

NOTICE OF MEETING PLANNING COMMISSION

TYPE OF MEETING

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

DATE:

TIME:

PLACE OF MEETING:

7/6/2022

1:30 P.M.

Commission Chambers
City Hall, 9th & Broadway
Shawnee, OK 74802-1448

To be completed by person filing notice:

NAME: Rachel Clyne

TITLE: City Planner

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

PHONE: (405) 878-1672

Filed in the office of the municipal clerk at 3:04 a.m. p.m. on 6/30/2022

SIGNED: Lisa Lasyone
City Clerk/Deputy Clerk

=====

FOR CITY CLERK'S OFFICE USE ONLY

DATE NOTICE RELEASED TO NEWS MEDIA: 06-30-2022

PERSON FILING NOTICE: /s/ Rachel Clyne

NOTICE VERIFIED BY: Lisa Lasyone

AGENDA

PLANNING COMMISSION of SHAWNEE, OK

Regular Meeting
July 6, 2022, at 1:30 P.M.
City Hall, 16 W. 9TH St. Shawnee, OK

1. Roll Call
2. Election of Planning Commission Chair and Vice-Chair.
3. Consideration of approval of the minutes from the regular meeting of the Shawnee Planning Commission on June 1, 2022.
4. Case No. **RZ08-22** – Public hearing and consideration of a request for rezoning property from C-2 (Limited Office District) to R-2 (Medium Density Residential District) at 502 N Beard Ave.
Applicant: Rucker and Lugo
5. Case No. **RZ09-22** – Public hearing and consideration of a request for rezoning property from A-1 (Rural Agricultural District) to C-3 (Highway Commercial District) at 1303 W. Farrall St.
Applicant: Kay Steele
6. Case No. **RZ10-22** – Public hearing and consideration of a request for rezoning property from C-3 (Highway Commercial District) to R-2 (Medium Density Residential District) at 506 N. Beard Ave.
Applicant: Abraham Santana
7. Case No. **CUP04-22** – Public hearing and consideration of a request for a Conditional Use Permit (CUP) for an Accessory Dwelling Unit (ADU) at 506 N. Beard Ave.
Applicant: Abraham Santana
8. Community Development Department Updates
9. Commissioners' Comments
10. Adjournment

REGULAR PLANNING COMMISSION MINUTES

DATE: June 1, 2022

DRAFT MINUTES

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

Item 1. Roll Call

Chair Deem called the meeting to order at 1:30 p.m. City Planner, Rachel Clyne, called roll and stated a quorum was present.

The following Commissioners were present:

Present: Loftis-Walton, Johnson, Deem, Mew-Palmer

Absent: Walker, Reese, Rowell

Item 2. Approval of Minutes – Regular meeting

Consideration of approval of the minutes from the regular meeting of May 4, 2022. Chair Deem asked the Planning Commissioners for questions or corrections to the minutes.

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

Motion **passed 4-0-0**.

Aye: Loftis-Walton, Johnson, Deem, Mew-Palmer

Nay: None

Abstain: None

Item 3.

Case No. RZ07-22 – Public hearing and consideration of a request for rezoning property from I-2 (Light Industrial District) to C-3 (Highway Commercial District) at 1414 N. Kennedy Avenue.

Applicant: Valir PACE represented by: Emily Tremblay

Chair Deem read the agenda item and asked for a staff report. Planner Clyne provided background information on the application request. The subject property is located at 1414 N. Kennedy Avenue. The property is approximately 2 acres and contains several buildings formerly known as 'Doctors Building.' The request is to rezone from I-2 (Light Industrial District) to C-3 (Highway Commercial District).

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

The property is slated for use as services, including medical, for elderly and disabled citizens. More specifically, Valir PACE is a Program of All-inclusive Care for the Elderly entity. The Valir PACE facility provides this system of care around the Adult Day Health Center, which is open on weekdays from 8 a.m. to 5 p.m. The center provides two daily meals, planned social activities, and scheduled fitness sessions. This use is permitted in the C-3 zoning district.

