

NOTICE OF MEETING

PLANNING COMMISSION

TYPE OF MEETING

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

DATE:

TIME:

PLACE OF MEETING:

6/1/2022

1:30 P.M.

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

To be completed by person filing notice:

NAME: Rachel Clyne

TITLE: City Planner

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

PHONE: (405) 878-1672

Filed in the office of the municipal clerk at 3:16 a.m./p.m. on 5/26/2022

SIGNED:

Amber Johnson
City Clerk/Deputy Clerk

=====

FOR CITY CLERK'S OFFICE USE ONLY

DATE NOTICE RELEASED TO NEWS MEDIA: May 26, 2022

PERSON FILING NOTICE: /s/ Rachel Clyne

NOTICE VERIFIED BY: Amber Johnson

AGENDA

PLANNING COMMISSION of SHAWNEE, OK

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

1. Roll Call
2. Consideration of approval of the minutes from the regular meeting of the Shawnee Planning Commission on May 4, 2022.
3. Case No. **RZ07-22** – Public hearing and consideration of a request for rezoning property from I-2 (Light Industrial District) to C-3 (Highway Commercial District) at 1414 N. Kennedy Avenue.
Applicant: Valir PACE represented by: Emily Tremblay
4. Case No. **PUD01-22** – Public hearing and consideration of a request for a Planned Unit Development (PUD) on ±8.79 acres north of West MacArthur Street and east of Acme Road.
Applicant: J. Bentley Investments, LLC represented by Grubbs Consulting, LLC
5. Community Development Department Updates
6. Commissioners' Comments
7. Adjournment

REGULAR PLANNING COMMISSION MINUTES

DATE: May 4, 2022

DRAFT MINUTES

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on May 4, 2022, at 1:30 p.m., according to notice duly posted as prescribed by law.

Item 1. Roll Call

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

The following Commissioners were present:

Present: Walker, Johnson, Deem, Mew-Palmer, Rowell

Absent: Loftis-Walton, Reese

Item 2. Approval of Minutes – Regular meeting

Consideration of approval of the minutes from the regular meeting of April 6, 2022. Chair Deem asked the Planning Commissioners for questions or corrections to the minutes.

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

Motion **passed 5-0-0**.

Aye: Walker, Johnson, Deem, Mew-Palmer, Rowell

Nay: None

Abstain: None

Item 3.

Case No. RZ05-22 – Public hearing and consideration of a request to rezone property located at 33909 Lake Road Street from A-1 (Rural Agricultural District) to RE (Residential Estates District).

Applicants: Gerald and Linda Nowlin

Chair Deem read the agenda item and asked for a staff report. Planner Clyne provided background information on the application request. The subject property is located at 33909 Lake Road and is currently undeveloped. The area for consideration is approximately 20.85 acres and is located west of the dollar store on Lake Road. The request is to rezone from A-1 (Rural Agricultural District) to RE (Residential Estates District).

The Comprehensive Plan Future Land Use Map (FLUM) indicates the subject property has the Agricultural/Open land use designation. To the east, all three (3) corners of the intersection (within Shawnee's jurisdiction) of Lake Road and SH-102 have the future land use designation of Lake Oriented Commercial. The 2040 Comprehensive Plan defines Agricultural/Open designation as: "Long term growth areas. This comprehensive plan outlines the land needed to accommodate growth over the next 10 - 20 years."

The zoning district RE (Residential Estates) requires that the lots shall not be smaller than one-acre per lot if subdivided. RE is a reasonable zoning district for the subject property given the proximity to the commercial zoning and use, as well as the geographic location of the subject site in relation to the rest of the community. Furthermore, the proposed zoning district is within the intent of the

Comprehensive Plan regarding potential growth in this part of the community.

Staff recommended the Planning Commission recommend to the City Commission **APPROVAL** of **RZ05-22** a request to rezone property located at 33909 Lake Road Street from A-1 (Rural Agricultural District) to RE (Residential Estates District).

Chair Deem asked if there were questions for staff and then opened the public hearing. The applicant, Gerald Nowlin, was present and available for questions. Gary Ticer stated he lived nearby and expressed his concerns about a potential trailer park on the subject property. He also mentioned water (stormwater) from developing the subject property would affect his land; he was opposed to the area being split (subdivided). With no additional speakers, the public hearing was closed.

