

**AGENDA
CITY OF SHAWNEE
PLANNING COMMISSION
JUNE 12TH, 2017 AT 1:30 P.M.
RESCHEDULED FROM JUNE 7TH, 2017
COMMISSION CHAMBERS
CITY HALL, 16 W 9TH ST**

- 1)** Roll Call
- 2)** Consideration of approval of the minutes from the May 3rd, 2017 Planning Commission meeting
- 3)** Swearing in of Tom Rowell to the Planning Commission
- 4)** Citizens' Participation
(A three minute limit per person)
(A twelve minute limit per topic)
- 5)** Case #P04-17 – A public hearing for consideration of approval of a Rezone from A-1; Rural Agricultural District to C-3; Highway Commercial District, located at the southwest corner of 45th Street and Union Avenue, Shawnee, OK
Applicant: Sky Ortho/SWM & Sons, INC
- 6)** Case #P06-17 – A public hearing for consideration of approval of a Rezone from R-1; Single Family Residential District to C-3; Highway Commercial District, located at 4006 N. Kickapoo Street, Shawnee, OK
Applicant: Nelmon Brauning
- 7)** Case #P07-17 – A public hearing for consideration of approval of a Conditional Use Permit to allow for a manufactured home for property located at 31807 Lake Road, Shawnee, OK
Applicant: Paige Giddens
- 8)** Case #S01-17 – Consideration of approval of a Preliminary Plat for Dockrey Addition, located at 5000 N. Union Avenue, Shawnee, OK
Applicant: The Landrun Group, LLC
- 9)** Case #S02-17 – Consideration of approval of a Final Plat for Dockrey Addition, located at 5000 N. Union Avenue, Shawnee, OK
Applicant: The Landrun Group, LLC
- 10)** Case #S03-17 – Consideration of approval of a Final Plat for Domino Plaza Addition Section I, located at the northeast corner of 45th Street and Harrison Avenue, Shawnee, OK
Applicant: Shawnee Harrison, LLC
- 11)** Planning Director's Report
- 12)** Commissioners Comments and/or New Business
- 13)** Adjournment

PLANNING COMMISSION MINUTES

DATE: MAY 3RD, 2017

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in the Commission Chambers, at City Hall, 9th and Broadway, on Wednesday, May 3rd, 2017 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: Clinard, Walker, Bergsten, Cowen, Kienzle, Affentranger

Absent:

Meeting was called to Order.

AGENDA ITEM NO. 2: **Consideration of Approval of the minutes from the April 5th, 2017 Planning Commission Meeting**

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

Motion passed:

AYE: Clinard, Walker, Bergsten, Cowen, Affentranger

NAY:

ABSTAIN: Kienzle

AGENDA ITEM NO. 3: **Citizen's 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 #P05-17 – A public hearing for consideration of approval of a Rezone from A-1; Rural Agricultural District to C-3; Highway Commercial District, located at 4720 North Harrison Ave, Shawnee, OK**

Applicant: Nelmon Brauning

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report. Mr. Debruin informed the Commissioners that the comprehensive plan shows for area to be zoned C-3; Highway Commercial. Lot is roughly an acre in size and staff has no objection to rezone. Justin Debruin explained there is not a proposed use as of yet and the residential home on property will be demolished. Staff does recommend approval. Mr. Debruin discussed the commercial requirements including landscaping, sidewalks, façade and off street parking. Chairman Bergsten asked if the demo would be soon and Mr. Debruin mentioned he was not sure of a time line but it would not disrupt the construction process. Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition to the case would like to come forward to speak. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. No one came forward to speak in favor. Chairman Bergsten closed the public portion of the meeting and asked if there were any comments,

questions or a motion from the Commissioners. Vice-Chairman Cowen asked Nelmon Brauning if she knew when the demo was scheduled and she informed him that demolitions typically wait until closing is completed. Vice-Chairman Cowen made a motion to approve, seconded by Commissioner Kienzle.

Motion passed:

AYE: Clinard, Walker, Bergsten, Cowen, Kienzle, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 5:

Planning Director's Report

Justin Debruin informed Commissioners of the amount of building permits coming in and gave update on new commercial developments. Mr. Debruin confirmed the new Sonic being constructed on Harrison and Highland will have two entrances/exits. Justin Debruin asked if there were any questions. Commissioner Kienzle asked if there were any code enforcement responsibility along the highway and Mr. Debruin mentioned that the State typically hires contractors for trash pickup and mowing. Commissioner Kienzle discussed a damaged billboard that could pose a hazard to traffic and Mr. Debruin mentioned he would get in contact with the contractor and also mentioned billboard ordinance. Commissioner Affentranger asked if any sod was laid at the new Regal development and Justin Debruin stated that their temporary CO was issued to finish landscaping and it will be addressed. Chairman Bergsten asked for status on Avonlea and Mr. Debruin stated building permit was issued but work has not been completed and permit is past six month time frame. Commissioner Clinard asked for status on a downtown property violation and Justin Debruin informed her it was being included on next round. Commissioner Kienzle mentioned the damaged curbs on the streetscape by Burger King on west side of road and Mr. Debruin stated he would look into the maintenance bonds in place and discuss it with the City Engineer.

AGENDA ITEM NO. 6:

Commissioners Comments and/or New Business

Chairman Bergsten wanted to thank Commissioner Affentranger for his service and was saddened to hear of his resignation. Justin Debruin also thanked him for his service.

AGENDA ITEM NO. 7:

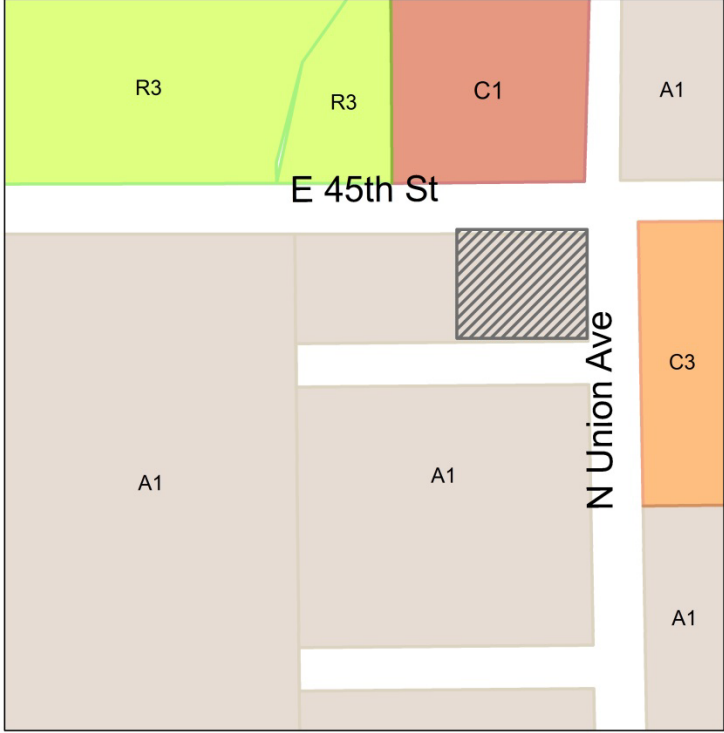
Adjournment

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 # P04-17 PUBLIC HEARING DATE: June 7, 2017 CITY COMMISSION DATE: June 19, 2017		
APPLICANT: Sky Ortho/Swm & Sons, INC 14400 SE 29th Choctaw OK, 73020 (405) 694-5548				
PROPERTY ADDRESS/LOCATION: Southwest corner of 45th and Union				
The applicant, Sky Ortho / SWM & Sons, Inc., is requesting to rezone a 1.58 Acre property from A-1 (Rural Agricultural) to C-3 (Highway Commercial), generally located at the south-west corner of 45th Street and Union Avenue. The intended use on the land is for an orthodontist office. As the applicant is not the current property owner, Staff has received and reviewed a letter from Don Bodard 1995 Revocable Trust, allowing the applicant to proceed with their requested rezone. Though the subject property is comprehensively planned for residential use, adjacent properties have been approved for commercial use. Additionally, East 45th Street is a major arterial road in the City of Shawnee, which has had a historic pattern of rezoning for commercial use. Staff has no objections to the requested rezone from A-1 to C-3.				
EXISTING ZONING: A1	EXISTING LAND USE: Vacant	SURROUNDING ZONING & LAND USE: A-1 (Agricultural) R-3 (Multi-Family Residential) C-1 (Neighborhood Commercial) C-3 (Highway Commercial)	School District: I-93	PROPERTY SIZE: 1.58 Acres
STAFF RECOMMENDATION				
Based on consistency with the Shawnee Comprehensive Plan and the Shawnee Zoning Code, Staff does hereby recommend approval for the proposed rezone from A1 (Rural Agricultural District) to (C3 Highway Commercial)				

APPROVE		APPROVE WITH CONDITIONS	DENY
If approved for rezone, any construction on site would require: 1. A six (6') foot sidewalk along Union Ave. and 45th ST. 2. Landscaping to cover 10% of the overall site. 3. Façade treatment to a total of 60% where facing Harrison Ave. 4. Appropriate off-street parking. Staff has received no letters of protest from surrounding property owners.			
ATTACHMENTS: (CIRCLE)	SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM	LEGAL NOTICE
PUBLIC COMMENTS	AGENCY COMMENTS	RESPONSE TO STANDARDS	
Attachments: Exhibit 1: Letter from original property owner.			

The Bodard Trust

*J. Michael Adcock, Trustee
3701 N. Harrison
Shawnee, OK 74804*

*Phone: 405/ 273-7300
Fax: 405/ 878-1942
E-Mail jmadcock@bodard.com*

March 2, 2017

Eric Larson
c/o ReMax Metro Group
1401 S. Douglas Blvd
Suite Q
Midwest City, OK 73130

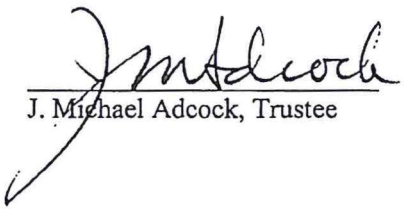
Dear Mr. Larson:

The Don Bodard 1995 Revocable Trust, authorizes you and SWM & Sons to re-zone the real estate described on Exhibit "A" to this letter.

The zoning request would be from Agriculture to C-3.

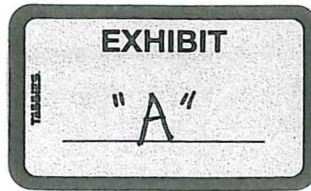
If you have any questions, please call me.

Sincerely,
DON BODARD 1995 REVOCABLE TRUST


J. Michael Adcock, Trustee

JMA/slm

Enclosures



LEGAL DESCRIPTION:

A tract of land lying in the Northwest Quarter of Section 6, Township 10 North, Range 4 East of the Indian Meridian, Pottawatomie County, Oklahoma, and being a part of ARMOURDALE ADDITION TO SHAWNEE, OKLAHOMA, as filed of record March 26, 1910 (now vacated), Pottawatomie County, Oklahoma, said tract of land being more particularly described as follows:

COMMENCING at the Northeast corner of said Northwest Quarter of Section 6; THENCE South 00° 33' 52" East, along the East line of said Northwest Quarter, said line also being the centerline of Union Avenue as shown on the recorded plat of ARMOURDALE ADDITION TO SHAWNEE, OKLAHOMA, a distance of 344.51 feet; THENCE South 89° 59' 35" West, parallel with the north line of said Northwest Quarter, a distance of 50.00 feet to the POINT OF BEGINNING also being the POINT OF ENDING; THENCE continuing South 89° 59' 35" West, a distance of 233.97 feet; THENCE North 00° 33' 52" West a distance of 294.51 feet; THENCE North 89° 59' 35" East, parallel with said north line, a distance of 233.97 feet; THENCE South 00° 33' 52" East, a distance of 294.51 to the POINT OF Ending. Said tract containing 1.58 acres or 68,901.61 square feet, more or less.

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: PO4-17
Project Number: 170238
Date Filed: March 16th 2017
Cheyenne Pettigrew
Planning Commission Secretary

REQUEST:

☒ Rezoning ☐ Rezoning w/Conditional Use Permit
☐ Conditional Use Permit ☐ Planned Unit Development

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

PROPERTY LOCATION (STREET ADDRESS): E 45th & Union

LEGAL DESCRIPTION: see Attached

PROPERTY OWNER (S): Don Bodard 1995 Revocable Trust / J. Michael Adcock, Trustee

PROPERTY AGENT (APPLICANT): Sky Ortho / Swm & Sons, Inc. (Stan W. Malaske)

APPLICANT'S ADDRESS: 14400 SE 29th

CITY: Choctaw STATE: OK ZIP: 73020

EMAIL ADDRESS: Cyndi@swmbuilders.com

TELEPHONE NUMBER: (405) 733-1169 CONTACT NUMBER: (405) 919-4444

DIMENSIONS OF PROPERTY: AREA: 1.58 acres WIDTH: 200'
LENGTH: 344' FRONTAGE: 344'

CURRENT ZONING: A1 CURRENT USE: Agriculture

PROPOSED ZONING: C3 PROPOSED USE: Orthodontist office

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

Stan W. Malaske
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

RECEIPT NO. 02017123

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 #P04-17

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

The property requesting rezoning is described as follows:

A tract of land lying in the Northwest Quarter of Section Six (6), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, and being a part of ARMOURDALE Addition TO SHAWNEE, OKLAHOMA, as filed of record March 26, 1910 (now vacated), Pottawatomie County, Oklahoma, said tract of land being more particularly described as follows :

BEGINNING at the Northeast corner of said Northwest Quarter of Section Six (6); THENCE South 00°33'52" East, along the East line of said Northwest Quarter, said line also being the centerline of Union Avenue as shown on the recorded plat of ARMOURDALE ADDITION TO SHAWNEE, OKLAHOMA, a distance of 344.5 feet;

THENCE South 89°59'35" West, parallel with the North line of said Northwest Quarter, a distance of 1269.60 feet; THENCE

North 01°08'37" East a distance of 344.56 feet to a point on the North line of said Northwest

Quarter,

said point being North 89°59'35" East a distance of 1322.78 feet from the Northwest corner of said Northwest Quarter;

THENCE North 89°59'35" East along said North line, a distance of 1259.33 feet to the POINT OF BEGINNING.

