

**AGENDA
CITY OF SHAWNEE
PLANNING COMMISSION
JULY 5TH, 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 June 6th, 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 June 6th, 2018 Planning Commission)
Applicant: Sid and Javal, INC
- 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
- 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
- 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
- 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
- 9)** Consider a Resolution to adopt a Downtown Parklet Policy
- 10)** Presentation by Blue Zones Project regarding a Safe Routes to School report
- 11)** Planning Director's Report
- 12)** Commissioners Comments and/or New Business
- 13)** Adjournment

PLANNING COMMISSION MINUTES

DATE: JUNE 6TH, 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, June 6th, 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, Bergsten, Cowen, Kienzle, Rowell

Absent: Walker

Meeting was called to Order.

AGENDA ITEM NO.2: Consideration of approval of the minutes from the May 2nd, 2018 Planning Commission Meeting

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

Motion passes:

AYE: Deem, Matthews, Bergsten, Cowen, Kienzle, 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 #P05-18 – A public hearing in consideration of approval for the Shawnee Retail Center Planned Unit Development located at the 4900 N. Harrison Avenue, Shawnee, OK (Deferred from May 2nd, 2018 Planning Commission)

Applicant: TLP Associates, INC

Chairman Bergsten asked for the staff report. Justin Debruin presented staff report and informed commissioners that the first two cases were deferred back from February but applicant has withdrawn at staff's recommendation. Vice-Chairman Cowen asked if they gave any reason for not submitting documents staff requested and Mr. Debruin explained that they have not, while briefly discussing history of application. Commissioner Matthews commented about proceeding with caution as location is prime real estate in town. The proposed area makes a first impression when coming into Shawnee.

AGENDA ITEM NO.5:

Case #S03-18 – Consideration of approval of a Preliminary Plat for Shawnee Retail Center located at 4900 N. Harrison Avenue, Shawnee, OK (Deferred from May 2nd, 2018 Planning Commission)

Applicant: TLP Associates, INC

Application withdrawn with previous case.

AGENDA ITEM NO.6:

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 May 2nd, 2018 Planning Commission)

Applicant: Sid and Javal, INC

Chairman Bergsten asked for staff report. Justin Debruin presented staff report and explained that staff requests to defer case one more time as applicant changed engineers two or three times to get better design and some items requested were not included on latest plat submitted. Mr. Debruin stated that his request to defer was due to the challenges that the applicant is working through. 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 defer, seconded by Commissioner Kienzle.

Motion to defer to July 5th, 2018 Planning Commission Meeting:

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

NAY:

ABSTAIN:

AGENDA ITEM NO.7:

Case #S07-18 – Consideration of approval of a Preliminary Plat for Shawnee Motel Addition, located at 4981 N. Harrison Avenue, Shawnee, OK (Deferred from May 2nd, 2018 Planning Commission)

Applicant: Joe Covey

Chairman Bergsten asked for the staff report. Justin Debruin presented staff report and stated that staff recommended deferral to July as no corrections have been made with current issues. 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 Rowell made a motion to defer, seconded by Commissioner Deem.

Motion to defer to July 5th, 2018 Planning Commission Meeting:

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

NAY:

ABSTAIN:

AGENDA ITEM NO.8:

Case #P08-18 – A public hearing in consideration of approval for the Bison Crossing Planned Unit Development located at 3954 N. Kickapoo Avenue, Shawnee, OK (Deferred from the May 2nd, 2018 Planning Commission)

Applicant: Kurt Kalies

Chairman Bergsten asked for the staff report. Justin Debruin presented staff report and included property location while explaining there were three property owners looking at the site as a unified shopping center. Mr. Debruin stated it can get complicated with shared access agreements, among other items, so staff requested a property owner agreement between parties. Mr. Debruin explained a reduction in the number of drives along Kickapoo was implemented to optimize site, along with restricting access of Penney Street to a one way only. Mr. Debruin informed board that while listening to minutes from last month's meeting, he was aware of the traffic concerns discussed, and stated they would bring it forward to City Commission and also mentioned adding additional condition. Staff has reviewed all documents and recommends approval with conditions. Mr. Debruin explained the potential of adding additional condition. Chairman Bergsten asked if staff was suggesting that one of the three entrances lines up with drive across Kickapoo Avenue. Justin Debruin confirmed and stated one drive needed to be adjacent to one across street because of traffic issues. Commissioner Matthews expressed applicant agreeing to implement this from last meeting. Mr. Debruin explained the current documents did not show this and wanted to make sure it was included. Chairman Bergsten asked what signage would be constructed for one way street off Penney to deter traffic. Justin Debruin explained a one way sign showing directly to the south would be constructed, along with an arrow. Commissioner Deem asked if the traffic concerns would be brought forward with City Commission and Mr. Debruin agreed. 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. John Peck came forward as primary developer of property and stated he is in complete agreement with streets coinciding with each other to alleviate traffic issues. Mr. Peck hopes a light will be implemented and also wanted to thank Justin, Jared and John for their work and leadership. 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 conditions, seconded by Commissioner Kienzle.

Motion passes w/ conditions:

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

NAY:

ABSTAIN:

AGENDA ITEM NO.9:

Planning Director's Report

Justin Debruin gave update regarding the comprehensive plan update, Shawnee Today and Tomorrow and discussed online survey. Mr. Debruin also informed board of the kickoff event for citizen participation and the stakeholder interview dates. Commissioner Kienzle asked what the process would be once the plan is completed, as in being brought before Planning Commission for recommendation then forward to the City Commission for adoption. Mr. Debruin agreed and described stages of plan.

AGENDA ITEM NO.10:

Commissioners Comments and/or New Business

Chairman Bergsten complimented Brittney Burton on doing a good job at last meeting. Justin Debruin informed board of the hiring of a new assistant city planner. Commissioner Kienzle asked if there was any feedback about the upcoming vote. Mr. Debruin stated he has not heard much. Commissioner Kienzle asked about the traffic signal that was knocked down at intersection of I-40 & Harrison Avenue. Mr. Debruin explained he was unaware of this but would look into it. Commissioner Deem asked what was going on at the north end of the Domino Plaza property. Justin Debruin informed her they were working on the 80' freestanding sign. Commissioner Deem asked if there was anything new regarding traffic plaza going in and Mr. Debruin stated there was none.

AGENDA ITEM NO.11:

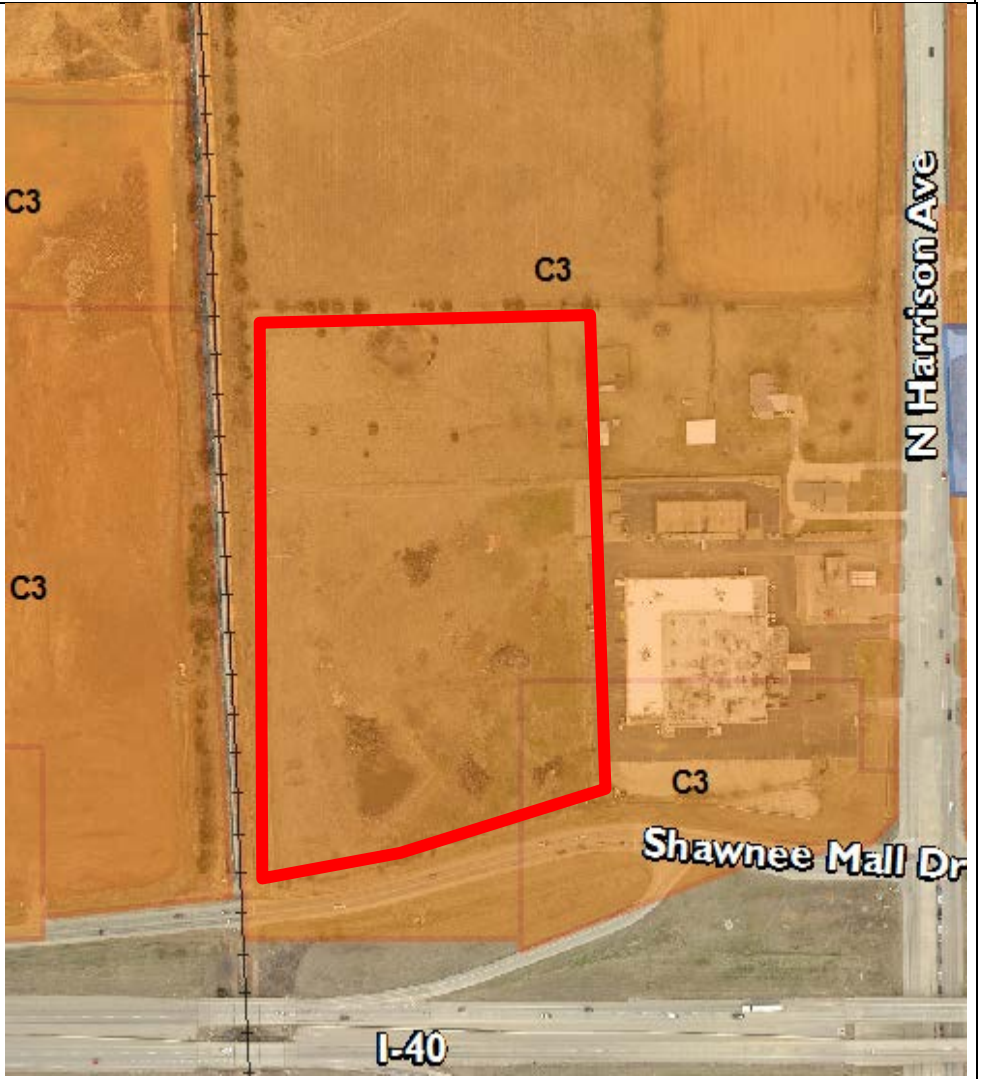
Adjournment

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: July 5 th , 2018 CITY COMMISSION DATE: July 16 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.

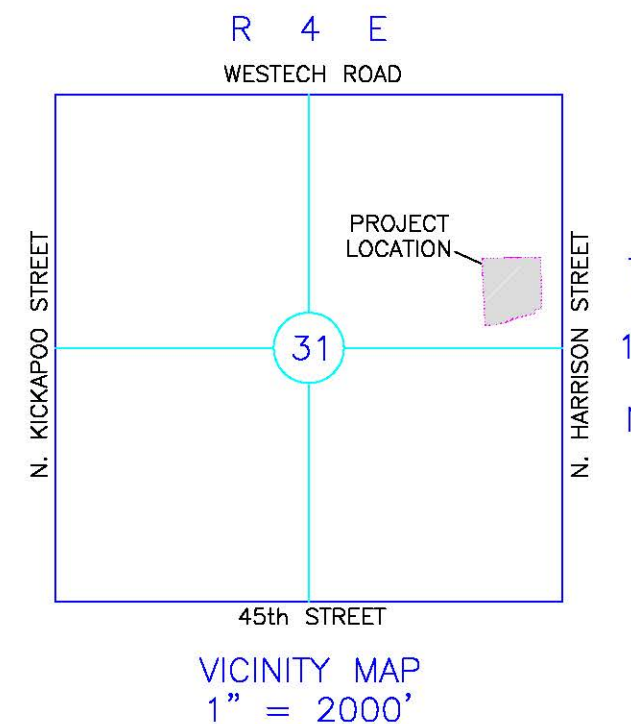
At this time, Staff will request that the commission defer action on this case until the August 1st Planning Commission and August 20th City Commission.

