

**AGENDA
CITY OF SHAWNEE
REGULAR PLANNING COMMISSION MEETING
JULY 1ST, 2020 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 following Planning Commission meetings:
 - Regular meeting of March 4th, 2020
 - Special meeting of May 15th, 2020
 - Special meeting of May 29th, 2020
 - Regular meeting of June 3rd, 2020
 - Special meeting of June 19th, 2020
- 3)** Citizens' Participation
(A three-minute limit per person)
(A twelve-minute limit per topic)
- 4)** Case #P10-20 – Public Hearing and consideration of a rezoning from C-4 (Central Business District) to R-1 (Single-family residential) for a 0.16-acre property, located at 419 N. Beard.
Applicant: Theresa Nicoletto
- 5)** Planning Director's Report
- 6)** Commissioners' Comments and/or New Business
- 7)** Adjournment

REGULAR PLANNING COMMISSION MINUTES

DATE: MARCH 4TH, 2020

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, March 4th, 2020, at 1:30 p.m., pursuant to notice duly posted as prescribed by law.

AGENDA ITEM NO.1: **Roll Call**

Upon roll call the following members were present:

Present: Deem, Matthews, Walker, Bergsten, Kienzle, Rowell, Melot

Absent:

Meeting was called to Order.

AGENDA ITEM NO.2: **Consideration of approval of the minutes from the special meeting of the Planning Commission on February 12th, 2020**

Chairman Bergsten asked Commissioners for any comments, questions, or a vote. Commissioner Walker made a motion to approve the meeting minutes; seconded by Commissioner Melot.

Motion passed:

AYE: Deem, Matthews, Walker, Bergsten, Kienzle, Rowell, Melot

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 #P05-20 – Public Hearing and Consideration of a conditional use permit (CUP) for a bed-and- breakfast for a 2.5-acre property, located at 16405 Hart Road**

Applicant: Robert & Janet Lindley

Planning Director Rebecca Blaine presented staff report. She stated the bed and breakfast is in a portion of the existing single-family home that is already located on the property; it would not involve a new structure. She stated there would not be extensive traffic or parking added. She noted the Commission may set conditions on the approval of any conditional use permit. She stated staff recommends approval.

Chairman Bergsten asked Director Blaine if the property was surrounded by trees. Director Blaine confirmed this to be the case. She stated she does not think the bed and breakfast would be a disturbance. Chairman Bergsten stated he did not see a reason to be concerned about lighting or fencing.

Commissioner Walker asked about signage at the gate. Director Blaine stated the City as a permitting process for signage.

Chairman Bergsten asked about the condition on the staff report that states "No additional structures are [to be] erected for the purpose of a bed and breakfast,". He asked if that would be for any structure or just any structure that is used for the bed and breakfast. Director Blaine stated that condition encapsulates the use of the

bed and breakfast. She stated the applicant would not be able to erect another house on the parcel for the use of a bed and breakfast. She stated the condition would not limit erecting an accessory structure, such as a shed.

Commissioner Matthews asked if a gazebo would be separate from the bed and breakfast. Director Blaine stated that is something they could consider. She stated one could make an argument that that is a joint use and that it could be evaluated on a case-by-case evaluation. Commissioner Matthews stated that would beautify the area. Director Blaine suggested the language of the condition could be edited to say dwelling structure rather than just structure.

Commissioner Walker stated the way the staff report has the condition worded is correct.

Chairman Bergsten stated the applicant would not want to erect anything that is unattractive.

Chairman Bergsten opened the public portion of the meeting and asked if anyone speaking against the item would like to come forward.

No one came forward and Chairman Bergsten asked if anyone speaking in favor of the item would like to come forward. No one came forward and Chairman Bergsten closed the public portion of the meeting.

Chairman Bergsten asked if there were any comments or questions. There were no comments or questions and Chairman Bergsten asked for a motion. Commissioner Walker made a motion to approve the conditional use permit with the condition that no additional structures are erected for the purpose of a bed and breakfast; seconded by Commissioner Deem.