General Location Known As:	<u>45th Street & Union Ave, Shawnee, OK</u>
Current Zoning Classification:	<u>A-1; Rural Agricultural District</u>
Requested Zoning Classification:	<u>C-3; Highway Commercial District</u>
Proposed Use of Property:	<u>Medical Office</u>
Applicant:	<u>Sky Ortho/SWM & Sons, INC</u>

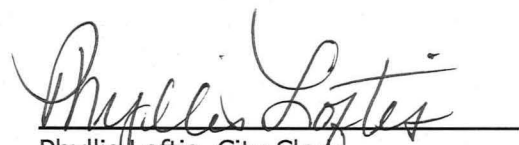
The "Zoning Map of the City of Shawnee, Oklahoma" will be amended accordingly to reflect such change if approved by the City Commission.

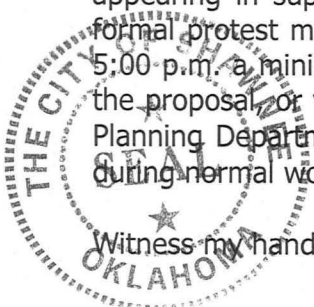
The public hearings will be held in the City Commission Chambers in City Hall, 16 W. 9th St. Shawnee, Oklahoma, as follows:

June 7th, 2017 AT 1:30 P.M.: CITY OF SHAWNEE PLANNING COMMISSION
June 19th, 2017 AT 6:30 P.M.: CITY OF SHAWNEE CITY COMMISSION

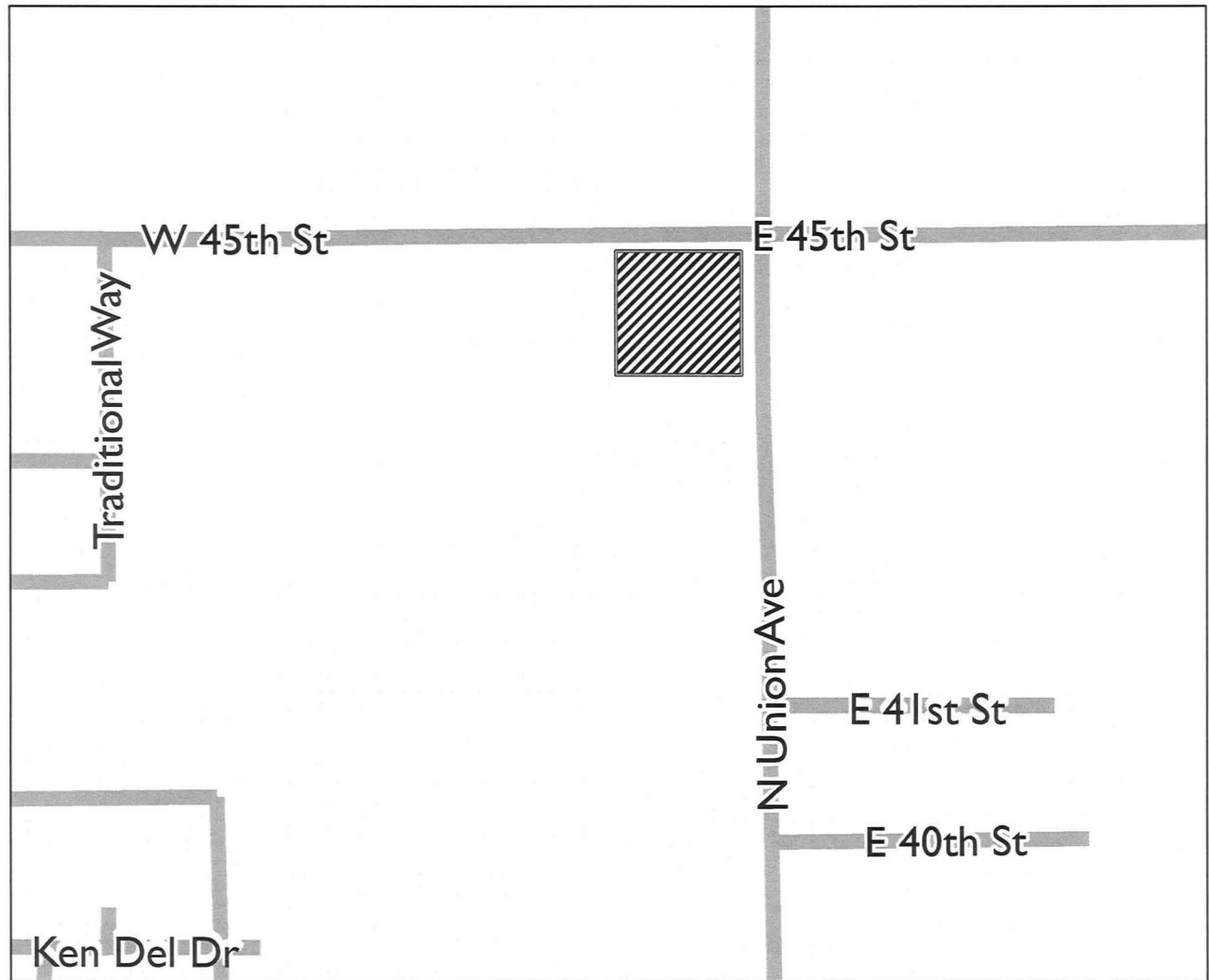
At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the rezone. The Commission reserves the right to limit discussion and debate on the proposed rezone in the public hearing, in which event those persons appearing in support or opposition of the proposed rezone will be allotted equal time. Any formal protest must be filed in writing with the City Clerk during normal working hours before 5:00 p.m. a minimum of three (3) days prior to the hearing. If there are any questions about the proposal or you need additional information prior to the public hearing, please contact the Planning Department at 878-1616. A copy of the application is available for public inspection during normal working hours in the Planning Secretary's office at 222 N. Broadway.

Witness my hand this 18th day of May, 2017.


Phyllis Loftis, City Clerk



CASE# P04-17



CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF POTTAWATOMIE)

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

A tract of land lying in the Northwest Quarter of Section Six (6), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County , Oklahoma , and being a part of ARMOURDALE ADDITION TO SHAWNEE, OKLAHOMA, as filed of record March 26, 1910 (now vacated), Pottawatomie County , Oklahoma , said tract of land being more particularly described as follows :

BEGINNING at the Northeast corner of said Northwest Quarter of Section Six (6); THENCE South 00°33'52" East, along the East line of said Northwest Quarter, said line also being the centerline of Union Avenue as shown on the recorded plat of ARMOURDALE ADDITION TO SHAWNEE , OKLAHOMA , a distance of 344.51feet;

THENCE South 89°59'35" West, parallel with the North line of said Northwest Quarter, a distance of 1269.60 feet;

THENCE North 01°08'37" East a distance of 344.56 feet to a point on the North line of said Northwest Quarter, said point being North 89°59'35" East a distance of 1322.78 feet from the Northwest corner of said Northwest Quarter;

THENCE North 89°59'35" East along said North line, a distance of 1259.33 feet to the POINT OF BEGINNING.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4), 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: February 24, 2017 at 7:30 AM

First American Title & Trust Company

By: 
Michelle Cook
Abstractor License No. 3286

OAB Certificate of Authority # 017
File No. 2222005-SH99

OWNERSHIP LIST**ORDER NO. 2222005**

DATE PREPARED: March 3, 2017

EFFECTIVE DATE: February 24, 2017 at 7:30 am

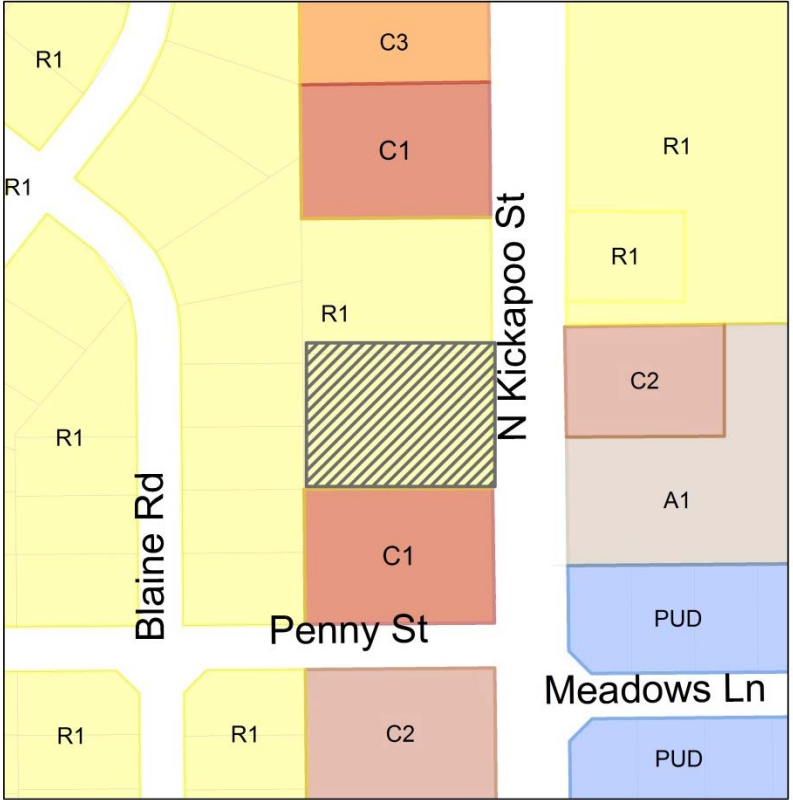
OWNER	LOT	BLK	ADDITION
BODARD DON REVOC TRUST 3701 N HARRISON SHAWNEE OK 74804-0000			NW4 6-10N-4E, BEG NE/C NW S ALG E LINE OF NW SAID BEING CENTER LINE OF UNION AVE 1,528.95' W1,304.91' N01* 08'37"E 1,529.18' E1,259.33' TO POB LESS 35.17 AC TO SHAWNEE
SCHOOL LAND INDEP SCHOOL DIST #93 326 N UNION SHAWNEE OK -0	1	1	SHAWNEE MIDDLE SCHOOL
BODARD DON TRUST 3701 N HARRISON SHAWNEE OK 74804-0000			SE4 31-11N-4E, BEG SW/C W1/2 SW SE E412.5' N495' W412.5' S495' POB.
NORTHSIDE VETERINARY HOLDINGS 121 W 45TH SHAWNEE OK 74804-0000			NW4 6-10N-4E, BEG NE/C NW NW WHICH IS CENTER OF BEARD S1320' W328.76' N1320' E328.76' (FORMERLY DESC.AS BLKS 23,24 & 27 ARMOURDALE ADDN) 10.00 Acres

WALKER C DOUGLAS 201 E 45TH SHAWNEE OK 74804-0000	PT BLK 5 BEG 33'S & 30'E NW/C NE E376.30' S365.60' W376.30' N367.50' POB LESS & EXCEPT LOTS 1-10 & LOTS 21-32	53	ARMOURDALE
DILLINGHAM WELCHER & GORDON TRUSH % M SCHUMAN 36 QUAKER RIDGE RD STAMFORD CT 6903-0000	1-10	53	ARMOURDALE
BARRETT J A TRUST 1210 GORDON COOPER DR SHAWNEE OK 74801-0000	1-32	50	ARMOURDALE
EYEDOC PROPS, LLC %KYLE 100 EAST 45 TH STREET SHAWNEE, OK 74804			SW/4 SEC 31-11N-4E BEG SE/C SW TH W 230.02' TH N 250.02' E230.02' TH S250.02' POB

SHAWNEE MISSION PLAZA LLC
132 W MAIN ST
PURCELL OK 73080-0000

(SW/4 31-11N-4E); SW/4
(ALSO KNOWN AS U S GOV
LOTS 3 & 4 AND E/2 SW
LESS BEG NW/C SW S740'
E50' N425.92' E25' NE ALG
CURVE TO LEFT A RADIUS OF
791.20'A DIS OF 325.05'
N66°E 572.66' TH EASTERLY
1724.98' TH N 10 .57' W2641'
POB AND LESS PT LOT 1 BLK
1 BRIARCREEK PHASE I
OWNED BY MCDONALDS
AND LESS LOT 2 BLK 1
SHAWNEE MISSION PLAZA
OWNED BY SHONEY'S LESS
COMM AT NE/C U S
GOVERNMENT LOT 3
S573.37' TH S87°E 55.72' TO
A PT BEING ON THE
EASTERLY RW LN FOR
KICKAPOO ST SAID PT ALSO
BEING 261.16' S2°W OF NW/
C OF LOT 1 BLK 1 BRIAR
CREEK PHASE I AND ALSO
BEING POB OF A TR DES AS
TH S87° E 226.18' TO PT ON
EASTERLY RW LN OF
KICKAPOO ST TH N ALG SAID
EASTERLY RW LN 50 ' POB
THIS STRIP OWNED BY
MCDONALDS LESS 1.2603 AC
TO MIDWEST HERITAGE INN
LESS 1.99AC & LESS 8.74AC
TO SHAWNEE HOUSING
ASSOCIATES.& LESS .73AC
TO MAZZIOS LESS .297 AC TO
STATE LESS 2.23 AC TO
BLACKBURN PROP LESS 3.57
AC TO SHAWNEE HOUSING
ASSOC II LESS 1.31 AC TO
RETAIL BUILDINGS INC LESS
TR TO BANCFIRST
REC#2000-1442 & LESS
.22AC 2005-3750 & LESS
2.25AC REC 2006-894 & LESS
1.37AC REC 2006-2294 &
LESS .60AC REC 2006-2298 &
LESS .53AC PLATTED INTO
SHA MISSION PLAZA SEC 6 &

PC CHAPEL LLC 1474 E 820 NORTH OREM UT 84097-0000			(PT SW/4 31-11N-4E); BEG POB W98.09' N50' N29*30' 10"E 240.41' N33*33'49"E 57.10' N27*11'15"E 211.77' N34*41'34"E 227.31' N39* 54'19"E 86.18' N50*05'29" E53.14' N61*38'10"E 20.54 S138.50' W16.75' S49*24' 56"W 122.17' S22*43'22"W 105.51' S10*50'46"E 106.92' S42*32'23"W 235.87' S34*03'35"W 179.12' S50' TO POB. AND BEG SE/C SW 507.84'TO POB W322.55' N50' N17*54' 39"E 508.33' N40*42'27"E 301.16' N30*26'54"E 246.91' E337.41' S178.51' S61*38'10"W 20.51' S50*5' 29"W 53.14' S39*54'19"W 86.18' S34*41'34"W 227.31' S27*11'15"W 211.77' S33* 33'49"W 57.10' S29*30'10"W 240.41' S50 POB CHAPEL RIDGE APARTMENTS 10.73 Acres
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City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org			CASE # P06-17 PUBLIC HEARING DATE: June 7, 2017 CITY COMMISSION DATE: June 19 2017	
APPLICANT: Nelmon Brauning		35963 EW 99A Seminole, OK 74868		(405) 370-0394
PROPERTY ADDRESS/LOCATION: 4006 N. Kickapoo Ave. Shawnee, OK 74804				
The applicant, Nelmon Brauning, is requesting a rezone from R-1 (Single Family Residential) to C-3 (Highway Commercial) for a property located at 4006 N. Kickapoo. This property is generally located north of Penny Street, on the west side of Kickapoo Street. The proposed use for this site is a restaurant or retail services. The subject site is approximately 0.71 Acres in size and is generally surrounded by other commercial uses. A rezone to C-3 does conform with the Shawnee Comprehensive Plan and remains consistent with similar rezoning cases in the area. Staff has no objection to the requested rezone.				
EXISTING ZONING: R1	EXISTING LAND USE: Residence	SURROUNDING ZONING & LAND USE: A-1 (Agricultural) R-1 (Single Family Residential) C-1(Neighborhood Commercial) C-2(Surburban Office Commercial) PUD (Planned Unit Development)	School District: I-93	PROPERTY SIZE: 0.71 Acres

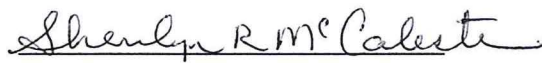
STAFF RECOMMENDATION				
Based on consistency with the Shawnee Comprehensive Plan and the Shawnee Zoning Code, Staff does hereby recommend approval for the proposed from R1 (Single Family Residential) to C3 (Highway Commercial)				
APPROVE		APPROVE WITH CONDITIONS		DENY
If approved for rezone, any construction on site would require: 1. A six (6') foot sidewalk along Union Ave. and 45th ST. 2. Landscaping to cover 10% of the overall site. 3. Façade treatment to a total of 60% where facing Harrison Ave. 4. Appropriate off-street parking. Staff has received no letters of protest from surrounding property owners.				
ATTACHMENTS: 1	SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM	LEGAL NOTICE	LEGAL DESCRIPTION
PUBLIC COMMENTS		AGENCY COMMENTS		RESPONSE TO STANDARDS
Attachments: Exhibit 1: Letter from property owner.				