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

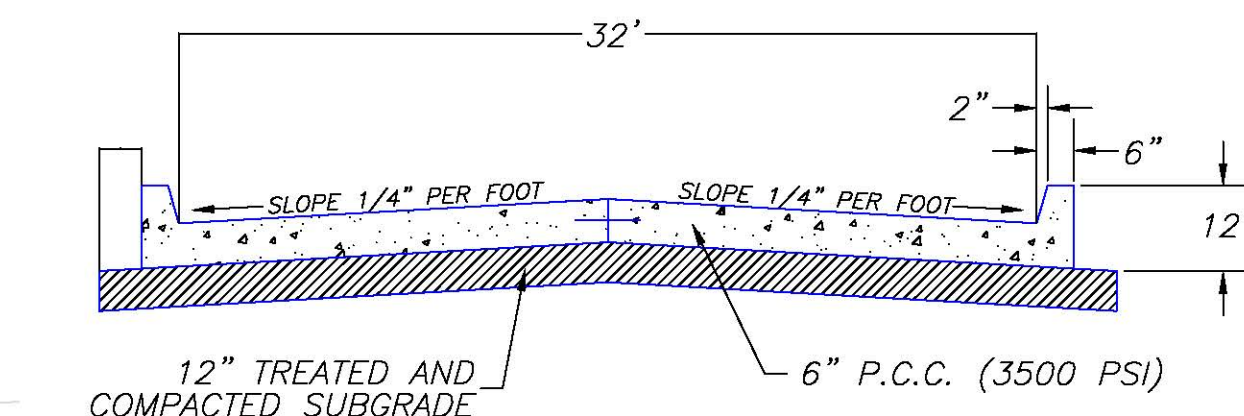


LEGAL DESCRIPTION:
A PART OF THE NORTHEAST QUARTER OF SECTION 31, T-11-N, R-4-E, I.M., POTTAWATOMIE COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Commencing at the Southeast Corner of the Northeast Quarter of said Section 31, Thence N00°01'52"E a distance of 1110.13 feet; Thence S89°13'48"W 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.
APPROVED BY: D.H.B.	Specializing in Subdivisions
SHEET 1 OF 1	CA No. 4161 Exp. 06/30/18 12617 S. McLoud Road (405) 749-9998 McLoud, Ok. 74851 (405) 749-9997 Fax dbutler@anchorengineering.net

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

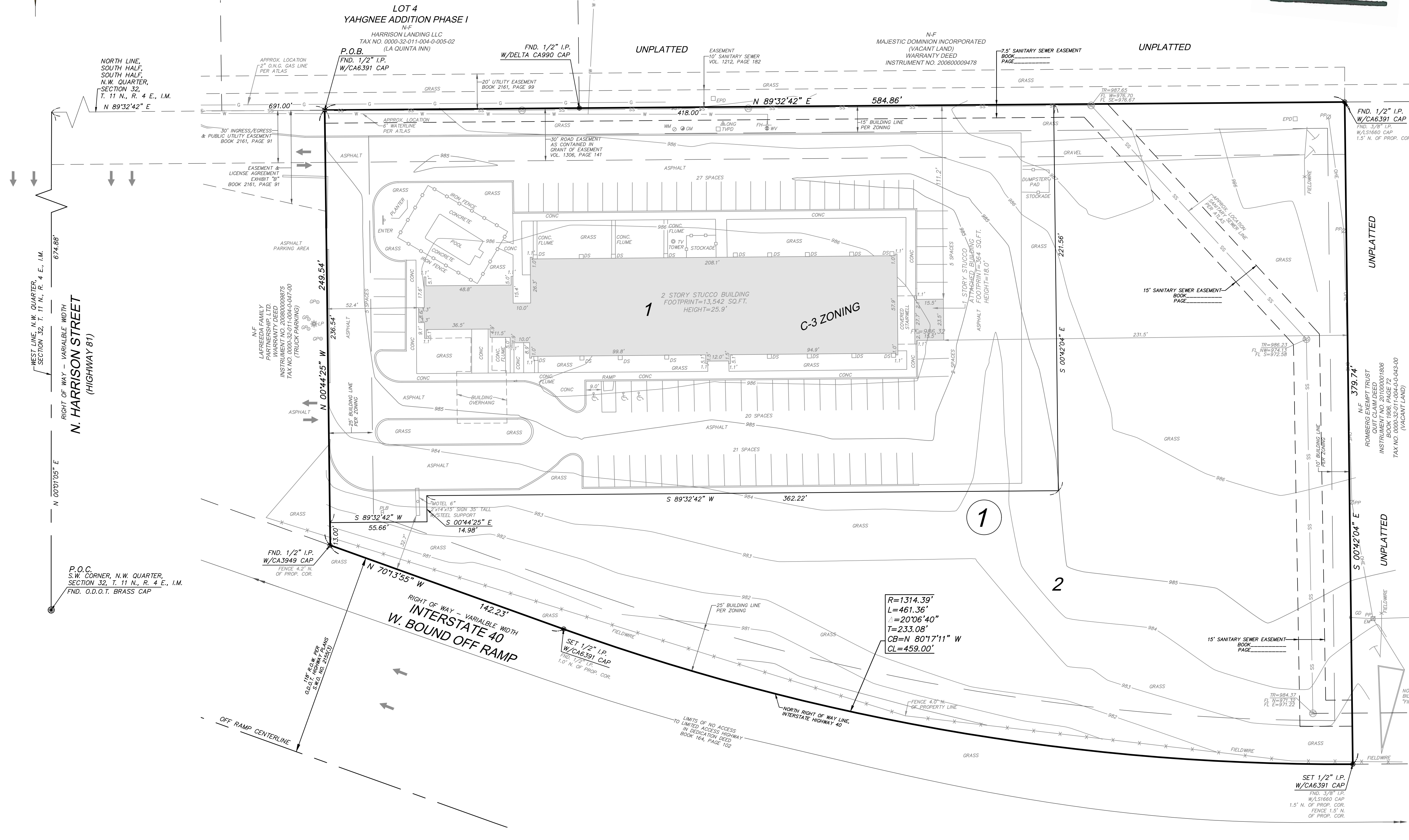
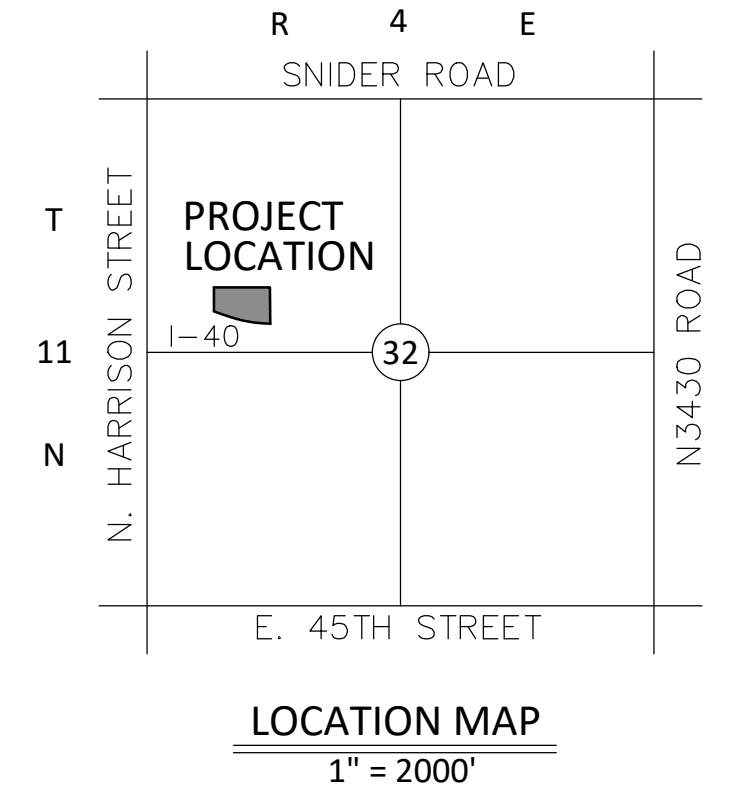
City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org				CASE # S07-18 PUBLIC HEARING DATE: July 5 th , 2018 CITY COMMISSION DATE: July 16 th , 2018	
APPLICANT: Joe Covey		20 NE 38 th St. Oklahoma City, OK 73105		(405) 601-7402	
PROPERTY ADDRESS/LOCATION: 4981 N. Harrison					
SUMMARY OF REQUEST: The applicant, Joe Covey, is requesting a preliminary plat, dividing a 4.5 acre tract of into two commercial lots. The subject site is located at the north-east corner of Harrison Avenue and Interstate-40 and is currently zoned C-3 (Highway Commercial). Motel 6 exists on the subject site and will be contained entirely within the proposed lot 1. The additional lot, lot 2, will be reserved for general commercial use.					
EXISTING ZONING: C3	EXISTING LAND USE: Hotel	SURROUNDING ZONING & LAND USE: C-3 (Highway Commercial)		Number of Lots: 2	PROPERTY SIZE: 4.49
STAFF REVIEW AND ANALYSIS					
Based on Staff's review of the proposal, a number of corrections are necessary to ensure conformance with City Code. As this case has been deferred on two occasions, yet no corrections or additional information have been submitted, Staff forwards a recommendation to deny the Shawnee Motel Preliminary Plat.					

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: Shawnee Motel Preliminary Plat				



PRELIMINARY PLAT OF
SHAWNEE MOTEL ADDITION
A PART OF THE NW/4, SECTION 32, T. 11 N., R. 4 E., I.M.
SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA

EXHIBIT
1



ZONING DATA	
DISTRICT: C-3 AUTOMOTIVE & COMMERCIAL RECREATION	
MINIMUM YARD REQUIREMENTS	
FRONT: 25'	
SIDE: 15' STREET SIDE, 2' FOR EACH 1' BUILDING HEIGHT WHEN ABUTTING RESIDENTIAL, OTHERWISE NONE	
REAR: 10' FOR MAIN BUILDING, IF SERVICED FROM REAR ALLEY 30' TOTAL	
PARKING: NONE STATED	
MAXIMUM HEIGHT: 2 1/2 STORIES OR 35'	
BULK REQUIREMENTS: 30% MAX. LOT COVERAGE	
PARKING REQUIREMENTS: 1 SPACE PER SLEEPING UNIT PLUS 1 SPACE PER 200 SQ. FT. OF ACCESSORY AREA	
MOTEL OR HOTEL USE PERMITTED	
MAX. SIGN HEIGHT: 40'	
SIGN SIGHT TRIANGLE OF 30' SETBACK	
MAX. NO. OF SIGNS: NONE STATED	
NO LANDSCAPE SETBACK REQUIREMENTS LISTED	
CONTACT: STEPHANIE CLARY AT STEPHANIECLARY@SHAWNEEOK.COM INFORMATION PROVIDED BY ZONING INC.	