Motion passed:

AYE: Deem, Matthews, Walker, Bergsten, Kienzle, Rowell, Melot

NAY:

ABSTAIN:

AGENDA ITEM NO.5:

Case #P06-20 – Public Hearing and Consideration of a rezoning from C-1 (Neighborhood Commercial) to C-3 (Highway Commercial) for a 0.45-acre property, located at 1332 North Harrison Avenue

Applicant: Nelmon Brauning

Planning Director Rebecca Blaine presented staff report. She stated this application is for the future home of the Red Rock Behavioral Health. She stated they provide mental health counseling services. She noted that this is a corner property and that the applicant is going to combine the lots. She stated this aligns with the 2040 Comprehensive Plan. She stated staff recommends approval of the rezone.

Chairman Bergsten asked if the existing building will be used. Director Blaine stated it would be demolished and a parking lot will go there.

Chairman Bergsten opened the public portion of the meeting and asked if anyone speaking against the item would like to come forward.

No one came forward and Chairman Bergsten asked if anyone speaking in favor of the item would like to come forward. Nelmon Brauning, the applicant, came forward. She passed around brochures to the Commission. She stated the red building will be demolished because the roof is too expensive to repair. She stated there will be about 30 employees. She stated the existing house will be demolished. She stated it will be pretty. Commissioner Deem asked if Red Rock Behavioral Health was on Bell Avenue. Ms. Brauning stated it is a little office for finding Red Rock locations.

Chairman Bergsten asked about inpatient care. Ms. Brauning stated there would be no inpatient care or overnight care. No one else came forward and Chairman Bergsten closed the public portion of the meeting.

Chairman Bergsten asked if there were any comments or questions. There were no comments or questions and Chairman Bergsten asked for a motion. Commissioner Matthews made a motion to approve the rezone; seconded by Commissioner Melot.

Motion passed:

AYE: Deem, Matthews, Walker, Bergsten, Kienzle, Rowell, Melot

NAY:

ABSTAIN:

AGENDA ITEM NO. 6:

Case #P04-20 – Public Hearing and Consideration of a rezoning from R-3 (Multi-Family Residential) to C-2 (Limited Office) and a conditional use permit (CUP) for a medical office, located 300 feet east of the northeast corner of Acme Road and West MacArthur Street

Applicant: J Bentley Developments LP

Planning Director Rebecca Blaine presented staff report. She stated the original application requested C-3 zoning. She stated C-3 allows for heavier uses and C-2 allows for the proposed use with a conditional use permit. She stated the applicant agreed to amend their application to request C-2 zoning. She stated staff recommends approval of the rezone and that it does not compromise the intent of the 2040 Comprehensive Plan.

Chairman Bergsten asked if there is any intent of expanding the apartment complex. Director Blaine stated the Planning Department has not received any submittals regarding this.

Chairman Bergsten opened the public portion of the meeting and asked if anyone speaking against the item would like to come forward.

No one came forward and Chairman Bergsten asked if anyone speaking in favor of the item would like to come forward. The applicant, Justin Ramer, came forward to speak. He stated they want to continue to construct office buildings as they go west along the corridor. He confirmed there are no projects pending on the R-3 zoned land behind this tract of land. He stated they are in talks with the property owner to the east about acquiring that property for higher end duplexes. No one else came forward and Chairman Bergsten closed the public portion of the meeting.

Chairman Bergsten asked if there were any comments or questions. There were no comments or questions and Chairman Bergsten asked for a motion. Commissioner Matthews made a motion to approve the rezone; seconded by Commissioner Walker.

Motion passed:

AYE: Deem, Matthews, Walker, Bergsten, Kienzle, Rowell, Melot

NAY:

ABSTAIN:

AGENDA ITEM NO.7:

Discussion and possible action for consideration of Fiscal Year 2021 initiatives aligning with the 2040 Comprehensive Plan

Planning Director Rebecca Blaine stated the City is preparing the Fiscal Year 2021 budget. She stated she wanted to discuss ideas she is considering proposing for the fiscal budget. She stated her number one priority is overhauling the Zoning Code and Subdivision Regulations. She noted that the current Zoning Code and Subdivision Regulations are quite old. She also expressed her desire to set up an Arts Commission. Commissioners Deem and Kienzle stated they like the idea of an Arts Commission.

Commissioner Deem stated the City's budget for demolitions should be increased. Director Blaine agreed with this statement. Chairman Bergsten used the Cinderella Hotel as an example of building that could be demolished. Director Blaine stated the City has received bids on that subject. She stated it would cost far more than what the current budget is for demolitions. Commissioner Kienzle asked if the Citizen Pottawatomini Nation would be able to assist with this subject. She stated they have a good relationship with the EPA. Director Blaine was receptive towards this suggestion. Director Blaine stated the City is already spending money on an annual basis on the Cinderella Hotel regarding law enforcement being called over to the property and code enforcement having to secure the property. Commissioner Kienzle stated the EPA can also enlist the Army Corp of Engineers to do the assessment. Chairman Bergsten asked if there are federal grants for this. Commissioner Kienzle stated there are grants for the remediation part of the process.

