

**AGENDA
CITY OF SHAWNEE
PLANNING COMMISSION
MAY 2ND, 2018 AT 1:30 P.M.
COMMISSION CHAMBERS
CITY HALL, 16 W 9TH ST**

- 1)** Roll Call
- 2)** Consideration of approval of the minutes from the April 4th, 2018 Planning Commission meeting
- 3)** Citizens' Participation
(A three minute limit per person)
(A twelve minute limit per topic)
- 4)** Case #P05-18 – A public hearing in consideration of approval for the Shawnee Retail Center Planned Unit Development located at 4900 N. Harrison Avenue, Shawnee, OK (Deferred from April 4th, 2018 Planning Commission)
Applicant: TLP Associates, INC
- 5)** Case #S03-18 – Consideration of approval of a Preliminary Plat for Shawnee Retail Center located at 4900 N. Harrison Avenue, Shawnee, OK (Deferred from April 4th, 2018 Planning Commission)
Applicant: TLP Associates, INC
- 6)** Case #S04-18 – Consideration of approval of a Preliminary Plat for Maple Development, LLC located on Shawnee Mall Drive, East of the BNSF Railroad Tracks, Shawnee, OK (Deferred from April 4th, 2018 Planning Commission)
Applicant: Sid and Javal, INC
- 7)** Case #S07-18 – Consideration of approval of a Preliminary Plat for Shawnee Motel Addition, located at 4981 N. Harrison Avenue, Shawnee, OK
Applicant: Joe Covey
- 8)** Case #P09-18 – A public hearing in consideration of approval of a Rezone from R-1; Single-Family Residential District to C-3; Highway Commercial District, located at 3946 N. Kickapoo Avenue, Shawnee, OK
Applicant: Darin Sparkman
- 9)** Case #P08-18 – A public hearing in consideration of approval for the Bison Crossing Planned Unit Development located at 3954 N. Kickapoo Avenue, Shawnee, OK
Applicant: Kurt Kalies
- 10)** Planning Director's Report
- 11)** Commissioners Comments and/or New Business
- 12)** Adjournment

PLANNING COMMISSION MINUTES

DATE: APRIL 4TH, 2018

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in the Commission Chambers, at City Hall, 9th and Broadway, on Wednesday, April 4th, 2018 at 1:30 p.m., pursuant to notice duly posted as prescribed by law.

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

Upon roll call the following members were present:

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

Absent:

Meeting was called to Order.

AGENDA ITEM NO.2: **Consideration of approval of the minutes from the March 7th, 2018 Planning Commission Meeting**

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

Motion passes:

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

NAY:

ABSTAIN:

AGENDA ITEM NO.3: **Citizens' Participation**

Chairman Bergsten opened the public portion of the meeting and announced that this is an open time for discussion for those with questions on topics not on the Agenda and asked if anyone would like to come forward. No one came forward and Chairman Bergsten closed the public portion of the meeting.

AGENDA ITEM NO.4: **Case #P05-18 – A public hearing in consideration of approval for the Shawnee Retail Center Planned Unit Development located at the 4900 N. Harrison Avenue, Shawnee, OK (Deferred from March 7th, 2018 Planning Commission)**

Applicant: TLP Associates, INC

Chairman Bergsten asked for the staff report. Justin Debruin presented staff report and asked to defer item to the May planning commission agenda in order to give the applicant time to make corrections. Chairman Bergsten asked if there were any questions. Commissioner Kienzle asked if there were any prohibitions against landscaping within the Oklahoma Department of Transportation right of way. Mr. Debruin informed her there would be on site landscaping for this item since he was unaware of the answer to her question. Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition to the case would like to come forward to speak. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. No one came forward. Chairman Bergsten closed the public portion of the

meeting and asked if there were any questions, comments or a motion. Commissioner Matthews made a motion to defer, seconded by Commissioner Walker.

Motion to defer to May 2nd, 2018 Planning Commission Meeting:
AYE: Deem, Matthews, Walker, Bergsten, Cowen, Kienzle, Rowell
NAY:
ABSTAIN:

AGENDA ITEM NO.5:

Case #S03-18 – Consideration of approval of a Preliminary Plat for Shawnee Retail Center located at 4900 N. Harrison Avenue, Shawnee, OK (Deferred from March 7th, 2018 Planning Commission)

Applicant: TLP Associates, INC

Chairman Bergsten asked for the staff report. Justin Debruin presented staff report and asked to defer item to the May planning commission agenda. Chairman Bergsten asked if there were any questions. There were none. Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition to the case would like to come forward to speak. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. No one came forward. Chairman Bergsten closed the public portion of the meeting and asked if there were any questions, comments or a motion. Commissioner Deem made a motion to defer, seconded by Vice-Chairman Cowen.

Motion to defer to May 2nd, 2018 Planning Commission Meeting:
AYE: Deem, Matthews, Walker, Bergsten, Cowen, Kienzle, Rowell
NAY:
ABSTAIN:

AGENDA ITEM NO.6:

Case #S04-18 – Consideration of approval of a Preliminary Plat for Maple Development, LLC located on Shawnee Mall Drive, East of the BNSF Railroad Tracks, Shawnee, OK (Deferred from March 7th, 2018 Planning Commission)

Applicant: Sid and Javal, INC

Chairman Bergsten asked for staff report. Justin Debruin informed board that staff would like to defer this item as well but mentioned the 3 cases being deferred are adjacent to one another. Chairman Bergsten asked if there were any questions. There were none. Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition to the case would like to come forward to speak. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. No one came forward. Chairman Bergsten closed the public portion of the meeting and asked if there were any questions, comments or a motion. Commissioner Rowell made a motion to defer, seconded by Commissioner Walker.

Motion to defer to May 2nd, 2018 Planning Commission Meeting:
AYE: Deem, Matthews, Walker, Bergsten, Cowen, Kienzle, Rowell
NAY:
ABSTAIN:

AGENDA ITEM NO.7:

Case #S06-18 – Consideration of approval of a Final Plat for Shawnee Trail Office Park located at the SE corner of East 45th Street and Hyatt Road, Shawnee, OK

Applicant: Bonray Real Estate, LLC

Chairman Bergsten asked for the staff report. Justin Debruin presented staff report and stated the property consists of four acres, with preliminary plat and pud being approved in January. Mr. Debruin explained this would be an 8 lot development requiring 90% brick & stone façade, 6ft sidewalk along 45th Street and stated a property owner association would be established. Staff recommends approval with 8 conditions. Chairman Bergsten asked if there would be any fencing along the west side of property. Justin Debruin explained a tree line would be constructed. Chairman Bergsten asked if there were any other questions. There were none. Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition to the case would like to come forward to speak. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. No one came forward. Chairman Bergsten closed the public portion of the meeting and asked if there were any questions, comments or a motion. Commissioner Walker made a motion to approve with conditions listed, seconded by Commissioner Matthews.