Staff recommended the Planning Commission recommend to the City Commission **APPROVAL** of

RZ07-22 a request to rezone property located at 1414 N. Kennedy Ave. from I-2 (Light Industrial District) to C-3 (Highway Commercial District).

Chair Deem asked if there were questions for staff and then opened the public hearing. The applicant's representative, Emily Tremblay, was present and available for questions. With no additional speakers, the public hearing was closed.

Commissioner Loftis-Walton made a motion to recommend the **APPROVAL** of Case No. **RZ07-22** to the City Commission, which Commissioner Mew-Palmer seconded.

Following any discussion, the motion **passed 4-0-0**.

Aye: Loftis-Walton, Johnson, Deem, Mew-Palmer

Nay: None

Abstain: None

It was announced the item would be heard at the June 20, 2022, City Commission meeting at 6 p.m.

Item 4.

Case No. PUD01-22 – Public hearing and consideration of a request for a Planned Unit Development (PUD) on ±8.79 acres north of West MacArthur Street and east of Acme Road.

Applicant: J. Bentley Investments, LLC represented by Grubbs Consulting, LLC

Chair Deem read the agenda item and asked for a staff report. Planner Clyne explained that to allow the applicant additional time to revise the PUD design statement, staff recommended to **DEFER** the public hearing for PUD01-22 until the Planning Commission meeting on August 3, 2022 and that the Planning Commission recommend that the City Commission **DEFER** the public hearing for PUD01-22 to the regular City Commission meeting on August 18, 2022.

Chair Deem asked if there were questions for staff. With no questions, she asked for a motion.

Commissioner Loftis-Walton made a motion to **DEFER** Case No. **PUD01-22** to the August 3, 2022, Planning Commission meeting and recommend that the City Commission **DEFER** the public hearing for **PUD01-22** to the regular City Commission meeting on August 18, 2022, which Commissioner Johnson seconded.

Following any discussion, the motion **passed 4-0-0**.

Aye: Loftis-Walton, Johnson, Deem, Mew-Palmer

Nay: None

Abstain: None

It was announced the item would be heard at the June 20, 2022, City Commission meeting at 6 p.m.

Item 5.

Community Development Department Update

Community Development Director Rian Harkins addressed the Planning Commission and advised the RFP for the Twin Lakes Master Plan had produced several proposals which were under review. The next step would be scheduling consultant interviews. Director Harkins gave an update on the progress of the Unified Development Code. He advised that stakeholder and small group interviews with the consultants were scheduled for the coming weeks. A public meeting would be on June 16, 2022, in the Commission Chambers at 5:30 pm. He spoke about the continued release of CDBG funds for relief for COVID-related rent and utilities. Director Harkins advised the board members that the visioning

process for the future use of the Santa Fe Depot was underway and the first two (2) meetings were well attended. He stated there were meetings scheduled for June 2nd, 8th, and 9th, and he advised a listening session for the public to make comments or ask questions would be held on June 7th. Director Harkins reported that the Love Your Block (LYB) window for the mini-grants applications had just closed. He concluded by stating the LYB mini-grants were funded by the John Hopkins Foundation, not by the City. In response to Chair Deem's question, Harkins confirmed the last meeting date for the Santa Fe Depot visioning process would be June 9, 2022.

Item 7. Planning Commissioners' Comments

Commissioner Loftis-Walton spoke about the economic development at the state level. She shared that Shawnee would have the opportunity for industrial investments in infrastructure. Commissioner Johnson expressed her excitement for the progress happening in the City and gave her thanks to the staff. Commissioner Mew-Palmer was also excited by the ongoing progress. She had attended a Santa Fe Depot meeting and was pleased with the public participation. Chair Deem announced that this would be her last Planning Commission meeting. She shared that it had been a privilege to serve on the Commission. She shared her excitement about the progress of the City and stated she had confidence in the Community Development Director. All attending expressed gratitude to Chair Deem and wished her well.

Item 8. Adjournment

The meeting adjourned at 1:46 p.m.

Chair/Vice-Chair

/s/ Rachel Clyne
City Planner



Planning Commission Meeting – 07.06.2022 – City of Shawnee, Oklahoma

Staff Report | RZ08-22 | C-2 to R-2 | 502 N. Beard Ave.

