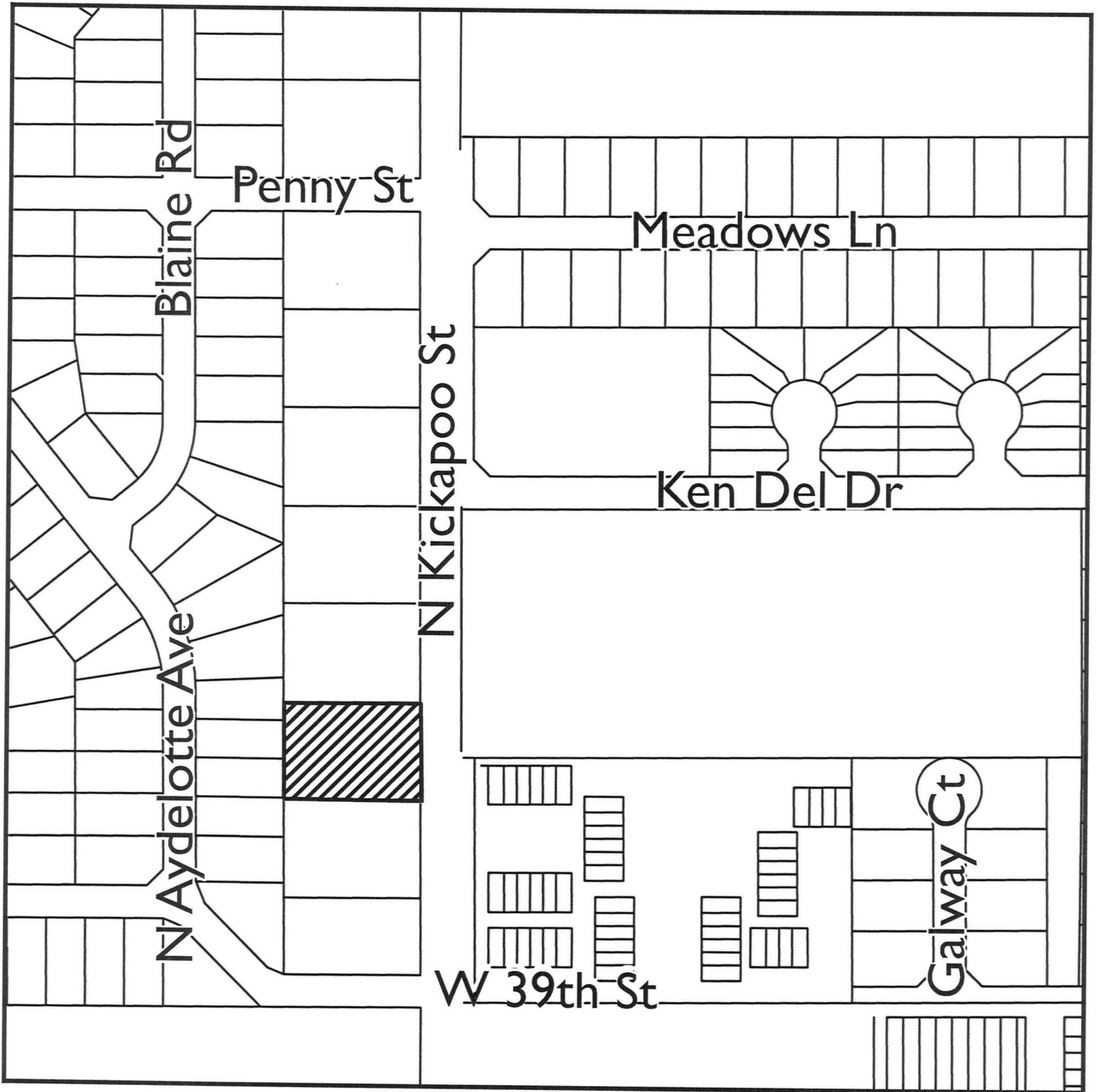
Witness my hand this 13th day of July, 2017.