Motion passes:

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

NAY:

ABSTAIN:

AGENDA ITEM NO.8:

Planning Director's Report

Justin Debruin congratulated Brittney Burton for accepting new position of GIS Manager within the City of Shawnee and mentioned he is in process of hiring a new Assistant City Planner. Mr. Debruin informed the board he would like to ambitiously hire that person prior to his child being born in May. Justin Debruin gave update regarding the comprehensive plan process. Commissioner Deem asked what the relationship was with OU coming down years ago and this process. Mr. Debruin explained OU came for a specific study downtown. Commissioner Kienzle asked if any meetings were planned with departments internal to the city for their input. Justin Debruin stated that would be something to consider as it was not included at the moment. Chairman Bergsten asked if Shawnee Marketplace 2 was progressing. Mr. Debruin informed him it was and they were currently looking over 2-3 concept plans before it moves onto planning phase. Chairman Bergsten asked if anything could be done regarding the storage concern at the pawn shop located at Harrison and Highland. Justin Debruin stated he would get with the Action Center about it. Commissioner Deem asked what authority the city had to impose standards for those issues. Mr. Debruin explained when code was changed in 2014, some properties were grandfathered in until a change is made to the business but explained he could also look into the maintenance codes. Commissioner Matthews asked if this was something mentioned in the advisory meeting in regards with establishing a sense of pride. Justin Debruin agreed. Commissioner Matthews asked if it was possible to incorporate a timeline for commercial entities to become up to code if grandfathered in. Mr. Debruin stated he would look into it. Commissioner Deem asked what process was for residential properties. Justin Debruin informed board of the Action Center and process of filing complaints. Chairman Bergsten asked about a property on Harrison Avenue by I-40 that had a truck stop submit an application previously and asked if that was dead at this point. Mr. Debruin explained there was a change of engineers at this time but nothing has been submitted as of yet. Commissioner Matthews commended the new website, stating it appears to be a good tool. Justin Debruin agreed.

AGENDA ITEM NO.9:

Commissioners Comments and/or New Business

There were none.

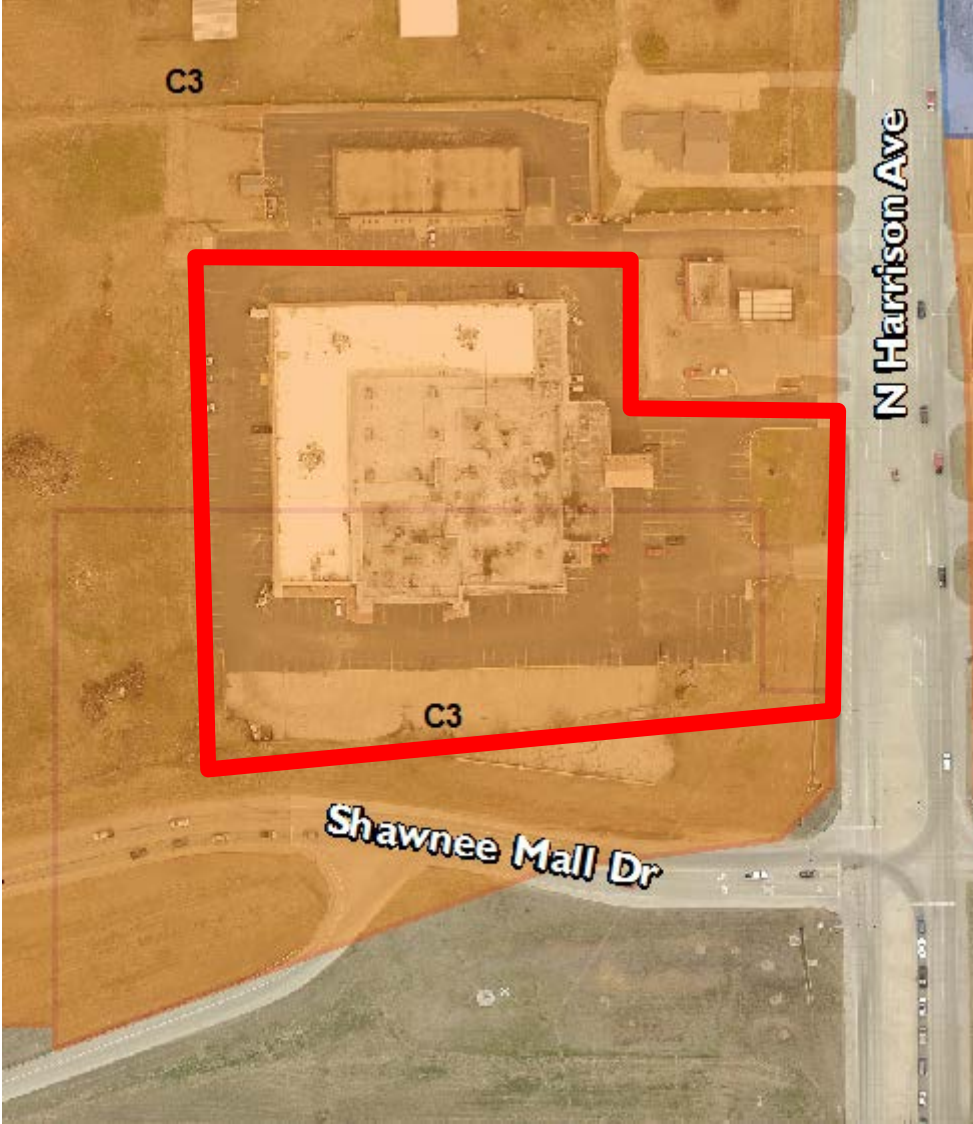
AGENDA ITEM NO.10:

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 # P05-18 CASE # S03-18 PUBLIC HEARING DATE: May 2nd, 2018 CITY COMMISSION DATE: May 7th, 2018	
APPLICANT: Terry L. Pollock TLP Associates, INC.		703 S. Ranchwood Blvd. Yukon, Ok. 73099		(405) 210-3169
PROPERTY ADDRESS/LOCATION: 4900 N. Harrison St.				
SUMMARY OF REQUEST: The applicant, Mr. Nilesh Patel, is the owner of approximately 4.5 acres of property located at 4900 N. Harrison Street. Mr. Patel is requesting a rezone from C-3 (Highway Commercial) to a Planned Unit Development (PUD) to facilitate additional commercial development (Exhibit 1). As the Quality Inn Motel occupies the existing lot, the intent is to create an additional lot, at approximately 2.33 Acres in size, to facilitate three additional commercial structures. The proposed lots will maintain common access, per a reciprocal access easement. Though the underlying zoning for the subject PUD will remain C-3, the PUD provides a vehicle for negotiating modifications in standard development requirements to both encourage innovative development and protect the health, safety, and welfare of the community (Section 22-190.2(B)(6), COS Zoning Code).				
EXISTING ZONING: C3	EXISTING LAND USE: Hotel	SURROUNDING ZONING & LAND USE: C3 (Highway Commercial)	Number of Lots: 1	PROPERTY SIZE: 4.51 Acres
STAFF REVIEW AND ANALYSIS				

As a number of corrections are necessary to comply with City Code, Staff recommends deferring this case until the June 7, 2018 Planning Commission Agenda.

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: PUD Master Plan

Exhibit 2: Shawnee Retail Center Preliminary Plat

EXHIBIT

1

**PLANNED UNIT DEVELOPMENT
DESIGN STATEMENT
FOR**

**SHAWNEE RETAIL CENTER
PUD-XXXX**

DEVELOPER:

**MR. NILESH PATEL
SHIV PROPERTIES, LLC
4900 N. HARRISON STREET
SHAWNEE, OK 71804-9105**

PREPARED BY:

T L P

ASSOCIATES, INC.

CIVIL ENGINEERING LAND PLANNING

OK CERTIFICATE OF AUTHORIZATION 7901
703 S. RANCHWOOD BLVD. YUKON, OK 73099
☎ 405.210.3169 ✉ terry@tlp-associates.com

**DESIGN STATEMENT FOR THE
PLANNED UNIT DEVELOPMENT OF

SHAWNEE RETAIL CENTER
PUD-XXXX**

1.0 INTRODUCTION

This Planned Unit Development for **SHAWNEE RETAIL CENTER** consists of 4.4694 acres more or less and is located in the East half of the Northeast Quarter (E/2 NE/4) of Section Thirty-One (31), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma. It is located on the North West corner of Harrison Street and West Bound Interstate Highway No. 40.

The property is presently zoned C-3 Highway Commercial District.

