

**AGENDA
CITY OF SHAWNEE
PLANNING COMMISSION
AUGUST 1ST, 2018 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 5th, 2018 Planning Commission meeting
- 3)** Citizens' Participation
(A three minute limit per person)
(A twelve minute limit per topic)
- 4)** Case #S04-18 – Consideration of approval of a Preliminary Plat for Maple Development, LLC located on Shawnee Mall Drive, East of the BNSF Railroad Tracks, Shawnee, OK (Deferred from July 5th, 2018 Planning Commission)
Applicant: Sid and Javal, INC
- 5)** Case #S10-18 - Consideration of approval of a Preliminary Plat for The Grove Retirement Homes located at 3900 N. Union Avenue, Shawnee, OK (Deferred from July 5th, 2018 Planning Commission)
Applicant: Crafton Tull
- 6)** Case #P13-18 – A public hearing in consideration of approval of a Conditional Use Permit located at 24 Post Office Lane, Shawnee, OK
Applicant: Julie Thompson
- 7)** Presentation by Blue Zones Project regarding Broadway Avenue Marquee Project progress
- 8)** Planning Director's Report
- 9)** Commissioners Comments and/or New Business
- 10)** Adjournment

PLANNING COMMISSION MINUTES

DATE: JULY 5TH, 2018

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 5th, 2018 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: Deem, Matthews, Walker, Bergsten, Cowen, Rowell

Absent: Kienzle

Meeting was called to Order.

AGENDA ITEM NO.2: **Consideration of approval of the minutes from the June 6th, 2018 Planning Commission Meeting**

Chairman Bergsten asked if there were any questions, comments or if anyone would like to entertain a motion. Commissioner Deem made a motion to approve, seconded by Commissioner Matthews.

Motion passes:

AYE: Deem, Matthews, Walker, Bergsten, Cowen, Rowell

NAY:

ABSTAIN:

AGENDA ITEM NO.3: **Citizens' Participation**

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

AGENDA ITEM NO.4: **Case #S04-18 – Consideration of approval of a Preliminary Plat for Maple Development, LLC located on Shawnee Mall Drive, East of the BNSF Railroad Tracks, Shawnee, OK (Deferred from June 6th, 2018 Planning Commission)**

Applicant: Sid and Javal, INC

Chairman Bergsten asked for the staff report. Justin Debruin presented staff report, informing the board that the case has been deferred over the last few months and requests an additional deferment of one more month as the applicant has been continuously working with staff to provide needed documentation. Commissioner Deem asked if there were a set number of limits for how many deferments are allowed. Mr. Debruin explained there was no limits and was primarily upon staff's judgment. Commissioner Walker asked how minor the deceleration lane was. Justin Debruin stated that has been one of the major debates and needs more information and discussed easement concerns. Chairman Bergsten mentioned traffic concerns. 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. Chairman Bergsten closed the public portion of the meeting and asked for any comments, questions or a motion. Commissioner Walker made a motion to defer, seconded by Vice-Chairman Cowen.

Motion to defer to August 1st, 2018 Planning Commission:
AYE: Deem, Matthews, Walker, Bergsten, Cowen, Rowell
NAY:
ABSTAIN:

AGENDA ITEM NO.5:

Case #S07-18 – Consideration of approval of a Preliminary Plat for Shawnee Motel Addition, located at 4981 N. Harrison Avenue, Shawnee, OK (Deferred from June 6th, 2018 Planning Commission)

Applicant: Joe Covey

Chairman Bergsten asked for the staff report. Justin Debruin presented staff report and stated that since item has been deferred twice with no new submissions, he recommends denial. Commissioner Matthews expressed his concerns with timeframe of application. Vice-Chairman Cowen asked if there has been any contact. Mr. Debruin informed him staff did speak with applicant and explained process of submittals. 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. Chairman Bergsten closed the public portion of the meeting and asked for any comments, questions or a motion. Commissioner Matthews made a motion to deny, seconded by Commissioner Deem.

Motion to deny:
AYE: Deem, Matthews, Walker, Bergsten, Cowen, Rowell
NAY:
ABSTAIN:

AGENDA ITEM NO.6:

Case #P10-18 – A public hearing in consideration of approval of a Rezone from R-1 & C-1; Single Family Residential District & Neighborhood Commercial District to C-3; Highway Commercial District, located at 4325, 4331 & 4337 N. Kickapoo Avenue, Shawnee, OK

Applicant: Nelmon Brauning

Chairman Bergsten asked for staff report. Justin Debruin presented staff report and informed board of location of sites. Mr. Debruin explained that the applications were submitted as separate addresses, under separate deeds but have since submittal, been combined into one deed to conform with city standards. Staff lists one condition; to demolish southernmost structure within six months of approval before construction of shopping center. Justin Debruin stated that staff recommends approval and requests condition to be added. Mr. Debruin also informed board that applicant submitted letter in agreement. Commissioner Deem asked how business would be laid out on property. Justin Debruin informed her of the layout. 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. Chairman Bergsten closed the public portion of the meeting and asked for any comments, questions or a motion. Vice-Chairman Cowen made a motion to approve with noted condition, seconded by Commissioner Walker.

Motion passes:

AYE: Deem, Matthews, Bergsten, Cowen, Kienzle, Rowell

NAY:

ABSTAIN:

AGENDA ITEM NO.7:

Case #S09-18 – Consideration of approval of a Final Plat for First United Bank of Shawnee located at 2600 N. Harrison Avenue, Shawnee, OK

Applicant: Huitt-Zollars, INC

Chairman Bergsten asked for the staff report. Justin Debruin presented staff report and mentioned preliminary plat was approved in March. Mr. Debruin discussed the three listed conditions and stated staff recommends approval. Commissioner Matthews asked what the process was if the southern lot sells. Mr. Debruin stated it would not affect it. 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. Chairman Bergsten closed the public portion of the meeting and asked for any comments, questions or a motion. Commissioner Matthews made a motion to approve with conditions set forth by staff, seconded by Vice-Chairman Cowen.