April 13, 2017

To Whom it may concern:

I Sherilyn R. McCalister, trustee for the Elmer R. and Gloria Jean Terrell Trust, and the owner of the property located at 4006 N Kickapoo, Shawnee, OK. . Also known as Block 2 Lot 2 College View Addition to the city of Shawnee. I hereby give Nelmon Brauning permission to rezone my property from R1 to C3.

Respectfully,

A handwritten signature in cursive script that reads "Sherilyn R. McCalister". The signature is written in dark ink and is positioned above a horizontal line.

Sherilyn R. McCalister Date:

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: P06-17

Project Number: 170409

Date Filed: April 25th, 2017

Cherise Deltgen
Planning Commission Secretary

REQUEST:

☒ Rezoning
☐ Conditional Use Permit

☐ Rezoning w/Conditional Use Permit
☐ Planned Unit Development

I, the undersigned, do hereby respectfully make application and petition to the City Commission to amend the zoning map, and to change the zoning district of the Shawnee area, from R1 District to C3 District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 4006 N. Kickapoo Ave, Shawnee, OK 74804

LEGAL DESCRIPTION: College View Addition Block 2 Lot 2

PROPERTY OWNER (S): Sheeryln R. McCalister

PROPERTY AGENT (APPLICANT): Nelson Brauning

APPLICANT'S ADDRESS: 35963 EW 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: .71 AC WIDTH: 151'
LENGTH: 206' FRONTAGE: 151'

CURRENT ZONING: Res CURRENT USE: Res

PROPOSED ZONING: C3 PROPOSED USE: Retail/Restaurant

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. 02034479

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 #P06-17

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

The property requesting rezoning is described as follows:

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

General Location Known As:	<u>4006 N. Kickapoo Street, Shawnee, OK</u>
Current Zoning Classification:	<u>R-1; Single Family Residential District</u>
Requested Zoning Classification:	<u>C-3; Highway Commercial District</u>
Proposed Use of Property:	<u>Commercial</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.

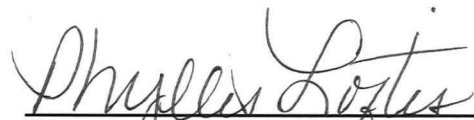
The public hearings will be held in the City Commission Chambers in City Hall, 16 W. 9th St. Shawnee, Oklahoma, as follows:

June 7th, 2017 AT 1:30 P.M.: CITY OF SHAWNEE PLANNING COMMISSION
June 19th, 2017 AT 6:30 P.M.: CITY OF SHAWNEE CITY COMMISSION

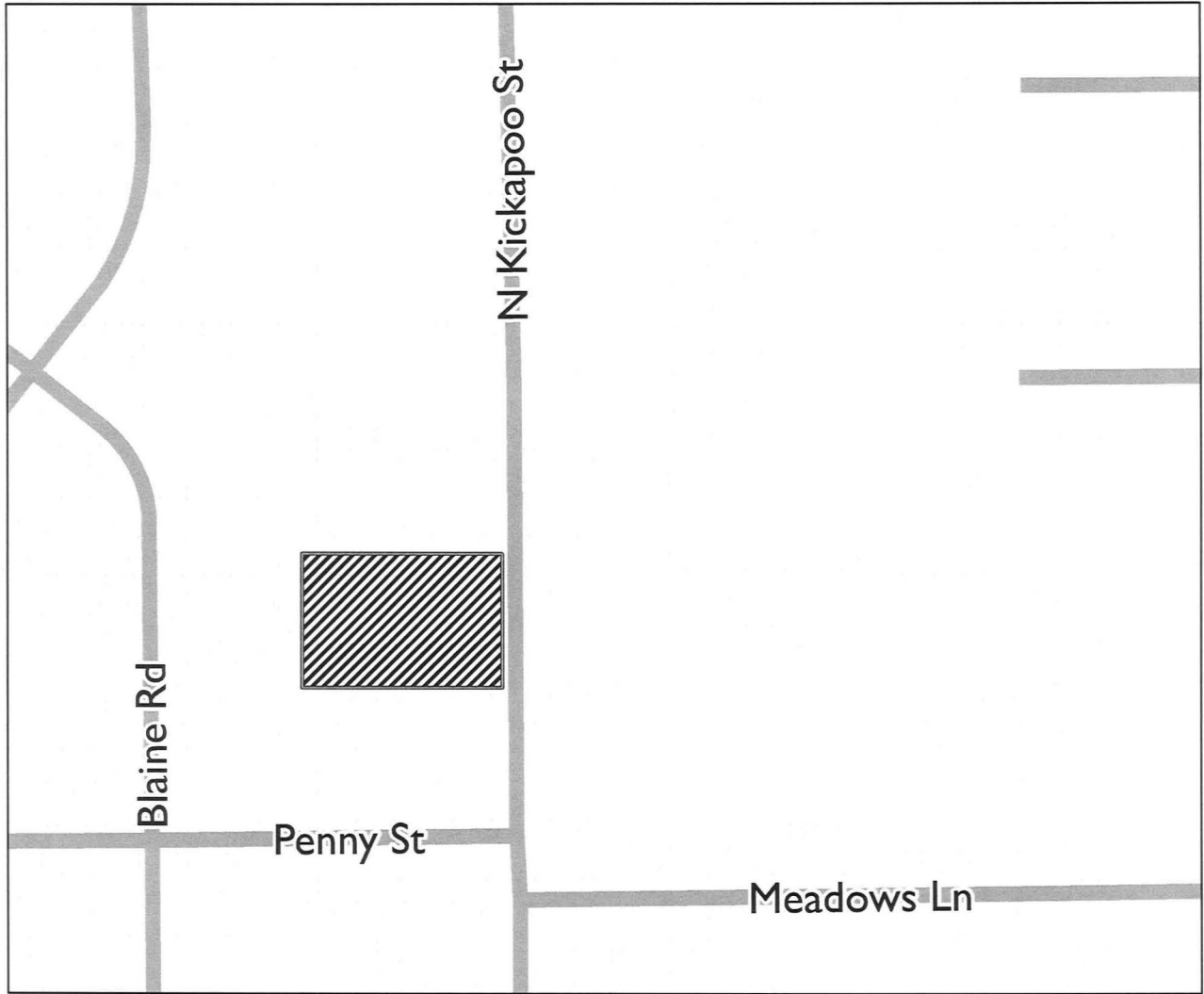
At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the rezone. The Commission reserves the right to limit discussion and debate on the proposed rezone in the public hearing, in which event those persons appearing in support or opposition of the proposed rezone will be allotted equal time. Any formal protest must be filed in writing with the City Clerk during normal working hours before 5:00 p.m. a minimum of three (3) days prior to the hearing. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Planning Department at 878-1616. A copy of the application is available for public inspection during normal working hours in the Planning Secretary's office at 222 N. Broadway.

Witness my hand this 18th day of May, 2017.




Phyllis Loftis, City Clerk

CASE# P06-17



CERTIFICATE OF BONDED ABTRACTOR

(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF POTTAWATOMIE)

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

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

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4), 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: April 18, 2017 at 7:30 AM

First American Title & Trust Company

By: Michelle Cook

Michelle Cook
Abstractor License No. 3286
OAB Certificate of Authority # 017
File No. 2234195-SH99

OWNERSHIP LIST

ORDER NO. 2234195-SH99

DATE PREPARED: April 24, 2017

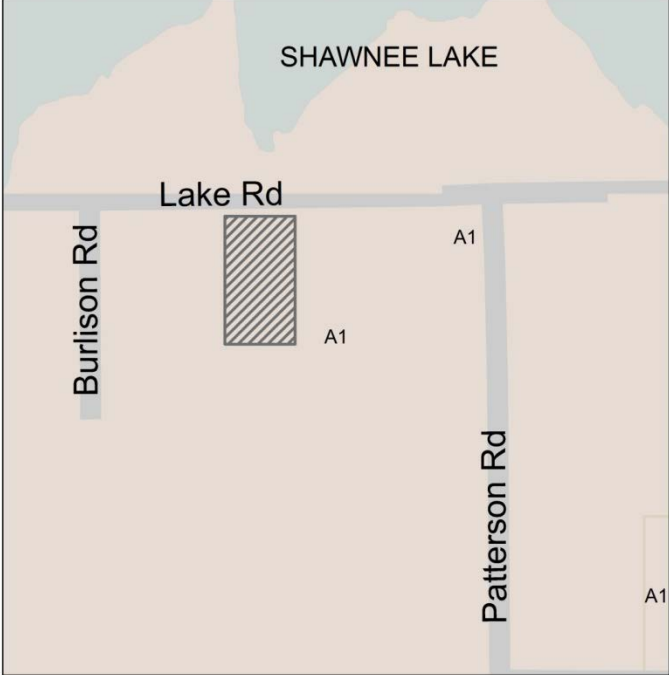
EFFECTIVE DATE: April 18, 2017 @ 7:30 am

OWNER	LOT	BLK	ADDITION
TERRELL ELMER R & GLORIA JEAN TRUST 4006 N KICKAPOO SHAWNEE OK 74804-1636	2	2	COLLEGE VIEW
MALONE WM E & DREXEL W TRUST 4010 N KICKAPOO SHAWNEE OK 74804-0000	3	2	COLLEGE VIEW
EDMONSON RANDY D SEPARATE HOLDINGS TRUST 4016 N KICKAPOO SHAWNEE OK 74804-0000	4	2	COLLEGE VIEW
ABSENTEE SHAWNEE TRIBE OF OKLA 2025 S GORDON COOPER DR SHAWNEE OK 74801-0000	1	2	COLLEGE VIEW
BURDINE KRISTIN 4207 BLAINE RD SHAWNEE OK 74804-0000	13	1	BISON
GEAR RUSSELL CRAIG & DIANNA L 4205 BLAINE RD SHAWNEE OK 74804-0000	14	1	BISON
ALDANA JENNIFER 4203 BLAINE RD SHAWNEE OK 74804-0000	N61' OF 15	1	BISON
HOUSING AUTH OF THE CITY OF SHAWNEE P O BOX 3427 SHAWNEE OK 74802-0000	S9 OF 15 & N56' OF 16	1	BISON
LOHDEN WALTER M 4103 BLAINE RD SHAWNEE OK 74804-0000	S14' OF 16 & N66' OF 17	1	BISON
BROOKS LONNIE DEWAYNE 4101 BLAINE RD SHAWNEE OK 74804-0000	S4' OF 17 & ALL OF 18	1	BISON
JONES ANN E TRUSTEE OF THE ANN E JONES LIVING TRUST AGREEMENT 2010 N MINNESOTA SHAWNEE OK 74804-0000	7	2	BISON

MILES EILEEN 4104 BLAINE RD SHAWNEE OK 74804-0000	8	2	BISON
LITTLEHEAD DONNETTE 4202 BLAINE RD SHAWNEE OK 74804-0000	9	2	BISON
WHITED CLIFFORD E & PATSY J 4204 BLAINE RD SHAWNEE OK 74804-0000	10	2	BISON
DAUMAN JIMMY D & MICHELLE L 4201 N AYDELOTTE SHAWNEE OK 74804-0000	3	2	BISON
OLERS BEAUTY LLC 16 GRANADA SHAWNEE OK 74804-0000	2	2	BISON
RAMSEYER ANDREW R 4205 N AYDELOTTE SHAWNEE OK 74804-0000	1	2	BISON
SCHMITT MARTHA JAYNE 2900 HEINZ STREET SACRAMENTO, CA 95826 ETHRIDGE MARY ANN PO BOX 1105 CUSHING, OK 74023 NEWTON, MYRA E 4012 BLAINE ROAD SHAWNEE, OK 74804	1	2	COLLEGE VIEW AP
GRAY LYNN & SHANNA 4010 BLAINE RD SHAWNEE OK 74804-0000	12	2	COLLEGE VIEW AP
SMITH SUSIE ANNE 4008 BLAINE RD SHAWNEE OK 74804-0000	11	2	COLLEGE VIEW AP
WASHBURN BILL J & RETA J 4011 BLAINE RD SHAWNEE OK 74804-0000	3	1	COLLEGE VIEW AP
HARTLING KIMBERLY RAYE 4013 BLAINE RD SHAWNEE OK 74804-0000	2	1	COLLEGE VIEW AP
BARRETT FERN D 4015 BLAINE RD SHAWNEE OK 74804-0000	1	1	COLLEGE VIEW AP