2.0 LEGAL DESCRIPTION

A tract of land lying in the East half of the Northeast Quarter (E/2 NE/4) of Section Thirty-one (31), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, being described as follows:

BEGINNING at the Southeast corner of said NE/4 of Section 31, T11N, R4E of the Indian Meridian, Pottawatomie County, State of Oklahoma;

Thence North 00°40'04" East, along the East line of said Quarter Section, a distance of 864.10 feet;

Thence South 05°35'22" West a distance of 9.40 feet to the true POINT OF BEGINNING, said point being on the West Right-of-Way of State Highway No. 18;

Thence South 88°30'36" West a distance of 133.40 feet;

Thence on a curve to the right having a radius of 1.60 feet, (a chord bearing North 46°43'37" West, chord length of 2.25 feet) an arc distance of 2.50 feet;

Thence North 00°40'00" West a distance of 117.40 feet;

Thence South 89°52'00" West a distance of 374.41 feet;

Thence South 00°17'50" East a distance of 491.25 feet to a point on the North Right-of-Way line of Interstate Highway No. 40;

Thence North 70°19'54" East along said North Right-of-Way line a distance of 81.59 feet;

Thence on a curve to the right having a radius of 1582.39 feet, (a chord length of 415.02 feet) along said North Right-of-Way line a distance of 416.23 feet, to a point on the West Right-of-Way line of State Highway No. 18;

Thence North 05°35'22" East said West Right-of-Way line a distance of 263.20 feet to the true POINT OF BEGINNING.

Said described tract of land contains an area of 194,689 square feet or 4.4694 acres, more or less.

3.0 **OWNER/DEVELOPER**

The owner/developer of Shawnee Retail Center is:

Mr. Nilesh Patel
Shiv Properties, LLC
4900 N. Harrison Street.
Shawnee, OK 74804-9105

4.0 **SITE AND SURROUNDING AREAS**

The Shawnee Retail Center will be constructed South East of existing Quality Inn Motel located at 4900 N. Harrison Street in Shawnee. The parcel reserved for the existing Quality Inn Motel will continue to be under its existing classification of C-3 Zoning. The terrain for Shawnee Retail Center is undeveloped and slopes approximately 2% to the Southeast.

- (a) The property on the West is undeveloped grass land, zoned C-3.
- (b) The property on the North is an existing Super 8 Motel, zoned C-3. The Super 8 Motel and Quality Inn Motel share an asphalt drive and cross access is by a Reciprocal Access Easement Recorded Rec. #2002-16409.
- (c) The property on the Northeast is an existing Sinclair Gas Station, zoned C-3.
- (d) The property on the East is State Highway 18 or Harrison Street. The properties on the East side of Harrison Street are commercial properties, all are zoned C-3.
- (e) The property on the South is I-40 service road named Shawnee Mall Drive. Shawnee Mall Road is a two-way paved road. South of this road is West bound I-40.

5.0 **CONCEPT**

The concept of the Shawnee Retail Center PUD is to allow the existing Quality Inn Motel to continue to provide quality accommodations for the public and to provide upscale retail shopping, personal service businesses, restaurants and other businesses to serve the residents of the City of Shawnee.

6.0 **SERVICE AVAILABILITY**

6.1 **STREETS**

The property has 663 feet of frontage along Harrison Street which will serve as the arterial road access to the site.

Access to the site shall be from two existing drives. The 30-foot-wide north drive will be a shared drive for the Quality Inn Motel and Shawnee Retail Center. The existing 28-foot-wide drive lies 130 south of the north drive and will provide access to the Shawnee Retail Center.

All drives within the PUD will be Private Drives. Private and public emergency vehicles will have access to all portions of the site and buildings.

6.2 UTILITIES

Water Service:

An existing 12" water line is located on the East side of Harrison Street. The existing Quality Inn Motel is served by a 3" line tapped from this existing 12" main line and runs West to the Quality Inn Motel and enters the Motel on the South side.

The developer will extend an appropriate water line to serve the needs of the existing Quality Inn Motel and all anticipated new buildings for the Shawnee Retail Center in accordance with City Codes and regulations.

Sanitary Sewer Service:

Sanitary sewer facilities are presently available to be extended to the Shawnee Retail Center. The existing sewer system is in the West Right-of-Way of Harrison Street, 202 feet north of the proposed Shawnee Retail Center.

The developer will extend a sanitary sewer line South to the Shawnee Retail Center in accordance with City Codes and regulations. All sanitary sewer within the Shawnee Retail Center will be private.

The existing sanitary sewer serving the Quality Inn Motel will continue will remain as is and no improvements are anticipated at the time of this PUD. If improvements are required by City Code, they will be provided at the of the construction of Shawnee Retail Center.

Natural Gas, Electricity, Telephone and Cable/Data:

The existing Quality Inn Motel has all these services and these underground utility lines serving the Quality Inn Motel are to remain on the platted lot for the Shawnee Retail Center. All required easements for these utilities shall be provided at time of construction.

All utilities shall be extended as required to serve the Shawnee Retail Center.

6.3 Fire Protection:

Fire protection is provided by the City of Shawnee. The nearest fire station is located at 306 E. MacArthur approximately 2.0 miles south of the site. The site is located within a 2.5-minute fire response time. Water distribution lines and a fire hydrant will be installed in conformance with requirements of the City of Shawnee.

6.0 **SPECIAL DEVELOPMENT REGULATIONS FOR SHAWNEE RETAIL CENTER ONLY (BLK. 1, Lot 2)**

The following Special Development Regulations and/or limitations are placed upon the development carried out under this Planned Unit Development. Certain zoning districts and regulations referred to in this text shall be those which appear in the Planning and Zoning Code for the City of Shawnee, adopted June 2, 2014, Ordinance #2545NS, as amended. For purposes of clarification and interpretation, the operative and controlling language and regulations of such zoning districts as contained in said code, as such exists on the day of enactment of the ordinance approving this Planned Unit Development by the City Council of the City of Shawnee shall govern this Planned Unit

Development. In cases of conflict between provisions of Article VII. – Zoning, Section 22 of the City of Shawnee Code and the provisions of this Planned Unit Development, the Planned Unit Development provisions shall supersede. The regulations are as follows:

7.1 Development and Use Regulations

7.1.1 Existing Quality Inn Motel

The development and use regulations of the C-3 Highway Commercial District shall govern for existing Quality Inn Motel (Block 1, Lot 1).

7.1.2 Shawnee Retail Center

The development and use regulations of the C-3 Highway Commercial District shall govern for Shawnee Retail Center (Block 1, Lot 2), except as herein modified:

- a. Minimum lot width shall be 30’.
- b. Minimum Street Frontage shall be 55’.
- c. Quality Inn Motel pole sign to remain on Block 1, Lot 2.
- d. Existing underground utilities and electrical equipment serving Quality Inn Motel shall remain on Block 1, Lot 2 with a perpetual easement for this service.

7.2 All buildings constructed in the Shawnee Retail Center (Block 1, Lot 2) shall meet C-3 zoning code as stated in Sec. 22-165.5 of the Shawnee Zoning Code, adopted June 2, 2014.

8.0 ACCESS

8.1 Limits of access to Harrison Street and Shawnee Mall Drive shall be as reflected on the Master Development Plan (Exhibit “A”) and as stated herein to the following:

8.1.1 The existing drive located 620’ north of the properties SE corner shall remain.

8.1.2 The existing drive located 290’ north of the properties SE corner shall remain.

8.1.3 No other access to Harrison Street shall be allowed.

8.1.4 No access to Shawnee Mall Drive shall be allowed in this Planned Unit Development. The Developer reserves the right to revise this No Access to Shawnee Mall Drive if ODOT revises the Shawnee Mall Drive to a single West bound lane to access I-40 and drive way approval is granted by ODOT and the City Engineer of Shawnee.

8.1.5 All measurements stated herein shall be measured from SE corner of Block 1, Lot 1 to the Centerline of existing drives.