Motion passes:

AYE: Deem, Matthews, Bergsten, Cowen, Kienzle, Rowell

NAY:

ABSTAIN:

AGENDA ITEM NO.8:

Case #S10-18 – Consideration of approval of a Preliminary Plat for The Grove Retirement Homes located at 3900 N. Union Avenue, Shawnee, OK

Applicant: Crafton Tull

Chairman Bergsten asked for the staff report. Justin Debruin presented staff report and informed board of size and location of property. Mr. Debruin discussed plat would facilitate around 175 retirement home structures. Justin Debruin explained that staff has received revisions but needs more time to review so the request is to defer one month to the August Planning Commission meeting. 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. Chairman Bergsten closed the public portion of the meeting and asked for any comments, questions or a motion. Commissioner Deem made a motion to defer, seconded by Commissioner Walker.

Motion to defer to August 1st, 2018 Planning Commission:

AYE: Deem, Matthews, Bergsten, Cowen, Kienzle, Rowell

NAY:

ABSTAIN:

AGENDA ITEM NO.9:

Consider a Resolution to adopt a Downtown Parklet Policy

Justin Debruin informed board of the resolution to adopt a downtown Parklet Policy and the procedure guidelines initiated by the Blue Zones Project. There was discussion between commissioners and blue zones representatives. Rachel Melot came forward to speak in favor for Blue Zones Project and presented more information. Daniel Shaughnessy came forward to speak in favor. Chairman Bergsten asked for any comments, questions or a motion. Vice-Chairman Cowen made a motion to approve with condition to change, seconded by Commissioner Deem. Motion was denied. Commissioner Walker made a motion to forward recommendation with comments to City Commission, seconded by Commissioner Rowell.

Motion passes:

AYE: Deem, Matthews, Walker, Bergsten, Cowen, Rowell

NAY:

ABSTAIN:

AGENDA ITEM NO.10:

Presentation by Blue Zones Project regarding a Safe Routes to School Report

Taylor Shaqueribi gave presentation for Blue Zones Project regarding safe routes to school.

AGENDA ITEM NO.11:

Planning Director's Report

Justin Debruin informed board of the upcoming arrival of the Comprehensive Plan consultants. Chairman Bergsten asked for update on Shawnee Marketplace or Domino. Mr. Debruin did not have any updates other than sign going up at Domino location. Commissioner Deem explained that the stoplight is still down at the Harrison & I-40 intersection.

AGENDA ITEM NO.12:

Commissioners Comments and/or New Business

Chairman Bergsten thanked the Blue Zones Project.

AGENDA ITEM NO.13:

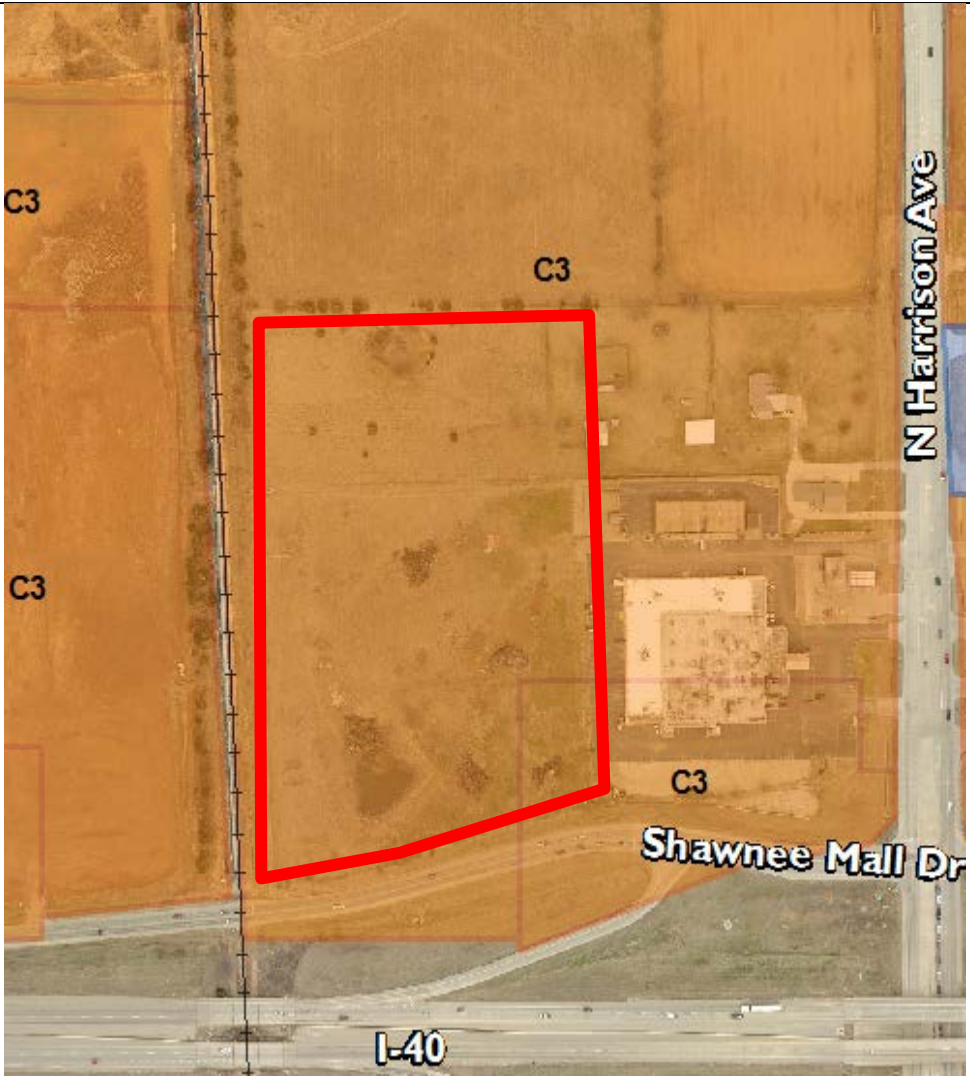
Adjournment

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 # S04-18 PUBLIC HEARING DATE: August 1 st , 2018 CITY COMMISSION DATE: August 6 th , 2018	
APPLICANT: Sid and Javal Inc.		13512 S. Blackwelder Ave. Oklahoma City, OK 73170		(405) 326-0880	
PROPERTY ADDRESS/LOCATION: A part of the NE/4 of Sec 31, T-11-N, R-4-E, IM					
SUMMARY OF REQUEST: The applicant, Sid and Javal Inc., is requesting preliminary plat approval to divide an existing 8.5 acre tract of land into 5 commercial lots. Access is limited to one cul-du-sac due to an Oklahoma Department of Transportation (ODOT) limits-of-no-access along Shawnee Mall Drive. The subject case has been deferred by Planning Commission since March, 2018.					
EXISTING ZONING: C3	EXISTING LAND USE: Vacant	SURROUNDING ZONING & LAND USE: C-3 (Highway Commercial)	Number of Lots: 5	PROPERTY SIZE: 8.59	
STAFF REVIEW AND ANALYSIS					
The subject application for preliminary plat approval was originally placed on the March Planning Commission agenda. As revisions were necessary, the application was deferred in March and subsequently deferred in April, May, and June. The most recent revision, submitted on May 25 th (Exhibit 1) remains inadequate to					

receive a Staff recommendation for approval. A brief summary of issues includes:

- The submittal lacks appropriate, preliminary drainage plans to the specifications of Section 80.2.6(D) of the City Subdivision Regulations.
- Per the City Engineer, a deceleration lane is required. This must be shown on the preliminary plat with all appropriate dimensions.
- With the indicated elevations, the proposed sanitary sewer line appears inadequate to serve all lots.
- The proposed sanitary sewer line is shown to traverse an adjacent property without proof of a proper easement or agreement with the adjacent property owner.
- Etc.

At this time, Staff will request that the commission deny the requested preliminary plat.

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

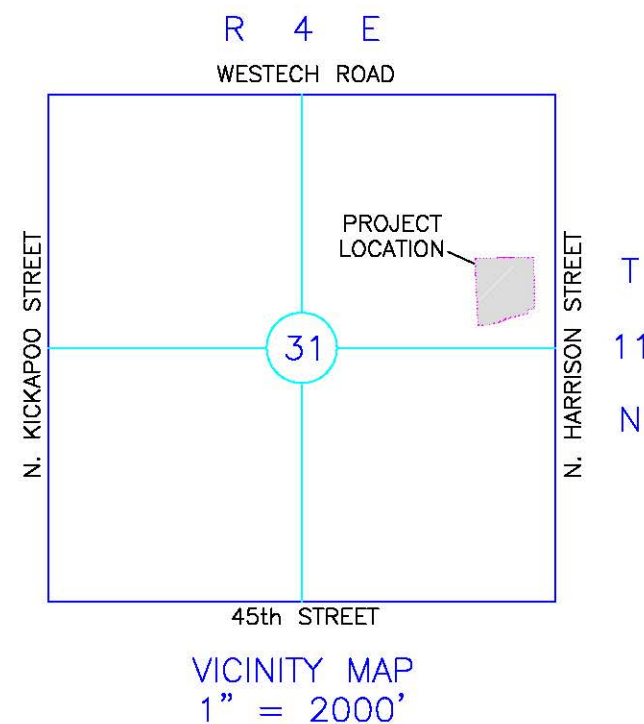
RESPONSE TO STANDARDS

Exhibit 1: Maple Development Preliminary Plat

EXHIBIT
1

PRELIMINARY PLAT
OF
MAPLE DEVELOPMENT, L.L.C.
A PART OF THE NE/4 OF SEC 31, T-11-N, R-4-E, I.M.
SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA
SHEET 1 OF 1

DEVELOPER
SID AND JAVAL INC.
M.N. SIDDIQUI
13512 S BLACKWELDER AVE.
OKLAHOMA CITY, OK 73170
PHONE: (405) 326-0880



LEGAL DESCRIPTION:
A PART OF THE NORTHEAST QUARTER OF SECTION 31, T-11-N, R-4-E, I.M., POTTAWATOMIE COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Commencing at the Southeast Corner of the Northeast Quarter of said Section 31, Thence N00°01'52"E a distance of 1110.13 feet; Thence S89°13'48"W a distance of 586.57 feet to the POINT OF BEGINNING; Thence from said POINT OF BEGINNING S89°13'46"W a distance of 605.23 feet; Thence S02°44'20"E a distance of 691.13 feet; Thence N88°23'03"E a distance of 105.03 feet; Thence N76°03'45"E a distance of 98.02 feet; Thence N68°47'47"E a distance of 98.58 feet; Thence S74°36'43"W a distance of 230.17 feet; Thence N00°20'52"W a distance of 39.74 feet; Thence N89°38'36"E a distance of 68.43 feet; Thence N00°56'00"W a distance of 170.70 feet; Thence N00°56'00"W a distance of 362.22 feet to the POINT OF BEGINNING. Said tract contains 8.59± acres more or less and is subject to any Easements or Rights-of-Way of Record.

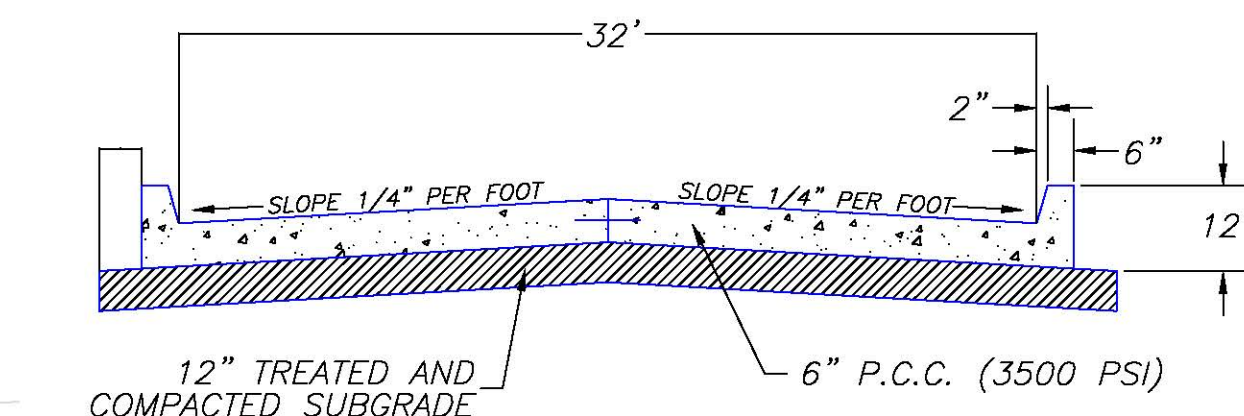
- PLAT NOTES
1. ALL STREETS ARE PUBLIC STREET & PUBLIC U/E.
 2. DETENTION WILL BE PROVIDED FOR EACH INDIVIDUAL TRACT, ON TRACT 4