Phyllis Loftis, City Clerk

CASE # P09-17
REZONE
4010 N. KICKAPOO



CERTIFICATE OF BONDED ABTRACTOR

(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF POTTAWATOMIE)

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

Lot Three (3), in Block Two (2), COLLEGE VIEW ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

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

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

Dated: June 23, 2017 at 7:30 AM

First American Title & Trust Company

By: Michelle Cook

Michelle Cook
Abstractor License No. 3286
OAB Certificate of Authority # 017
File No. 2252733-SH99

OWNERSHIP LIST

ORDER NO. 2252733

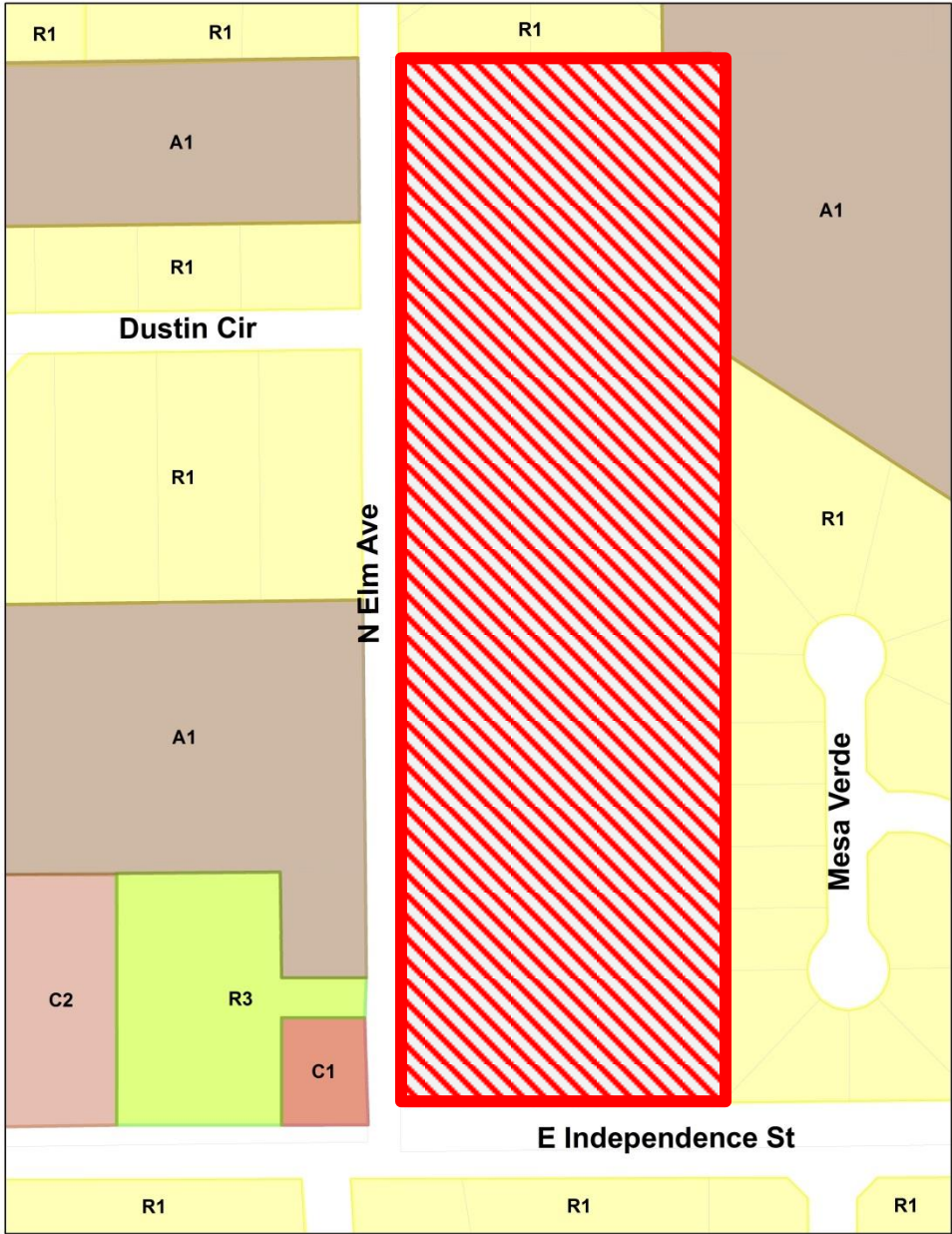
DATE PREPARED: June 30, 2017

EFFECTIVE DATE: June 23, 2017

OWNER	LOT	BLK	ADDITION
MALONE WM E & DREXEL W TRUST 4010 N KICKAPOO SHAWNEE OK 74804-0000	3	2	COLLEGE VIEW
MASON AMIR PROPERTIES, LLC 10601 S. WESTERN OKLAHOMA CITY, OK 73170	2	2	COLLEGE VIEW
ABSENTEE SHAWNEE TRIBE OF OKLA 2025 S GORDON COOPER DR SHAWNEE OK 74801-0000	1	2	COLLEGE VIEW
EDMONSON RANDY D SEPARATE HOLDINGS TRUST 4016 N KICKAPOO SHAWNEE OK 74804-0000	4	2	COLLEGE VIEW
SKS HOLDINGS 8801 NW 119 TH STREET OKLAHOMA CITY, OK 73162	5	2	COLLEGE VIEW
BROOKS LONNIE DEWAYNE 4101 BLAINE RD SHAWNEE OK 74804-0000	S4' OF 17 & ALL OF 18	1	BISON
LOHDEN WALTER M 4103 BLAINE RD SHAWNEE OK 74804-0000	S14' OF 16 & N66' OF 17	1	BISON