9.0 SCREENING AND LANDSCAPING

9.1 Within the Shawnee Retail Center site (Bk. 1, Lot 2) all commercial sized refuse containers shall be screened from public view. Screening shall be designed to match or complement the architectural style of the structures.

9.2 Within the Shawnee Retail Center site (Bk. 1, Lot 2), C-3 landscape codes shall apply accept areas of landscape buffers along Harrison Street and Shawnee Mall Drive are less than 10’ wide. This development sets back from Harrison Street an

average of 100'. This area is ODOT Right-of-Way and will continue to be maintained as grassed area. On the South side of the development there is approximately 200' of existing grassed ODOT easements and Right-of-Ways. This area will continue to be grassed.

10.0 LIGHTING

- 10.1 Outdoor lighting shall be restricted to the minimum approved by City of Shawnee Engineer at the time of each building permit application. Parking lots lights and building wall packs shall be used through out all phases of Shawnee Retail Center for public safety.

No lighting shall be directed to public Rights-of-Way or be constructed to create traffic hazards.

11.0 OTHER

- 11.1 All drainage improvements shall be in accordance to applicable sections of the City of Shawnee Drainage Code and Ordinances. All onsite drainage systems shall be private and maintained by the Developer.
- 11.2 The following building setback lines as depicted on the Master Development Plan (Exhibit "B") shall be maintained for Shawnee Retail Center.
- 11.2.1 A 100-foot building setback line shall be maintained along the East boundary at Harrison Street.
- 11.2.2 A 50-foot building setback line shall be maintained along the South boundary at Shawnee Mall Drive.

12.0 SIGNAGE

Signage shall be in accordance with the present ordinances of the City of Shawnee, for C-3 Highway Commercial District provided that the following provisions shall also apply to such signs:

- 12.1 The existing Quality Inn Motel pole sign located in the South-East corner shall remain on Blk. 1, Lot 2.
- 12.2 The existing Quality Inn Motel sign on Harrison Street shall be relocated to the North-East corner of Blk. 1, Lot 1 as shown on the Master Development Plan (Exhibit "A").
- 12.3 A new sign for Shawnee Retail Center shall be constructed per current City of Shawnee Codes in the North-East Corner of Blk. 1, Lot 1, as shown on the Master Development Plan (Exhibit "A").

13.0 GENERAL PROVISIONS

- 13.1 Development phasing shall be allowed for the Planned Unit Development of Shawnee Retail Center.
- 13.2 Maintenance of all streets, open spaces, landscaping and other features shall be the responsibility of the Developer.
- 13.3 The Shawnee Retail Center PUD shall be platted, (no changes to be made to the existing Quality Inn Motel). The Shawnee Retail Center buildings shall be architecturally designed and engineered and submitted to the City of Shawnee for complete review and for compliance with the provisions of the Planned Unit

Development prior to or in conjunction with the issuance of building permits.
Development improvements as required as a part of this PUD will be installed at the time of final platting.

14.0 EXHIBITS

The following exhibits are hereby made a part of this Planned Unit Development of Shawnee Retail Center. The exhibits are as follows:

Exhibit "A"	Legal Description
Exhibit "B"	Master Site Plan
Exhibit "C"	East side Master Site Plan
Exhibit "D"	West side Master Site Plan
Exhibit "E"	Topographic Survey

EXHIBIT "A"

LEGAL DESCRIPTION

A tract of land lying in the East half of the Northeast Quarter (E/2 NE/4) of Section Thirty-one (31), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, East half of the Northeast Quarter (E/2 NE/4) of Section Thirty-one (31), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, being described as follows:

BEGINNING at the Southeast corner of said NE/4 of Section 31, T11N, R4E of the Indian Meridian, Pottawatomie County, State of Oklahoma;

Thence North 00°40'04" East, along the East line of said Quarter Section, a distance of 864.10 feet;

Thence South 05°35'22" West a distance of 9.40 feet to the true POINT OF BEGINNING, said point being on the West Right-of-Way of State Highway No. 18'

Thence South 88°30'36" West a distance of 133.40 feet;

Thence on a curve to the right having a radius of 1.60 feet, (a chord bearing North 46°43'37" West, chord length of 2.25 feet) an arc distance of 2.50 feet;

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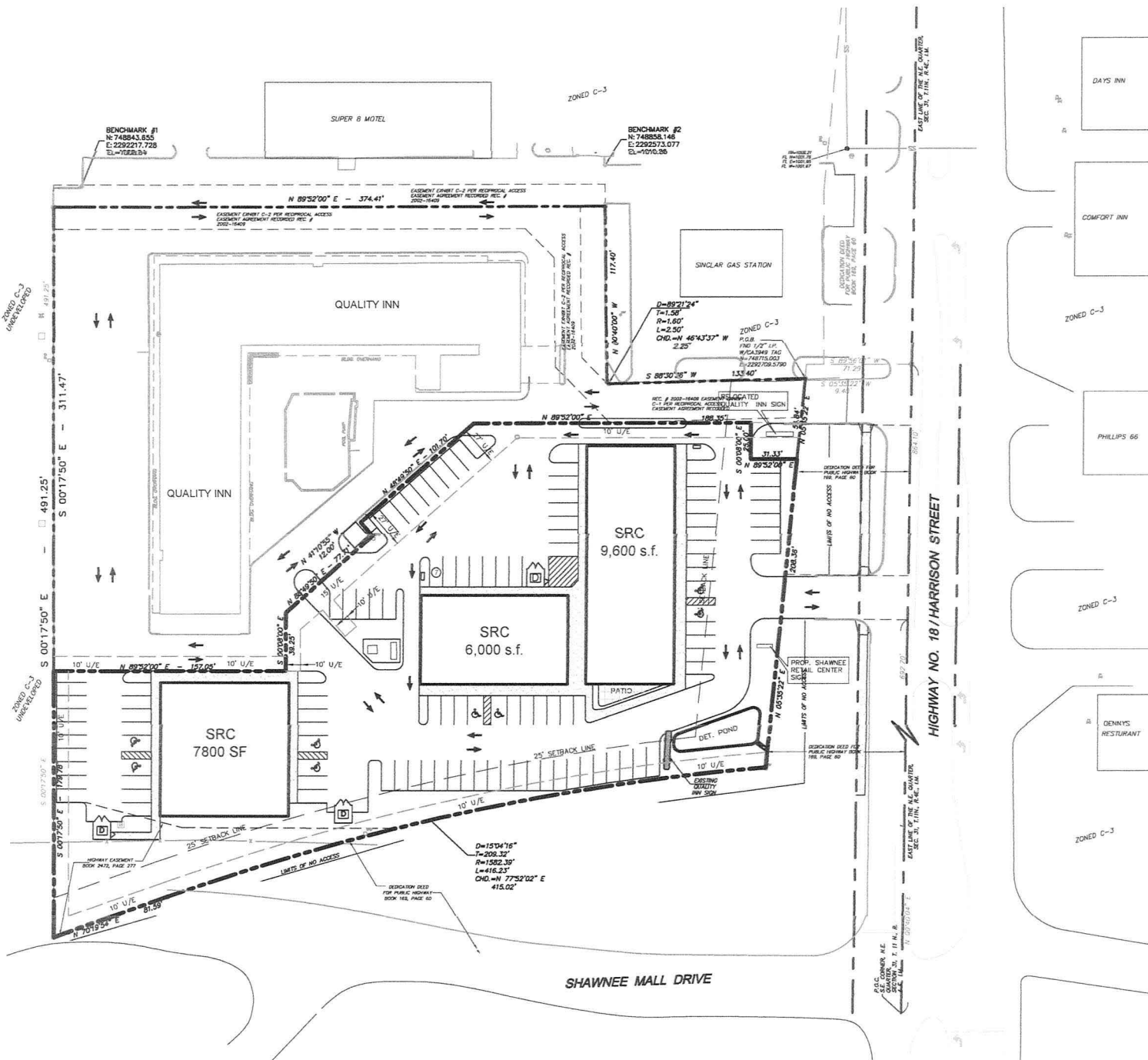
Thence South 00°17'50" East a distance of 491.25 feet to a point on the North Right-of-Way line of Interstate Highway No. 40;

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Thence North 05°35'22" East said West Right-of-Way line a distance of 263.20 feet to the true POINT OF BEGINNING.