STATISTICAL DATA

TOTAL NUMBER OF GROSS ACRES:	8.59±
TOTAL NUMBER OF LOTS:	5
NUMBER OF DWELLING UNITS:	0
ACREAGE:	0
RESIDENTIAL DENSITY:	0
NET RESIDENTIAL DENSITY:	0
NUMBER OF COMMERCIAL LOTS:	0
NUMBER OF INDUSTRIAL LOTS:	0
PARK ACREAGE:	0
COMMON RECREATIONAL ACREAGE:	0
COMMON OPEN ACREAGE:	0
LINEAL FOOTAGE OF STREETS	316.63
PUBLIC LOCAL:	0
COLLECTOR:	316.63
ARTERIAL:	0
OTHER PUBLIC ACREAGE:	0
OTHER SEMI-PUBLIC ACREAGE:	0

LEGEND

U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT



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

POC
SE COR, NE/4,
SEC 31, T-11-N,
R-4-E, I.M.

THIS PLAT IS DESIGNED IN
ACCORDANCE WITH THE CITY OF
SHAWNEE ORDINANCES AND
REGULATIONS GOVERNING THE
SUBDIVISION OF LAND.

DATE: 02-02-18	PRELIMINARY PLAT
SCALE: 1" = 50'	MAPLE DEVELOPMENT, L.L.C.
JOB NUMBER: MOM18004	SHAWNEE, OK
DRAWN BY: S.G.B.	ANCHOR ENGINEERING, L.L.C. Specializing in Subdivisions
APPROVED BY: D.H.B.	CA No. 4161 Exp. 06/30/18 12617 S. McLoud Road (405) 749-9998 McLoud, Ok. 74851 (405) 749-9997 Fax dbutler@anchorengineering.net
SHEET 1 OF 1	

PRELIMINARY 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: 504-18
Project Number: 180144
Date Filed: February 6th 2018
Amount Paid: \$240.00
Receipt No.: 02133623

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 Sid and Javal Inc. M.N. Siddiqui
APPLICANT ADDRESS 13512 S. Blackwelder Ave., Oklahoma City, OK 73170
APPLICANT PHONE NUMBERS 405-326-0880
EMAIL ADDRESS sidisok@hotmail.com
NAME OF PLAT Maple Development, L.L.C.
LOCATION A part of the NE/4 of Sec 31, T-11-N, R-4-E, IM
NUMBER OF ACRES 8.59 AC NUMBER OF LOTS 5

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00
PLUS \$3.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 5 \$ 15.00
PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS _____
TOTAL COST \$ 240.00

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 _____

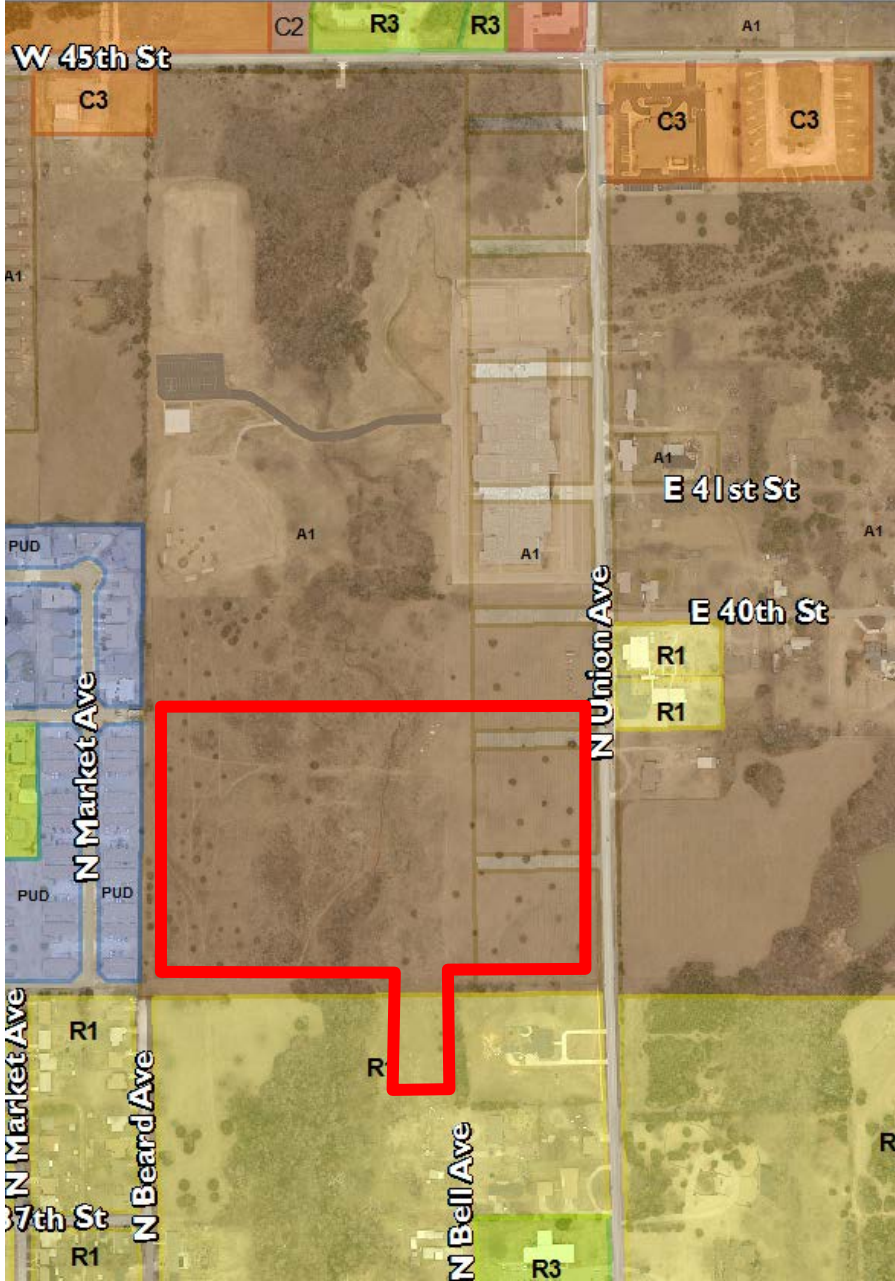
OWNER/DEVELOPER INFORMATION:

NAME Sid and Javal, Inc. M.N. Siddiqui
ADDRESS 13512 S. Blackwelder Ave., Oklahoma City, OK 73170
CONTACT NUMBERS 405-326-0880
EMAIL ADDRESS sidisok@hotmail.com

PROJECT ENGINEER INFORMATION:

NAME Anchor Engineering, L.L.C. Dwight H. Butler, P.E.
ADDRESS 12617 S. McLoud Road, McLoud, OK 74851
CONTACT NUMBERS Phone: 405-749-9998 Fax: 405-749-9997
EMAIL ADDRESS dbutler@anchorengineering.net

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

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org				CASE # S10-18 PUBLIC HEARING DATE: August 1 st , 2018 CITY COMMISSION DATE: August 6 th , 2018	
APPLICANT: Chris Gray		300 Pointe Parkway Blvd. Yukon, OK 73099			
PROPERTY ADDRESS/LOCATION: 3900 N. Union Shawnee, OK 74804					
SUMMARY OF REQUEST: The applicant, Chris Gray, is requesting preliminary plat approval to facilitate development of a retirement home community. The subject site is located north of MacArthur St. on Union Ave., is 20 acres in size, and was recently rezoned from A1 (Rural Agricultural) to R3 (Multi-family Residential).					
EXISTING ZONING: R3	EXISTING LAND USE: vacant	SURROUNDING ZONING & LAND USE: A1 (Rural Agricultural) R1 (Single Family Residential)		Number of Lots: 1	PROPERTY SIZE: 20.06 Acres

STAFF REVIEW AND ANALYSIS

As shown on the site plan (Exhibit 2), the applicant is proposing a 150 unit multi-family unit community, to be divided into 4-6 unit facilities. Internal circulation will be via private drives with two points of access from Union Avenue. With the FEMA floodplain splitting the developable land into two halves (east and west), there is one point of access to the western half, which is required to be raised above the flood elevation. Water service is available adjacent to the property and will be extended internally to serve these retirement homes. Sewer, on the other hand, is required to be extended from the north several hundred feet.

The development is required to conform to Section 22-160.7 of the Zoning Code, "Multifamily Development Standards," which assures safe and cohesive design for high density residential development. A brief summary of such requirements includes:

- Parking lots shall be located to the side or behind buildings and shall not dominate the front yard area;
- Pedestrian access routes shall be provided from the public or private streets to all primary building entrances;
- Lighting shall be directed downward, inward and away from public rights-of-way and adjoining uses. All lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source; and
- Developments with multiple buildings shall use appropriate architectural variations and use of colors to differentiate buildings within the development.

Since being deferred at the July, 2018 meeting so that the applicant could make corrections and add necessary information to their application, all issues have been resolved. These issues included:

- Perimeter easements in relevance to Chapter 40, Subchapter 2, Section 3(B);
- Appropriate floodplain being delineated on the preliminary plat;
- Fill in relevance to Chapter 80, Subchapter 2, Section 4(K);
- Documentation of the School Board permitting the use of their land for the sewer line extension;
- Landscape buffer; and
- Construction in the flood plain.

Staff hereby recommends approval on the requested preliminary plat for a multi-family retirement facility, with the following conditions:

1. Final construction documents must be approved by the City Engineer concurrent with final plat approval;
2. Drainage plans must be approved by the City Engineer concurrent with final plat approval; and
3. All other applicable city standards apply.

APPROVE

APPROVE WITH CONDITIONS

DENY

ATTACHMENTS:
(CIRCLE)

SUBMITTED
PLANS

PUBLIC HEARING
PETITION/
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

Attachments:

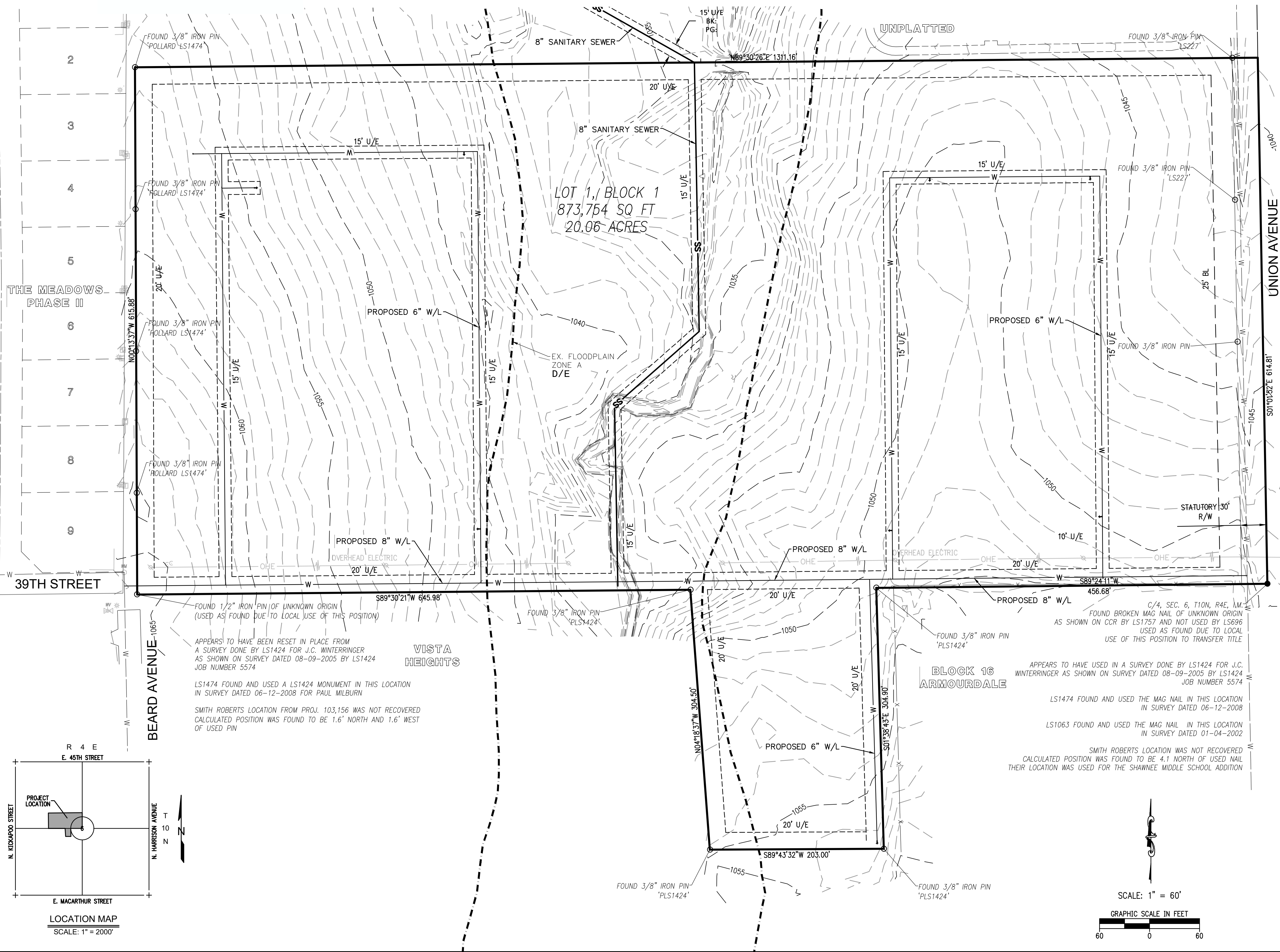
Exhibit 1: The Grove Retirement Homes Preliminary Plat

Exhibit 2: The Grove Retirement Homes Site Plan

EXHIBIT 1

PRELIMINARY PLAT OF THE GROVE RETIREMENT HOMES

A PART OF THE W/2 OF SECTION 6, T10N, R4E, I.M.
SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land situate within the West Half (W/2) of Section Six (6), Township Ten North (T10N), Range Four West (R4E) of the Indian Meridian (I.M.), Pottawatomie County, Oklahoma, being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of the NW/4, marked by a Broken MAG Nail found in place; thence

S 89° 24' 11" W a distance of 456.68 feet to a point marked by a 3/8" Iron Pin with cap stamped PLS1424; thence

S 01° 38' 43" E a distance of 304.90 feet to a point marked by a 3/8" Iron Pin with cap stamped PLS1424; thence

S 89° 43' 32" W a distance of 203.00 feet to a point marked by a 3/8" Iron Pin with cap stamped PLS1424; thence

N 04° 18' 37" W a distance of 304.50 feet to a point marked by a 3/8" Iron Pin with cap stamped PLS1424; thence

S 89° 30' 21" W a distance of 645.98 feet to a point marked by a 1/2" Iron; thence

N 00° 13' 37" W a distance of 615.88 feet to a point marked by a 3/8" Iron Pin with cap stamped Pollard LS1474; thence

N 89° 30' 26" E along a line passing through a 3/8" Iron Pin with cap stamped LS227 at a distance of 1281.13 feet for a total distance of 1311.16 feet to a point on the East line of said NW/4; thence

S 01° 01' 52" E along said line a distance of 614.81 feet to the POINT OF BEGINNING.

Said tract contains 873,754 Sq Ft or 20.059 Acres, more or less.

This description prepared by Denver Winchester, PLS 1952 on May 14th/ 2018.

The foregoing legal description describes the same property as described in Schedule A of Title Commitment no. 1801-005 bearing an effective date of January 26, 2018 at 07:30 AM as prepared by Lincoln Title, LLC.

STATISTICAL DATE:

GROSS AREA: 20.06 ACRES
NUMBER OF LOTS: 1
ZONING: R-3
FIRM PANEL: 40017C0440H

PROJECT OWNER AND DEVELOPER:

MECK CONSTRUCTION
ATTN: TONY MECK
1704 S. BROADWAY, SUITE H
MOORE, OKLAHOMA 73160
PH. 405.794.6335

LEGEND

BL BUILDING LIMIT LINE
D/E DRAINAGE EASEMENT
EX. EXISTING
R/W RIGHT-OF-WAY
U/E UTILITY EASEMENT

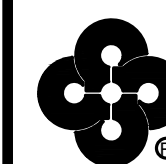
NOTES

1. 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, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

2. MONUMENTS SHALL BE:

3/8" IRON ROD WITH A PLASTIC CAP STAMPED "CTA CA973" OR
MAG NAIL WITH WASHER STAMPED "CTA CA973" UNLESS OTHERWISE NOTED

PRELIMINARY PLAT TO SERVE THE GROVE RETIREMENT HOMES

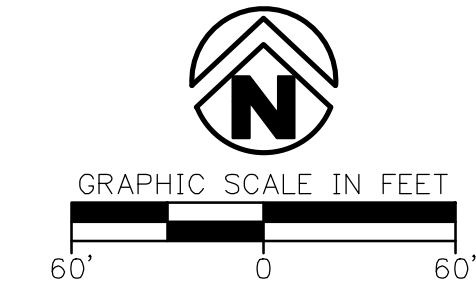


Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6276 f
www.craftontull.com

SHEET NO.: 1 OF 1
DATE: 07/3/18
PROJECT NO.: 18602700

CERTIFICATE OF AUTHORIZATION
CA 973 (PLS) EXPIRES 6/30/2018

2



ZONING: R-3
ACREAGE: 20.06 AC
PARKING REQUIREMENTS:
EAST SIDE
UNITS: 86
TOWNHOME: 22+ 2 SPACES/UNIT
REQUIRED PARKING: 64 X 1.5 = 96 P.S.
PROVIDED PARKING: 120 P.S.