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Date: 6.20.2022

Subject: RZ08-22 – Staff Report - Public hearing and consideration of a request for rezoning property from C-2 (Limited Office District) to R-2 (Medium Density Residential District) at 502 N Beard Ave.

Background

The subject property is located at 502 N. Beard Avenue. The property contains a principal residential structure, which is a duplex and an accessory dwelling unit. The principal structure is currently being remodeled. The accessory structure is not yet habitable. The request is to rezone from C-2 (Limited Office District) to R-2 (Medium Density Residential District). The applicants for this request are Rucker and Lugo.

Discussion

The subject property is zoned C-2 (Limited Office District). The properties surrounding the subject property are zoned C-3. Two blocks to the north the properties are zoned R-3 (Multifamily Residential District). A separate rezoning case (RZ10-22), which also requests R-2 zoning, abuts the subject property on the north side.

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

Referencing the City of Shawnee Zoning Code (Code) DIVISION 15. - Amendments; Procedures. Section 22-645. – Planning commission recommendation required. This section gives authority to the Planning Commission to make changes (amendments) to the official Zoning Map. *"...be amended, supplemented, changed, modified, or repealed by ordinance, but no change shall be made until the planning commission, after notice and public hearing, files with the city commission a report and recommendation on the proposed change."*

Staff completed the required public hearing notifications for this application. All property owners within 300' from the perimeter of the subject property were mailed a public hearing notification letter.

Additionally, a notice of public hearing was published in The County Democrat weekly newspaper. A sign providing details and contact information was placed on the subject property.

Recommendation

Staff recommends that the Planning Commission recommend to the City Commission **APPROVAL** of **RZ08-22** to rezone the subject property from C-2 (Limited Office District) to R-2 (Medium Density Residential District).

This rezoning application will be heard at the City Commission meeting on Monday, July 18, 2022, at 6:00 pm.

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: _____

Project Number : _____

Date Filed: _____

Planning Commission Secretary

REQUEST:

☒ X

Rezoning

Rezoning w/Conditional Use Permit

Conditional Use Permit

Planned Unit Development

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

PROPERTY LOCATION (STREET ADDRESS): 502 n beard Ave Shawnee ok

LEGAL DESCRIPTION: Lot 8, block 5, woodland park addition

PROPERTY OWNER (S): Tyler j Rucker , Jose a lugo

PROPERTY AGENT (APPLICANT): _____

APPLICANT'S ADDRESS: 12056 Czech hall circle

CITY: Yukon **STATE:** Ok **ZIP:** 73099

EMAIL ADDRESS: James.ruck92@gmail.com

TELEPHONE NUMBER: (_____) _____ **CONTACT NUMBER: (_____) 4053014344**

DIMENSIONS OF PROPERTY:

AREA: _____ **WIDTH:** 34

LENGTH: 58 **FRONTAGE:** _____

CURRENT ZONING: C2

CURRENT USE: _____

PROPOSED ZONING: R3 or c3

PROPOSED USE: Rental properties

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.

COMPLETED APPLICATION AND ALL CORRESPONDING DOCUMENTS MUST BE RECEIVED 30 DAYS PRIOR TO MEETING TO MAKE THE AGENDA.

SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

RECEIPT NO. _____

NOTIFICATION SIGN \$ 50.00

PLANNING COMMISSION ACTION: _____

DATE: _____

CITY COMMISSION ACTION: _____

DATE: _____

PLACE ON ZONING MAP: _____

ORDINANCE NO.: _____



PUBLIC HEARING

For more information

Community Development Department
Annex Building
222 N. Broadway Avenue
Shawnee, OK 74801