Said described tract of land contains an area of 194,689 square feet or 4.4694 acres, more or less.



MASTER SITE PLAN

SCALE: 1"=100'

PROPOSED LEGEND

- PAVEMENT
- LANDSCAPING
- CONC. SIDEWALK
- FENCE ENCLOSED DUMPSTER

SITE INFORMATION

1. TOTAL AREA= 4.4694 AC.
2. TOTAL AREA SHALL BE PLATTED W/ 2 LOTS.
3. LOT 1, BLK. 1 AREA= 2.1350 AC.
4. LOT 2, BLK. 1 AREA= 2.3344 AC.
5. TOTAL AREA SHALL BE PLATTED W/ 2 LOTS.
6. EXISTING ZONING IS C-3 HIGHWAY COMM. DISTRICT.

TLP
ASSOCIATES, INC.
CIVIL ENGINEERING
LAND DEVELOPMENT

703 S. Ranchwood Blvd.
Yukon, OK 73099
C: 405.210.3169
EM: terry@tlp-associates.com
CA NO. 7901
CA Expires 6-30-2019

SHAWNEE RETAIL CENTER
4900 N. HARRISON STREET
SHAWNEE, OK

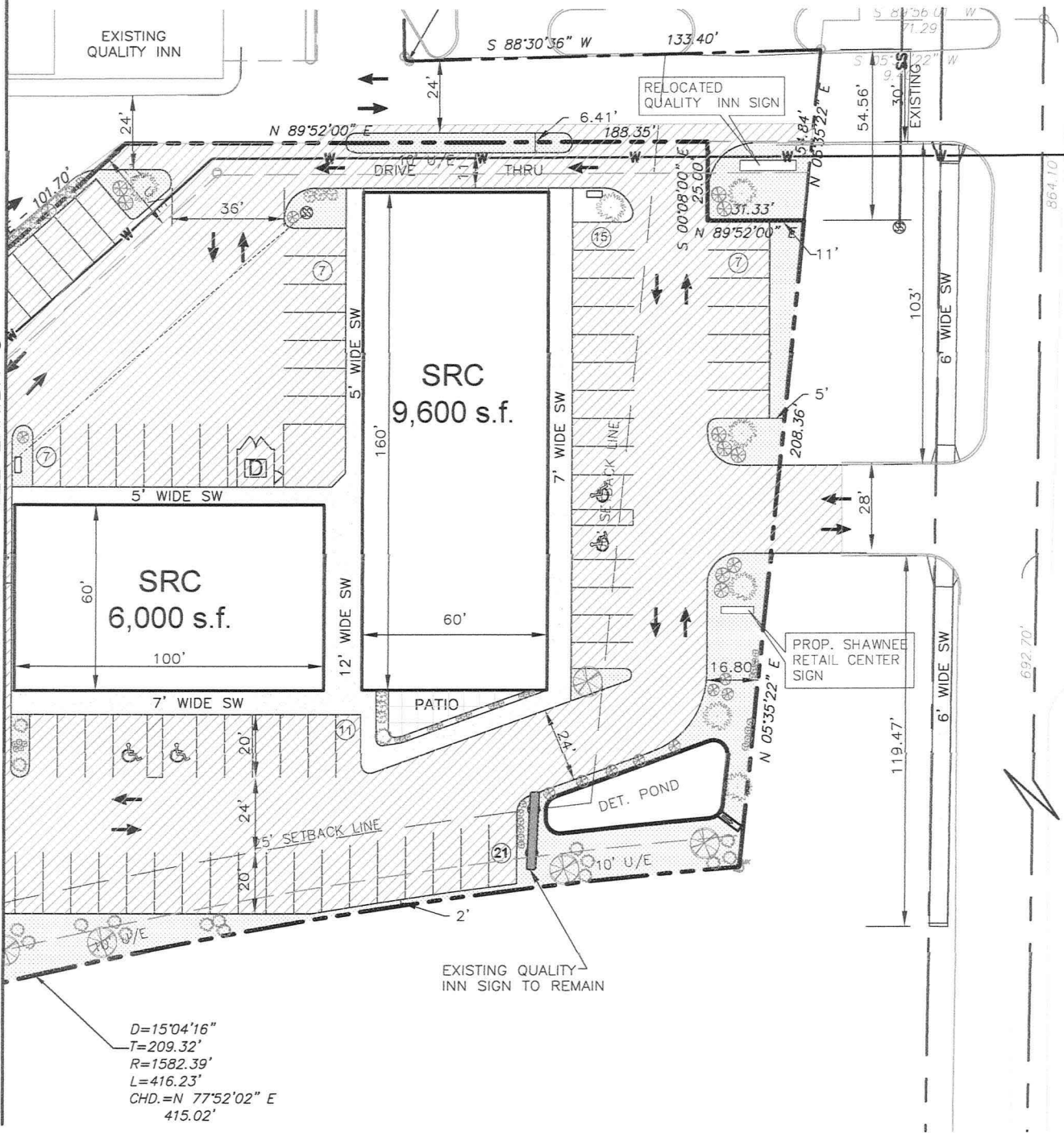
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MASTER SITE
PLAN

PUD-XXXX

EXHIBIT "B"

MATCH LINE - SEE EXHIBIT C



EAST SIDE SHAWNEE RETAIL CENTER

SCALE: 1"=50'