Commissioner Melot discussed the idea of a discretionary budget for the purpose of finding matching dollars of certain projects. Director Blaine stated she wants a designated grant fund.

Commissioner Melot asked about the budget for code enforcement. She stated there is a disparity in enforcement. Director Blaine stated the Planning Department's code enforcement resources are currently limited. She stated this is something that can be looked at. She also stated that the Planning Department is going to assign boundary areas of the City to the two code enforcement officers.

Commissioner Kienzle asked if the current travel and training budget was large enough. Director Blaine asked Commissioner Kienzle to share any suggestions for conferences. She stated she will be putting together a large budget due to the influx of new staff.

Commissioner Kienzle asked about the technology budget. Director Blaine stated their computers are fine, and the software is archaic.

Commissioner Kienzle asked whether educational materials on bicycling and walking is warranted. Director Blaine stated she is part of the stakeholder's group for the statewide transportation plan and that they have a community review and assessment regarding that subject. She stated Shawnee is ranked in the bottom five on transportation options and multi-modal public options across the nation. She stated the branding and marketing on that is to become a top five in that subject.

Chairman Bergsten asked if there is ongoing effort or plans for the downtown area. Director Blaine stated there is nothing as it relates to the Streetscape or bump outs. She stated the Kickapoo expansion project and that there will be a roundabout at Main & Kickapoo. She stated she does know of any other downtown related projects.

Commissioner Walker asked if the TIF District went to Harrison. Director Blaine stated she was not sure if it does. Commissioner Melot noted there is a significant amount of private investment happening in Downtown. Chairman Bergsten stated while there is a lot of development in the central part of Main Street, the western and eastern ends still have bad looking buildings. Director Blaine stated she intends to create a budget for homelessness resources. Chairman Bergsten expressed concern about the economic impact of homelessness on the Downtown area.

Commissioner Deem asked what is going on with the 9th Street Apartments. Director Blaine stated they have not received any submittals regarding that property; however, she stated the owner was dealing with a personal situation that resulted in the asset being legally tied up, and that that is no longer the case. She stated work is being done on this property.

AGENDA ITEM NO.8:

Planning Director's Report

Planning Director Rebecca Blaine did not have a report.

AGENDA ITEM NO. 9:

Commissioners Comments and/or New Business

Commissioner Walker stated there is a dumpster on the 300 block of Midland Street placed on the street. Director Blaine stated she will have someone start a case on that. Director of Engineering Michael Ludi stated the foundation was being redone and that the City will find out why work has stopped.

Commissioner Kienzle stated the sidewalks by the middle school are blocked off. She asked if somebody cuts off a route to a school, should they have to provide an alternative route. Mr. Ludi asked if Commissioner

Kienzle was referring to the middle school on Union Avenue. She confirmed that was the case. Mr. Ludi stated he would get with his inspectors on it.

Commissioner Melot stated on Broadway Avenue there is a mattress set that has been laying across the sidewalk for at least three weeks.

Commissioner Deem asked if there was any progress on Shawnee Milling with the wall. Director Blaine stated another letter has been sent to them. Commissioner Deem asked how many letters the Planning Department sends them. Director Blaine stated that is tied back to a limited budget. She stated they try to have the property owner take care of their own property. Commissioner Deem asked Director Blaine what would she do if she had unlimited funds for code enforcement. Director Blaine stated that, if the property owner was given property notice and given a chance to correct the issue by themselves, the City would bid out for contractors, acquire three bids, and then file a lien to their property for the cost of that. She stated the City usually does not get that money back because unless the property owner is intending to sell the property, they do not care about the lien. Mr. Ludi stated work will continue on the Shawnee Milling. He stated the owner has been ill and is now recovering.

Commissioner Melot asked about the lighting at the airport tunnel. Mr. Ludi stated they are waiting on the purchase orders to clear through the City.

Commissioner Kienzle asked if the City does the recycling. Director Blaine stated the City does limited recycling with Central Disposal.