405-878-1672

Planning Commission

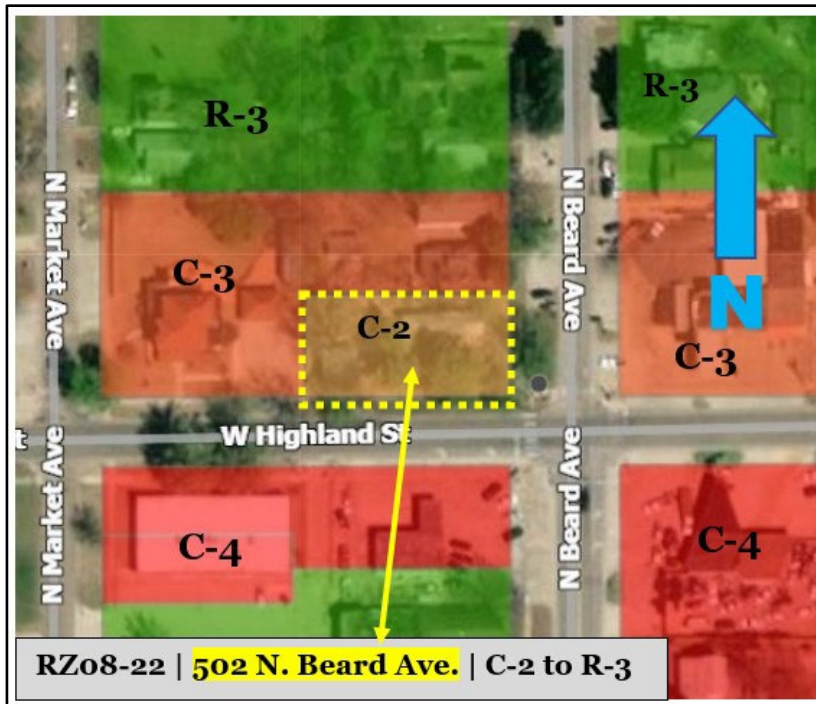
Wednesday, July 6, 2022

City Hall at 16 W. 9th Street, Commission Chambers
1:30 PM

City Commission

Monday, July 18, 2022

City Hall at 16 W. 9th Street, Commission Chambers
6:00 PM



Project Information

Request: Request to rezone from **C-2** (Limited Office District) to **R-2** (Medium Density Residential District)

Applicant: Rucker and Lugo

Location: 502 N. Beard Avenue

Case #: RZ08-22



Frequently Asked Questions

What is a Rezoning?

A Rezoning is a request to change the zoning of a property to a different zoning district. The zoning of a property determines many of the allowed uses available for development.

Why did I receive a letter?

You own property within 300 feet of the subject property.

How do I make comment on the request?

Try to attend the public hearing if you are able. Staff will also accept written comments for those who cannot attend.

What if I have questions?

Call the Community Development at 405-878-1672 or contact the City Planner at rachel.clyne@shawneeok.org.

What if I cannot attend the hearing?

Staff will accept written comments. You may also have a neighbor or friend attend the hearing to represent your interests at the meeting.

How will this request affect me?

Every property is different.

Contact the Community Development for more information if you have concerns about any impact on you.

I am not in favor of the request, what do I do?

Attend the meetings or provide written comments if you cannot attend. Property owners within 300 feet of the subject property may also prepare a protest petition. Staff can supply additional information about the protest petition requirements.

Legal Description:

The Lot Eight (8), Block Five (5), WOODLAND PARK ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

RZ08-22



Planning Commission Meeting – 07.06.2022 – City of Shawnee, Oklahoma

Staff Report | RZ09-22 | A-1 to C-3 | 1303 W. Farrall St.

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Date: 6.22.2022

Subject: RZ09-22 – Staff Report - Public hearing and consideration of a request for rezoning property from A-1 (Rural Agricultural District) to C-3 (Highway Commercial District) at 1303 W. Farrall St.

Background

The subject property is located at 1303 W. Farrall Street and is approximately 31 acres. The property contains a residential structure and two (2) accessory structures. The request is to rezone from A-1 (Rural Agricultural District) to C-3 (Highway Commercial District). The applicant for this request is Kaye Steele.

Discussion

The subject property is zoned A-1 (Rural Agricultural District). The properties surrounding the subject property to the east, south, and west are zoned A-1 (Rural Agricultural District). To the north, across W. Farrall Street, the land is zoned I-2 (Light Industrial District).