Commissioner Rowell made a motion to recommend **APPROVAL** of Case No. **RZ05-22** to the City Commission, which Commissioner Reese seconded.
Following any discussion, the motion **passed 5-0-0**.

Aye: Walker, Johnson, Deem, Mew-Palmer, Rowell
Nay: None
Abstain: None

It was announced the item would be heard at the May 16, 2022, City Commission meeting at 6 p.m.

Item 3.

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

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

Chair Deem read the agenda item and asked for a staff report. Planner Clyne explained the applicant had requested additional time and requested a deferral to the next Planning Commission meeting. Staff recommended the Planning Commission recommend DEFERRAL of **PUD01-22** to the City Commission.

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

Commissioner Walker made a motion to recommend **Deferral** of Case No. **PUD01-22** to the City Commission, which Commissioner Johnson seconded.
Following any discussion, the motion **passed 5-0-0**.

Aye: Walker, Johnson, Deem, Mew-Palmer, Rowell
Nay: None
Abstain: None

It was announced the item would be heard at the May 16, 2022, City Commission meeting at 6 p.m.

Item 5.

Case No. **CUP03-22** -- Public hearing and consideration of a request for a Conditional Use Permit (CUP) for an Accessory Dwelling Unit (ADU) at 1717 Remington Street.

Applicants: Steven and Gloria Barrett

Chair Deem read the agenda item and asked for a staff report. Planner Clyne provided background information on the application request. The subject property is located at 1717 E Remington Street and has an existing single-family residence. The Conditional Use Permit (CUP) allows for an

Accessory Dwelling Unit (ADU), which would be located in the rear yard of the property.

The subject property is zoned R-1 (Single-Family Residential District); the City's Zoning Code does not allow Accessory Dwelling Units (ADU) to be located in the R-1 zoning district. However, the Zoning Code does allow ADUs in A-1, R-2, and R-3 zoning districts. In each of those districts, the ADU is allowed only with a single-family home. To ensure compliance, the property owners are seeking conditional approval on this CUP request to be immediately followed by a request to rezone.

Staff recommended that the Planning Commission recommend to the City Commission **APPROVAL** of **CUP03-22**, which is for a Conditional Use Permit (CUP) at 1717 Remington Street to allow an Accessory Dwelling Unit (ADU), with the following conditions.

1. The property owner must reside in either the principal structure or the ADU.
2. Only one ADU is allowed per lot in conjunction with a single-family house. ADUs are not allowed in conjunction with duplexes, triplexes, or multifamily dwelling units.
3. An instrument shall be recorded with the register's office covenanting that the structure is being established as an accessory dwelling unit and may only be used under the conditions expressed herein.
4. The ADU may only be located in the established rear yard.
5. The living space of the ADU shall not exceed 900 square feet.
6. The footprint of a single-story detached accessory dwelling shall not exceed 50 percent of the first-floor area of the principal structure.
7. The footprint of a two-story detached accessory dwelling shall not exceed 40 percent of the first floor of the principal structure.
8. ADUs with a second-story dwelling unit shall enclose the stairs interior to the structure.
9. The ADU shall be of similar style, design, and material color and used for the principal structure and shall use similar architectural characteristics, including roof form and pitch, to the existing principal structure.
10. A home occupation shall not be based out of the ADU.
11. The ADU must provide, at minimum, one off-street parking space.
12. A separate driveway providing exclusive access to the ADU shall not be allowed.
13. The lot area shall be larger than 10,000 square feet.
14. A building permit shall be issued prior to construction.
15. The ADU shall not serve as a residential use until a Certificate of Occupancy is issued.
16. The subject property must be rezoned to R-2 (Medium Density Residential) within 90 days of City Commission approval of the CUP.

Chair Deem asked if there were questions for staff and then opened the public hearing. The applicants were present and available for questions. With no other speakers, the public hearing was closed.

Commissioner Rowell made a motion to recommend conditional **APPROVAL** of Case No. **CUP03-22** to the next regular Planning Commission meeting to the City Commission, which Commissioner Walker seconded.

Following any discussion, the motion **passed 5-0-0**.

Aye: Walker, Johnson, Deem, Mew-Palmer, Rowell

Nay:

Abstain:

It was announced the item would be heard at the May 16, 2022, City Commission meeting at 6 p.m.

Item 5.