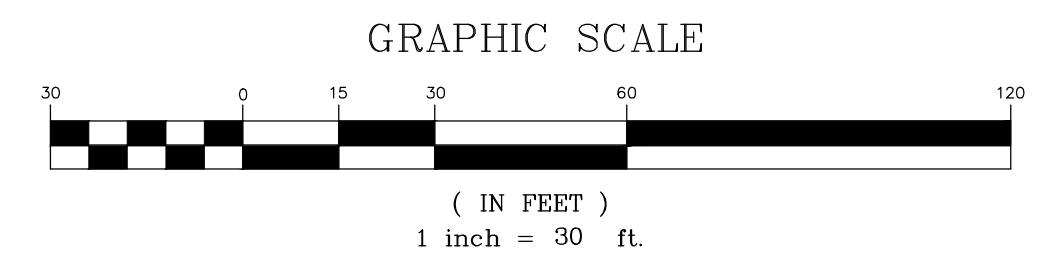
LEGEND	
ALPHA	ALPHA
AS	AUTO SPRINKLER
AC	AIR CONDITIONER
EPD	ELEC. PED.
EM	ELEC. METER
ET	ELEC. TRANS.
TPD	TELE. PED.
TPD	CABLE PED.
AD	AREA DRAIN
CO	CLEAN OUT
FD	FIRE DETECTOR
DS	DOWN SPOUT
FP	FLAG POLE
EMK	ELEC. MARKER
F/D	FIBER OPTIC MARKER
GM	GAS MARKER
MRK	UTILITY MARKER
PMK	PIPELINE MARKER
TMK	CABLE MARKER
TUG	TELE. MARKER
MM	MONITORING WELL
MB	MAILBOX
GT	GREASE TRAP
SS	SANITARY SEWER
SW	STORM WATER
LH	LAMP HOLE
TEL	TELEPHONE
CTV	CABLE TV
E	ELECTRIC
W	WATER
PPD	POWER POLE
LPD	LIGHT POLE
UP	UTILITY POLE
GA	GUY ANCHOR
GP	GUARD POST
GM	GAS METER
WM	WATER METER
WMP	WATER METER PIT
VNT	VENT PIPE
PH	FIRE HYDRANT
FV	FIRE VALVE
WH	WATER VALVE
GV	GAS VALVE
PLBD	PULL BOX
TOB	TRAFFIC CONTROL BOX
TSL	TRAFFIC SIGNAL LIGHT
SCV	SPRINKLER VALVE
YLD	YARD LIGHT
YH	YARD HYDRANT
SG	STORM GRATE
VNT	VENT PIPE
G	GATE
HCS	HANDICAPPED SIGN
S	SIGN
BE	BENCHMARK ELEVATION
T	TREE
B	BUSH
HC	HANDICAPPED SPACE
GL	GAS LINE
WL	WATER LINE
UL	UTILITY LINE
FL	FIBER OPTIC
EL	ELECTRIC LINE
TUG	TELEPHONE
UTV	UNDERGROUND CABLE TV
SS	SANITARY SEWER
SW	STORM WATER
ST	STORM WATER
ST	STORM WATER
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
PH	PORCH/DECK HEIGHT
FT	FINISHED FLOOR ELEVATION

- NOTES:
- The bearing of North 89°32'42" East as described in the deed of record and as shown on the north line of the subject property was used as the basis of bearing for this plat.
 - Easements shown hereon by specific recording information are shown for reference purposes only and are not dedicated as a part of this plat.

OWNER / DEVELOPER
JM SWAMI, LLC
12121 RICHMOND AVENUE, SUITE 415
HOUSTON, TEXAS 77062
PHONE: 281-365-5861
CONTACT: MANISH PATEL
EMAIL: manish112@aol.com

SURVEYOR
DODSON-THOMPSON-MANSFIELD, PLLC
20 N.E. 38TH STREET
OKLAHOMA CITY, OKLAHOMA 73105
PHONE: 405-601-7402
CA# 6391 / EXPIRES 6-30-18
CONTACT: JOE A. COVEY
EMAIL: jcoey@dtm-ok.com

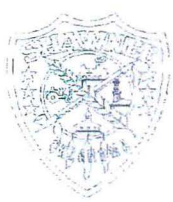
AREAS
GROSS 195,874 SQ. FT. 4.4966 ACRES
LOT 1 93,429 SQ. FT. 2.1448 ACRES
LOT 2 102,445 SQ. FT. 2.3518 ACRES
SUBDIVISION CONTAINS 2 LOTS IN 1 BLOCK



DODSON - THOMPSON - MANSFIELD, PLLC
20 NE 38th Street Phone: 405-601-7402 email: randym@dtm-ok.com
Oklahoma City, OK 73105 Fax: 405-601-7421
Surveying - Engineering - Earthwork
CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2018

12500

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:	<u>307-18</u>
Project Number:	<u>180320</u>
Date Filed:	<u>April 2nd, 2018</u>
Amount Paid:	<u>\$231.00</u>
Receipt No.:	<u>02153073</u>

Please provide a submittal letter, 6-24 X 36 maps, 1-8 1/2 x 14 map, 1 electronic map and filing fees upon submitting this application. Please call 878-1616 with any questions.

APPLICANT JOE COVEY
APPLICANT ADDRESS 20 NE 38th St. OKC, OK, 73105
APPLICANT PHONE NUMBERS 601-7402 (OFF) 990-0323 (Cell)
EMAIL ADDRESS joec@dtm-ok.com
NAME OF PLAT SHAWNEE MOTEL ADDITION
LOCATION 4981 N. HARRISON
NUMBER OF ACRES 4.4966 NUMBER OF LOTS 2

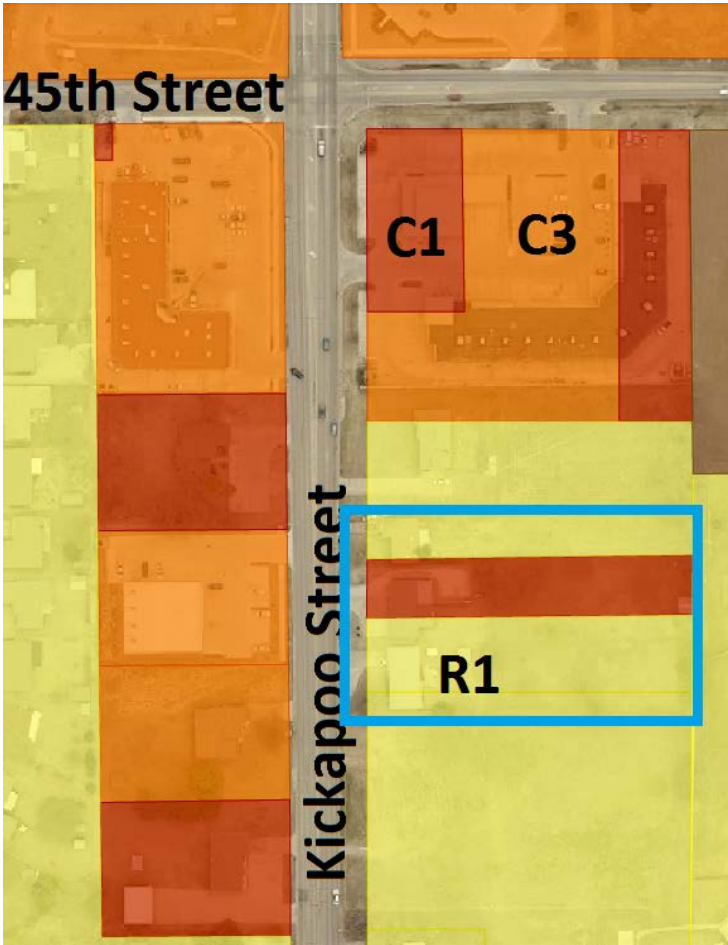
FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00
PLUS \$3.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 2 231.00
PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS — —
TOTAL COST 231.00

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 J.M. SWAMI, LLC
ADDRESS 12121 RICHMOND AVE, SUITE 415 Houston Texas
CONTACT NUMBERS 229-395-5861 77082
EMAIL ADDRESS manish112@gmail.com

PROJECT ENGINEER INFORMATION:
NAME Dodson Thompson Monfield, PLLC (JOE COVEY P.E.S.)
ADDRESS 20 NE 38th St. OKC OK 73105
CONTACT NUMBERS 601-7402 OFFICE 990-0323 Cell
EMAIL ADDRESS joec@dtm-ok.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 # P10-18, P11-18, P12-18 PUBLIC HEARING DATE: July 5th 2018 CITY COMMISSION DATE: July 16th 2018	
APPLICANT: Integro Holding Company, LLC.		35963 HWY 99A Seminole, OK 74868		nbrauning@hotmail.com
PROPERTY ADDRESS/LOCATION: 4325, 4331, and 4337 N. Kickapoo Ave. Shawnee, OK 74804				
The applicant is requesting approval to rezone property from R1 (Single Family Residential) and C1 (Neighbourhood Commercial) to C3 (Highway Commercial). The intent is to demolish all existing structures and begin construction on a shopping center. In accordance with Section 30 of the Subdivision Regulations, the three subject properties have been combined on one deed.				
EXISTING ZONING: R1 C1	EXISTING LAND USE: Residential	SURROUNDING ZONING & LAND USE: R-1 (Single Family Residential) C-1(Neighborhood Commercial) C-3 (Highway Commercial)	School District: I-93	PROPERTY SIZE: 2.2 Acres

STAFF RECOMMENDATION			
The requested rezone from R1 and R2 to C3, particularly on Kickapoo south of 45th, is consistent with surrounding zoning and the Comprehensive Plan's designation of this area for commercial use. The property was previously divided into three separately lots, but has since been combined under one deed. The property owner intends to demolish the three existing structures shortly after zoning approval to prepare the land for new construction. No building permits will be received on this site until all structures are removed. Staff hereby recommends approval on the requested rezone from R1 and R2, to C3.			
APPROVE	APPROVE WITH CONDITIONS	DENY	
No forms of protest have been received by the City regarding this case.			
ATTACHMENTS:	SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM	LEGAL NOTICE
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: P10-18

Project Number: 180361

Date Filed: May 31st, 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 RI & CI District to C-3 District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 4325, 4331 & 4337 N. KICKAPOO, SHA.

LEGAL DESCRIPTION: ALL IN LOT 4 SEC 6-TION-R4E (SEE ATTACHED DEEDS)

PROPERTY OWNER (S): INTEGRO HOLDING COMPANY

PROPERTY AGENT (APPLICANT): NELMON BRAUNING

APPLICANT'S ADDRESS: 35963 HWY 99A

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: 2.15 ac +/- WIDTH: 223'
LENGTH: 420' FRONTAGE: 223'

CURRENT ZONING: RI & CI CURRENT USE: Rental & office

PROPOSED ZONING: C3 PROPOSED USE: Retail

With the filing of this application, I acknowledge that I have been informed of off-street parking, fencing and paving requirements in regard to the zoning I have requested as witnessed by my signature.

APPLICATION, OWNERSHIP LIST AND PAYMENT
MUST BE RECEIVED 30 DAYS PRIOR TO MEETING

Nelson Brauning
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

RECEIPT NO. 2172707

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 #P10-18

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

The property requesting rezoning is described as follows:

A tract of land described as beginning 690 feet South of the Northwest Corner of Lot Four (4) of Section Six (6), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence East 420 feet; thence North 78 feet; thence West 420 feet; thence South 78 feet to the point of beginning.

General Location Known As:	<u>4325 N. Kickapoo Avenue, 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</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.

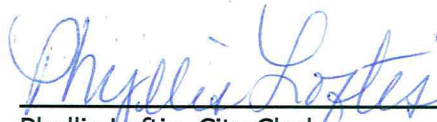
The public hearings will be held in the City Commission Chambers in City Hall, 16 W. 9th St. Shawnee, Oklahoma, as follows:

July 5th, 2018 AT 1:30 P.M.: CITY OF SHAWNEE PLANNING COMMISSION
July 16th, 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 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 14th day of June, 2018.