WEST SIDE
UNITS: 64
TOWNHOME: 24+ 2 SPACES/UNIT
REQUIRED PARKING: $40 \times 1.5 = 60$ P.S.
PROVIDED PARKING: 78 P.S.

TOTAL PROVIDED PARKING: 198 P.S.

REQUIRED ADA PARKING: 7 P.S.
TOTAL PROVIDED ADA PARKING: 11 P.S.
TOTAL UNITS: 150

Key Plan

[illegible]

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 18602700	NOT FOR CONSTRUCTION	THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT	REVIEW SET - NOT FOR CONSTRUCTION
ISSUE DATE: 07/3/2018			
CONTACT: C. GRAY			
CHECKED BY:			
PRELIMINARY PLANS			

OVERALL SITE PLAN

PRELIMINARY 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: 510-18
Project Number: 180582
Date Filed: June 6th, 2018
Amount Paid: \$225.00
Receipt No.: 02175375

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 Crafton Tull c/o Chris Gray, P.E., Sr. Project Manager
APPLICANT ADDRESS 300 Pointe Parkway Blvd, Yukon OK 73099
APPLICANT PHONE NUMBERS 405-787-6270
EMAIL ADDRESS chris.gray@craftontull.com
NAME OF PLAT The Grove Retirement Homes
LOCATION 3900 N. Union St., Shawnee OK 74804
NUMBER OF ACRES 20.06 AC NUMBER OF LOTS 1

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

OWNER/DEVELOPER INFORMATION:

NAME Meek Development, LLC.
ADDRESS 1704 S. Broadway, Suite H, Moore, OK 73160
CONTACT NUMBERS 405-642-1130 405-794-6335
EMAIL ADDRESS tony@meekdevelopment.com

PROJECT ENGINEER INFORMATION:

NAME Crafton Tull & Associates, Inc.
ADDRESS 300 Pointe Parkway Blvd, Yukon, OK 73099
CONTACT NUMBERS 405-787-6270
EMAIL ADDRESS chris.gray@craftontull.com

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

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org				CASE # P13-18 PUBLIC HEARING DATE: August 1 st , 2018 CITY COMMISSION DATE: August 6 th , 2018	
APPLICANT: Julie Thompson		PO Box 30057, Edmond, Oklahoma, 73003		Julie@pioneerrealtyok.com	
PROPERTY ADDRESS/LOCATION: 24 Post Office Lane, Shawnee, Oklahoma, 74801					
The applicant is requesting conditional use permit (CUP) approval to place a manufactured home on 24 Post Office Lane. The intent is to have the manufactured home be the primary structure on the lot. A demolition permit for the previous primary structure was issued on June 20th, 2018.					
EXISTING ZONING: A-1	EXISTING LAND USE: Residential	SURROUNDING ZONING & LAND USE: A-1	School District: I-93	PROPERTY SIZE: 1.68 acres	

STAFF RECOMMENDATION		
The requested use for a manufactured home on Post Office Lane is not uncommon, since there are multiple manufactured homes constructed there. The proposed use does not appear to contradict the Comprehensive Plan’s intended use for this land. The owner has already demolished all of the structures on the lot. The lot is nonconforming, due to its size and width, but the proposed use is still allowed with a conditional use permit. Compliance is met per Section 22-155.5(B), which states, “Where a lot has less area than required in this chapter and all the boundary lines of that lot touch lands under other ownership on the effective date of these regulations codified in this Code. That lot may be used for any of the uses permitted by this section”. As per Section 22-195.2, although the lot does not conform in area to the provisions of Table 22-155.4.1, permitted uses may still be allowed, notwithstanding other limitations. Staff hereby recommends approval on the requested conditional use for a manufactured home.		
APPROVE	APPROVE WITH CONDITIONS	DENY
One letter of protest has been received by the City regarding this case. The concern is unrelated to the manufactured home use, rather, the neighbor would like to be sure access to their property will not be required for placement of the structure on the subject site.		
ATTACHMENTS:	SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM
PUBLIC COMMENTS	AGENCY COMMENTS	LEGAL NOTICE
		LEGAL DESCRIPTION
		RESPONSE TO STANDARDS
Exhibit 1: Letter of protest		

Case #P13-18

Conditional Use Permit

Proposed Use of Property – Manufactured Home

I own land on East and West side of Post Office Lane Road. On the west side I have a fence approximately 10ft off of the road and Steel Post positioned a foot or more off of the road. There are trees on the boundary of the road on both east and west side. . So my only concern is can the truck and manufactured home be able to make the turn at Lake Road and Post Office Lane, make the trip down Post Office Lane Road without having to drive upon my land, without having to remove posts or fence and without having to cut trees.

The reason for bringing this up is a few years ago I was told they were going to set up a trailer home north of me. The person told me they would have to drive upon my land, remove my posts and fence and cut some trees down. I explained to her that I did not want these actions to be taken. Which fortunately it did not.

I am certainly not opposed for them setting up a manufactured home. And I will do my best to work with them. But before this is planned I would like my questions answered so if need be I can take appropriate action.