RZ06-22 – Staff Report - Public hearing and consideration of a request for a rezoning from R-1 (Single-Family Residential District) to R-2 (Medium Density Residential District) at 1717 East Remington Street. Applicants: Steven and Gloria Barrett

Chair Deem read the agenda item and asked for a staff report, Planner Clyne stated the subject property is located at 1717 East Remington Street, and the request is to rezone from R-1 (Single-Family Residential District) to R-2 (Medium Density Residential District). This application corresponds with previous Case CUP03-22--approval of this rezoning meets one condition for approval for an Accessory Dwelling Unit (ADU).

Shawnee's Zoning Code does not allow Accessory Dwelling Units (ADU) to be located in the R-1 zoning district. However, the Zoning Code does allow ADUs in A-1, R-2, and R-3 zoning districts. To ensure compliance, the property owners applied to rezone.

The Comprehensive Plan Future Land Use Map (FLUM) indicates the subject property to be in Low-Density Residential land use designation. Immediately adjacent to the east, the land is assigned with the High-Density Residential land use designation. To the south, the land is classified with a Medium-Density Residential land use designation. All three (3) residential densities surround the subject property on the FLUM; therefore it is reasonable to conclude that a more dense zoning designation is within the intent of the Comprehensive Plan.

Staff recommended that the Planning Commission recommend to the City Commission **APPROVAL** of **RZ06-22**, rezoning the property located at 1717 East Remington Street from R-1 (Single-Family Residential District) to R-2 (Medium Density Residential District).

Chair Deem asked if there were questions for staff and then opened the public hearing. The applicants were present and available for questions. With no other speakers, the public hearing was closed.

Commissioner Johnson made a motion to recommend the **APPROVAL** of Case No. **RZ06-22** to the City Commission, which Commissioner Mew-Palmer seconded. Following any discussion, the motion **passed 5-0-0**.

Aye: Walker, Johnson, Deem, Mew-Palmer, Rowell
Nay:
Abstain:

It was announced the item would be heard at the May 16, 2022, City Commission meeting at 6 p.m.

Item 6. Community Development Department Update

Community Development Director Rian Harkins addressed the Planning Commission and gave an update on the progress of the Unified Development Code. He spoke about a recent grant application to the Oklahoma Arts Commission for considering the downtown area as an arts district. Director Harkins advised the board members that the visioning process for the future use of the Santa Fe Depot had started. There was a survey on the City's website and town hall-style meetings had been scheduled. Next, he shared that staff had received proposals for the Twin Lakes Master Plan and additional details would be forthcoming. Harkins reported that the Love Your Block (LYB) program had participated in April's city-wide clean-up in the Dunbar Heights neighborhood, which had been successful throughout the community.

Item 7. Planning Commissioners' Comments

Commissioners Johnson gave her thanks to staff and was excited about the updates on activities. Commissioner Mew-Palmer was also excited by the new activities and thanked the public for participating. Commissioner Rowell commented on the activity in the area of 45th Street and Harrison Avenue. Chair Deem thanked everyone for attending the meeting.

Item 8. Adjournment

The meeting adjourned at 2:05 p.m.

Chair/Vice-Chair

/s/ Rachel Clyne
City Planner



Planning Commission Meeting – 06.1.2022 – City of Shawnee, Oklahoma

Staff Report | RZ07-22 | I-2 to C-3 | 1414 N. Kennedy Ave.

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Date: May 13, 2022

Subject: RZ07-22 – Staff Report - Public hearing and consideration of a request for rezoning property from I-2 (Light Industrial District) to C-3 (Highway Commercial District) at 1414 N. Kennedy Avenue.

Background

The subject property is located at 1414 N. Kennedy Avenue. The property is approximately 2 acres and contains several buildings formerly known as 'Doctors Building.' The request is to rezone from I-2 (Light Industrial District) to C-3 (Highway Commercial District). The applicant for this request is Valir PACE represented by Emily Tremblay.

Discussion

The subject property is zoned I-2 (Light Industrial District). To the west and south, the properties are zoned I -2. To the north, across W. Independence Steet, properties are also zoned I-2. The land to the east (across N. Kennedy Avenue) is zoned C-3 (Highway Commercial District).