PROPOSED LEGEND

- PAVEMENT
- LANDSCAPING
- CONC. SIDEWALK
- FENCE ENCLOSED DUMPSTER

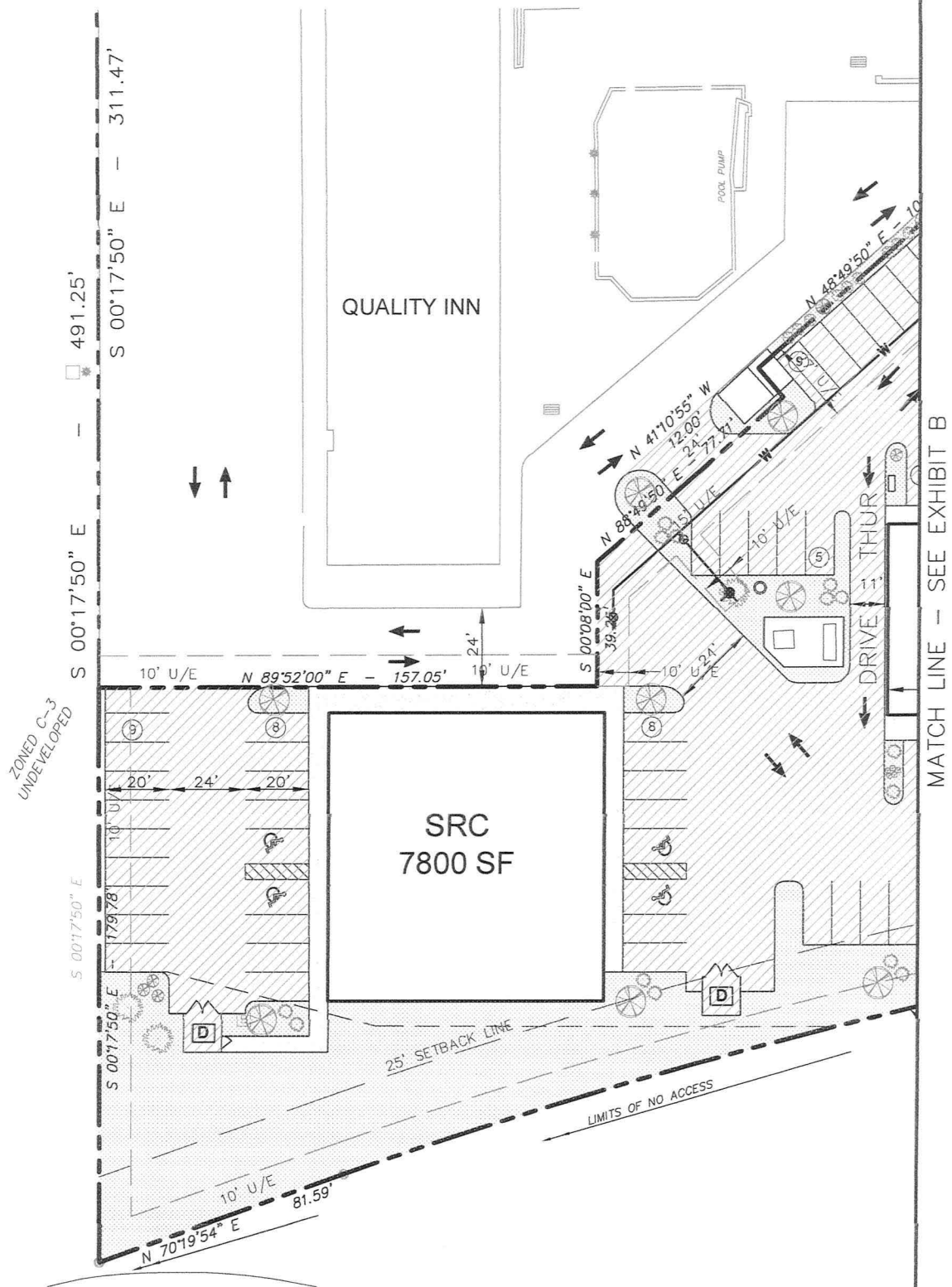
TLP
ASSOCIATES, INC.
CIVIL ENGINEERING
LAND DEVELOPMENT

703 S. Ranchwood Blvd.
Yukon, OK 73099
C: 405.210.3169
EM: terry@tlp-associates.com
CA NO. 7901
CA Expires 6-30-2019

SHAWNEE RETAIL CENTER
4900 N. HARRISON STREET
SHAWNEE, OK

ENLARGED
MASTER SITE
PLAN
PUD-XXXX

EXHIBIT "C"



PROPOSED LEGEND

- PAVEMENT
- LANDSCAPING
- CONC. SIDEWALK
- FENCE ENCLOSED DUMPSTER



WEST SIDE
SHAWNEE RETAIL CENTER

SCALE: 1"=50'