V/R

George L. Childers Jr

Land Owner of 1 and 3 Post Office Lane

Shawnee Oklahoma 74801

Signed: *George L Childers Jr*

RECEIVED CITY CLERK'S OFFICE
Date 7/19/18 Time 2:52pm



PLANNING COMMISSION APPLICATION

Planning Department

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

For Office Use Only

Case Number: P13-18
Project Number: 180623
Date Filed: June 22nd, 2018
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 _____ District to _____ District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 24 Post Office Ln, Shawnee

LEGAL DESCRIPTION:

PROPERTY OWNER (S): Select Rentals

PROPERTY AGENT (APPLICANT): Julie Thompson

APPLICANT'S ADDRESS: P.O. Box 30057

CITY: Edmond STATE: OK ZIP: 73003

EMAIL ADDRESS: Julie@Pioneerrealty ok.com

TELEPHONE NUMBER: (____) _____ CONTACT NUMBER: (405) 765-8676

DIMENSIONS OF PROPERTY:

AREA: 73,181 sq ft WIDTH: 228

LENGTH: 335 FRONTAGE: 228

CURRENT ZONING: _____ **CURRENT USE:** _____

PROPOSED ZONING: _____ **PROPOSED USE:** Mobile 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, OFFICIAL 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. 02181699

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 #P13-18

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 1335.50 feet West and 1645.50 feet North of the Southeast Corner of the Southeast Quarter (SE/4) of Section Fourteen (14), Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma; THENCE West 325 feet; THENCE North 225 feet; THENCE East 325 feet; THENCE South 225 feet to the POINT OF BEGINNING.

General Location Known As:	<u>24 Post Office Lane, 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>Julie Thompson</u>

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

August 1 st , 2018	AT 1:30 P.M.:	CITY OF SHAWNEE PLANNING COMMISSION
August 6 th , 2018	AT 6:00 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 11th day of July, 2018.




Phyllis Loftis, City Clerk

SHAWNEE TWIN
LAKE #1

POST OFFICE NECK



POST OFFICE LANE

LAKE ROAD



HIGHWAY 102

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 1335.50 feet West and 1645.50 feet North of the Southeast Corner of the Southeast Quarter (SE/4) of Section Fourteen (14), Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma; THENCE West 325 feet; THENCE North 225 feet; THENCE East 325 feet; THENCE South 225 feet to the POINT OF BEGINNING.

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 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 11, 2018 at 7:30 AM

First American Title Insurance Company

By: 
Michelle Cook
Abstractor License No. 3286
OAB Certificate of Authority # 017
File No. 2332776-SH99

OWNERSHIP LIST**ORDER NO. 2332776**

DATE PREPARED: June 19, 2018

EFFECTIVE DATE: June 11, 2018 @ 7:30 am

OWNER	LOT	BLK	ADDITION
SELECT RENTALS LLC 24 POST OFFICE LN SHAWNEE OK 74801-0000			BEG 1335.50'W & 1645.50'N SE/C SE N225' W325' S225' E325' POB 1.68 Acres (14-10N-2E)
KENNEDY LORNE MATTHEW 16 POST OFFICE LN SHAWNEE OK 74801-0000			I-3SU BEG 1335.5'W & 1381.5'N SE/C SE W325' N264' E325' S264' POB. 1.97 Acres (14-10N-2E)
MCINTYRE LOYD WAYNE & DENISE K & ROBERT D & MICHELLE L ALMON 10 AUSTIN DRIVE TECUMSEH OK 74873-0000			A TR IN SE BEG 1335.5'W & 1117.5'N SE/C SE W325' N264' E325' S264' POB LESS .20AC REC 2004- 3695 DESCRIBED AS BEG 1335.5'W & 1117.5'N SE/C SE/4 W30.93' N264.05' E36.27' S264' POB 1.80 Acres (14-10N-2E)
UPTON SAMUEL LEE & VALERIE B 2016 REVOC TRUST 15 POST OFFICE LN SHAWNEE OK 74801-0000			I-3SU BEG 976'10.5"W & 1191.8'N SE/C SE N174' W325'7.5" S174' E325'7.5" POB & BEG 1335.5'W & 1117.5'N SE/C SE/4 N74.3' E33' N174' W33' N15.7' W36.27' S264.05' E30.93' POB 1.64 Acres (14-10N-2E)
SPURGIN KEITH G & JERILYNNE L 19 POST OFFICE LN SHAWNEE OK 74801-3410			I-3SU BEG 1365.08'N & 976.10'W SE/C SE W325.75' N267.02' E325.75' S267.03' POB also 19 post office ln 2.00 Acres (14-10N-2E)
WITTWER GRAYSON B & ELIZABETH 23 POST OFFICE LANE SHAWNEE OK 74801-0000			I-3SU BEG 1633'N & 976.15'W SE/C SE N133.3' W325.75' S133.3' E325.75' POB 1.00 Acres (14-10N-2E)

BOURLON STEVEN & DAWN P O BOX 795 SHAWNEE OK 74802-0000			BEG 1766.3'N 976.10 1/2' SE/C SE N227.9' W325.7 1/2' S227.9' E325.7 1/2' POB 1.71 Acres (14-10N-2E)
COPE RHONDA 39 POST OFFICE LN SHAWNEE OK 74801-0000			I-3SU BEG 1994.2'N & 976'10.5"W SE/C SE N172' W325'7.5" S172' E325.62' POB 1.25 Acres (14-10N-2E)
PERRY LARRY & BRANDY 8613 N TRIPLE X RD JONES OK 73049-0000			I-3SU BEG 976.10'W & 2166.02'N SE/C SE W325.75' N133.08' E325.75' S133.08' POB. 1.00 Acres (14-10N-2E)
MAYNARD KEN & NANCY 26 POST OFFICE LN SHAWNEE OK 74801-0000			BEG 1358.5'W & 1870.5'N SE/C SE W162' N200' E150' SELY IN A DIRECT LINE TO POB (14-10N-2E)
BELL JOSEPH A 37 POST OFFICE LN SHAWNEE OK 74801-0000			I-3SU BEG 1335.5'W & 1875'N SE/C SE W325' N435' E325' S435' POB LESS 1.68A 1.60 Acres (14-10N-2E)
CHILDERS GEORGE L JR LIVING TRUST 1 POST OFFICE LN SHAWNEE OK 74801-0000			BEG 1628'1.5"W SE/C W325'2.5" N2310' E325'7.5" S2310' POB LESS 1.5A & A TR BEG 1302.6'W SE/C W325.7 1/2' N2310' E325' S2310' POB 21.88 Acres (14-10N-2E)