AGENDA ITEM NO.12:

Adjournment

Meeting was adjourned.

Chairman/Vice-Chairman

Rebecca Blaine, AICP, CNU-A, CFM
Planning Director

SPECIAL CALLED PLANNING COMMISSION MINUTES

DATE: MAY 15TH, 2020

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met Via Video Conference on May 15th, 2020, at 1:30 p.m., pursuant to notice duly posted as prescribed by law.

AGENDA ITEM NO.1: Roll Call

Upon roll call the following members were present:

Present: Deem, Matthews, Walker, Bergsten, Kienzle, Rowell, Melot

Absent: None

Meeting was called to Order.

AGENDA ITEM NO.2: Case #P07-20- Public hearing and consideration of approval of Conditional Use Permit (CUP) for a guest cabin located at 15226 South School Road.

David Bergsten asked for staff report. Rebecca Blaine presented the staff report and recommended approval the following conditions.

1. Guest cabin not to exceed 600 square feet.
2. Guest cabin not to be sublet.
3. Guest cabin to share a common drive with the primary resident.

Bergsten asked for a motion, Commissioner Walker made a motion and seconded by Commissioner Matthews.

Motion carried.

Aye: Walker, Matthews, Deem Bergsten, Kienzle, Melot, Rowell

Nay: None

Abstain: None

AGENDA ITEM NO.3: Planning Director's Report

Planning Director Rebecca Blaine did not have a formal report. However, she thanked and expresses her appreciation to Bergsten and Kienzle as she announced their term would be ending on June 1st.

AGENDA ITEM NO. 4: Commissioners Comments and/or New Business

No comments or new business.

AGENDA ITEM NO.5: Adjournment

Meeting was adjourned at 1:47 p.m.

Chairman/Vice-Chairman

Rebecca Blaine, AICP, CNU A, CFM
Planning Director

SPECIAL CALLED PLANNING COMMISSION MINUTES
DATE: MAY 29TH, 2020

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met Via Video Conference on May 29, 2020, at 1:30 p.m., pursuant to notice duly posted as prescribed by law.

AGENDA ITEM NO.1: **Roll Call**

Upon roll call the following members were present:

Present: Deem, Matthews, Walker, Bergsten, Kienzle, Melot

Absent: Rowell

Meeting was called to Order.

AGENDA ITEM NO.2: **Case #S03-20-** Public hearing and consideration of approval of a replat of Shawnee Auto Mall Drive east of Kickapoo Street and west of Harrison Avenue.

Applicant: CEC, Inc.

David Bergsten asked for staff report. Rebecca Blaine presented the staff report and recommended approval of the replat.

David Bergsten asked if commissioners had any questions. There were no questions.

Bergsten asked for a motion, Commissioner Melot made a motion to approve and seconded by Commissioner Matthews.

Motion carried.

Aye: Melot, Matthews, Kienzle, Deem, Bergsten, Walker

Nay: None

Abstain: None

AGENDA ITEM NO.3: **Case #S04-20-** Consideration of approval of a replat of the Preliminary Plat of Belmont Park Commercial II, a 0.87-acre property, located 630' east of the northeast corner of W. MacArthur Street and Acme Road.

Applicant: J. Bentley Developments, LP

David Bergsten asked for staff report. Rebecca Blaine presented the staff report and recommended approval of the replat.

David Bergsten asked if commissioners had any questions. There were no questions.

Bergsten asked for a motion, Commissioner Walker made a motion to approve and seconded by Commissioner Melot.

Motion carried.

Aye: Walker, Melot, Deem, Matthews, Bergsten, Kienzle

Nay: None

Abstain: None

REGULAR PLANNING COMMISSION MINUTES

DATE: June 3rd, 2020

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 3rd, 2020, 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, Melot, Walker

Absent: Rowell

Meeting was called to Order.

AGENDA ITEM NO.2: Consideration and approval of the minutes from the last meeting to be tabled until a regular scheduled meeting.

AGENDA ITEM NO.3: Citizens' Participation

Commissioner Walker 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 Commissioner Walker closed the public portion of the meeting.

AGENDA ITEM NO.4: Case #S07-20- Consideration of approval of the Final Plat for Wildwood Addition a 23.88-acre property. Located on E. 45th Street east of Harrison Avenue and west of Bryan Street.