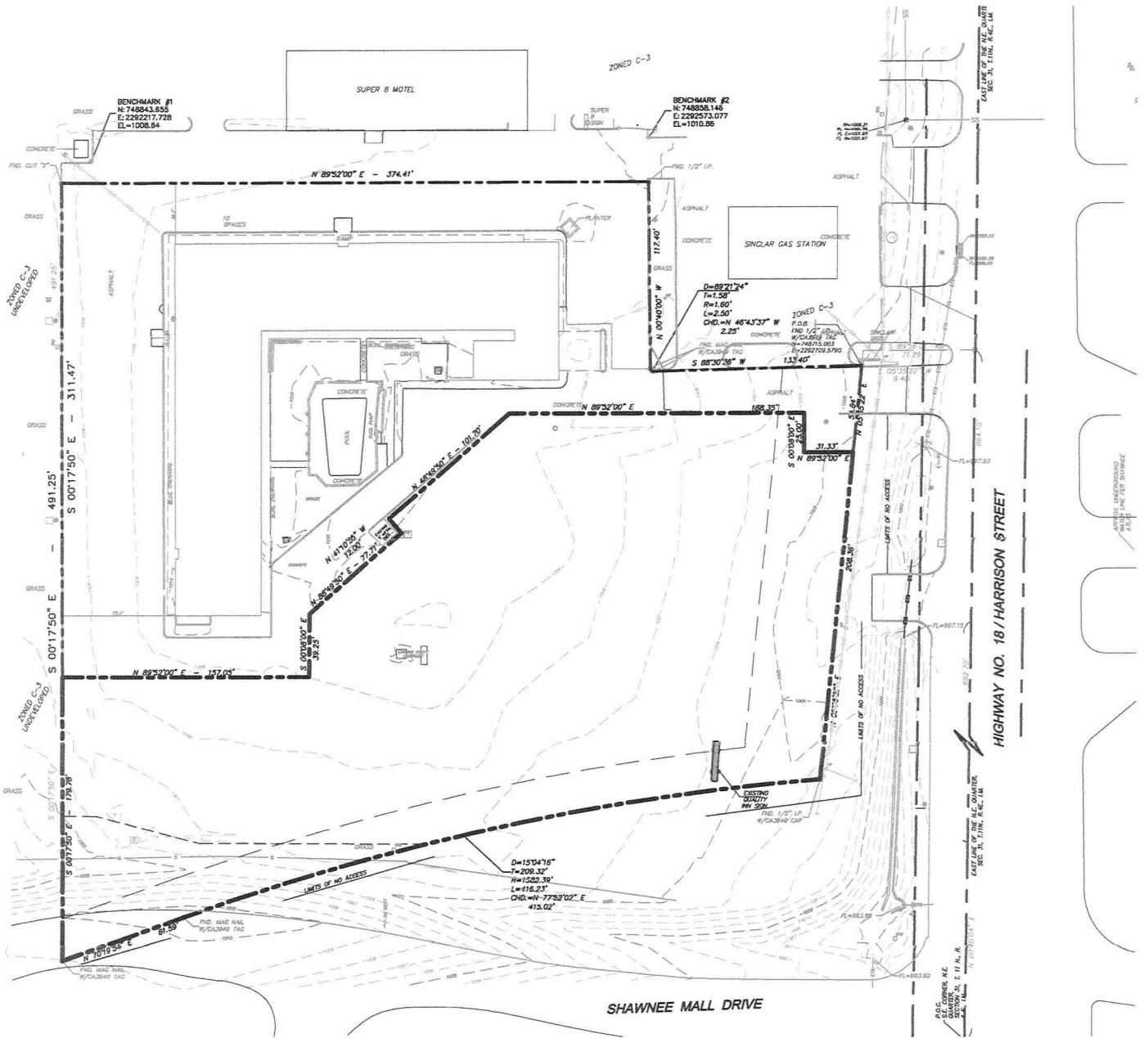
TLP
ASSOCIATES, INC.
CIVIL ENGINEERING
LAND DEVELOPMENT

703 S. Ranchwood Blvd.
Yukon, OK 73099
C: 405.210.3169
EM: terry@tlp-associates.com
CA NO. 7901
CA Expires 6-30-2019

SHAWNEE RETAIL CENTER
4900 N. HARRISON STREET
SHAWNEE, OK

ENLARGED
MASTER SITE
PLAN
PUD-XXXX

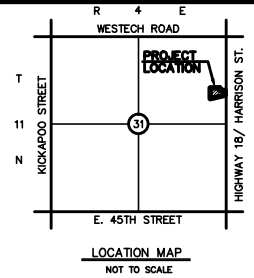
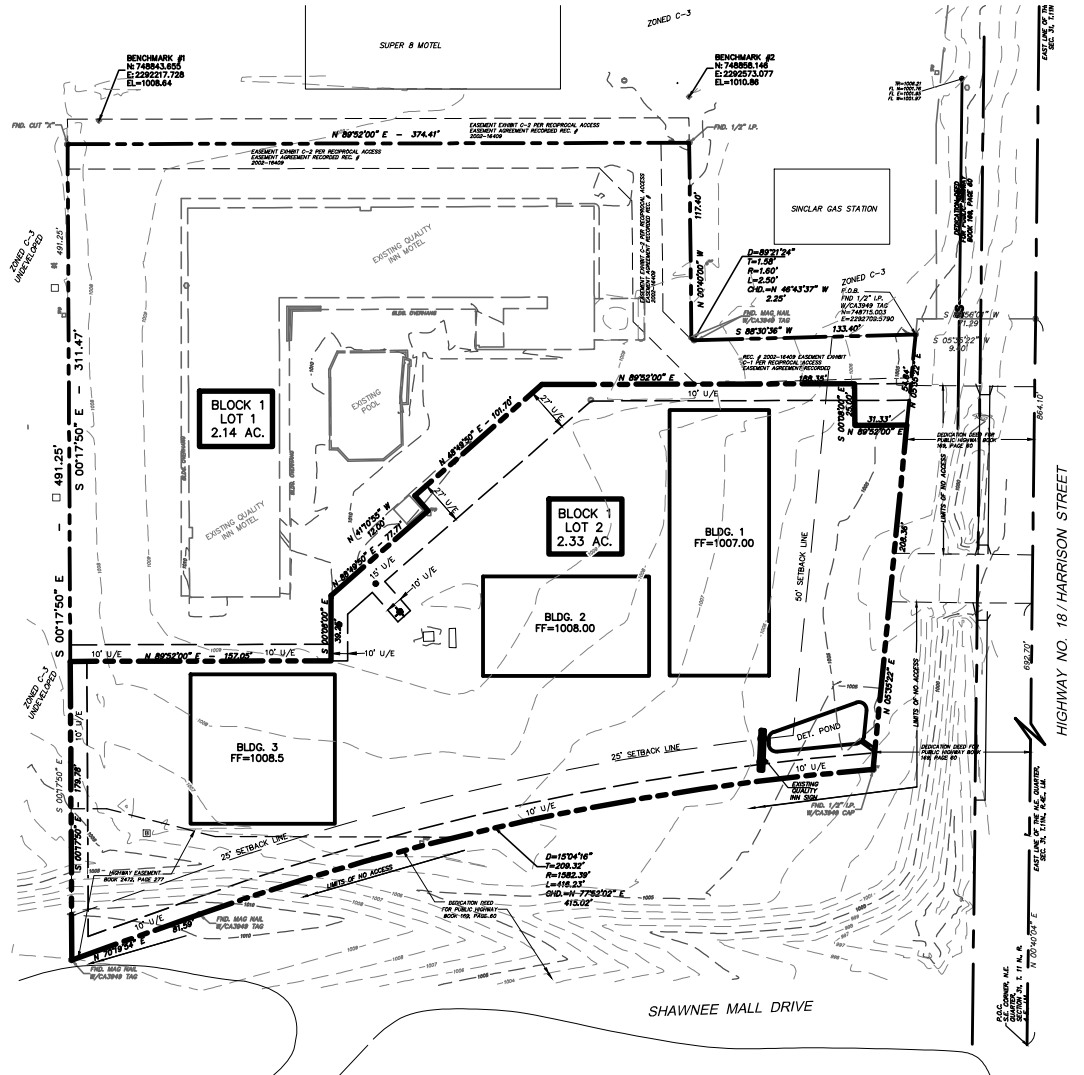
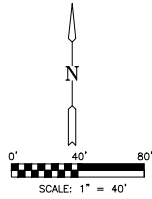
EXHIBIT "D"



EXHIBIT

2

PRELIMINARY PLAT
FOR
SHAWNEE RETAIL CENTER
NE 1/4 SEC. 31, T11N, R4E, I.M.
POTTAWATOMIE COUNTY, OKLAHOMA



LEGAL DESCRIPTION:

A tract of land lying in the East Half of the Northeast Quarter (E/2 NE/4) of Section Thirty-one (31), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, being described as follows:

BEGINNING at the Southeast corner of said NE/4 of Section 31, Township 11 North, Range 4 East of the Indian Meridian, Pottawatomie County, State of Oklahoma;

THENCE North 00°40'04"E, along the East line of said Quarter Section, a distance of 864.10 feet;

THENCE South 89°46'01.0"W, a distance of 71.29 feet;

THENCE South 05°45'22.0"W, a distance of 9.40 feet to the true POINT OF BEGINNING, said point being on the West Right-of-Way line of State Highway No. 18;

THENCE South 88°40'36.0"W, a distance of 133.40 feet;

THENCE on a curve to the right having a radius of 1.60 feet, (a chord bearing North 46°43'37.0"W, chord length of 2.25 feet) an arc distance of 2.50 feet;

THENCE North 00°40'00.0"W, a distance of 117.40 feet;

THENCE South 89°46'20.0"W, a distance of 374.41 feet;

THENCE South 00°47'50" East, a distance of 491.25 feet to a point on the North Right-of-Way line of Interstate Highway No. 40;

THENCE North 70°49'54.0"E, along said North Right-of-Way line, a distance of 81.59 feet;

THENCE on a curve to the right having a radius of 1582.39 feet, (a chord length of 415.02 feet) along said North Right-of-Way line, a distance of 416.23 feet, to a point on the West Right-of-Way line of State Highway No. 18;

THENCE North 05°45'22.0"E, along said West Right-of-Way line, a distance of 263.20 feet to the true POINT OF BEGINNING.

Said described tract of land contains an area of 194.689 square feet or 4.4694 acres, more or less.



JAN. 9, 2018

TLP
ASSOCIATES, INC.
CIVIL ENGINEERING
LAND DEVELOPMENT
703 S. Ranchwood Blvd.
Tulsa, OK 74209
C: 405.210.3169
E: terryl@tulp-associates.com
CA No. 7501
CA Expires 6-30-2019

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: P05-18
Project Number: 180040
Date Filed: January 10th 2018
Cheylene 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 C-3 District to PUD District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 4900 N HARRISON ST.

LEGAL DESCRIPTION: SEE ATTACHED

PROPERTY OWNER (S): MR. NILESH PATEL

PROPERTY AGENT (APPLICANT): TERRY L. POLLOCK TLP ASSOCIATES, INC.

APPLICANT'S ADDRESS: 703 S. RANCHWOOD BLVD.

CITY: YUKON STATE: OK ZIP: 73099

EMAIL ADDRESS: TERRY@TLP-ASSOCIATES.COM

TELEPHONE NUMBER: (405) 210-3169 CONTACT NUMBER: (405) 210-3169

DIMENSIONS OF PROPERTY: AREA: 4.47AC WIDTH: 479.82'
LENGTH: 491.25 FRONTAGE: 208.36'

CURRENT ZONING: C-3 CURRENT USE: COMMERCIAL

PROPOSED ZONING: PUD PROPOSED USE: COMMERCIAL

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

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

TLP Pollock
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

RECEIPT NO. 02124298

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 #P05-18

Notice is hereby given that the City of Shawnee, Oklahoma, will conduct a public hearing on an application for approval of a Planned Unit Development, which is a special zoning district, on property located within the City of Shawnee.