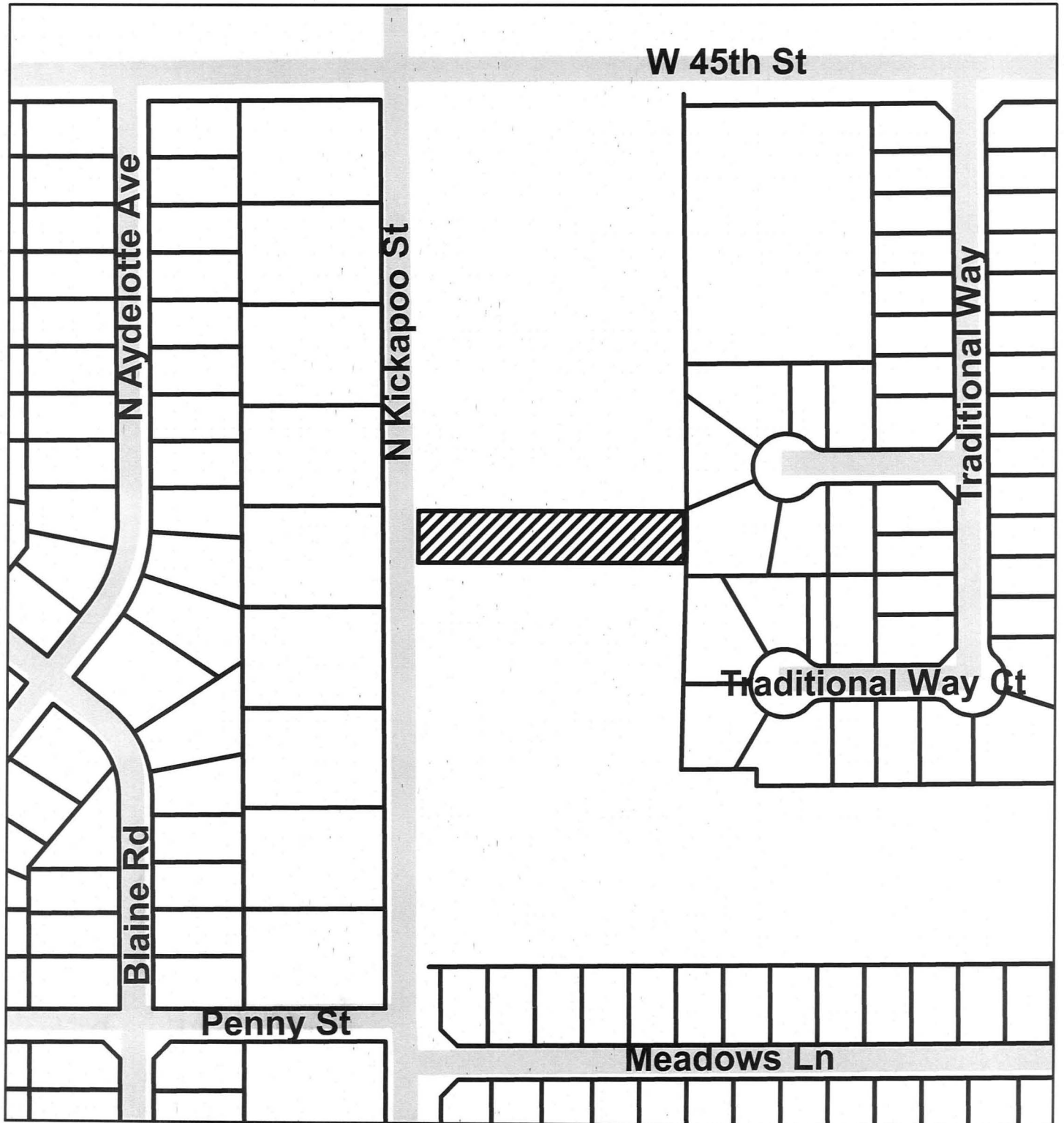


Phyllis Loftis, City Clerk

CASE #P10-18

REZONE FROM R-1 TO C-3

4325 N. KICKAPOO AVENUE



CITY OF SHAWNEE
PUBLIC HEARING NOTICE
CASE #P11-18

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

The property requesting rezoning is described as follows:

A tract of land lying in Lot Four (4), being otherwise described as the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of Section Six (6), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma; described as beginning at a point 612 feet South of the Northwest Corner of said Lot Four (4); thence East 420 feet; thence North 75 feet; thence West 420 feet; thence South 75 feet to the point of beginning.

General Location Known As:	<u>4331 N. Kickapoo Avenue, Shawnee, OK</u>
Current Zoning Classification:	<u>C-1; Neighborhood Commercial District</u>
Requested Zoning Classification:	<u>C-3; Highway Commercial District</u>
Proposed Use of Property:	<u>Retail</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:

July 5th, 2018 AT 1:30 P.M.: CITY OF SHAWNEE PLANNING COMMISSION
July 16th, 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 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 14th day of June, 2018.

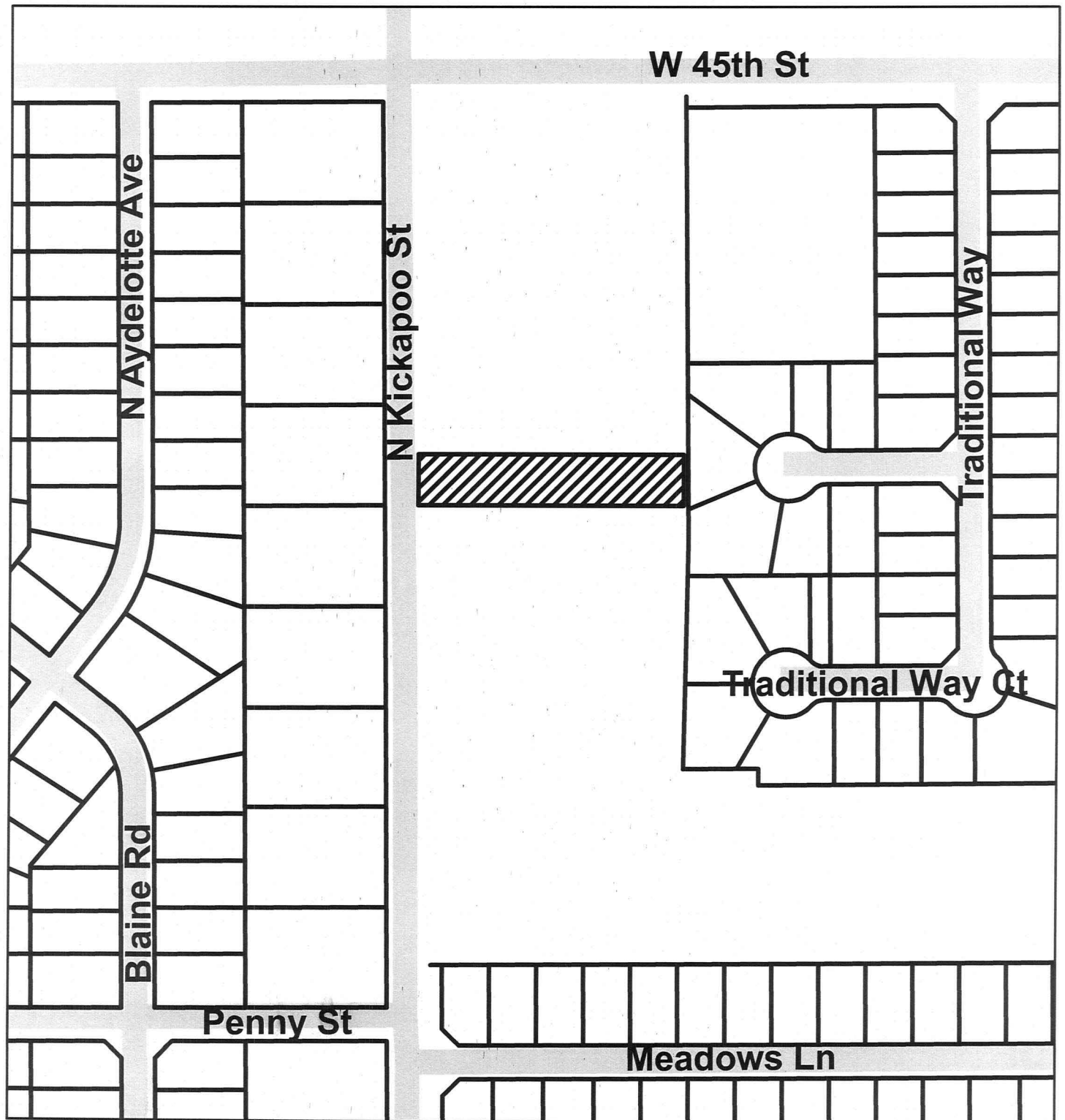



Phyllis Loftis, City Clerk

CASE #P11-18

REZONE FROM C-1 TO C-3

4331 N. KICKAPOO AVENUE



CITY OF SHAWNEE
PUBLIC HEARING NOTICE
CASE #P12-18

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:

Beginning at a point 467 feet South of the Northwest Corner of Lot Four (4) of Section Six (6), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence East 420 feet; thence South 70 feet; thence West 420 feet; thence North 70 feet to the point of beginning.

General Location Known As:	<u>4337 N. Kickapoo Avenue, 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</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.

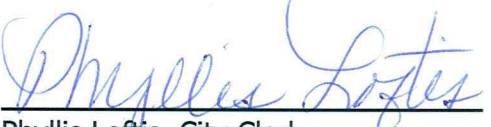
The public hearings will be held in the City Commission Chambers in City Hall, 16 W. 9th St. Shawnee, Oklahoma, as follows:

July 5th, 2018 AT 1:30 P.M.: CITY OF SHAWNEE PLANNING COMMISSION
July 16th, 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 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 14th day of June, 2018.

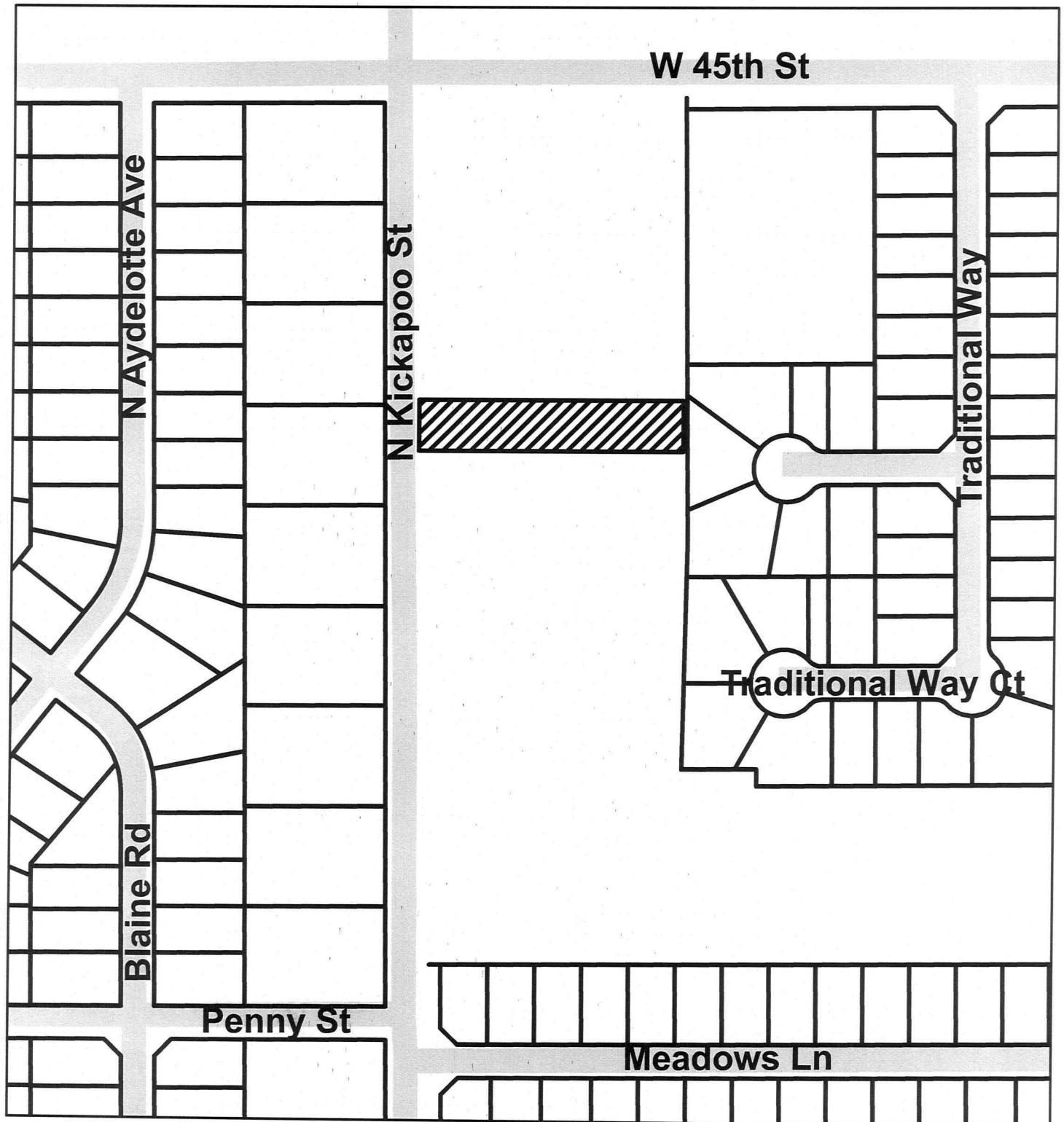



Phyllis Loftis, City Clerk

CASE #P12-18

REZONE FROM R-1 TO C-3

4337 N. KICKAPOO AVENUE



(300 FEET RADIUS REPORT)

2

(5)

2

degree of record of certain properties located within 300 feet in all directions of the following described land:

East 420 feet; THENCE North 78 feet; THENCE West 420 feet; THENCE South 78 feet to the point of beginning.

thence South 70 feet; thence West 420 feet; thence North 70 feet to the point of beginning.

point of beginning.