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

The property is slated for use as services, including medical, for elderly and disabled citizens. More specifically, Valir PACE is a **P**rogram of **A**ll-inclusive **C**are for the **E**lderly entity. The medical services range from primary care and specialty visits to dental and vision care, as well as mental and behavioral health services. Additionally, participants may receive physical, occupational, or speech therapy. The Valir PACE facility provides this system of care around the Adult Day Health Center, which is open on weekdays from 8 a.m. to 5 p.m. The center provides two daily meals, planned social activities, and scheduled fitness sessions. This use is permitted in the C-3 zoning district.

Referencing the City of Shawnee Zoning Code (Code) DIVISION 15. - Amendments; Procedures. Section 22-645. – Planning commission recommendation required. This section gives authority to the Planning Commission to make changes (amendments) to the official Zoning Map. "...be amended,

supplemented, changed, modified, or repealed by ordinance, but no change shall be made until the planning commission, after notice and public hearing, files with the city commission a report and recommendation on the proposed change."

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

Recommendation

Staff recommends that the Planning Commission recommend to the City Commission **APPROVAL** of **RZ07-22** to rezone the subject property from I-2 (Light Industrial District) to C-3 (Highway Commercial District).

This rezoning application will be heard at the City Commission meeting on Monday, June 20, 2022, at 6:00 pm.

PLANNING COMMISSION APPLICATION



City of Shawnee Planning Department

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

For Office Use Only

Case Number: _____

Project Number: _____

Date Filed: _____

Planning Commission Secretary

REQUEST:

☒ 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 I-2 District to C-3 District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 1414 N Kennedy Ave, Shawnee, OK 74801

LEGAL DESCRIPTION: BEG NE/C NW W292.35' S298' E292.35' 298' POB DOCTORS BUILDING

PROPERTY OWNER (S): PACE Real Estate, LLC

PROPERTY AGENT (APPLICANT): Valir PACE (c/o Emily Tremblay)

APPLICANT'S ADDRESS: 700 NW 7th St

CITY: Oklahoma City **STATE:** OK **ZIP:** 73102

EMAIL ADDRESS: emily.tremblay@valir.com

TELEPHONE NUMBER: (405) 236-3131 **CONTACT NUMBER:** (405) 236-3131

DIMENSIONS OF PROPERTY: AREA: 16,728 WIDTH: 178
LENGTH: 175 FRONTAGE: _____

CURRENT ZONING: I-2 **CURRENT USE:** medical

PROPOSED ZONING: C-3 **PROPOSED USE:** medical, services for elderly/disabled

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

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

Emily Tremblay
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

RECEIPT NO. _____

NOTIFICATION SIGN \$ 50.00

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

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

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



Dear City of Shawnee Planning Commission:

Thank you for considering our rezoning application at 1414 N Kennedy Ave.

I am attaching a brochure which explains more about the services that Valir PACE provides to their participants. Valir PACE has been serving the Oklahoma City surrounding area since 2015. Valir PACE is looking forward to expanding into the City of Shawnee and the surrounding area.

We appreciate your dedication to the City of Shawnee. If there is anything that I can provide to assist the commission or answer any questions, feel free to contact me at any time.

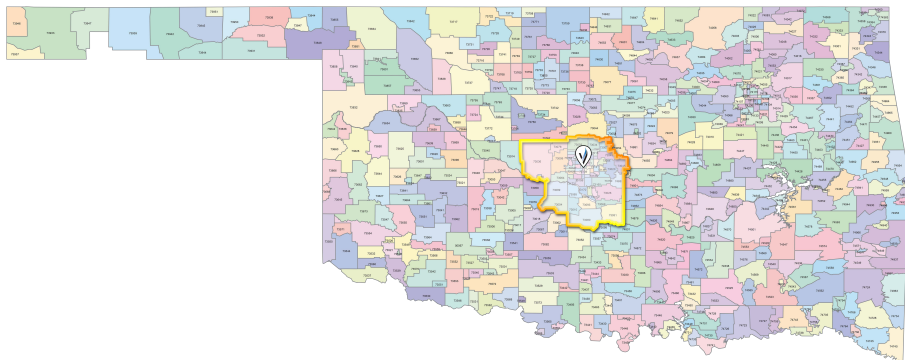
Thank you

A handwritten signature in black ink, appearing to read 'Emily Tremblay', is positioned above the printed name.