Applicant: Salazar Homes

Commissioner Walker asked for staff report. Rebecca Blaine presented the staff report and mentioned the concerns commissioners had in reference to the drainage and detention issues, and recommended approval of the replat. Mr. Harrison, a representative of Salazar Homes attended the meeting and addressed all questions planning commissioners had. After some discussion on making changes to the subdivision regulations in the area of Rebecca said until the changes are made as requirements, she could write a letter of encouragement to add a walking track and a larger green space/common area that Commissioner Melot mentioned.

Commissioner Walker asked for a motion, Commissioner Melot made a motion to approve the final plat with the changes being made with the drainage and detention issue. The seconded motion was made by Commissioner Matthews.

Motion carried.

Aye: Walker, Melot, Deem, Matthews

Nay: None

Abstain: None

AGENDA ITEM NO.5: **Planning Director's Report**

Planning Director Rebecca Blaine didn't have anything new to report to the commission.

AGENDA ITEM NO.6: **Commissioners Comments and/or New Business**

Short discussion on the swearing in of new Planning Commissioners at a special called meeting on Friday June 19th at 3:30 p.m.

AGENDA ITEM NO.7: **Adjournment**

Meeting was adjourned at 1:55 p.m.

Chairman/Vice Chairman

Rebecca Blaine, AICP, CNU A, CFM
Planning Director

SPECIAL CALLED PLANNING COMMISSION MINUTES

DATE: June 19th, 2020

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 Friday, June 19th, 2020, at 3:30 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, Melot

Absent: Rowell & Walker

Meeting was called to Order.

AGENDA ITEM NO.2: Swear in new commissioners- Amy Walton-Loftis and Cami Engles

Amy Loftis-Walton was sworn in as Planning Commissioner. Cami Engles was sworn in as Planning Commissioner.

AGENDA ITEM NO.3: Nomination, discussion on electing Planning Chairperson

A motion was made by Melot to elect Daniel Matthews who accepted to nomination.

Motion passes:

AYE: Matthews, Walker, Engles, Walton, Melot

NAY:

ABSTAIN:

AGENDA ITEM NO.4: Nomination, discussion on electing Planning Vice-Chairperson

A motion was made by Matthews to elect Cody Deem who accepted to nomination.

Motion passes:

AYE: Matthews, Walker, Engles, Walton, Melot

NAY:

ABSTAIN:

AGENDA ITEM NO.5:

Planning Director's Report

Planning Director Rebecca Blaine didn't have a formal report. She did welcome Engles and Walton to the Planning Commission and thanked each of them for serving the community.

AGENDA ITEM NO.5:

Citizens' Participation

The public portion of the meeting was opened and announced that this is an open time for discussion for those with question on topics not on the Agenda. No business was addressed.

AGENDA ITEM NO.6:

Commissioners Comments and/or New Business

Short discussion on the swearing in of new Planning Commissioners at a special called meeting on Friday June 19th at 3:30 p.m.

AGENDA ITEM NO.7:

Adjournment

Meeting was adjourned at 1:43 p.m.

Chairman/Vice Chairman

Rebecca Blaine, AICP, CNU A, CFM

Planning Director

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org			CASE # S04-20 MEETING DATE: July 1st, 2020 CITY COMMISSION DATE: July 6th, 2020	
APPLICANT: Theresa Nicoletto JBT, LLC		805 NW 42nd Street OKC, OK 73118		theresa@jbtpropertysolutions.com
PROPERTY ADDRESS/LOCATION: East side of Beard south of Highland and north of 11th Street				
The applicant, Theresa Nicoletto of JBT, LLC, is requesting a rezone of 419 N. Beard from C-4 (Central Business District) to R-1 (Single-Family Residential), located on the east side of Beard south of Highland St. and north of W 11th St, a 0.16-acre property.				
EXISTING ZONING: C-4	EXISTING LAND USE: Vacant + For Sale	SURROUNDING ZONING & LAND USE: C-1 (Neighborhood Commercial) C-2 (Limited Office) C-4 (Central Business District) R-3 (Multi-Family Residential)	LOTS: 1	PROPERTY SIZE: 0.16-acres