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: May 10, 2018 at 7:30 AM

First American Title Insurance Company

By:

By: Michelle Cook

Michelle Cook
Abstractor License No. 3286

OAB Certificate of Authority # 017

File No. 2323982-SH99

OWNERSHIP LIST

ORDER NO. 2323982

DATE PREPARED: May 17, 2018

EFFECTIVE DATE: May 10, 2018 at 7:30 am

OWNER	LOT	BLK	ADDITION
INTEGRO HOLDING CO LLC P O BOX 720125 OKC OK 73172-0000			93-SU BEG 467'S NW/C LOT 4 (NW NW) S70' E420' N70' W420' POB. (6-10N-4E)
INTERGRO HOLDING COMPANY LLC PO BOX 720125 OKC, OK 73172			93-SU BEG 612'S OF NW/C LOT 4 (NW NW) E420' N75' W420' S75' POB. (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. (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 (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. (6-10N-4E)
HOUSING AUTHORITY OF THE SAC & FOX NATION 201 N HARRISON SHAWNEE OK 74801-0000	1-23 & 25; LESS 2	1	FOURS WINDS ESTATES
HOUSING AUTHORITY OF THE SAC & FOX NATION 201 N HARRISON SHAWNEE OK 74801-0000	1-15; LESS 13 & LESS 8	2	FOUR WINDS ESTATES

HOUSING AUTHORITY OF THE SAC & FOX NATION 201 N HARRISON SHAWNEE OK 74801-0000	A, B, C & D		FOUR WINDS ESTATES
BENTON ELBERT J & BETTE D 719 W DEWEY SHAWNEE OK 74801-0000			93-SU BEG 333'S NW/C LOT 4 S134' E420' N134' W420' POB. 1.29 Acres
SHAWNEE KICKAPOO ENTERPRISES LLC P O BOX 130 DURANT OK 74702-0130			BEG 200'S NW/C S133' E420' N333' W200.54' S200' W219.46' POB SHOPPING CENTER AT 45TH AND KICKAPOO 2.19 Acres
FIRST STATE BANK & TRUST CO ATTN: WENDI VANSICKLE P O BOX 130 DURANT OK 74702-0130			93-SU NW/C NW E420' S333' W420' N333'POB LESS BEG 200'S NW/C S133' E420' N333' W200.54' S200' W219.46' POB 1.02 Acres
D A G PROPERTIES 3937 NBU PRAGUE OK 74864-0000	7	2	COLLEGE VIEW
LIFESTYLE PLAZA LLC 4420 N KICKAPOO SUITE 500 SHAWNEE OK 74804-0000	9 LESS N40' OF W20' AND LT 8	2	COLLEGE VIEW
O'REILLY AUTOMOTIVE STORES INC % RYAN LLC #4851 P O BOX 06116 CHICAGO IL 60606-0000	6	2	COLLEGE VIEW
SKS HOLDINGS LLC 8801 NW 119TH ST OKC OK 73162-0000	5	2	COLLEGE VIEW
EDMONSON RANDY D SEPARATE HOLDINGS TRUST 4016 N KICKAPOO SHAWNEE OK 74804-0000	4	2	COLLEGE VIEW
SALAZAR CESAR 14700 LEGATE RD YUKON OK 73099	13	1	BISON
MINER AMANDA & HYRUM 4301 N AYDELOTTE SHAWNEE OK 74804-0000	12	1	BISON

ADAIR MANOI S 4303 N AYDELOTTE SHAWNEE OK 74804-1230	11	1	BISON
ALLEN KATIE ELIZABETH 4305 N AYDELOTTE SHAWNEE OK 74804-0000	10	1	BISON
DAN ADAM P & AMANDA PAIGE 4307 NORTH AYDELOTTE AVE SHAWNEE OK 74804	9	1	BISON
HOMES BY RICK AUSTIN, LLC 4608 KELLYE GREEN SHAWNEE OK 74804	8	1	BISON
FLEMING CHRISTOPHER M & CHRISTINA K FLEMING 4311 N AYDELOTTE SHAWNEE OK 74804-0000	7	1	BISON
HICKOX JASON 4401 N AYDELOTTE SHAWNEE OK 74804-0000	6	1	BISON
BROWN BOBBY A 4403 N AYDELOTTE SHAWNEE OK 74804-0000	5	1	BISON
NGUYEN DAO D & CYNTHIA N 4404 KENT RHOAD SHAWNEE OK 74804-0000	4	1	BISON
BAILEY LARA N 4407 N AYDELOTTE SHAWNEE OK 74804-0000	S60' OF 3	1	BISON
PINSON MARION O TRUST C/O STEVEN D PINSON 46061 E MACARTHUR SHAWNEE OK 74804-0000	2 & N10' OF 3	1	BISON
ESCOBEDO MARCIAL G 11127 NS 3500 RD PRAGUE OK 74864-0000	1	1	BISON

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org		CASE # S09-18 PUBLIC HEARING DATE: July 5 th , 2018 CITY COMMISSION DATE: July 16 th , 2018		
APPLICANT: Huitt-Zollars, Inc. 2832 W. Wilshire Oklahoma City, Oklahoma 73116				
PROPERTY ADDRESS/LOCATION: 2600 N. Harrison Shawnee, OK 74804				
SUMMARY OF REQUEST: The applicant, Brandon Coon, is requesting final plat approval to facilitate development of a First United Bank facility in Shawnee. The subject site is located at the south-east corner of MacArthur Street and Harrison Avenue, and was the former Joe Cooper Ford location. The preliminary plat was approved by City Commission on March 19th, 2018, subdividing a 4.5 acre tract into two lots.				
EXISTING ZONING: C3	EXISTING LAND USE: Commercial	SURROUNDING ZONING & LAND USE: C-3 (Highway Commercial) C-5 (General Commercial)	Number of Lots: 2	PROPERTY SIZE: 4.0 Acres
STAFF REVIEW AND ANALYSIS				
Staff has reviewed the First United Bank Final Plat and find it to be in full conformance with City requirements. The property is fully served by public water via a 10" water line on Harrison Avenue and a 12" water line on MacArthur Street. The existing 8" sanitary sewer line will be extended south from MacArthur Street to serve both proposed lots. The former Joe Cooper Ford structure has been demolished, and in its place will be constructed a First United Bank of Shawnee facility. On such a vital intersection in Shawnee, the redevelopment of this site will be a positive change for Shawnee. While the site was completely impervious, the new construction will comply with all modern commercial				

standards. This will include six foot sidewalks along Harrison Avenue and MacArthur Street, landscaping improvements, an above standards façade treatment, and the resolution of any non-conformance concerns.

Staff finds the First United Bank Final Plat to be consistent with City standards; Therefore, **Staff recommends approval of the First United Bank Final Plat with conditions.**

APPROVE	APPROVE WITH CONDITIONS	DENY
---------	-------------------------	------

Staff recommends approval of the First United Bank Addition Preliminary Plat with the following conditions:

- 1. Final Construction documents must be approved by the City Engineer prior to construction.
- 2. Final engineered drainage plan must be approved by the City Engineer prior to construction.
- 3. All other applicable City standards apply.

ATTACHMENTS: (CIRCLE)	SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM	LEGAL NOTICE	LEGAL DESCRIPTION
PUBLIC COMMENTS	AGENCY COMMENTS			RESPONSE TO STANDARDS

Attachments:

- Exhibit 1: First United Bank Addition Final Plat
- Exhibit 2: First United Bank Addition Preliminary Plat

OWNER'S CERTIFICATE AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

That William Fahrendorf, hereby certifies that he is the owner of and the only persons, firm or company having any right, title, or interest in and to the land shown on the annexed plat of FIRST UNITED BANK OF SHAWNEE, an addition to the City of Shawnee, Oklahoma. That it has caused the same to be surveyed and plotted into lots, blocks, public streets and public easements as shown on said annexed plat, which said annexed plat represents a correct survey of all property contained and included therein under the name of FIRST UNITED BANK OF SHAWNEE, an addition to the City of Shawnee, Pottawatomie County, Oklahoma.

The undersigned does hereby further certify that it is the owner of the land and the only company, corporation, partnership, person or entity having any right, title or interest in and to the land included in said annexed plat, except as set forth in the Bonded Abstractor's Certificate, and does hereby dedicate all streets and easements as shown on said annexed plat to the public for use as public streets and drainage and utility easements for their heirs, executors, administrators, successors, and assigns forever and shall cause the same to be released from all encumbrances so that title is clear.

The Owner's Restrictive Covenants and Limitations for the development of this addition are set out on typewritten sheets of paper and will be subsequently filed separately.

IN WITNESS WHEREOF the undersigned has executed this instrument at the City of _____, _____ County, on this _____ day of _____, 2018.

Attest:

STATE OF OKLAHOMA }
COUNTY OF _____ } SS
William Fahrendorf
Title: Owner

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2018
, personally appeared _____, to me known to be the identical person who subscribed, as William Fahrendorf, and duly acknowledged to me that he executed the same as the free and voluntary act and deed of himself and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

My Commission Expires: _____

Notary Public

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Oklahoma County and the State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the annexed plat of FIRST UNITED BANK OF SHAWNEE, an addition to the City of Shawnee, Oklahoma, is vested in X, and on the _____ day of _____, 2018, there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land or owners thereof, that the taxes are paid for the year of 2017 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages of record.

ATTEST

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this _____ day of _____, 2018.