KALIES ENTERPRISES LLC 21020 JUDY CIR MCLOUD OK 74851-0000	7	1	COLLEGE VIEW
KALIES ENTERPRISES LLC 21020 JUDY CIR MCLOUD OK 74851-0000	8	1	COLLEGE VIEW
GRUETTE ALFORD & SHAWNDA 101 MEADOWS LN SHAWNEE OK 74804-0000	1	2	THE MEADOWS AP
WALKER STEVEN & JUANITA SMITH 103 MEADOWS LN SHAWNEE OK 74804-0000	2	2	THE MEADOWS AP
WILSON CHARLES & MARISSA 24739 SHADY LN TECUMSEH OK 74873-0000	3	2	THE MEADOWS AP
ALGER ROBERT L 108 MEADOWS LN SHAWNEE OK 74804-0000	4	1	THE MEADOWS AP
MYLES CARRIE 106 MEADOWS LN SHAWNEE OK 74804-0000	3	1	THE MEADOWS AP
LAVALLEY TOM H & LUCY C PO BOX 1743 SHAWNEE OK 74802-1743	2	1	THE MEADOWS AP
WILLIAMS ZACHARY A 102 MEADOWS LN SHAWNEE OK 74804-0000	1	1	THE MEADOWS AP
NORTHWEST MISSIONARY BAPTIST XXXXXXXXXX XXXXXXXXXX OK -0			93-SU BEG 333'E SW/C NW NW N239' W125' S124' W208' S115' E333' POB. LAND 120
FARLEY CHARLES TRACY & RICHARD FRAZIER FARLEY 13306 MUSSON RD SHAWNEE OK 74804-0000			93-SU BEG 289'N SW/C NW NW E183' N100' W183' S100' POB. NW 6-10N-4E
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 NW 6-10N-4E

JONES RICHARD N LIVING TRUST P O BOX 1852 SHAWNEE OK 74802-1852			93-SU BEG 115'N & 33'E SW/C NW NW N125' E175' S124' W175' POB NW NW 6-10N-4E
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City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org			CASE # P07-17 PUBLIC HEARING DATE: June 7 th , 2017 CITY COMMISSION DATE: June 19 th , 2017	
APPLICANT: Paige Giddens		1703 Dougherty Dr. Shawnee OK, 74804		(405) 694-5548
PROPERTY ADDRESS/LOCATION: 31807 Lake Rd. Shawnee OK, 74804				
The applicant, Paige Giddens, is requesting approval for a Conditional Use Permit (CUP) allowing residential use of a manufactured home on a lake property, currently zoned A-1 (Rural Agricultural). Per the City of Shawnee Zoning Code, a manufactured home is defined as a single-family dwelling built according to the United States Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act, which is a national preemptive building code. A manufactured home also: (1) includes plumbing, heating, air conditioning, and electrical systems; (2) is built on a permanent chassis; and (3) can be transported in one or more sections with each section at least eight (8') feet wide and forty (40') feet long when transported, or when installed on site is 320 square feet or greater. Homes built prior to June 15, 1976, even with modifications, do not meet the HUD standards and cannot be accepted as compliant with the HUD code. The requiriement for a CUP was introduced in 2014 when the City Zoning Code was updated. Staff finds the subject request appropriate for this site at the lake, as there are other such structures in the surrounding area.				
EXISTING ZONING: A1	EXISTING LAND USE: Residential	SURROUNDING ZONING & LAND USE: A-1 (Agricultural)		PROPERTY SIZE: 1.64 Acres
STAFF RECOMMENDATION				
Based on consistency with the Shawnee Comprehensive Plan and the Shawnee Zoning Code, Staff does hereby recommend approval for the proposed change from A1 (Rural Agricultural District) to A1-CUP (Rural Agricultural District with conditional use permit)				

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
PUBLIC COMMENTS	AGENCY COMMENTS	LEGAL DESCRIPTION	
RESPONSE TO STANDARDS			
Attachments: Exhibit 1: Letter from the property owner.			

May 5th, 2017

EXHIBIT

1

TO: Justin Debruin
The City of Shawnee
Planning Commissioners

My name is Paige Giddens. My husband and I have purchased some property @ 31807 Lake Rd, Shawnee, Ok. On December 12, 2013. The land was a "Tornado Disaster Piece of Property" that had nothing but debris left at the time of purchase. We took pride in ownership of the land to Restore, Rebuild and Relocate to the Property, one day as our HOME. We have worked vigorously since the time of purchase. We have FINALLY reached the point to make it our home.

At this time we are submitting at C.U.P. to the City of Shawnee, Planning Commissioners. To allow us on approval of course. For this Residential Agriculture land for the structure to be moved on the property:

2007 27x76 Double Wide Cavalier (see pictures)

Title #723007038032 VIN #BC07AL0137726AB

We have paid for the flood zone and have contractors lined up that work with the City Inspectors daily.

Feel free to contact me with any questions or concerns:

Paige Giddens

405-694-5548

pgiddens@finley-cook.com

paigegiddens95@yahoo.com

Thank you kindly,

Paige Giddens

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: 107-17

Project Number: 170480

Date Filed: May 12th 2017

Cheryl Pettigrew
Planning Commission Secretary

REQUEST:

☐ Rezoning
☒ Conditional Use Permit

☐ Rezoning w/Conditional Use Permit
☐ Planned Unit Development

I, the undersigned, do hereby respectfully make application and petition to the City Commission to amend the zoning map, and to change the zoning district of the Shawnee area, from A1 District to A1 District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 31807 Lake Rd, Shawnee OK 74804

LEGAL DESCRIPTION: See a#. →

PROPERTY OWNER (S): James Roger Giddens, Jr. & Geneva Paige Giddens

PROPERTY AGENT (APPLICANT): Paige Giddens

APPLICANT'S ADDRESS: 1703 Dougherty Dr

CITY: Shawnee STATE: Okla ZIP: 74804

EMAIL ADDRESS: pgiddens@finley-cook.com / paigegiddens95@yahoo.com

TELEPHONE NUMBER: (405) 694-5548 CONTACT NUMBER: (405) 694-5548

DIMENSIONS OF PROPERTY: AREA: 1.64 acre WIDTH: 153 ft.

LENGTH: 466.69 ft FRONTAGE: 153 ft

CURRENT ZONING: A1 CURRENT USE: RESIDENTIAL

PROPOSED ZONING: A1 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, OWNERSHIP LIST AND PAYMENT
MUST BE RECEIVED 30 DAYS PRIOR TO MEETING

Paige Giddens
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

RECEIPT NO. 02041411

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 #P07-17

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

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

A tract of land Beginning at a point 466.69 feet East of the Northwest Corner of the Northeast Quarter of the Northeast Quarter (NW/c NE/4 NE/4) of Section Twenty-one (21), Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence East 153 feet; thence South 466.69 feet; thence West 153 feet; thence North, 466.69 feet to the point of beginning.

General Location Known As:	<u>31807 Lake Road, Shawnee, OK</u>
Current Zoning Classification:	<u>A-1; Rural Agricultural District</u>
Requested Zoning Classification:	<u>A-1; Rural Agricultural District</u>
Proposed Use of Property	<u>Manufactured Home</u>
Applicant:	<u>Paige Giddens</u>

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

June 7th, 2017 AT 1:30 P.M.: CITY OF SHAWNEE PLANNING COMMISSION
June 19th, 2017 AT 6:30 P.M.: CITY OF SHAWNEE CITY COMMISSION

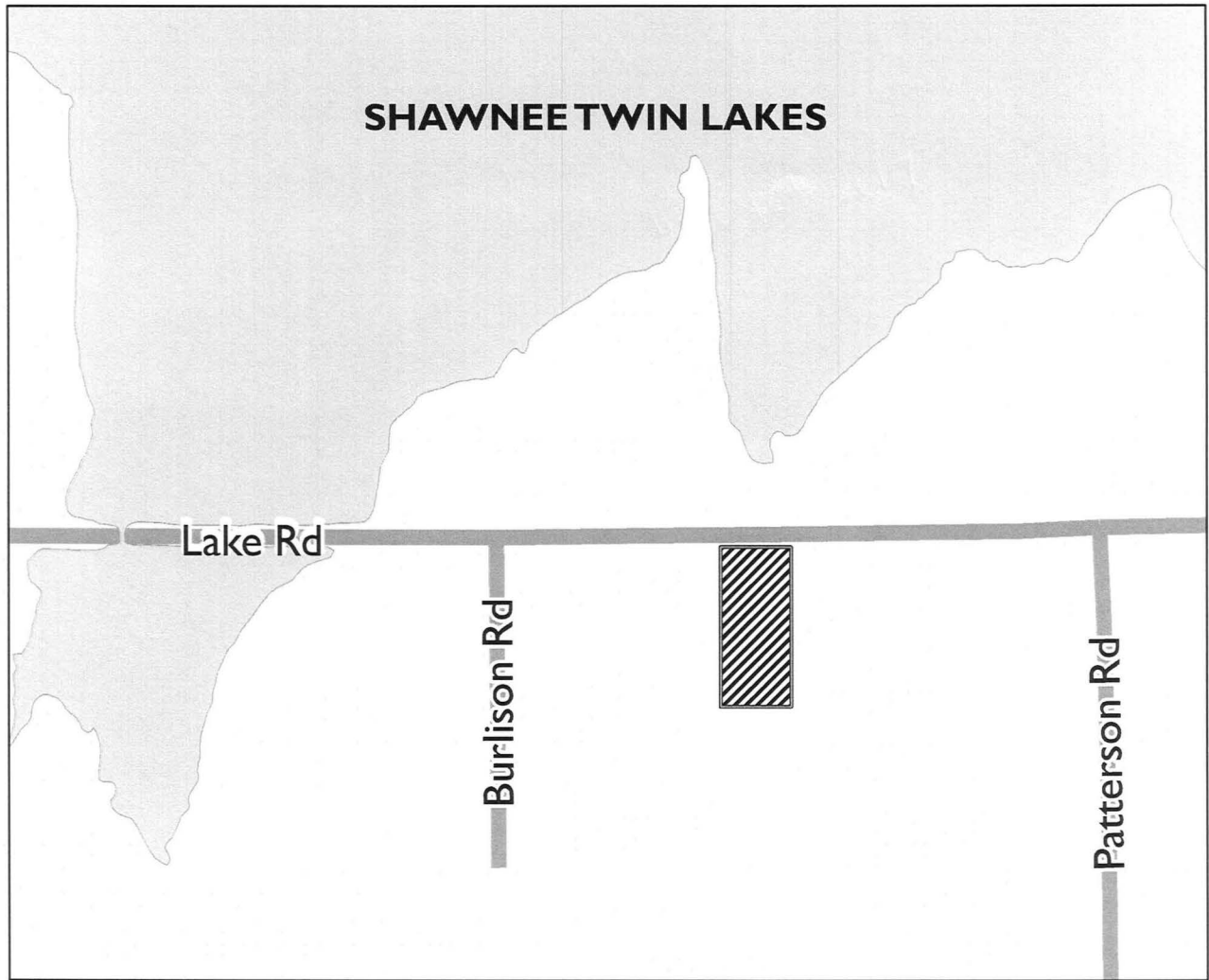
At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the conditional use permit. The Commission reserves the right to limit discussion and debate on the proposed conditional use permit in the public hearing, in which event those persons appearing in support or opposition of the proposed conditional use permit will be allotted equal time. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Planning Department at 878-1616. A copy of the application is available for public inspection during normal working hours in the Planning Secretary's office at 222 N. Broadway.

Witness my hand this 18th day of May, 2017.




Phyllis Loftis, City Clerk

CASE# P07-17



CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF POTTAWATOMIE)

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

A tract of land Beginning at a point 466.69 feet East of the Northwest Corner of the Northeast Quarter of the Northeast Quarter (NW/c NE/4 NE/4) of Section Twenty-one (21), Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence East 153 feet; thence South 466.69 feet; thence West 153 feet; thence North, 466.69 feet to the point of beginning.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (1), 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, 2017 at 7:30 AM

First American Title & Trust Company

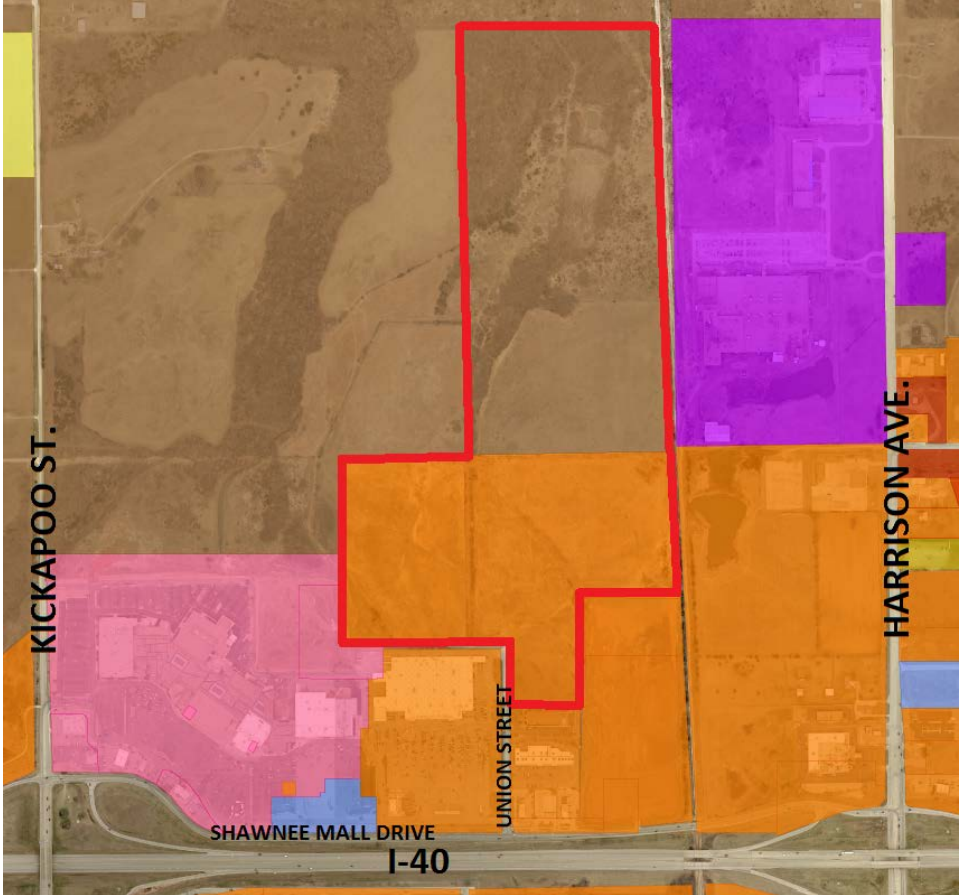
By: 
Michelle Cook
Abstractor License No. 3286
OAB Certificate of Authority # 017
File No. 2241670-SH99