STAFF RECOMMENDATION				
APPROVE	APPROVE WITH CONDITIONS	DENY		
In conformance with Section 22-165.7 Residential Standards in C-4 Zone: D. Residential uses are permitted on upper floors of all buildings, existing or new, within the Downtown Core as shown in Figure 22-165.7.1. This property was renovated and marketed for sale for a commercial office space but has been on the market for over one year. Owner has contingent contract on property to be used as a single-family home. The Planning Department received one letter in support of this application and zero letters against this application from the 15 surrounding property owners of 19 surrounding parcels within the 300' radius to side for or against this rezone application. Attachments for this item include: 1. Application 2. Bonded Abstractor's List 3. Property owner letter 4. Public Hearing Notice 5. Written letter of support from John Michael Hannifan The subject request is in conformance with the 2040 Comprehensive Plan; therefore, <u><i>Staff hereby recommends approval</i></u> of the requested rezone from C-4 (Central Business District) to R-1 (Single-family Residential).				
ATTACHMENTS: (CIRCLE)	SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM	LEGAL NOTICE	LEGAL DESCRIPTION
PUBLIC COMMENTS	AGENCY COMMENTS		RESPONSE TO STANDARDS	



PLANNING COMMISSION APPLICATION

Planning Department

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

For Office Use Only

Case Number: _____

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 C1 District to R-1 District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 419 N Beard, Shawnee, OK 73

LEGAL DESCRIPTION: TIF BAV AP BIK 1 Lots 26 + 27

PROPERTY OWNER (S): JBT LLC

PROPERTY AGENT (APPLICANT): Theresa Nicoletto

APPLICANT'S ADDRESS: 805 NW 42nd St.

CITY: OKC STATE: OK ZIP: 73118

EMAIL ADDRESS: ~~thnicoletto@gmail.com~~ Theresa@JBTproperty.solutions.com

TELEPHONE NUMBER: (415) 860-3734 CONTACT NUMBER: ()

DIMENSIONS OF PROPERTY: AREA: 6,966 sq ft WIDTH: 50 ft
LENGTH: 140 ft FRONTAGE: 50 ft

CURRENT ZONING: C1 CURRENT USE: office space

PROPOSED ZONING: R1 PROPOSED USE: residential

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

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

[Signature]
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

REZONING &/OR C.U.P FEE \$ 280.00
RECEIPT NO. _____

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.: _____

CERTIFICATE OF BONDED ABTRACTOR (300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF POTTAWATOMIE)

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

Lots Twenty-six (26) and Twenty-seven (27), Block One (1), AMENDED PLAT of the City of Shawnee, Pottawatomie County, Oklahoma, according the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (2), both inclusive.

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

Dated: May 28, 2020 at 7:30 AM

First American Title Insurance Company

By: Michelle Cook
Michelle Cook
Abstractor License No. 3286
OAB Certificate of Authority # 017
File No. 2513650-SH99

OWNERSHIP LIST

ORDER NO. 2513650

DATE PREPARED: June 3, 2020

EFFECTIVE DATE: May 28, 2020 @ 7:30 am

OWNER	LOT	BLK	ADDITION
JBT LLC 2443 FILLMORE ST #380-8703 SAN FRANCISCO, CA 94115	26-27	1	AP SHAWNEE
ROESCH FUNERAL CHAPEL INC 201 E 45TH SHAWNEE, OK 74804	24-25	1	AP SHAWNEE
ROESCH FUNERAL CHAPEL INC 201 E 45TH SHAWNEE, OK 74804	22-23	1	AP SHAWNEE
ROESCH FUNERAL CHAPEL INC 201 E 45TH SHAWNEE, OK 74804	N15' OF 20 & ALL OF 21	1	AP SHAWNEE
KETCH PROPERTIES LLC 400 N BDWY SHAWNEE, OK 74801	W80' of 18-19 & W80' of S10' of 20	1	AP SHAWNEE
MEIER MARK A & R ANDIE P O BOX 278 TECUMSEH, OK 74873	E60' OF 18-19 & E60' OF S10' OF 20	1	AP SHAWNEE
HASELWOOD W S P C 400 N BDWY SHAWNEE, OK 74801	12-17	1	AP SHAWNEE
DO GARY T & LE T HUA REVOCABLE TRUST 3 FISCHER DR SHAWNEE, OK 74804	4-11	1	AP SHAWNEE
DOMERICA LLC 2908 TWIN LAKES DR MOORE, OK 73165	1-3	1	AP SHAWNEE
WILSON GREGORY S & DEANNA J 502 N BDWY SHAWNEE, OK 74801	S60' OF 6	7	DEXTERS
FGR PROPERTIES LLC P O BOX 3849 SHAWNEE, OK 74802	S50' OF 7 & ALL OF 8	6	WOODLAND PARK
ZAHOOOR LLC 702 W PITTSBURG PL BROKEN ARROW, OK 74012	1-4	2	AP SHAWNEE