HOUSING AUTH OF THE CITY OF SHAWNEE P O BOX 3427 SHAWNEE OK 74802-0000	S9 OF 15 & N56' OF 16	1	BISON
ALDANA JENNIFER 4203 BLAINE RD SHAWNEE OK 74804-0000	N61' OF 15	1	BISON
GEAR RUSSELL CRAIG & DIANNA L 4205 BLAINE RD SHAWNEE OK 74804-0000	14	1	BISON
BURDINE KRISTIN 4207 BLAINE RD SHAWNEE OK 74804-0000	13	1	BISON

KATIE ELIZABETH ALLEN 4305 NORTH AYDELOTTE AVENUE SHAWNEE, OK 74804	10	1	BISON
ADAIR MANOI S 4303 N AYDELOTTE SHAWNEE OK 74804-1230	11	1	BISON
MINER AMANDA & HYRUM 4301 N AYDELOTTE SHAWNEE OK 74804-0000	12	1	BISON
RAMSEYER ANDREW R 4205 N AYDELOTTE SHAWNEE OK 74804-0000	1	2	BISON
OLERS BEAUTY LLC 16 GRANADA SHAWNEE OK 74804-0000	2	2	BISON
DAUMAN JIMMY D & MICHELLE L 4201 N AYDELOTTE SHAWNEE OK 74804-0000	3	2	BISON
DAUMAN JIMMY D & MICHELLE 4201 N AYDELOTTE AVE SHAWNEE OK 74804-0000	4	2	BISON
JONES C LEROY TR OF LEROY JONES REV TRUST 15 JUEL DR SHAWNEE OK 74804-0000	5	2	BISON
STONEHAM RICHARD L & KAREN L 4101 N AYDELOTTE SHAWNEE OK 74804-0000	6	2	BISON
JONES ANN E TRUSTEE OF THE ANN E JONES LIVING TRUST AGREEMENT 2010 N MINNESOTA SHAWNEE OK 74804-0000	7	2	BISON
MILES EILEEN 4104 BLAINE RD SHAWNEE OK 74804-0000	8	2	BISON
LITTLEHEAD DONNETTE 4202 BLAINE RD SHAWNEE OK 74804-0000	9	2	BISON
WHITED CLIFFORD E & PATSY J 4204 BLAINE RD SHAWNEE OK 74804-0000	10	2	BISON
WILLIAMS ZACHARY A 102 MEADOWS LN SHAWNEE OK 74804-0000	1	1	THE MEADOWS AP