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

Referencing the City of Shawnee Zoning Code (Code) DIVISION 15. - Amendments; Procedures. Section 22-645. – Planning commission recommendation required. This section gives authority to the Planning Commission to make changes (amendments) to the official Zoning Map. *"...be amended, supplemented, changed, modified, or repealed by ordinance, but no change shall be made until the planning commission, after notice and public hearing, files with the city commission a report and recommendation on the proposed change."*

Staff completed the required public hearing notifications for this application. All property owners within 300' from the perimeter of the subject property were mailed a public hearing notification letter. Additionally, a notice of public hearing was published in The County Democrat weekly newspaper. A sign providing details and contact information was placed on the subject property.

Recommendation

Staff recommends that the Planning Commission recommend to the City Commission **APPROVAL** of **RZ09-22** to rezone the subject property from A-1 (Rural Agricultural District) to C-3 (Highway Commercial District).

This rezoning application will be heard at the City Commission meeting on Monday, July 18, 2022, at 6:00 pm.

PLANNING COMMISSION APPLICATION



City of Shawnee
Community Development
Department

222 N. Broadway
Shawnee, OK 74801
(405) 878-1672
www.ShawneeOK.org

For Office Use Only

Case Number: _____

Project Number: _____

Date Filed: _____

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 Commercial District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 1303 W Farrall, Shawnee, OK 74801

LEGAL DESCRIPTION: SE/SW Section 24, Township 10, Range 3

PROPERTY OWNER (S): Kaye Steele

PROPERTY AGENT (APPLICANT): (Same)

APPLICANT'S ADDRESS: 1303 W Farrall

CITY: Shawnee **STATE:** OK **ZIP:** 74801

EMAIL ADDRESS: LizzieKhomes@gmail.com

TELEPHONE NUMBER: (405) 630-7533 **CONTACT NUMBER:** (405) 630-7533

DIMENSIONS OF PROPERTY: AREA: 1320 ft x 1320 ft WIDTH: 40 Acres
LENGTH: _____ FRONTAGE: 1320 ft x 1320 ft corner 177th farrall

CURRENT ZONING: A-1 **CURRENT USE:** Resident

PROPOSED ZONING: Commercial **PROPOSED USE:** Commercial

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.

COMPLETED APPLICATION AND ALL CORRESPONDING DOCUMENTS MUST BE RECEIVED 30 DAYS PRIOR TO MEETING TO MAKE THE AGENDA.

Kaye Steele
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

Check 14302
REZONING &/OR C.U.P FEE \$ 280.00

RECEIPT NO. _____

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

NOTIFICATION SIGN \$ 50.00

PLANNING COMMISSION ACTION: _____ **DATE:** _____

CITY COMMISSION ACTION: _____ **DATE:** _____

PLACE ON ZONING MAP: _____ **ORDINANCE NO.:** _____



PUBLIC HEARING

For more information

Community Development Department
Annex Building
222 N. Broadway Avenue
Shawnee, OK 74801

405-878-1672

Planning Commission

Wednesday, July 6, 2022

City Hall at 16 W. 9th Street, Commission Chambers
1:30 PM

City Commission

Monday, July 18, 2022

City Hall at 16 W. 9th Street, Commission Chambers
6:00 PM



Project Information

Request: Request to rezone from **A-1** (Rural Agricultural District) to **C-3** (Highway Commercial District)

Applicant: Kaye Steele

Location: 1303 W. Farrall Avenue

Case #: RZ09-22



Frequently Asked Questions

What is a Rezoning?

A Rezoning is a request to change the zoning of a property to a different zoning district. The zoning of a property determines many of the allowed uses available for development.

Why did I receive a letter?

You own property within 300 feet of the subject property.

How do I make comment on the request?

Try to attend the public hearing if you are able. Staff will also accept written comments for those who cannot attend.

What if I have questions?

Call the Community Development at 405-878-1672 or contact the City Planner at rachel.clyne@shawneeok.org.

What if I cannot attend the hearing?

Staff will accept written comments. You may also have a neighbor or friend attend the hearing to represent your interests at the meeting.

How will this request affect me?

Every property is different.

Contact the Community Development for more information if you have concerns about any impact on you.

I am not in favor of the request, what do I do?