By: _____ By: _____
Assistant Secretary Vice President

STATE OF OKLAHOMA }
COUNTY OF _____ } SS

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2018, personally appeared _____, to me known to be the identical Vice President who acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

My Commission Expires: _____

Notary Public

LEGAL DESCRIPTION:

A PART OF THE NORTHWEST QUARTER (NW 4) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, BEING PART MORE PARTICULARLY DESCRIBED AS:

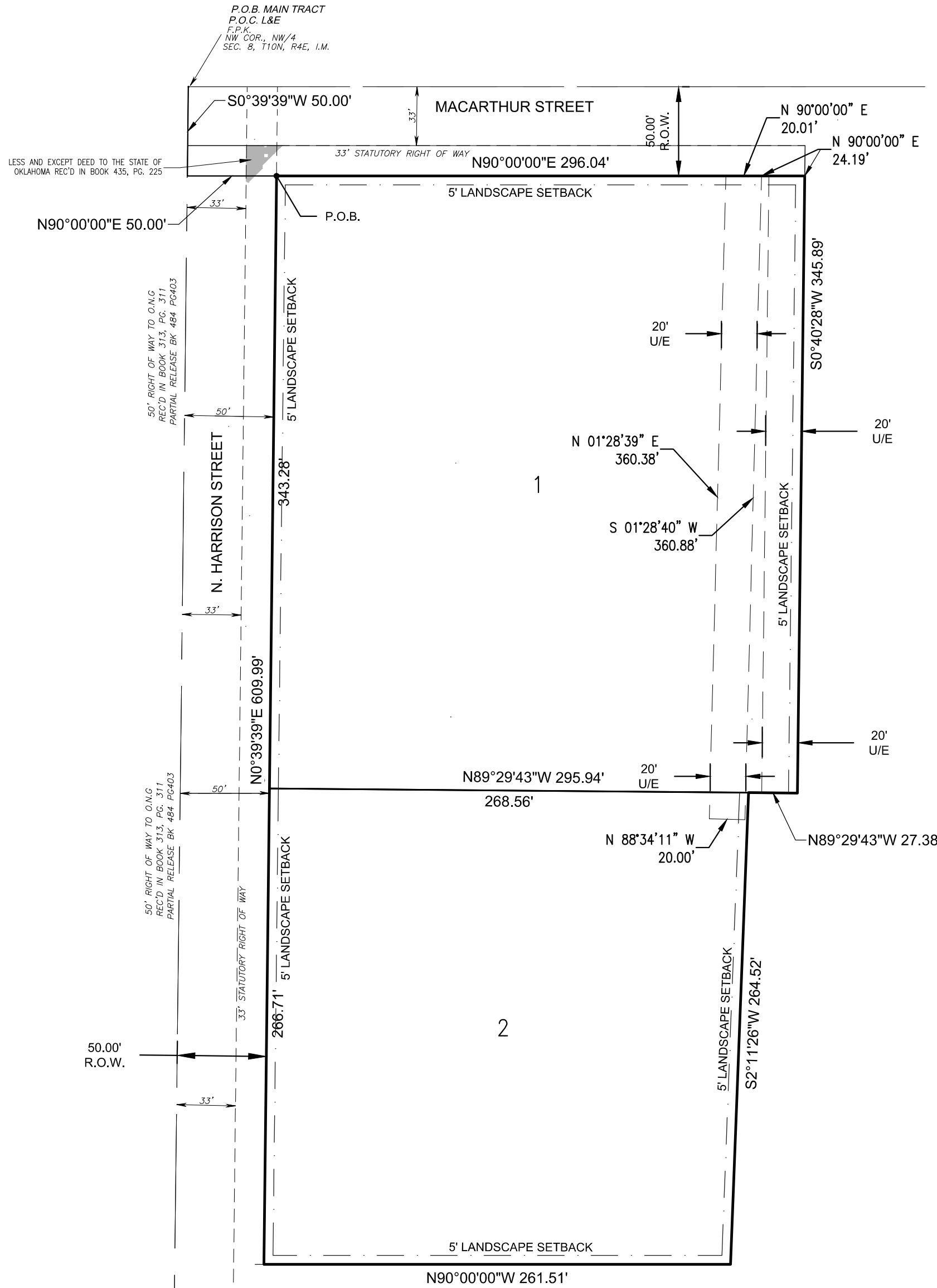
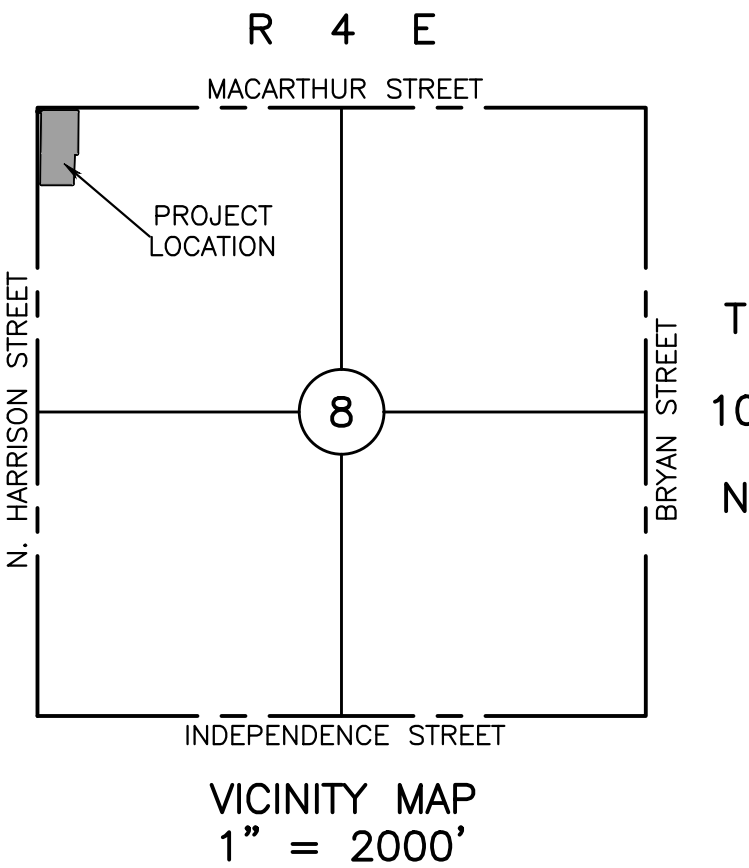
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 4); Thence SOUTH 00°39'39" WEST A DISTANCE OF 50.00 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING. THENCE FROM SAID POINT OF BEGINNING CONTINUING NORTH 90°00'00" EAST FOR A DISTANCE OF 296.04 FEET. THENCE SOUTH 00°40'28" WEST FOR A DISTANCE OF 345.89'. THENCE NORTH 89°29'43" WEST FOR A DISTANCE OF 27.38'. THENCE SOUTH 02°11'26" WEST FOR A DISTANCE OF 264.52 FEET. THENCE NORTH 90°00'00" WEST FOR A DISTANCE OF 261.51 FEET. THENCE 00°39'39" EAST FOR A DISTANCE OF 609.99 FEET. TO THE POINT OF BEGINNING, CONTAINS 172359.199 S.F. OR 3.95 ACRES, MORE OR LESS.

EXHIBIT
1

FINAL PLAT
OF

FIRST UNITED BANK
OF SHAWNEE

A PART OF THE NORTHWEST QUARTER OF SECTION 8
T 10 N, R 4 E, I.M., SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA



CERTIFICATE OF CITY CLERK

I, _____, City Clerk of Shawnee, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments or unmatured installments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the annexed plat of FIRST UNITED BANK OF SHAWNEE, an addition to the City of Shawnee, Oklahoma.

Signed by the City Clerk on this _____ day of _____, 2018.

City Clerk

REGISTERED SURVEYOR'S CERTIFICATE

I, Bryan E. Coon, do hereby certify that I am by Profession a Land Surveyor, and the annexed plat of FIRST UNITED BANK OF SHAWNEE, an addition to the City of Shawnee, Oklahoma, consisting of five (5) sheets, represents a survey made under my supervision on the _____ day of _____, 2018.

I further certify that said annexed plat complies with Requirements of Senate Bill 377, Section 518 as amended and that this plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors; and that said Final Plat complies with the requirements of Title 11(Eleven) Section 41-108 of the Oklahoma State Statutes.

Bryan E. Coon
Professional Land Surveyor #1276

STATE OF OKLAHOMA }
COUNTY OF OKLAHOMA } SS

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2018, personally appeared Bryan E. Coon, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires: _____

Notary Public

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected, qualified and sworn County Treasurer of Pottawatomie County, Oklahoma, that the tax records of said county show that all taxes from the year 2017 and prior years are paid on the annexed plat of FIRST UNITED BANK OF SHAWNEE, an addition to the City of Shawnee, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing payment for the current year's taxes. In witness whereof said County Treasurer has caused this instrument to be executed this _____ day of _____, 2018.

County Treasurer

CERTIFICATE OF PLANNING COMMISSION

I, _____, Chairman of the Planning Commission of the City of Shawnee, Oklahoma, hereby certify that the said Planning Commission duly approved the final plat of FIRST UNITED BANK OF SHAWNEE, an addition to the City of Shawnee, Oklahoma at a meeting on the _____ day of _____, 2018.

Chairman

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Shawnee that the annexed plat of FIRST UNITED BANK OF SHAWNEE, an addition to the City of Shawnee, Pottawatomie County, Oklahoma, is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED by the Council of the City of Shawnee this _____ day of _____, 2018.

APPROVED by the Mayor of the City of Shawnee this _____ day of _____, 2018.

ATTEST

City Clerk Mayor

PLAT NOTES

- Maintenance of common areas, islands, medians and/or private drainage easements are the responsibility of the property owners and/or property owners association within this plat. No structures, storage of material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within drainage related common areas or drainage easements.

PLAT BY: HUITT-ZOLLARS, INC.

CA 1489 EXP. 6-30-19
2832 W. WILSHIRE BLVD.
OKLAHOMA CITY, OKLAHOMA
405-842-0363
R309311.01
SHEET 1 OF 1

FIRST UNITED BANK OF SHAWNEE

OWNER/DEVELOPER

William Fahrendorf
PO Box 130
Durant, OK 75702
580-924-2112

LEGEND

LNA= LIMITS NO ACCESS
B.L.L.= BUILDING LIMIT LINE
U/E= UTILITY EASEMENT
P.O.C.= POINT OF COMMENCEMENT
P.O.B.= POINT OF BEGINNING

BASIS OF BEARING

"ASSUMED" BASIS OF BEARING = N 90°00'00" W
BEING THE NORTH LINE OF THE NORTHWEST QUARTER

OWNER'S
NOTARY

CITY
CLERK

COUNTY
TREASURER

SURVEYOR

SURVEYOR'S
NOTARY

ABSTRACTOR

ABSTRACTOR'S
NOTARY

2



C0.1

SHEET NO.
C0.2

FINAL PLAT 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: 509-18
Project Number: 180580
Date Filed: June 5th 2018
Amount Paid: \$231.00
Receipt No.: 02174838

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 Huitt-Zollars, INC. c/o BRANDON COON
APPLICANT ADDRESS 2832 W. Wilshire, OKC, OK 73116
APPLICANT PHONE NUMBERS 405-842-0363
EMAIL ADDRESS brandonc@huitt-zollars.com
NAME OF PLAT First United Bank of Shawnee
LOCATION N. Harrison St. & MacARTHUR (SE COR)
NUMBER OF ACRES 3.95 +/- NUMBER OF LOTS 2

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00
PLUS \$3.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 2 \$6.00
PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS _____
TOTAL COST 231.00