B & D EMPIRE LLC 4804 ARLINGTON AVE STE A RIVERSIDE, CA 92504	5-6	2	AP SHAWNEE
MONKS J N 29200 SHERLOCK LANE HENRYETTA, OK 74437	7-8	2	AP SHAWNEE
MONKS J N 29200 SHERLOCK LANE HENRYETTA, OK 74437	9-11	2	AP SHAWNEE
GRIZZLE GLENN R & RUTH L 412 N BEARD SHAWNEE, OK 74801	12-13	2	AP SHAWNEE
MIDFIRST BANK % TAX COMPLIANCE DEPARTMENT 501 NW GRAND BLVD OKLAHOMA CITY, OK 73118	14-17	2	AP SHAWNEE
FGR PROPERTIES LLC P O BOX 3849 SHAWNEE, OK 74802	30-34	1	AP SHAWNEE
CASEY JAROLD W & MONICA MARIE CASEY FAMILY TRUST 4518 E 85TH ST TULSA, OK 74137	28-29	1	AP SHAWNEE



DATE: June 11, 2020
TO: Surrounding Property Owner within 300' of requested rezone
FROM: Rebecca, Blaine
RE: **REZONING REQUEST FOR 419 N. BEARD**

The applicant, Theresa Nicoletto, is requesting a rezoning from C-4 (Central Business District) to R-1 (Single-Family Residential) located at 419 N. Beard and is legally described as:

LOT TWENTY-SIX (26), AND TWENTY-SEVEN (27), BLOCK ONE (1), AMENDED PLAT OF THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

The purpose of the R-1 rezone request is for the structure to be used as a residential home for a single-family unit, instead of commercial office space.

You are receiving this letter because your property is within three hundred feet of the property where this request is being proposed.

The Planning Commission will consider this request on Wednesday, July 1st, 2020 at 1:30 p.m. at their regularly scheduled meeting (Commission Chambers, 16 W. 9th Street). If you have any comments or questions, please contact the City of Shawnee Community Development Department. Written comments may be submitted to the address or email below and should be submitted no later than three days before the public hearing.

The City Commission will consider this request on Monday, July 6th at 6:00 p.m. at their regularly scheduled meeting (Commission Chambers, 16 W. 9th Street). If you have any comments or questions, please contact the City of Shawnee Community Development Department. Written comments may be submitted to the address or email below and should be submitted no later than three days before the public hearing.

Attachments: Location Map

Respectfully,

Rebecca Blaine, AICP, CNU-A, CFM
Planning Director
222 N. Broadway Ave.
Shawnee, OK 74801
D: 405.878.1665
rebecca.blaine@shawneeok.org

NOTICE OF MEETING
PLANNING COMMISSION

TYPE OF MEETING

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

DATE: <u>07.01.2020</u>	TIME: <u>1:30 P.M.</u>	PLACE OF MEETING: <u>Commission Chambers</u> <u>City Hall, 9th & Broadway</u> <u>Shawnee, OK 74802-1448</u>
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To be completed by person filing notice:

NAME: Rebecca Blaine, AICP, CNU-A, CFM_____

TITLE: Planning Director_____

ADDRESS: P. O. Box 1448
Shawnee, OK 74802-1448

PHONE: (405) 878-1616

Filed in the office of the municipal clerk at 3:30 a.m./(p.m.) on 06.26.2020

SIGNED: Lisa Laszoni
City Clerk/Deputy Clerk

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**FOR CITY CLERK'S OFFICE USE ONLY**

**DATE NOTICE RELEASED TO NEWS MEDIA:** 06.26.2020

**PERSON FILING NOTICE:** Rebecca Blaine

**NOTICE VERIFIED BY:** Lisa Laszoni

To: Rebecca Blaine

*Thu 6/11/2020 6:54 pm*

Hello this is Micheal Hannifan the buyer for the 419 north beard Shawnee house. I was hoping for the rezoning information and to say thank you for your help. Also the seller is selling because zoning the home to C4 did not pay off as she couldn't get people to rent the building as a business. This is why she is selling and why she is rezoning it to R1 for me to buy it.