Attend the meetings or provide written comments if you cannot attend. Property owners within 300 feet of the subject property may also prepare a protest petition. Staff can supply additional information about the protest petition requirements.

Legal Description:

The Southeast Quarter of the Southwest Quarter (SE/4 SW/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma, LESS AND EXCEPT that portion of subject property taken for highway purposes as shown by Report of Commissioners recorded in Book 187, Page 686 and by Report of Commissioners recorded in Book 220, Page 692 and by Report of Commissioners recorded in Book 229, Page 66 and by Journal Entry recorded in Book 258, Page 457, records of the County Clerk of Pottawatomie County, Oklahoma.

RZ09-22



Planning Commission Meeting – 07.06.2022 – City of Shawnee, Oklahoma

Staff Report | RZ10-22 | C-3 to R-2 | 506 N. Beard Ave.

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Date: 6.20.2022

Subject: RZ10-22 – Staff Report - Public hearing and consideration of a request to rezone the property from C-3 (Highway Commercial District) to R-2 (Medium Density Residential District) at 506 North Beard Avenue.

Background

The subject property is located at 506 N. Beard Avenue. The property contains a single-family residential structure. The structure is currently being remodeled. The request is to rezone from C-3 (Highway Commercial District) to R-2 (Medium Density Residential District). The applicant for this request is Abraham Santana.

Discussion

The subject property is zoned C-3 (Highway Commercial District). The properties to the east and west of the subject property are zoned C-3. Land to the north is zoned R-3 (Multifamily Residential District). A separate rezoning case (RZ08-22), which also requests R-2 zoning, abuts the subject property on the south side.

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

Referencing the City of Shawnee Zoning Code (Code) DIVISION 15. - Amendments; Procedures. Section 22-645. – Planning commission recommendation required. This section gives authority to the Planning Commission to make changes (amendments) to the official Zoning Map. *"...be amended, supplemented, changed, modified, or repealed by ordinance, but no change shall be made until the planning commission, after notice and public hearing, files with the city commission a report and recommendation on the proposed change."*

Staff completed the required public hearing notifications for this application. All property owners within 300' from the perimeter of the subject property were mailed a public hearing notification letter.

Additionally, a notice of public hearing was published in The County Democrat weekly newspaper. A sign providing details and contact information was placed on the subject property.

Recommendation

Staff recommends that the Planning Commission recommend to the City Commission **APPROVAL** of **RZ10-22** to rezone the subject property from C-3 (Highway Commercial District) to R-2 (Medium Density Residential District).

This rezoning application will be heard at the City Commission meeting on Monday, July 18, 2022, at 6:00 pm.

PLANNING COMMISSION APPLICATION



City of Shawnee
Community Development
Department

222 N. Broadway
Shawnee, OK 74801
(405) 878-1672
www.ShawneeOK.org

For Office Use Only

Case Number: _____

Project Number : _____

Date Filed: _____

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 **C3** District to **R2** District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 506 N Beard Ave, Shawnee Oklahoma, 74801

LEGAL DESCRIPTION: WOODLAND PARK BLK 5 S1/2 LOT 7

PROPERTY OWNER (S): AMSolutions LLC

PROPERTY AGENT (APPLICANT): Abraham Santana

APPLICANT'S ADDRESS: 3813 NW 28th St

CITY: Oklahoma City STATE: Oklahoma ZIP: 73107 EMAIL ADDRESS: a.m.sant81@gmail.com

TELEPHONE NUMBER: (323)740-8961 CONTACT NUMBER: (323) 740-8961 **DIMENSIONS OF PROPERTY:**

AREA: 788 Sq mi WIDTH: 37.58

LENGTH: 146.65 FRONTAGE: Unk

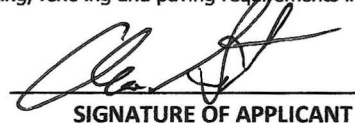
CURRENT ZONING: Commercial **CURRENT USE:** Residential

PROPOSED ZONING: R2

PROPOSED USE: Multifamily

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.

COMPLETED APPLICATION AND ALL CORRESPONDING DOCUMENTS MUST BE RECEIVED 30 DAYS PRIOR TO MEETING TO MAKE THE AGENDA.


SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

RECEIPT NO. _____

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

NOTIFICATION SIGN \$ 50.00

PLANNING COMMISSION ACTION: _____ **DATE:** _____

CITY COMMISSION ACTION: _____ **DATE:** _____

PLACE ON ZONING MAP: _____ **ORDINANCE NO.:** _____



PUBLIC HEARING

For more information

Community Development Department
Annex Building
222 N. Broadway Avenue **405-878-1672**
Shawnee, OK 74801

Planning Commission

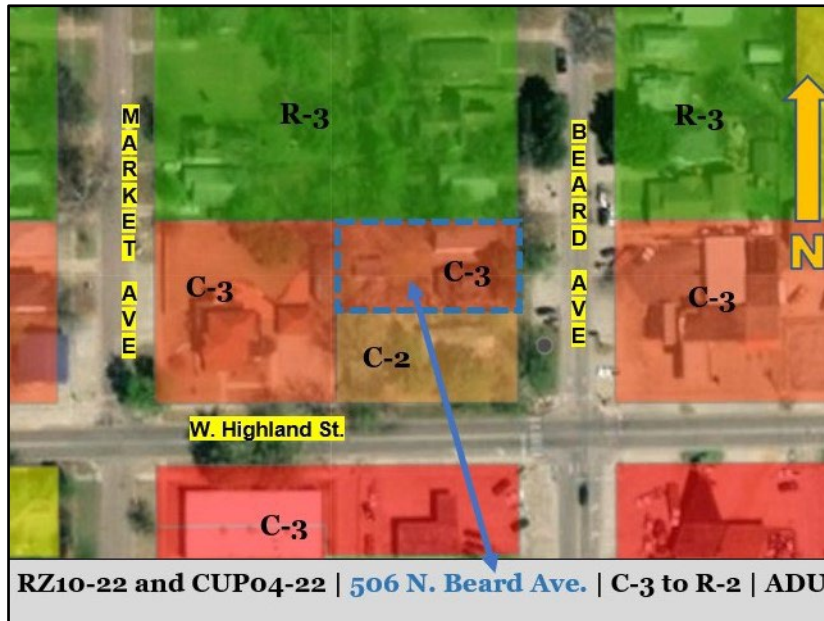
Wednesday, July 6, 2022

City Hall at 16 W. 9th Street, Commission Chambers
1:30 PM

City Commission

Monday, July 18, 2022

City Hall at 16 W. 9th Street, Commission Chambers
6:00 PM



Project Information

Request: Request to rezone from **C-3** (Highway Commercial District) to **R-2** (Medium Density Residential District); and a request for Conditional Use Permit (CUP) for an Accessory Dwelling Unit (ADU).

Applicant: Abraham Santana

Location: 506 N. Beard Avenue

Case #: RZ10-22 and CUP04-22



Frequently Asked Questions

What is a Rezoning?

A Rezoning is a request to change the zoning of a property to a different zoning district. The zoning of a property determines many of the allowed uses available for development.

What is a Conditional Use Permit (CUP)?

A Conditional Use Permit (CUP) is a request for a particular use that has been classified in the Zoning Code as requiring a CUP. These uses require a thorough review because some uses could more intensely affect the area in which it is located.

Why did I receive a letter?

You own property within 300 feet of the subject property.

How do I make comment on the request?

Try to attend the public hearing if you are able. Staff will also accept written comments for those who cannot attend.

What if I have questions?

Call the Community Development at 405-878-1672 or contact the City Planner at rachel.clyne@shawneeok.org.

What if I cannot attend the hearing?

Staff will accept written comments. You may also have a neighbor or friend attend the hearing to represent your interests at the meeting.

How will this request affect me?

Every property is different.
Contact the Community Development for more information if you have concerns about any impact on you.

I am not in favor of the request, what do I do?

Attend the meetings or provide written comments if you cannot attend. Property owners within 300 feet of the subject property may also prepare a protest petition. Staff can supply additional information about the protest petition requirements.

Legal Description:

The South Half of Lot Seven (7), Block Five (5), WOODLAND PARK ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

**RZ10-22
and
CUP04-22**