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 _____

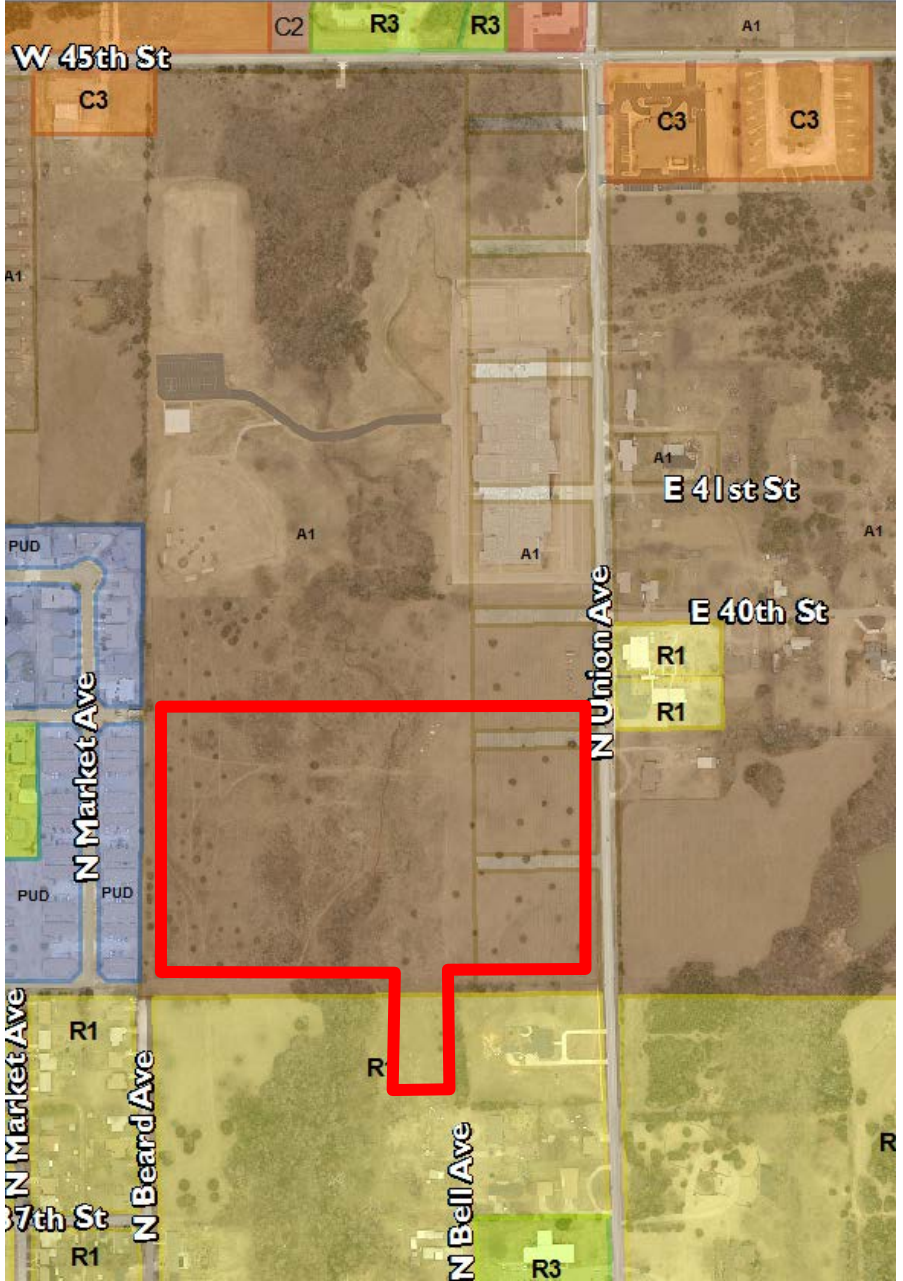
OWNER/DEVELOPER INFORMATION:

NAME First United Bank of Shawnee - William Fahrendorf
ADDRESS P.O. Box 130
CONTACT NUMBERS 580-924-2112
EMAIL ADDRESS _____

PROJECT ENGINEER INFORMATION:

NAME Huitt-Zollars Civil Engineers - Austin Hahn
ADDRESS 1 N. LaSalle, Suite 3950, Chicago, IL 60602
CONTACT NUMBERS 312-940-4393
EMAIL ADDRESS Austin@calichi.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 # S10-18 PUBLIC HEARING DATE: July 5 th , 2018 CITY COMMISSION DATE: July 16 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). Due to necessary corrections and more information, Staff recommends to defer this item until the August 1 st , 2018 Planning Commission agenda.					
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 172 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 include:

- 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.

As corrections are still necessary, Staff recommends to defer this case until the August 1st, 2018 Planning Commission agenda.

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:

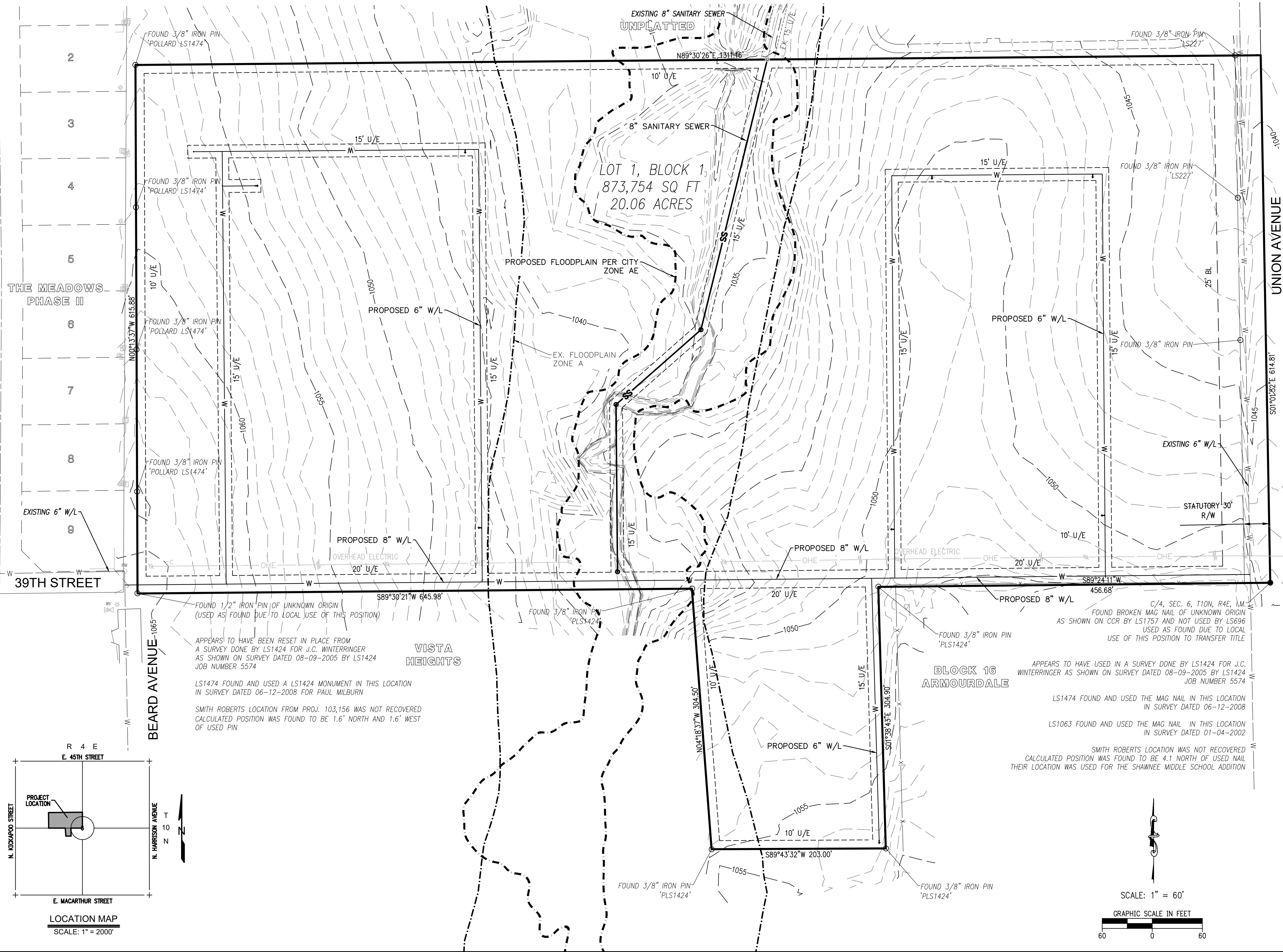
Exhibit 1: The Grove Retirement Homes Preliminary Plat

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

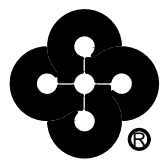
LEGEND

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

NOTES

- 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.
- 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

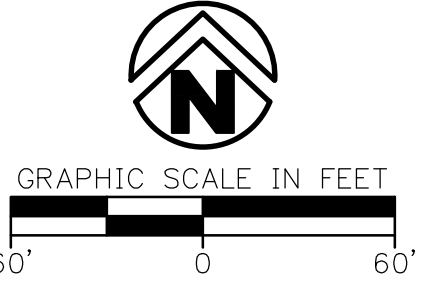


Crafton Tull
architecture | engineering | surveying
405.787.6270 | 405.787.6276 f
www.craftontull.com

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

SHEET NO.: 1 OF 1
DATE: 06/4/18
PROJECT NO.: 18602700

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: 125 P.S.

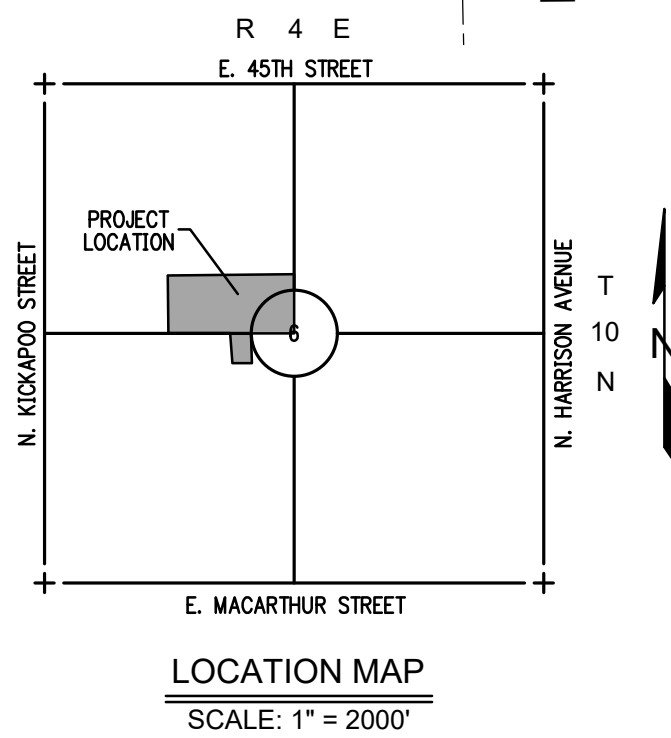
WEST SIDE
UNITS: 86
TOWNHOME: 22+ 2 SPACES/UNIT
REQUIRED PARKING: 62 X 1.5 = 93 P.S.
PROVIDED PARKING: 107 P.S.

TOTAL PROVIDED PARKING: 232 P.S.

REQUIRED ADA PARKING: 7 P.S

TOTAL PROVIDED ADA PARKING: 11 P.S.

TOTAL UNITS: 172



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



Agenda: July 16th City Commission

To: City of Shawnee Planning Commission and City Commission

From: Justin DeBruin, Community Development Director

RE: Downtown Parklet Policy

The term “parklet” typically represents the conversion of an automobile parking space into a mini-park for passive recreation. They are typically created by building a platform on the pavement to extend the sidewalk space, and retrofitting it with benches, planters, tables and chairs, and bike racks on occasion. Parklets are built out of semi-permanent materials and are installed in a way that does not require reconfiguring the roadway or pouring concrete. They are usually hosted or sponsored by a local business or organization that pays to design and build them and agrees to keep them maintained.

Parklets will be limited to three or less parking spaces in downtown Shawnee, designated as the Central Business District (C4). They are temporary in nature with permits allowed for 30-day or 90-day use, and are approved on a case-by-case basis. The policy guideline details requirements for construction, maintenance, and insurance. Adjacent property and business owner support is necessary for approval. Access will be exclusively from the curbside and will not interfere with existing sidewalks. Being that parklets are established in the public right-of-way, they must be free and open to the public, not an extension of private business.