LAVALLEY TOM H & LUCY C PO BOX 1743 SHAWNEE OK 74802-1743	2	1	THE MEADOWS AP
MYLES CARRIE 106 MEADOWS LN SHAWNEE OK 74804-0000	3	1	THE MEADOWS AP
NORTHWEST MISSIONARY BAPTIST XXXXXXXXXX XXXXXXXXXX OK -0			93-SU BEG 333'E SW/C NW NW N239' W125' S124' W208' S115' E333' POB. LAND 120
JONES RICHARD N LIVING TRUST P O BOX 1852 SHAWNEE OK 74802-1852			93-SU BEG 115'N & 33'E SW/C NW NW N125' E175' S124' W175' POB NW NW 6-10N-4E
FARLEY CHARLES TRACY & RICHARD FRAZIER FARLEY 13306 MUSSON RD SHAWNEE OK 74804-0000			93-SU BEG 289'N SW/C NW NW E183' N100' W183' S100' POB. NW 6-10N-4E
STOBER JAMES R & CYNTHIA A 4009 N KICKAPOO SHAWNEE OK 74804-0000			93-SU BEG 333'E SW/C NW NW E657' N264' W990' S25' E333' S239' POB. NW4 6-10N-4E
HOUSING AUTHORITY OF THE SAC & FOX NATION 201 N HARRISON SHAWNEE OK 74801-0000			BEG 690'S NW/C TH E420' N690' E570' S1056' W468.9' N21*W 13.72' N88*W 333.31' N 100'W183' N244'POB LESS PART PLATTED FOUR WINDS EST 2.85 Acres NW4 6-10N-4E
INTEGRO HOLDING COMPANY LLC P O BOX 720125 OKC OK 73172-0000			93-SU BEG 690'S NW/C LOT 4 E420' N78' W420' S78' POB.

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org			CASE # S04-17 PUBLIC HEARING DATE: August 2nd, 2017 CITY COMMISSION DATE: August 7, 2017		
APPLICANT: ADG, PC	920 W. Main Shawnee, OK 74801		(405) 232-5700		
PROPERTY ADDRESS/LOCATION: 1500 E. Independence					
BRIEF SUMMARY OF REQUEST: The applicant is requesting final plat approval for Avedis Park, located at 1500 E. Independence. The preliminary plat and Planned Unit Development (PUD) were approved by the City Commission on October 17, 2016. Proposed on the subject site is one (1) single-story office building, approximately 7,000 square feet in size and will include a deck/patio. The office is centrally located with adequate parking, a private drive lined with trees, a detention pond, and perimeter sidewalks. Because only a small portion of the site will be developed, the applicant intends to preserve the abundance of existing trees, providing an environmental buffer between the site and surrounding homeowners.					
EXISTING ZONING: PUD	EXISTING LAND USE: Vacant	SURROUNDING ZONING & LAND USE: A-1 (Agricultural) R-1 (Single Family Residential) C-1(Neighborhood Commercial) C-2(Surburban Office Commercial)	<table border="1"> <tr> <td data-bbox="962 1742 1176 1975"> School District: Grove </td> <td data-bbox="1176 1742 1513 1975"> PROPERTY SIZE: 12 Acres </td> </tr> </table>	School District: Grove	PROPERTY SIZE: 12 Acres
School District: Grove	PROPERTY SIZE: 12 Acres				

STAFF RECOMMENDATION

The subject final plat is in full conformance with the approved preliminary plat, PUD, and the City of Shawnee Subdivision Regulations; Therefore, Staff recommends approval of Avedis Park Final Plat.

Staff hereby recommends approval for the Avedis Park Final Plat , with the following conditions:

1. **Sixty (60%) percent of the structural façade shall be of masonry material.**
2. **Site landscaping of ten (10%) shall be required.**
3. **Perimeter sidewalks, as proposed.**
4. **Proper site storm water detention.**
5. **Required fencing or dense landscaping where adjacent to residential properties.**
6. **All other applicable City standards apply.**

APPROVE WITH CONDITIONS

DENY

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

**ATTACHMENTS:
(CIRCLE)**

**SUBMITTED
PLANS**

**PUBLIC HEARING
PETITION/
APPLICATION FORM**

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

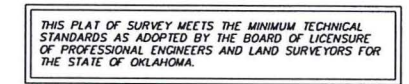
AGENCY COMMENTS

RESPONSE TO STANDARDS

Attachments:

Exhibit 1: Avedis Park Final Plat
Exhibit 2: Avedis Park Preliminary Plat

A FINAL PLAT OF PART OF THE SE/4, SECTION 8, TOWNSHIP 10 NORTH, RANGE 4 EAST,
OF THE INDIAN MERIDIAN, SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA



PRELIMINARY PLAT FOR
AVEDIS PARK
PART OF THE SE¼, SECTION 8, TOWNSHIP 10N, RAGE 4E
SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA

ADG
920 W. MAIN
Oklahoma City, OK 73106
CA: 6447 expires: 6.30.2018
phone: 405.232.5700
web: www.adgokc.com



PRELIMINARY
PLAT

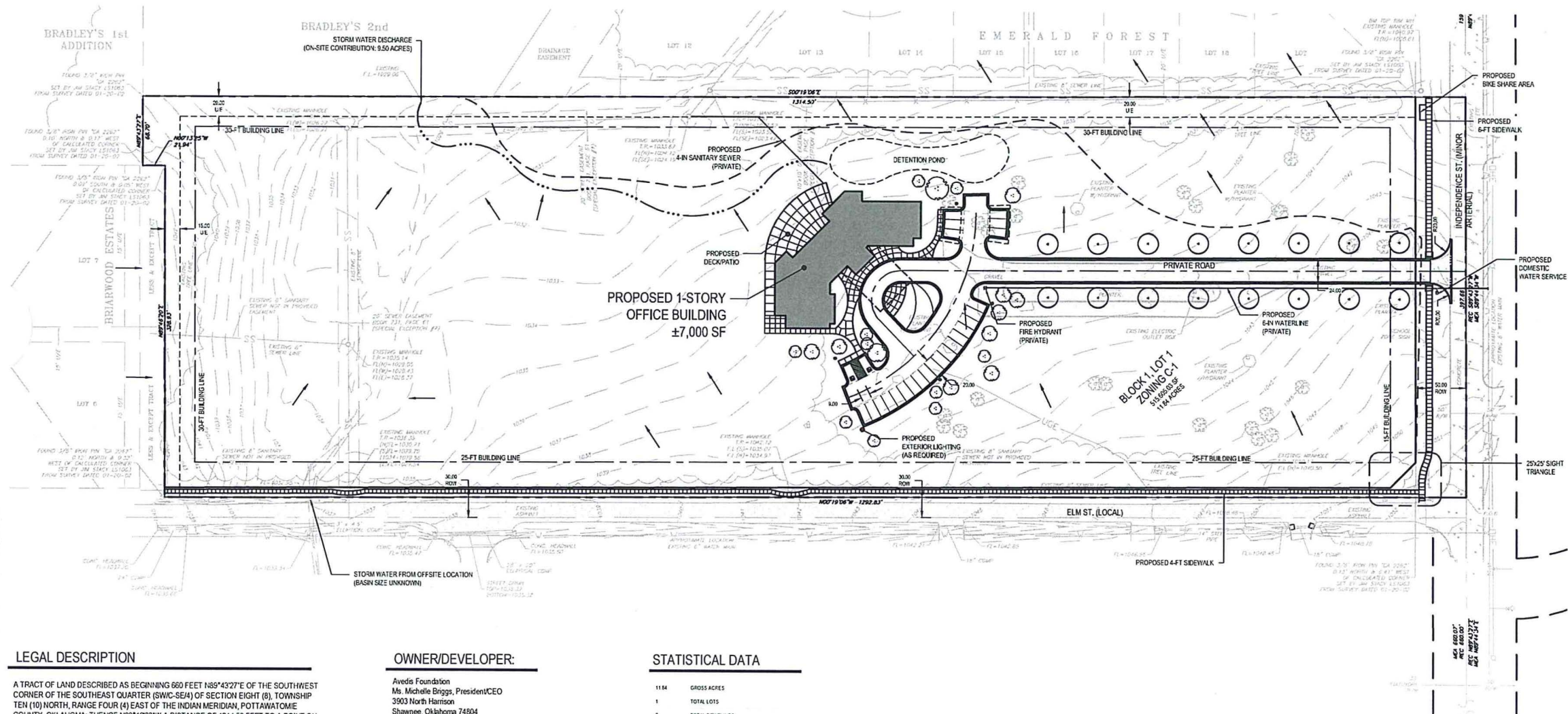
AVEDIS PARK
1410 East Independence St. Shawnee, OK 74801

Revisions:

PRELIMINARY
PLAT

ADG Project: 16-046
Date: 09/28/2016
Sheet No.