Emily Tremblay, PMP | Sr. Project Manager

Office: 405.236.3131 x3613 | Fax: 405.239.7180

Cell (preferred): 918.214.7329



Oklahoma County Zip Codes

73003	73012	73025	73066	73084	73102	73104	73106
73108	73110	73112	73114	73116	73118	73120	73122
73124	73126	73128	73130	73132	73135	73137	73140
73142	73144	73146	73148	73150	73152	73155	73157
73162	73164	73169	73173	73179	73185	73194	73196
73008	73013	73034	73083	73101	73103	73105	73107
73109	73111	73113	73115	73117	73119	73121	73123
73125	73127	73129	73131	73134	73136	73139	73141
73143	73145	73147	73149	73151	73154	73156	73159
73163	73167	73172	73178	73184	73190	73195	73198
73084	73020	74857	73049	73007	73045		

Cleveland County Zip Codes

73153	73160	73165	73170	73189	73051	73068	73069
73071	73026						

Canadian County Zip Codes

73099	73064	73036	73090	73078
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McClain County Zip Codes

73065	73072	73093	73080	73093	73010
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Grady County Zip Codes

73004	73010	73089	73010
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Kingfisher County Zip Codes

73078



**All-Inclusive
Senior Care**



Medical



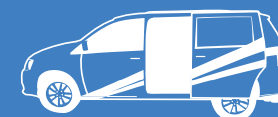
Social



Home



Transportation





Valir PACE is a Program of All-inclusive Care for the Elderly (PACE) entity.

As a Valir PACE participant, you will receive primary care services from physicians at our health center. Along with primary care, Valir PACE offers individual and group therapy sessions tailored to your specific needs and abilities. Our staff works to enhance your way of life so you are able to live at home with limited assisted care.

The center is open weekdays from 8 a.m. until 5 p.m. Participants will not only receive primary care and therapy services, they are provided two hot meals, four hours of planned social activities, and scheduled fitness/nutrition sessions while at the center.

Throughout the year, Valir PACE holds special events for its participants.

Medical Services

(No Co-pays/Out-of-pocket expenses)

Primary and Specialty Care Visits
Dental and Vision
Mental and Behavioral Health
Medication Coverage
24/7 On-Call Medical Personnel

Skilled Therapy

Physical Therapy
Occupational Therapy
Speech Therapy

Community & Home Care Services

Adult Day Health Center
(Open M-F, 8-5)
Door-To-Door Transportation
Respite Care
Personal Care
(bathing, dressing, grooming)

Valir PACE Accepts:

SoonerCare
(Oklahoma Medicaid)
Medicare
Private Pay

Additional Services

(No Co-pays/Out-of-pocket expenses)

Dietary Plans, Counseling and Education
Durable Medical Equipment
Medical and Personal Care Supplies
Covered Hospital Admission/Stays
Necessary Ambulance Transport



“Valir PACE literally saved my life. It is why I love this place. Within the first nine days of attending Valir PACE, I was able to find hope in life, made friends with other participants, and continued recovering from my stroke. Valir PACE, to me, represents a Professional And Caring Employees/Environment. I know in some aspects Valir PACE will be a part of me for the rest of my life.

- Leslie Shaw, Jr., Participant since September 2015

Valir PACE is designed to meet your healthcare needs and promote an independent lifestyle through an on-site clinic, pharmacy, therapy gym and social center; all conveniently located in Midtown.

Application Requirements

Participants must be at least 55 years of age and be able to live safely in their home with minimal assistance. A physical and medical assessment is done by the PACE staff and approved by an OKHCA staff member.

Upon enrollment in the program, the participant agrees to receive all health care services through Valir PACE's health care network. Participants may be liable for the cost of medical services from an out of network provider or without prior authorization, with the exception of emergency services.