OWNERSHIP LIST**ORDER NO. 2241670**

DATE PREPARED: May 17, 2017

EFFECTIVE DATE: May 10, 2017 @ 7:30 am

OWNER	LOT	BLK	ADDITION
GIDDENS JAMES R & PAIGE 1703 DOUGHERTY DR SHAWNEE OK 74804-0000			BEG 466.69'E NW/C NE NE E153' S466.69' W153' N466.69' POB 21-10N-2E
PARKHILL STONEY L & QUINNESSA A PEACOCK 31809 LAKE RD SHAWNEE OK 74801-0000			BEG 619.69'E NW/C NE NE E370.31' S466.69' W370.31' N466.69' POB 21-10N-2E
DRECHSEL KEVIN ALLEN 195-2 WINDING WAY MINOT AFB ND 58704-0000			BEG NW/C NE NE S466.69' E466.69' N466.69' W466.69' POB LESS 20' EASEMENT 21-10N-2E
DRECHSEL KEVIN ALLEN 195-2 WINDING WAY MINOT AFB ND 58704-0000			BEG 466.89'S NW/C NE NE E466.69' S203' W466.69' N203' POB & 20' EASEMENT 21-10N-2E
HASKINS TRENT & AUTUMN 9 BURLISON SHAWNEE OK 74801-0000			BEG 669.69'S NW/C NE NE S373.35' E466.69' N373.35' W466.69' POB & BEG 1043.04'S NW/C NE NE S93.34' E466.69' N93.34' W466.69' POB 21-10N-2E
CRALL JOE & LAURA TRUST 16206 PATTERSON RD SHAWNEE OK 74801-0000			E1/2 NE LESS 17.78ACS & SW NE & SE NW LESS 1.86AC IN NE/C 21-10N-2E
SCHOOL LAND XXXXXXXXXX SHAWNEE OK -0			I-3SR ALL SEC. LESS NE LAND 17000 LESS SE NW LESS SW NW 16-10N-2E

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org				CASE # S01-17 CASE # S02-17 PUBLIC HEARING DATE: June 7, 2017 CITY COMMISSION DATE: June 19, 2017	
APPLICANT: The Landrun Group, LLC		P.O. Box 1584 Shawnee, OK 74802		(405) 273-4222	
PROPERTY ADDRESS/LOCATION: 5000 N. Union					
SUMMARY OF REQUEST: The applicant has requested preliminary plat approval for the Dockrey Addition, allowing commercial development on twenty-five (25) lots over 159.55 Acres of property. The intent is to final plat through multiple phases. In addition to the preliminary plat, the applicant is requesting final plat approval on one (1) of the subject lots. Development of the entire property is not intended at this time, but in accordance with Section 80.2 of the City of Shawnee Subdivision Regulations, "The Preliminary Plat shall include all contiguous land partially or fully owned or under option by the applicant."					
EXISTING ZONING: C3	EXISTING LAND USE: Vaccant	SURROUNDING ZONING & LAND USE: A-1 (Rural Agricultural) C-3 (Highway Commercial) I-3 (Heavy Industrial) C-P (Planned Shopping Center)	Number of Lots: 25	PROPERTY SIZE: 159.55 Acres	
PRELIMINARY PLAT					
The preliminary plat is quite large, covering approximately 159.55 Acres. There are three (3) points of access proposed with individual challenges on at least two: - Access proposed along the east property line is from Westech Road, which will require collaboration between the property owner and Burlington Northern Santa Fe (BNSF) (Railroad Company). - Access proposed on the west property line will be Grant Lane, which proposed to connect to an existing,					

private drive owned by the Shawnee Mall. As detailed on the preliminary plat, an agreement between owners must be established prior to construction of said road.

The plat does appear to be in general conformance with the City of Shawnee Subdivision Regulations, but will need some minor corrections, including but not limited to:

- For the most part, required 20' perimeter easements have been affixed to the preliminary plat, but additional locations will need the perimeter easement affixed.
- Two (2) points of "statistical data" are located on the plat. One of them appears to be incorrect.
- Any detention pond located on an individual lot shall be denoted as a "common area," or be associated with an individual property.
- Phase III does not appear to be represented on the preliminary plat.

Staff Recommends approval of the Dockrey Addition Preliminary Plat with the following conditions:

1. **Provide corrections to required items listed above.**
2. **Final construction documents must be approved by the City Engineer concurrent with Final Plat approval.**
3. **Any necessary drainage plans must be approved by the City Engineer concurrent with Final Plat approval.**
4. **All other applicable City standards apply**

FINAL PLAT

A request has been made to final plat one (1) of the twenty-five (25) proposed lots. The subject lot is adjacent, to the north, of the Haag Addition and is approximately 1.98 Acres in size. The final plat is in general conformance with the City of Shawnee Subdivision Regulations, but will require some minor changes, including but not limited to:

A portion of the road right-of-way (ROW) at the north-west corner of the plat is not indicated as part of the property to be final platted. This 22.37' of ROW shall be indicated as within the property boundaries, or by separate instrument must be dedicated and affixed to the plat prior to recording of the final plat.

A proper legal description shall be affixed to the final plat prior to recording.

Staff recommends approval of the Dockrey Addition Final Plat Section I, with the following conditions:

1. **Provide corrections to required items listed above.**
2. **Final construction documents, if required, must be approved by the City Engineer prior to construction.**
3. **Necessary drainage plans must be approved by the City Engineer prior to construction.**
4. **All other applicable City standards apply.**

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	
Attachments: Exhibit 1: Dockrey Addition Preliminary Plat (full) Exhibit 2: Dockrey Addition Preliminary Plat (zoom) Exhibit 3: Dockrey Addition Final Plat: Section I				

A PART OF THE NE/4 OF SECTION 31, TOWNSHIP 11 NORTH, RANGE 4 EAST
OF THE I.M., & PART OF THE NE/4 OF SECTION 31, TOWNSHIP 11 NORTH,
RANGE 4 EAST OF THE I.M., CITY OF SHAWNEE, POTTAWATOMIE COUNTY,
OKLAHOMA.

[illegible]

AND

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4, SE/4) OF SECTION THIRTY (30), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN POTTAWATOMIE COUNTY, OKLAHOMA

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4, SE/4) OF SECTION THIRTY (30), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN POTTAWATOMIE COUNTY, OKLAHOMA

FURTHER DESCRIBED AS A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SE/4) OF SECTION THIRTY (30), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN POTTAWATOMIE COUNTY, OKLAHOMA, WITH A BEARING OF MB98°30'0"E ALONG THE SOUTH LINE OF SAID SE/4, AND MORE SPECIFICALLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER (SW/C) OF SAID SE/4; THENCE N60°14'13"W FOR A DISTANCE OF 2.654.95 FEET; THENCE SB86°45'30"W ALONG THE SOUTH SECTION LINE OF SAID SE/4 TO THE POINT OF BEGINNING; OR, BEGINNING AT THE SOUTHWEST CORNER (SW/C) OF WAY OF THE ATCHISON, TOPEKA, AND SANTA FE RAILROAD BEING FIFTY (50) FEET EITHER SIDE OF A CENTERLINE DESCRIBED AS:

BEGINNING FROM THE SOUTHWEST QUARTER (SE/4) OF SECTION THIRTY (30), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA; THENCE N60°14'13"W ALONG THE SOUTH SECTION LINE OF SAID SE/4 TO THE POINT OF BEGINNING; OR, BEGINNING AT THE SOUTHWEST CORNER (SW/C) OF SAID SE/4; THENCE N60°14'13"W FOR A DISTANCE OF 2.654.95 FEET; THENCE SB86°45'30"W ALONG THE SOUTH SECTION LINE OF SAID SE/4 TO THE POINT OF BEGINNING.

NOTE:
LANDSCAPING WILL BE REQUIRED AS
PER THE SHAWNEE ZONING CODE
WITH ANY DEVELOPMENT OF THIS
PROPERTY.

DEVELOPERS INFORMATION

Currently:
Commercial Development Zoned C-3
Location: 5000 N. Union Street

Owner & Developer: Dockrey Family 2014 Revocable Trust
6203 Coker Road
Shawnee, Ok. 74804
405-273-7578

Project Engineer: Stephen Landes
201 W. 9th Street
Shawnee, Ok. 74801
405-273-4222

STATISTICAL DATA

A. 159.55 ACRES
B. 25 LOT
C. NONE (COMMERCIAL DEVELOPMENT)
D. 25 (159.55 ACRES - SEE PLAT)
E. NONE
F. NONE
G. 4,245.70 LF
H. 2.88 ACRES

SCALE:
1" = 200'

LEGEND

B/L = Indicates building line limits.
U/E = Indicates Utility Easements.
D/E = Indicates Drainage Easements.
L.N.A. = Limits of no access.

Gas Line
Petroleum Line
Waterline
Pressurized Sanitary Sewer
Sanitary Sewer Line
Overhead Electric
Easement

STATISTICAL DATA

- Total gross acres = 84.02
- Total number of lots = 287
- Acreage of Detention & Common Areas = 5 Acres.

THE LANDRUN GROUP, LLC
LandRun Engineering, LLC
201 W. 9th ST. * P.O. BOX 1584
Shawnee, OK 74802-1584

<i>Client</i>	Dockrey Family Trust
<i>Project</i>	Dockrey Addition
<i>Sheet Title</i>	Preliminary Plot

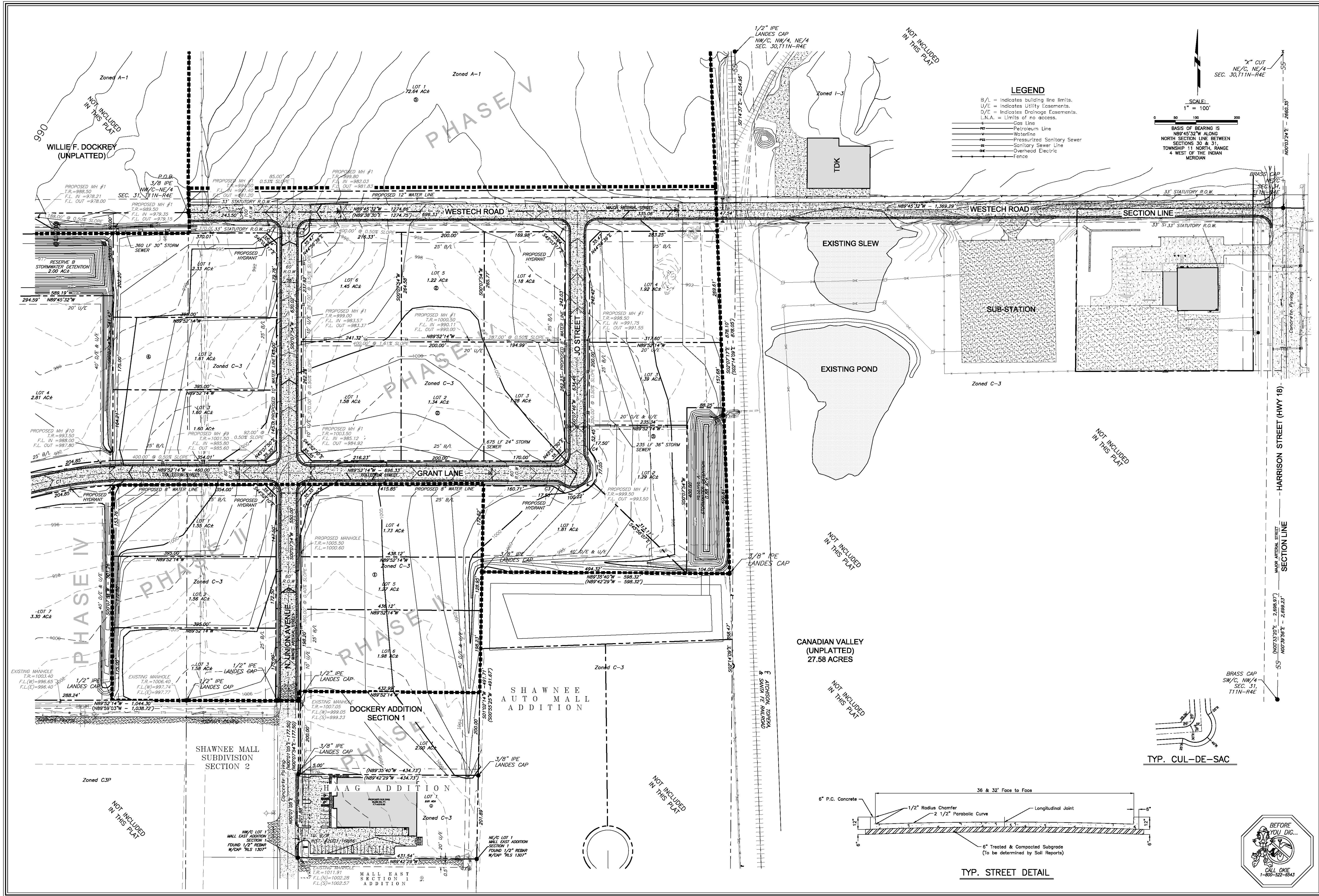
(405) 273-4222 CA# 6182 Exp. 6-30-2018
E-mail: slandes@landrungle.com