A



LEGAL DESCRIPTION

A TRACT OF LAND DESCRIBED AS BEGINNING 660 FEET N89°43'27"E OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SW¼-SE¼) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA; THENCE N00°16'33"W A DISTANCE OF 1314.50 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF (S/2) OF SAID SE¼; THENCE N89°43'27"E A DISTANCE OF 397.56 FEET; THENCE S00°16'33"E A DISTANCE OF 1314.50 FEET; THENCE S89°43'27"W A DISTANCE OF 397.56 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT
A TRACT OF LAND BEGINNING AT THE SOUTHWEST CORNER (SWC) OF LOT SIX (6), BRIARWOOD ESTATES, A REPLAT OF BLOCK ELEVEN (11) BRADLEY'S FIRST ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA; THENCE S00°00'00"W A DISTANCE OF 25.00 FEET; THENCE N89°59'45"E A DISTANCE OF 160.00 FEET; THENCE NORTH A DISTANCE OF 25.00 FEET; THENCE S89°59'45"W A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT
A TRACT OF LAND BEGINNING AT THE SOUTHWEST CORNER (SWC) OF LOT SEVEN (7), BRIARWOOD ESTATES, A REPLAT OF BLOCK ELEVEN (11) BRADLEY'S FIRST ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA; THENCE SOUTH A DISTANCE OF 25.00 FEET; THENCE N89°59'45"E A DISTANCE OF 160.00 FEET; THENCE NORTH A DISTANCE OF 25.00 FEET; THENCE S89°59'45"W A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.

OWNER/DEVELOPER:

Avedis Foundation
Ms. Michelle Briggs, President/CEO
3903 North Harrison
Shawnee, Oklahoma 74804
(405) 273-4055

PROPERTY ZONING:

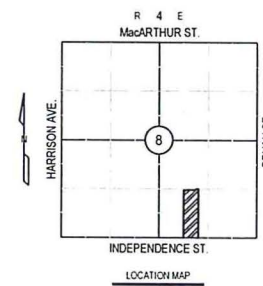
C-1

PROPERTY FEMA INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. POTTAWATOMIE COUNTY, OKLAHOMA AND INCORPORATED AREAS, PANEL 210 OF 550, MAP NUMBER 4012SC0210-H, MAP REVISED 9-3-2010.

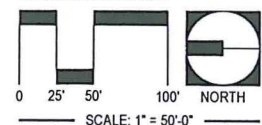
STATISTICAL DATA

11.84	GROSS ACRES
1	TOTAL LOTS
0	TOTAL DWELINGS
0.00 - LF	DISTANCE OF PUBLIC STREETS
0.00 - LF	DISTANCE OF LOCAL STREETS
0.00 - LF	DISTANCE OF COLLECTOR STREETS
0.00 - LF	DISTANCE OF ARTERIAL STREETS
0.00 ACRES	TOTAL ACRES OF DEDICATED PARK AREA



THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

BASIS OF BEARING OF S00°19'06"E ALONG EAST PROPERTY LINE



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: 504-17
Project Number: 170393
Date Filed: June 12th 2017
Amount Paid: \$ 228.00
Receipt No.: 02052348

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 ADG, PC
APPLICANT ADDRESS 920 West Main Street
APPLICANT PHONE NUMBERS office 405.232.5700, cell 405.613.0022
EMAIL ADDRESS j cotton@adgokc.com
NAME OF PLAT Avedis Park
LOCATION 1500 East Independence Street, Shawnee, Oklahoma 74804
NUMBER OF ACRES 11.8-acres NUMBER OF LOTS 2

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00
PLUS **\$3.00** PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS x 1 \$3.00
PLUS **\$1.00** PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS _____
TOTAL COST \$228.00

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 _____

OWNER/DEVELOPER INFORMATION:

NAME Avedis Foundation, Ms. Michelle Briggs, President/CEO
ADDRESS 3903 North Harrison, Shawnee, Oklahoma 74804
CONTACT NUMBERS office 405.273.4055, cell 405.990.9739
EMAIL ADDRESS michelle@avedisfoundation.org

PROJECT ENGINEER INFORMATION:

NAME ADG, PC, Mr. Jason Cotton
ADDRESS 920 West Main Street
CONTACT NUMBERS office 405.232.5700. cell 405.613.0022
EMAIL ADDRESS j cotton@adgokc.com

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