In collaboration with Blue Zones Project of Pottawatomie County (BZP), the City of Shawnee intends to incorporate a number of built environment best practices to improve quality of life for all citizens of Shawnee. Among the priority list of best practices selected during the BZP Built Environment Summit and confirmed by the BZP Advisory Committee, was a permitting process for parklets in Downtown Shawnee. The proposed guidelines will supplement a required Special Event Permit through the City Manager’s office.

Staff recommends approving the proposed resolution, allowing Staff to incorporate a policy for parklet use in the Shawnee downtown.

Attachment:

1. Parklet Examples
2. Downtown Parklet Policy
3. Downtown Parklet Policy Resolution

Justin DeBruin, AICP

Community Development Director

222 N. Broadway

Shawnee, OK 74801

(405) 878 - 1665

justin.debruin@shawneeok.org



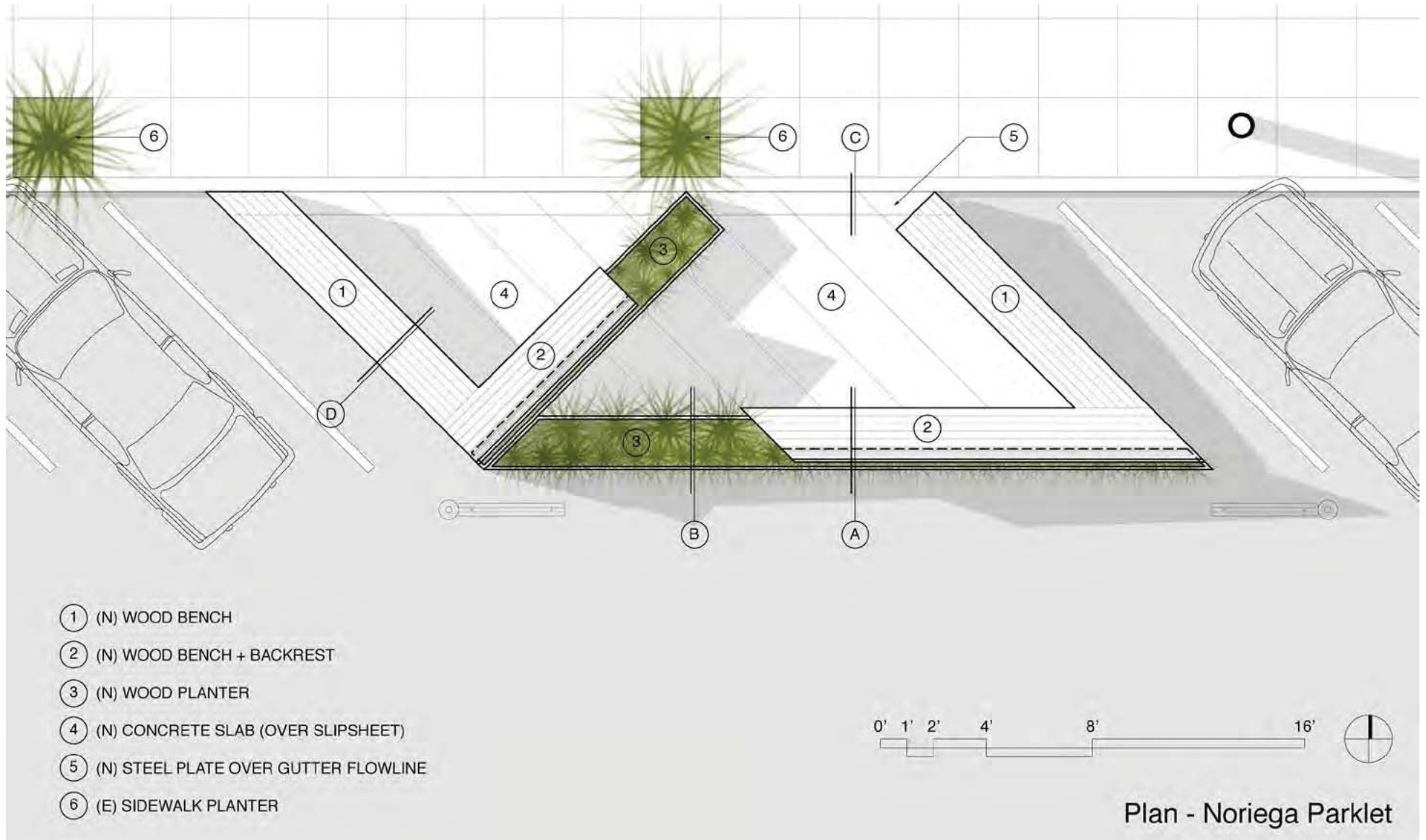


Figure 56. Plan view of Noriega parklet, San Francisco, CA.
Credit: Matarozzi Pelsigner Builders





City of Shawnee: Parklet Policy Guidelines

This program establishes guidelines for Parklets within the City of Shawnee downtown public rights-of-way by providing a formal mechanism for businesses, non-profits, and property owners to encourage enhanced pedestrian use of streets. Parklets are made by converting two or more curbside parking spaces into a platform with pedestrian amenities, including landscaping, tables and seating, and even bicycle racks. Parklets offer a place to stop, sit, and rest while taking in the activities of the street. A permit through the City Manager's Office is required prior to the construction of a Parklet.

APPROPRIATE LOCATION

- Parklets will only be allowed in the Shawnee Downtown area, defined by C-4 (Central Business District Zoning).
- Are only allowed on streets with speed limits at 25 mph or below.
- Cannot block storm drains, gutters, or access to City utilities.
- Cannot be within 10 feet of a fire hydrant.
- Cannot use handicap spaces.

APPLICATION PROCESS

Submit parklet plan and a special event application, also available at shawneeok.org, to the City Manager's Office, located at 16 W. 9th St. For further assistance with the application process, please call 405-878-1601.

PARKLET RULES

(Not following these rules may cause the application to be denied and/or permit to be revoked.)

- Applications will be approved on a case-by-case basis.
- Permit must be issued prior to on-site construction.
- Parklets are established in the rights-of-way and must be free and open to the public, not an extension of private business.
- Requirements may change depending on desired location.
- Letters of support from neighboring businesses and property owners are encouraged.
- Food and beverages may be brought into and consumed in a parklet. However, no sales of any kind are allowed.
- State Law does not allow alcohol in public places.
- Setup and teardown dates must be included in the time allotted through the permit.
- Up to two parallel parking spaces or up to three angled spaces may be used for the parklet.
- Adjacent businesses and property owners must give consent to the applicant's request to transform the parking spaces into a Parklet.
- The applicant must provide written notice to all business and property owners on the opposite side of the street where the parklet will be located at least 10 days before the permit start date.

- The public can file complaints with the City Manager's Office. The permit holder will be notified about the complaints.

PARKLET CONSTRUCTION

- Must be constructed to have access from the curbside only and not interfere with the existing sidewalk.
- Three sides (excluding curbside) can't be entry points.
- Solid/heavy materials such as vertical planters, cinder blocks, vertical pallets, wood construction, etc. should be at least 3 feet tall and line the Parklets on the parking and traffic sides. These elements must create a solid barrier on the parking and traffic sides.
- Reflective tape must be applied to barriers.
- Must have channels between the street and the platform to facilitate drainage.
- No bolting or any other damage to the street is allowed.
- Must have a minimum of 2 feet of clearance from the lane of traffic on the traffic side of the parklet.
- Edge of parklet must be at least 2 feet away from abutting parking spaces.
- Gap between the sidewalk curb and the platform of the parklet must be ½ inch or less.
- Parklet should conform to ADA standards.
- Electricity considered on a case-by-case basis.
- No rooftops allowed.

USE AND MAINTENANCE

- No sales of any kind allowed in the parklet. However, food and beverage can be brought into and consumed in the parklet.
- Should feel public and be devoid of cues that signify that the space's primary function is for commercial activity. Umbrellas must not carry advertising, must not extend past the parklet, must not affect visibility of signage, and must be secured to withstand wind stresses.
- Permit holder will be held responsible for all actions that take place in the parklet.
- Parklet cannot contain advertising of any sort. However, a plaque no larger than 8 ½ inches x 11 inches recognizing the parklet permit holder is allowed.
- Permit holder is responsible for maintaining the parklet including daily cleaning, maintenance and pest control.

INSURANCE REQUIREMENT

Permit applicant must provide evidence of liability insurance for a minimum coverage of \$1 million naming the City of Shawnee as additional insured and valid for the duration of the permit.

PARKLET PERMITS

There are two types of parklet permits:

- **30-day parklet permit** is issued through a revocable permit and requires administrative approval. Applications for the 30-day parklet permit must be submitted no later than 30 days prior to intended start date. The 30-day parklet permit is eligible for one renewal.
- **90-day parklet permit** is issued through a revocable permit and requires administrative approval. Applications for the 90-day parklet permit must be submitted no later than 30 days prior to the intended start date. The 90-day parklet permit is eligible for one renewal.

FEES

30-day parklet - \$100 revocable permit.

- 30-day deadline for application. Issued for 30-day parklet that conforms to the parklet guidelines. Permit is eligible for one renewal. The renewal requires an additional \$100 revocable permit fee.

90-day parklet - \$100 revocable permit.

- 30-day deadline for application. Issued for 90-day parklet that conforms to the parklet guidelines. Permit is eligible for one renewal. The renewal requires an additional \$100 revocable permit fee.

APPLICANT CHECKLIST

- | | |
|-----------------------|-------------------------------------|
| ✓ Application & Fee | ✓ Construction material description |
| ✓ Liability insurance | ✓ Construction material diagram |
| ✓ Posted speed limit | ✓ Parking closure petition |
| ✓ Site Plan | ✓ Emergency contact list |
| ✓ Parklet dimensions | ✓ Maintenance plan |

PARKLET REMOVAL

The permit holder is responsible for coordinating and paying for removal of their parklet. If the permit holder fails to remove the parklet, the City will remove it at the expense of the permit holder. Reasons for removal include:

- Expiration of permit
- Failure to resolve complaints
- Lapses in insurance
- Failure to pay fees

RESOLUTION NO. _____

A RESOLUTION SUPPORTING THE ADOPTION OF A DOWNTOWN PARKLET POLICY, ALLOWING THE TEMPORARY CONVERSION OF THREE OR LESS CURBSIDE PARKING SPACES INTO A PLATFORM WITH PEDESTRIAN AMENITIES, OFFERING A PLACE TO STOP, SIT, AND REST WHILE IN DOWNTOWN SHAWNEE.

WHEREAS, the City of Shawnee supports policies and programs that focus on health, wellness, and an active community environment;

WHEREAS, Parklets are urban amenities appropriate for narrow, active pedestrian streets with slower speed limits;

WHEREAS, specific design and placement guidelines will ensure safety while not impacting the street's vehicular traffic flow;

WHEREAS, Parklets will only be allowed in the C-4 (Central Business District) Zoning District and within the public right-of-way;

WHEREAS, Blue Zones Project of Pottawatomie County has qualified Parklet allowances as a land use best practice; AND

NOW, THEREFORE BE IT RESOLVED, the City Commission of the City of Shawnee hereby supports the adoption and implementation of a Downtown Parklet Policy.

PASSED AND APPROVED this 16th day of June, 2018.

RICHARD FINLEY, MAYOR

ATTEST:

(SEAL)

PHYLLIS LOFTIS, CITY CLERK

Approved as to form and legality on the 16th day of July, 2018, by the City Attorney, Joseph M. Vorndran.

JOSEPH M. VORNDRAN, CITY ATTORNEY