Stephen T. Lardes 214-HOHN-9539 4/28/17 Date

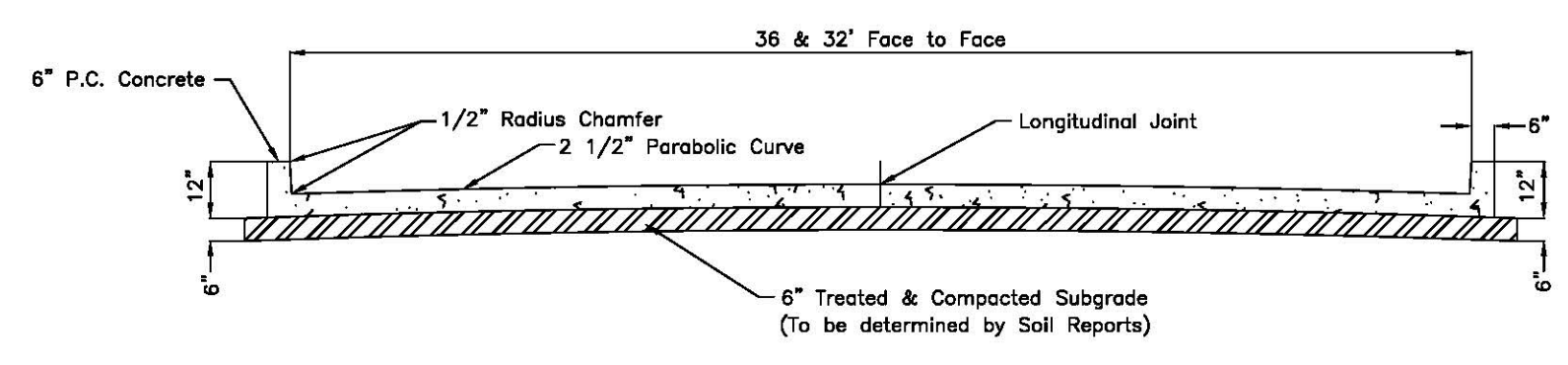
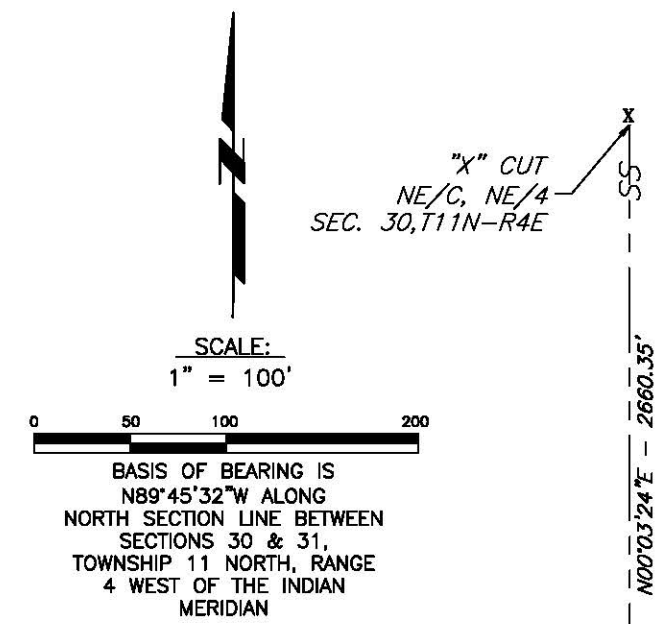
Sheet 4

Revisions	Rev	Date

Revisions		Date	Revised By
No.			



- LEGEND**
- B/L = Indicates building line limits.
 - U/E = Indicates Utility Easements.
 - D/E = Indicates Drainage Easements.
 - L.N.A. = Limits of no access.
 - Gas Line
 - Petroleum Line
 - Waterline
 - Pressurized Sanitary Sewer
 - Sanitary Sewer Line
 - Overhead Electric
 - Fence



THE LANDRUN GROUP, LLC
LandRun Engineering, LLC
201 W. 9th St. * P.O. BOX 1584
Shawnee, OK 74802-1584
(405) 273-4222 CA# 6182 Exp. 6-30-2018
E-mail: slandes@landrungroup.com

Dockrey Family Trust
Dockrey Addition
Preliminary Plat

Owner: **Dockrey Family Trust**
Project: **Dockrey Addition**
Survey File: **Preliminary Plat**
Design: **STL**
Drawn: **JLD**
Check: **STL**
Date: **4/21/2017**

Professional Engineer Seal for Stephen T. Langes, P.E. 19539, State of Oklahoma.

Revisions	
No.	Date

4/28/17 Date
Stephen T. Langes 19539

Sheet 2 of 4

FINAL PLAT

DOCKREY ADDITION, SEC. 1

A PART OF THE NE/4 OF SECTION 31, TOWNSHIP 11 NORTH, RANGE 4 EAST OF THE I.M.,
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA.

BONDED ABTRACTOR'S CERTIFICATE

The undersigned, a duly qualified abstractor in and for Pottawatomie County, State of Oklahoma, hereby certifies that according to the records of said County, title to the land included in the annexed plat of Dockrey Addition, Sec. 1, an Addition to the City of Shawnee, Pottawatomie County, Oklahoma, appears to be vested in Dockrey Family 2014 Revocable Trust. All lands described and referred to are unencumbered by pending actions, judgements, liens, mortgages, taxes and other encumbrances, EXCEPT oil, gas and other mineral leases and interests which have been previously conveyed and easements and general mortgages of record.

EXECUTED at City of Shawnee, Pottawatomie County,
State of Oklahoma, on this ___ day
_____, 20__.

ATTEST: First American Title & Trust Co.

By: _____ Asst. Secretary By: _____ Vice-President

STATE OF OKLAHOMA }
COUNTY OF POTTAWATOMIE } SS:

The foregoing instrument was acknowledged before me this
___ day of _____, 20__.

By _____ Vice-President of First American
Title & Trust Co., an Oklahoma Corporation, on behalf of the
Corporation.

My Commission Expires: _____
Notary Public

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected,
qualified and acting County Treasurer of Pottawatomie County, State
of Oklahoma, that the tax records of said County show all taxes are
paid for the year 20__, and prior years on the land shown on the
annexed plat, that the required statutory security has been deposited
in the office of the County Treasurer, guaranteeing payment of the
current years taxes. IN WITNESS WHEREOF, said County Treasurer has
caused this instrument to be executed at the City of Shawnee,
Oklahoma, this ___ day of _____, 20__.

County Treasurer

CITY PLANNING COMMISSION APPROVAL

I, _____, Chairman of the City Planning
Commission for the City of Shawnee, State of Oklahoma, hereby
certify that the said commission duly approved the annexed plat on
the ___ day of _____, 20__.

Chairman

ACCEPTANCE OF DEDICATION OF CITY COMMISSION

BE IT RESOLVED by the Council of the City of Shawnee, Oklahoma,
that the dedications shown on the annexed plat are hereby accepted.
Adopted by the Council of the City of Shawnee, Oklahoma, this ___
day of _____, 20__.

Attest: City of Shawnee, Oklahoma

City Clerk

Mayor

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of the City of Shawnee, State of
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 is no
special assessment procedure now pending against the land shown on
the annexed plat on this ___ day of _____, 20__.

City Clerk

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.

KLS C.A. 3222 EXP. 6-30-2018
KNIGHT LAND SURVEY P.O. BOX 251
SHAWNEE, OKLAHOMA 74802
405-273-6223

DOCKREY ADDITION, SEC. 1
CITY OF SHAWNEE, OKLAHOMA

DATE: 04/18/2017 REV.:
DRAWN BY: STL DRAWING NUMBER:
CHECKED BY: BOK 1 of 1

THE LANDRUN GROUP, LLC
LandRun Engineering, LLC

201 W. 9th ST. * P.O. BOX 1584
Shawnee, OK 74802-1584
(405) 273-4222 CA# 6182 Exp. 6-30-2018

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That Dockrey Family 2014 Revocable Trust, does hereby certify that
they are the owners of and the only persons, firms, or corporation
having any right, title or interest in and to the land shown on the
annexed plat, and that they have caused the same to be surveyed
and platted, and that they hereby dedicate all the easements
shown hereon to the public, for the purposes of utilities and
drainage, for their heirs, executors, administrators, successors and
assign forever, and have caused the same to be released from all
encumbrances so that the title is clear, except as shown in the
abstractor's certificate. In Witness Whereof, the undersigned have
caused this instrument to be executed this ___ day of
_____, 20__. Covenants, reservations and restrictions for
this addition are contained in a separate instrument.

DOCKERY TRUST

PRESIDENT-Jo Dockrey

STATE OF OKLAHOMA }
COUNTY OF POTTAWATOMIE } SS:

The foregoing instrument was acknowledged before me this ___ day of
_____, 20__.

My Commission Expires: _____

Notary Public

LAND SURVEYOR'S CERTIFICATE

I, Billy Gene Knight, Registered Land Surveyor hereby certify that the
annexed plat of Dockrey Addition, Sec. 1, an addition to the City of
Shawnee, Pottawatomie County, Oklahoma, correctly represents a
careful survey made under my supervision and any monuments shown
thereon actually exist and their respective positions are correctly
shown. I further certify that this plat complies with the requirements
of Senate Bill No. 377, Section 518, as amended.

Billy Gene Knight, P.L.S. 1244

STATE OF OKLAHOMA }
COUNTY OF POTTAWATOMIE } SS:

The foregoing instrument was acknowledged before me this ___ day of
_____, 20__.

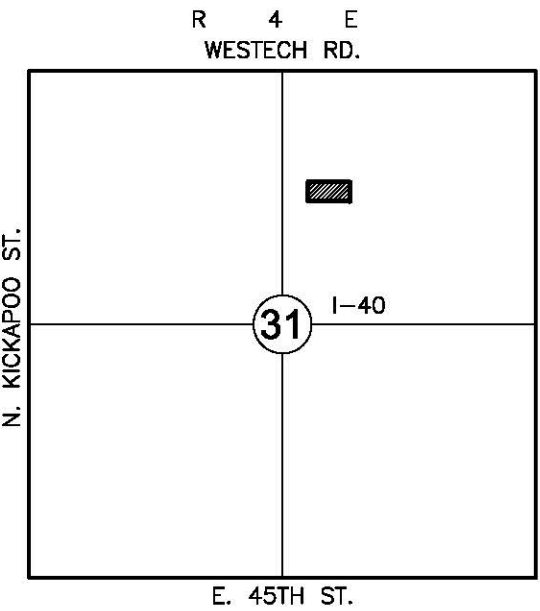
My Commission Expires: _____

Notary Public

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-ONE (31),
TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE
COUNTY, OKLAHOMA AND MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NW/4, NE/4) OF
SECTION THIRTY-ONE (31), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) EAST OF THE INDIAN
MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA; THENCE N02°08'10"E ALONG THE WEST QUARTER
SECTION LINE FOR 1.17822 FEET; THENCE S89°59'03"E ALONG THE NORTH LINE OF THE
SHAWNEE MALL SUBDIVISION, SECTION 2 FOR A DISTANCE OF 270.86 FEET TO THE EAST RIGHT
OF WAY LINE OF UNION STREET; THENCE S00°01'05"W FOR A DISTANCE OF 177.50 ALONG THE
EAST RIGHT OF WAY LINE TO THE NORTHWEST CORNER (NW/4) OF SAID LOT 1 OF THE HAAG
ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, ACCORDING TO THE RECORDED PLAT
THEREOF; THENCE S89°42'29"E FOR A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING;

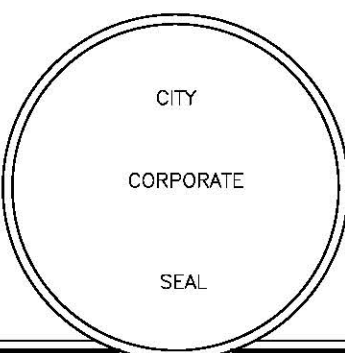
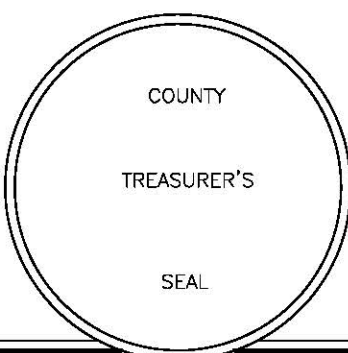
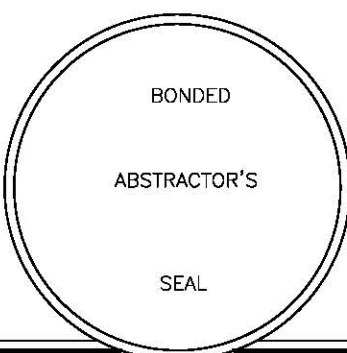
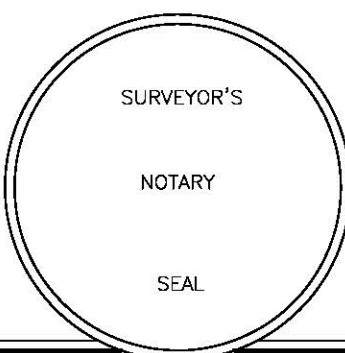
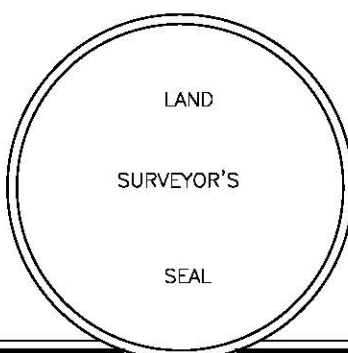
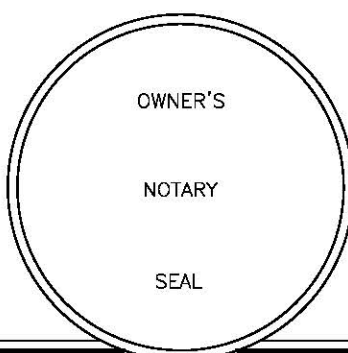
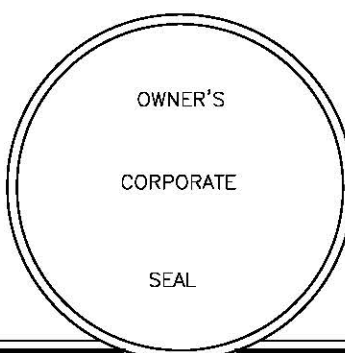
THENCE N02°01'05"E FOR A DISTANCE OF 200.00 FEET;
THENCE S89°42'29"E A DISTANCE OF 432.89 FEET;
THENCE S00°55'25"W A DISTANCE OF 200.00 FEET ALONG THE WEST LINE OF THE SHAWNEE AUTO
MALL ADDITION; THENCE N89°42'29"W FOR A DISTANCE OF 429.73 FEET ALONG THE NORTH LINE
OF SAID LOT 1, BLOCK 1 OF HAAG ADDITION TO THE POINT OF BEGINNING, CONTAINING 1.98
ACRES, MORE OR LESS.



- PLAT NOTES:
1. MAINTENANCE OF COMMON AREAS AND DRAINAGE ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS WITHIN DOCKREY ADDITION, SEC. 1.
 2. REGIONAL DETENTION HAS BEEN DEVELOPED FOR THIS LOT ELIMINATING NEED FOR INDIVIDUAL DETENTION. STORM WATER IS TO BE ROUTED TO DETENTION POND LOCATED TO THE EAST AND PART OF THE SHAWNEE AUTO MALL ADDITION.