PUBLIC HEARING

For more information

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

405-878-1672

Planning Commission

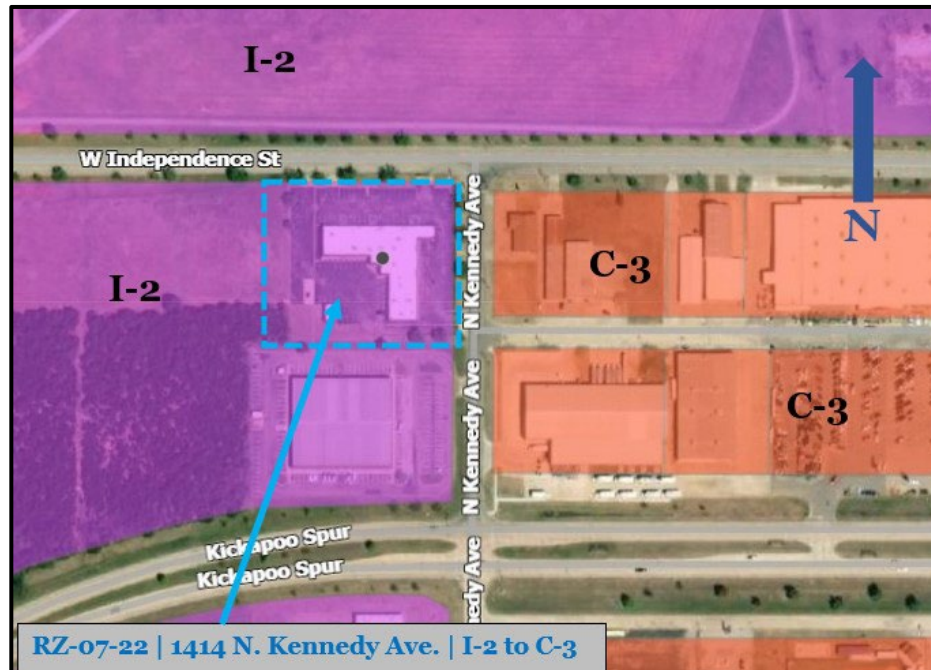
Wednesday, June 1, 2022

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

City Commission

Monday, June 20, 2022

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



Project Information

Request: Request to rezone from I-2 (Light Industrial District) to C-3 (Highway Commercial District)

Applicant: Valir - PACE

Location: 1414 N Kennedy Avenue

Case #: RZ07-22



Frequently Asked Questions

What is a Rezoning?

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

Why did I receive a letter?

You own property within 300 feet of the subject property.

How do I make comment on the request?

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

What if I have questions?

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

What if I cannot attend the hearing?

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

How will this request affect me?

Every property is different.

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

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

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

Legal Description:

TRACT 1

A tract of land described as beginning at the Northeast corner of the Northwest Quarter (NE/c NW/4) of Section Thirteen (13), Township Ten (10) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence West 292.35 feet; thence South 298 feet; thence East 292.35 feet; thence North 298 feet to the point of beginning.

TRACT 2

Commencing at the Northeast Corner of the Northwest Quarter (NE/C NW/4) of Section Thirteen (13), Township Ten (10) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence S89°17'32"W along the North Line of the Northwest Quarter of said Section 13 and the basis for the bearings in the following described tract, a distance of 292.35 feet to the POINT OF BEGINNING; thence S00°32'08"E and parallel with the East Line of the Northwest Quarter of said Section 13, a distance of 298.00 feet; thence S89°17'32"W and parallel with the North Line of the Northwest Quarter of said Section 13, a distance of 73.09 feet; thence N00°32'08"W and parallel with the East Line of the Northwest Quarter of said Section 13, a distance of 298.00 feet to the North Line of the Northwest Quarter of said Section 13; thence N89°17'32"E, along the North Line of the Northwest Quarter of said Section 13, a distance of 73.09 feet to the point or place of beginning.

RZ07-22



Planning Commission Meeting – 6.1.2022 – City of Shawnee, Oklahoma

Staff Report – PUD02-22 – Planned Unit Development – NE of W. MacArthur St. & Acme Rd.

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Date: May 26, 2022

Subject: PUD01-22 – Request for a Planned Unit Development (PUD) on approximately 8.79 acres of land located North of W. MacArthur St. and east of Acme Road to develop duplex residential and commercial uses.

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To allow the applicant additional time to revise the PUD design statement of intent, staff has determined the item should be heard at a public hearing at the August 3, 2022, Planning Commission meeting.

Recommendation

Staff recommends that the Planning Commission **DEFER** the public hearing for **PUD01-22**, to the regular Planning Commission meeting on August 3, 2022.

This application will be heard at the regular City Commission meeting on Monday, June 20, 2022, at 6:00 p.m. in the Commission Chambers of City Hall. Staff will recommend a deferral of this item to the August 15, 2022, City Commission meeting, which corresponds with the future Planning Commission meeting.