LEGEND

- (o) INDICATES 3/8" IRON PIN, SET
(•) INDICATES FOUND IRON PIN
(x) INDICATES FOUND "X" IN CONC.
R/W RIGHT-OF-WAY
U/E UTILITY EASEMENT
D/E DRAINAGE EASEMENT
B/L BUILDING LINE



PRELIMINARY PLAT APPLICATION FOR THE CITY OF SHAWNEE

Please provide a submittal letter, 6-24 X 36 maps, 1-8 1/2 x 14 map, 1 electronic map (kdrain@shawneeok.org) and filing fees upon submitting this application.

APPLICANT The LandRun Group, LLC
APPLICANT ADDRESS PO Box 1584 Shawnee, OK 74802-1584
APPLICANT PHONE NUMBERS 405-273-4222
EMAIL ADDRESS Slandes@landrungleup.com

NAME OF PLAT Dockrey Addition
LOCATION 5000 N. Union Shawnee, OK 74804
NUMBER OF ACRES 159.55 NUMBER OF LOTS 25

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: COST IS \$225.00

PLUS \$3.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 25

PLUS \$1.00 PER LOTS OVER FIFTY(50) LOTS NUMBER OF LOTS 25

TOTAL COST \$275.00

FOR LESS THAN 2 ACRE LOTS: COST IS \$225.00

PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 25 \$50.00

PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS 25

TOTAL COST \$275.00

OWNER/DEVELOPER INFORMATION:

NAME Dockrey Family 2014 Revocable Trust
ADDRESS 6203 Coker Rd. Shawnee, OK 74804
CONTACT NUMBERS 273-7578
EMAIL ADDRESS _____

PROJECT ENGINEER INFORMATION:

NAME The LandRun Group, LLC
ADDRESS PO Box 1584 Shawnee, OK 74802-1584
CONTACT NUMBERS 405-273-4222
EMAIL ADDRESS Slandes@landrungleup.com

FINAL PLAT APPLICATION FOR THE CITY OF SHAWNEE

Please provide a submittal letter, 6-24 X 36 maps, 1-8 1/2 x 14 map, 1 electronic map (kdrain@shawneeok.org) and filing fees upon submitting this application.

APPLICANT The Land Run Group, LLC

APPLICANT ADDRESS Po Box 1584 Shawnee, OK 74802-1584

APPLICANT PHONE NUMBERS 405-273-4222

EMAIL ADDRESS Slandes@landruncgroup.com

NAME OF PLAT Dockrey Addition

LOCATION 5000 N. Union Shawnee, OK 74804

NUMBER OF ACRES 159.55 NUMBER OF LOTS 25

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: COST IS \$325.00

PLUS \$3.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 25

PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS 25

TOTAL COST \$325.00

FOR LESS THAN 2 ACRE LOTS: COST IS \$325.00

PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 25 \$50.00

PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS 25

TOTAL COST \$375.00

OWNER/DEVELOPER INFORMATION:

NAME Dockrey Family 2014 Revocable Trust

ADDRESS 6203 Coker Rd. Shawnee, OK 74804

CONTACT NUMBERS 273-7578

EMAIL ADDRESS

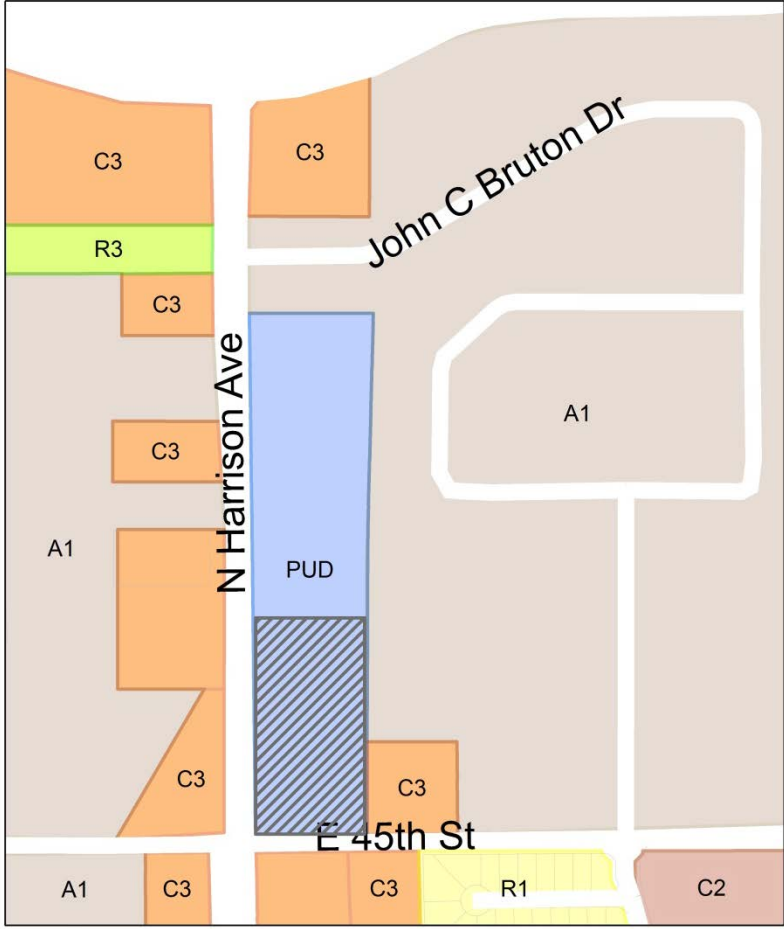
PROJECT ENGINEER INFORMATION:

NAME The Land Run Group, LLC

ADDRESS Po Box 1584 Shawnee, OK 74802-1584

CONTACT NUMBERS 405-273-4222

EMAIL ADDRESS Slandes@landruncgroup.com

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org			CASE # S03-17 PUBLIC HEARING DATE: June 7, 2017 CITY COMMISSION DATE: June 19, 2017		
APPLICANT: Shawnee Harrison LLC	1715 South Hwy 183 Clinton, OK 73601		(580) 331-3711		
PROPERTY ADDRESS/LOCATION: 45th & Harrison					
BRIEF SUMMARY OF REQUEST: The applicant is requesting final plat approval for Domino Plaza Addition Section I, located at the NE corner of 45th Street and Harrison Avenue. The preliminary plat and Planned Unit Development (PUD) were approved by the City Commission on November 7, 2016. The full scope of this development includes five (5) commercial lots on 14.76 Acres of land with pad sites available for four (4) restaurants, two (2) hotels, one (1) convenience store / gas station, and space for a 1.17 Acre privately maintained dog park. The subject final plat for section I includes the two (2) southern-most lots, dedicated for the convenience store / gas station and one (1) hotel. It also includes Common areas 'A' and 'B,' which are the dog park and detention pond. For this first section, all water and sanitary sewer lines are in place, and no public streets will be extended, making the final plat quite straight forward.					
EXISTING ZONING: PUD	EXISTING LAND USE: Vacant	SURROUNDING ZONING & LAND USE: A1 (Rural Agricultural) C3 (Highway Commercial)	<table border="1"> <tr> <td data-bbox="978 1881 1198 1998"> School District: Grove </td> <td data-bbox="1201 1881 1445 1998"> PROPERTY SIZE: 1.58 Acres </td> </tr> </table>	School District: Grove	PROPERTY SIZE: 1.58 Acres
School District: Grove	PROPERTY SIZE: 1.58 Acres				

STAFF RECOMMENDATION				
The subject final plat is in full conformance with the approved preliminary plat, PUD, and the City of Shawnee Subdivision Regulations; Therefore, Staff recommends approval of Domino Plaza Section I Final Plat. Staff hereby recommends approval for the Domino Plaza Section I Final Plat, with the following conditions: 1. Final engineered drainage plan must be approved by the City Engineer prior to construction. 2. Correct one (1) drainage easement that shall be reflected as “private” on the final plat, prior to recording. 3. All other applicable City standards apply.				
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	
Attachments:				
Exhibit 1: Domino Plaza Final Plat: Section I Exhibit 2: Submittal Letter Exhibit 3: Preliminary Plat – Domino Plaza				



FINAL PLAT
DOMINO PLAZA ADDITION SECTION 1
A Part of the West Half of the S.W. Quarter, Section 32, T. 11 N., R. 4E, I.M.
Shawnee, Pottawatomie County, Oklahoma

S.E. CORNER, S.W. QUARTER,
SECTION 32, T. 11 N., R. 4 E., I.M.
T.M.B. 000.00' PER G.C.C.R. FILED BY
DORRIS E. ANDERSON, REC. 1051
DATED JANUARY 21, 2009

UNLESS OTHERWISE STATED ALL
MEASUREMENTS ARE IN FEET AND
INCHES. ALL CORNERS ARE TO BE
MARKED WITH 2" IRON PINS WITH
C46391 CAPS OR SET
4" MAG NAILS WITH C46391 TAGS

N.F.
GORDON COOPER AREA
VOCATIONAL-
TECHNICAL SCHOOL DISTRICT NO. 5
WARRANTY DEED
BOOK 347, PAGE 393

Line Table		
Line #	Direction	Length
L1	S 00°41'20" E	19.00
L2	S 00°41'20" E	6.30
L3	S 89°16'14" W	18.54
L4	S 00°41'20" E	13.97
L5	N 00°42'25" W	26.77
L6	S 89°17'35" W	10.00
L7	N 00°01'41" E	18.00

N.F.
GORDON COOPER AREA
VOCATIONAL-
TECHNICAL SCHOOL DISTRICT NO. 5
WARRANTY DEED
BOOK 371, PAGE 81

N.F.
GATEWAY TO PREVENTION AND
RECOVERY, INC.
MORTGAGE
RECEIPT No. 2519
DATED 3-19-2002

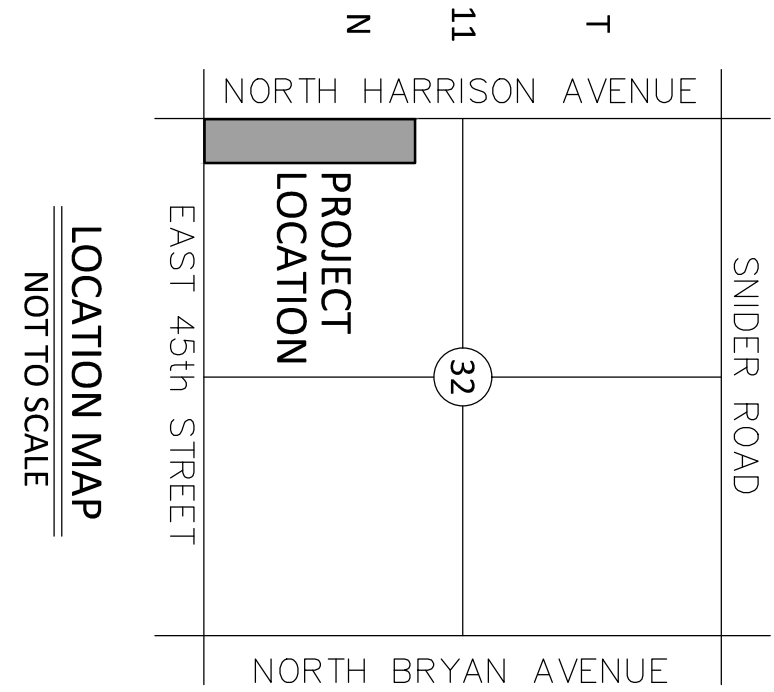
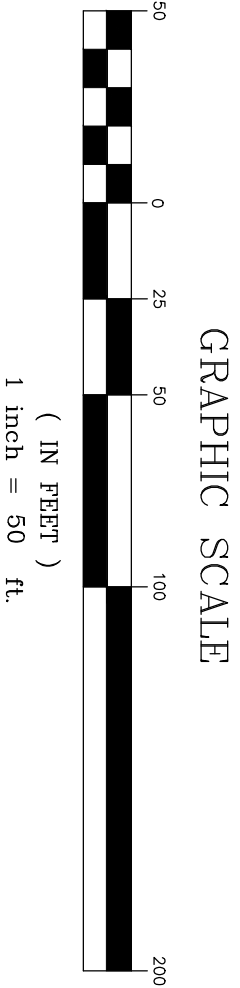
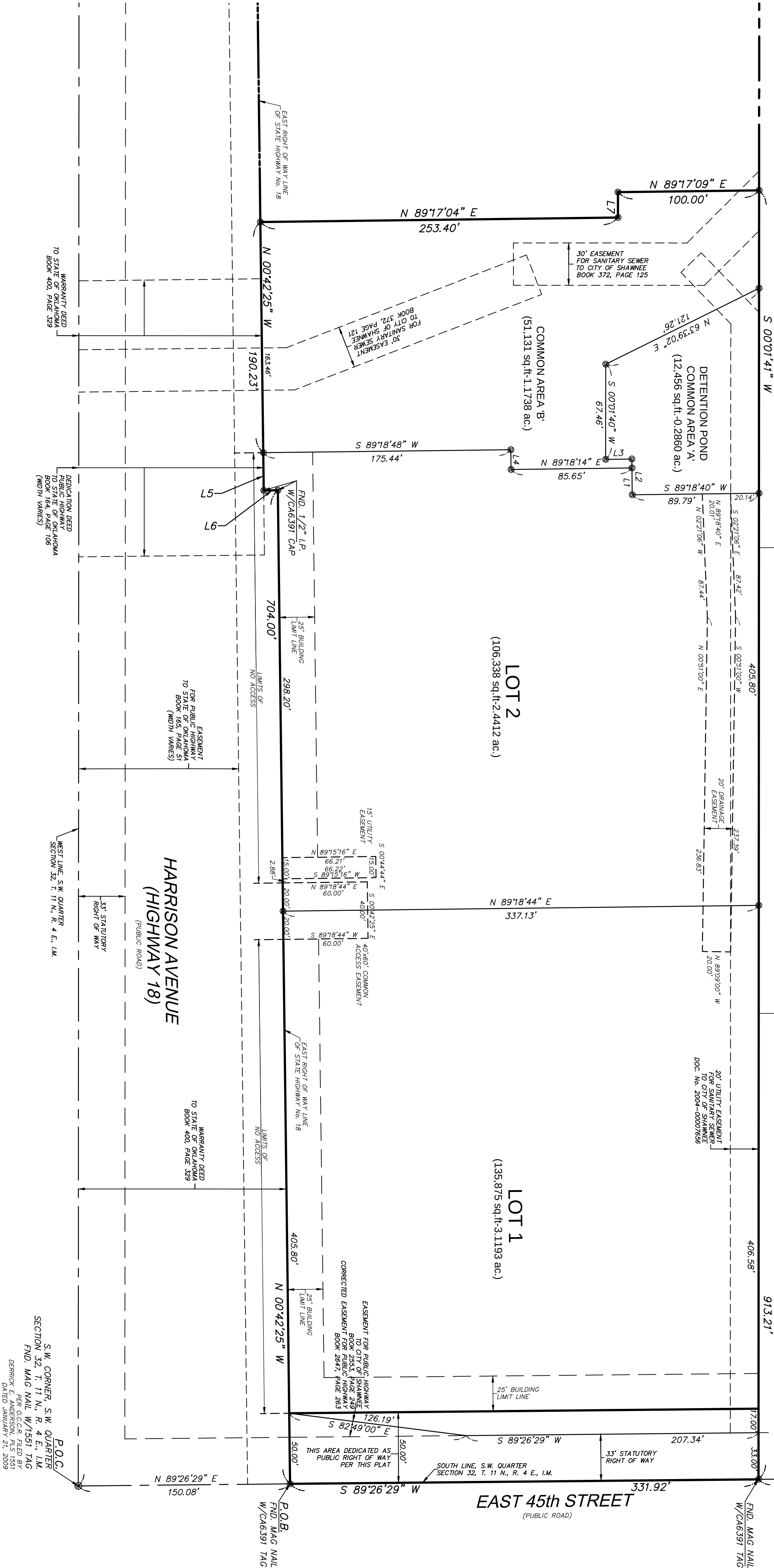


EXHIBIT
1



Mr. Justin DeBruin
Community Development Director
City of Shawnee
16 W. 9th Street
Shawnee, OK 74801-6812

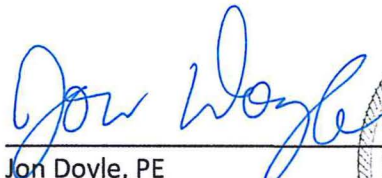


Re: Submittal Letter for Final Plat for Domino Plaza Addition Section 1

Mr. DeBruin:

We hereby submit with this letter the Final plat application and corresponding maps for the Final Plat for "Domino Plaza Addition Section 1." The plat is bounded by East 45th Street on the South and North Harrison Street on the West. All water and sanitary sewer infrastructure is in place and no streets, public or private, will be extended for Section 1. Stormwater detention and Private Storm Sewer plans have been previously submitted to the City Engineer. We respectfully request you place this final plat on the next Planning Commission agenda. If you have any questions or if you require additional information please contact me at my office at 405-778-3385.

Sincerely,


Jon Doyle, PE
Cedar Creek Engineering



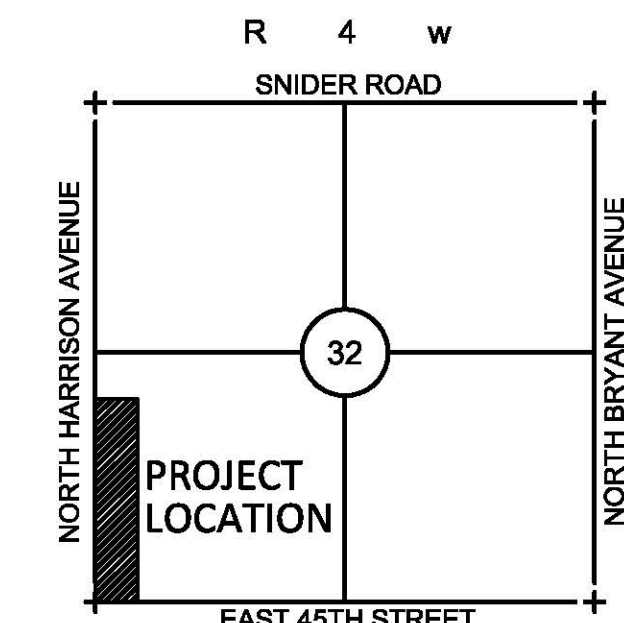
5/9/17
Date

received
5-10-17
KG

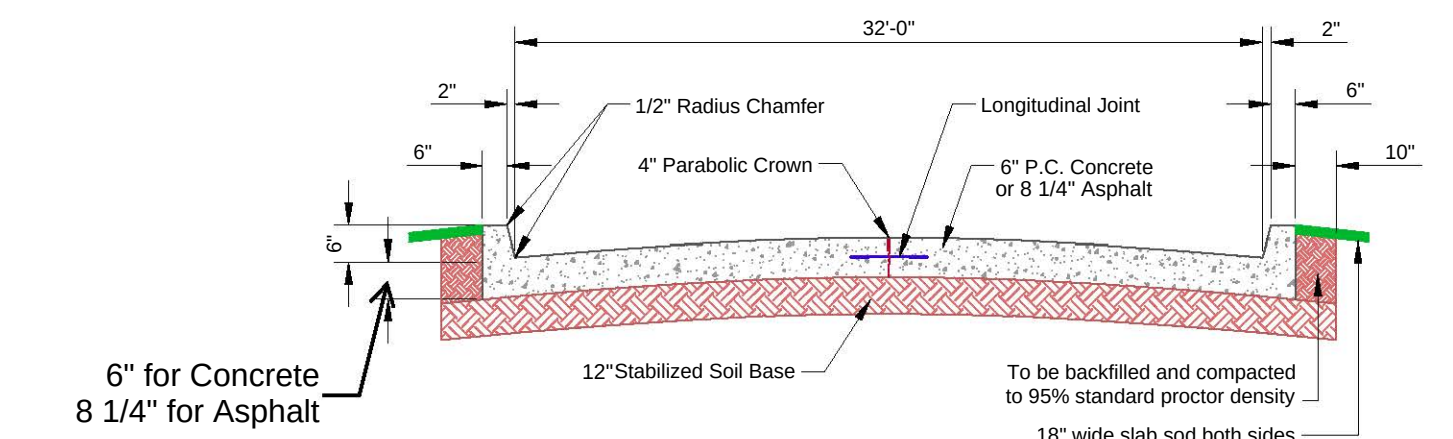
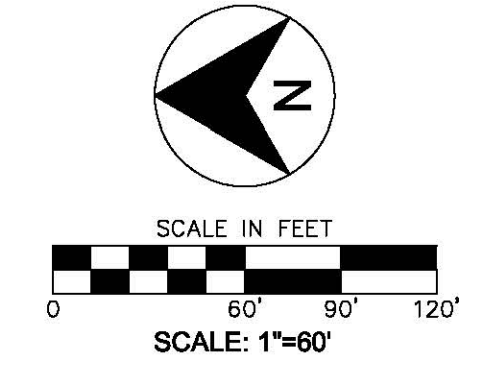
RECEIVED
MAY 10 2017
PLANNING / CODE

PRELIMINARY PLAT OF DOMINO PLAZA ADDITION

BEING A PART OF THE SW/4 OF SECTION 32, T-11-N, R-4-W, I.M.
SHAWNEE, POTTOWATOMIE COUNTY, OKLAHOMA
DATE: OCTOBER 3, 2016



LOCATION MAP
SCALE: 1" = 2000'



Typical Paving Section
for John C. Burton Dr. Improvements
(Collector)

LEGEND

- | | | |
|--|----------------------------|------------------------------|
| --- BOUNDARY LINE | --- FIRE HYDRANT | --- EX. POWER POLE |
| --- RIGHT OF WAY LINE | --- WATER VALVE | --- PROP. POWER POLE |
| --- EASEMENT LINE | --- EX. WATER METER PIT | --- EX. TELEPHONE PED. |
| --- EXISTING CONCRETE CURB AND GUTTER | --- EX. WATER METER | --- EX. TELEPHONE MANHOLE |
| --- PROPOSED CONCRETE CURB AND GUTTER | --- PROP. WATER METER | --- EX. TRAFFIC SIGNAL LIGHT |
| --- PROPOSED FIRE LANE STRIPING | --- EX. SPRINKLER VALVE | --- EX. TRAFFIC CONTROL BOX |
| --- OHE OVERHEAD ELECTRIC | --- EX. AUTO SPRINKLER | --- EX. FLAG POLE |
| --- UGE UNDERGROUND ELECTRIC | --- EX. ELECT. PEDESTAL | --- EX. YARD LIGHT |
| --- GAS GAS LINE | --- EX. ELECT. TRANSFORMER | --- EX. GREASE TRAP |
| --- UGT UNDERGROUND TELEPHONE | --- EX. ELECT. METER | --- EX. SS MANHOLE |
| --- FO UNDERGROUND FIBER OPTIC | --- PROP. ELECT. METER | --- EX. GAS METER |
| --- 8"SS SANITARY SEWER | --- EX. AIR CONDITIONER | --- PROP. GAS METER |
| --- 6"W WATERLINE | --- EX. SIGNAGE | --- EX. ELECT. MANHOLE |
| --- BENCHMARK | --- EX. LIGHT POLE | --- EX. STORM MANHOLE |
| --- PROP. INLETS (SEE GRADING PLAN FOR TYPE) | --- PROP. LIGHT POLE | |
| --- VERTICAL SEPARATION REQUIREMENT | --- EX. BOLLARD | |

STATISTICAL DATA

GROSS ACRES: 14.76 +/-
NUMBER OF LOTS: 5
NUMBER OF DWELLING UNITS: NONE
NUMBER OF LOTS FOR COMMERCIAL: 5 LOTS. 12.68 ACRES ALLOCATED TO
COMMERCIAL WITH 53,476 SF +/- OF COMMERCIAL STRUCTURES.
ACREAGE ALLOCATED TO PARKS: 1.17 ACRES
ACREAGE ALLOCATED TO COMMON OPEN SPACE: 0.91 ACRES
ACREAGE ALLOCATED TO OTHER PUBLIC AND SEMI-PUBLIC USES: NONE
ZONING: P.U.D. PENDING (CURRENT ZONING = CP)

BENCHMARK - BM 1	
ELEVATION	996.34
MONUMENT	CUT X ON TOP OF CURB
LOCATION	EAST SIDE OF CONC. DRIVE ENTRANCE TO SONIC S. SIDE OF E. 45TH STREET

OWNER:
SHAWNEE HARRISON L.L.C.
1715 S. HWY 183
CLINTON, OK 73601
580-331-3728
DEVELOPER:
SHAWNEE HARRISON L.L.C.
1715 S. HWY 183
CLINTON, OK 73601
580-331-3728
ENGINEER:
CEDAR CREEK CONSULTING, INC.
PO BOX 14534
OKLAHOMA CITY, OK 73113
405-778-3385

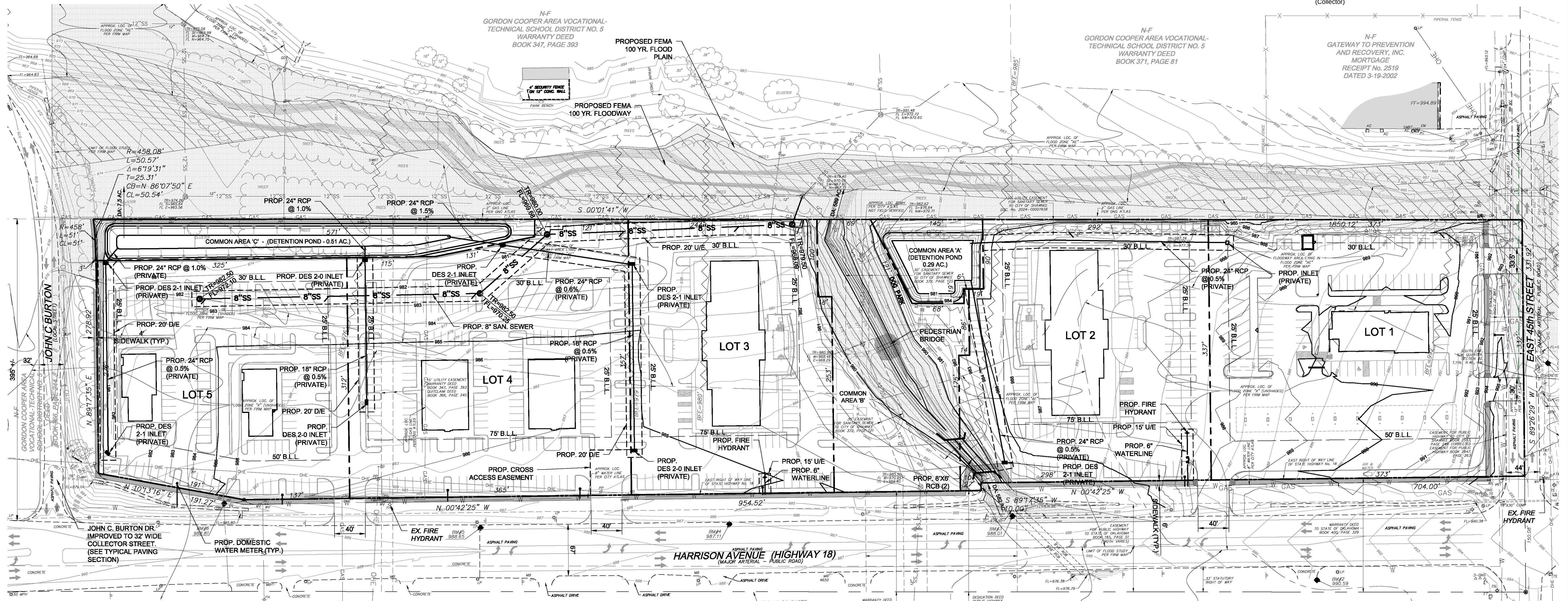


EXHIBIT
3

FINAL PLAT APPLICATION



City of Shawnee Planning Department

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

For Office Use Only

Case Number: 50347
Project Number: 170475
Date Filed: 5-10-17
Amount Paid: \$231.00
Receipt No.: 02040408

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 Shawnee Harrison LLC
APPLICANT ADDRESS 1715 South Hwy 183, Clinton, OK 73601
APPLICANT PHONE NUMBERS 580-331-3711
EMAIL ADDRESS msmith@elmersmithoil.com
NAME OF PLAT Domino Plaza Addition Section 1
LOCATION 45th & Harrison
NUMBER OF ACRES 7.02 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 Shawnee Harrison LLC
ADDRESS 1715 South Hwy 183, Clinton, OK 73601
CONTACT NUMBERS 580-331-3711
EMAIL ADDRESS msmith@elmersmithoil.com

PROJECT ENGINEER INFORMATION:

NAME Cedar Creek Engineering (Jon Doyle)
ADDRESS PO Box 14534, Okc, Ok 73113
CONTACT NUMBERS 405-778-3385
EMAIL ADDRESS jdoyle@cedarcreekinc.com

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