The applicant requests a Planned Unit Development for the following described property:

A tract of land lying in the East Half of the Northeast Quarter (E/2 NE/4) of Section Thirty-one (31), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, being described as follows:

Beginning at the Southeast Corner of the Northeast Quarter (NE/4) of Section 31, Township 11 North, Range 4 East of the Indian Meridian, Pottawatomie County, State of Oklahoma; Thence North 00°40'04" East along the East line of said Quarter Section a distance of 864.10 feet; Thence South 89°56'01" West a distance of 71.29 feet; Thence South 05°35'22" West a distance of 9.40 feet to the true point of beginning, said point being on the West Right-of-Way line of State Highway No. 18; Thence South 88°30'36" West a distance of 133.40 feet; Thence on a curve to the right having a radius of 1.60 feet, (a chord bearing North 46°43'37" West, chord length of 2.25 feet) an arc distance of 2.50 feet;

Thence North 00°40'00" West a distance of 117.40 feet; Thence South 89°52'00" West a distance of 374.41 feet; Thence South 00°17'50" East a distance of 491.25 feet to a point on the North Right-of-Way line of Interstate Highway No. 40; Thence North 70°19'54" East along said North Right-of-Way line a distance of 81.59 feet; Thence on a curve to the right having a radius of 1582.39 feet, (a chord length of 415.02 feet) along said North Right-of-Way line a distance of 416.23 feet, to a point on the West Right-of-Way line of State Highway No. 18; Thence North 05°35'22" East along said West Right-of-Way line a distance of 263.20 feet to the true point or place of beginning.

General Location Known As:	<u>4900 N. Harrison Avenue, Shawnee, OK</u>
Current Zoning Classification:	<u>C-3; Highway Commercial</u>
Requested Zoning Classification:	<u>Planned Unit Development (PUD)</u>
Proposed Use of Property:	<u>Motel and Retail Development</u>
Applicant:	<u>TLP Associates, INC</u>

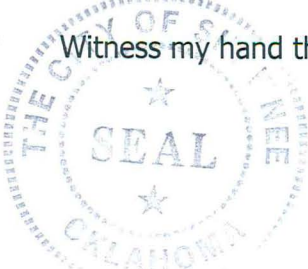
The public hearings will be held in the City Commission Chambers in City Hall, 16 W. 9th St. Shawnee, Oklahoma, as follows:

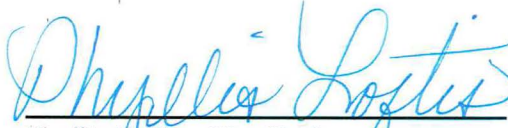
March 7th, 2018 AT 1:30 P.M.:
March 19th, 2018 AT 6:00 P.M.:

CITY OF SHAWNEE PLANNING COMMISSION
CITY OF SHAWNEE CITY COMMISSION

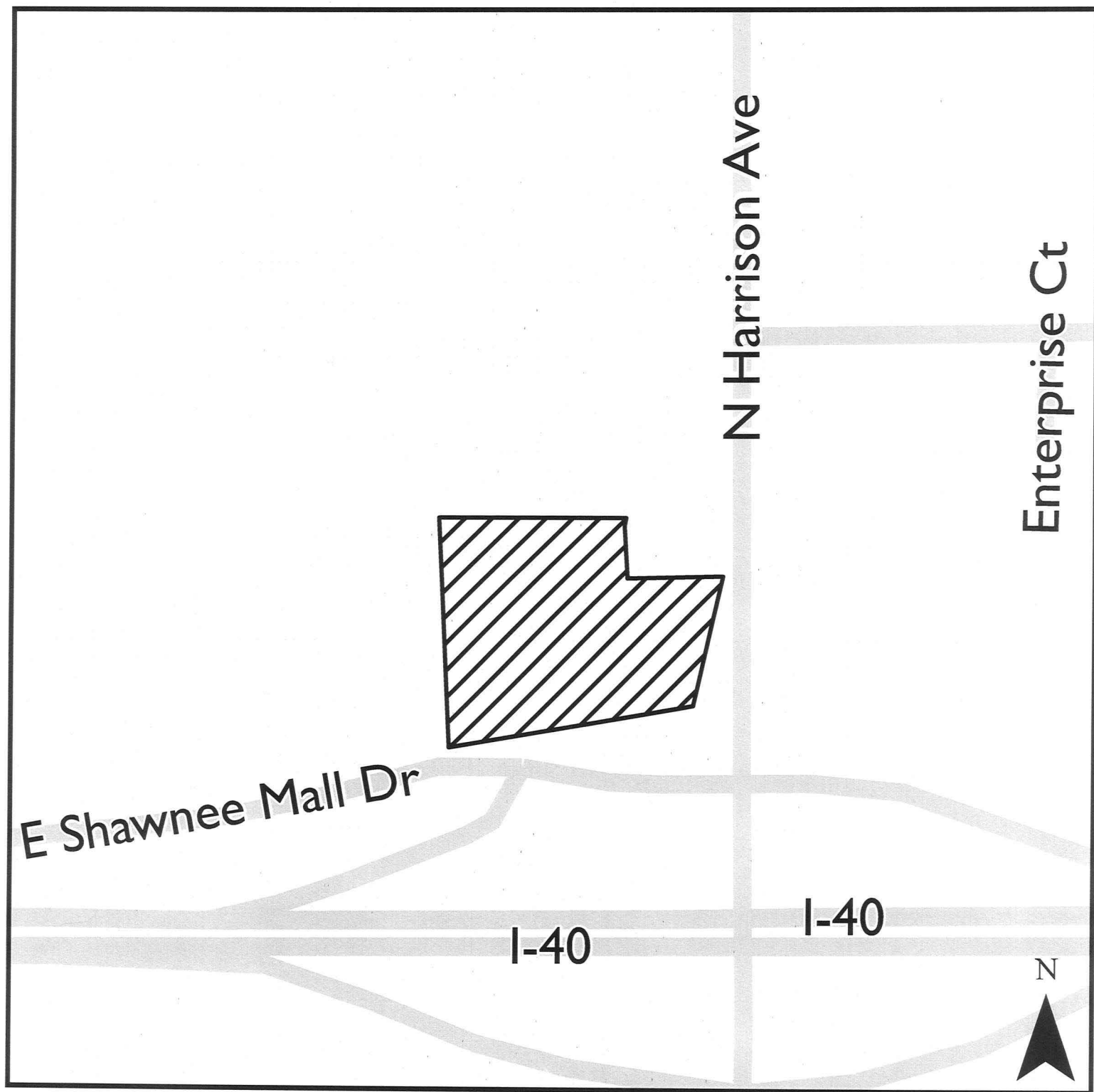
At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the Planned Unit Development. The Commission reserves the right to limit discussion and debate on the proposed Planned Unit Development in the public hearing, in which event those persons appearing in support or opposition of the proposed Planned Unit Development 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 12th day of February, 2018.




Phyllis Loftis, City Clerk

CASE # P05-18
REZONE FROM C-3 TO PUD
4900 N. HARRISON



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 East Half of the Northeast Quarter (E/2 NE/4) of Section Thirty-one (31), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, being described as follows:

Beginning at the Southeast Corner of the Northeast Quarter (NE/4) of Section 31, Township 11 North, Range 4 East of the Indian Meridian, Pottawatomie County, State of Oklahoma; Thence North 00°40'04" East along the East line of said Quarter Section a distance of 864.10 feet; Thence South 89°56'01" West a distance of 71.29 feet; Thence South 05°35'22" West a distance of 9.40 feet to the true point of beginning, said point being on the West Right-of-Way line of State Highway No. 18; Thence South 88°30'36" West a distance of 133.40 feet; Thence on a curve to the right having a radius of 1.60 feet, (a chord bearing North 46°43'37" West, chord length of 2.25 feet) an arc distance of 2.50 feet;

Thence North 00°40'00" West a distance of 117.40 feet; Thence South 89°52'00" West a distance of 374.41 feet; Thence South 00°17'50" East a distance of 491.25 feet to a point on the North Right-of-Way line of Interstate Highway No. 40; Thence North 70°19'54" East along said North Right-of-Way line a distance of 81.59 feet; Thence on a curve to the right having a radius of 1582.39 feet, (a chord length of 415.02 feet) along said North Right-of-Way line a distance of 416.23 feet, to a point on the West Right-of-Way line of State Highway No. 18; Thence North 05°35'22" East along said West Right-of-Way line a distance of 263.20 feet to the true point or place of beginning.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (3), both inclusive.

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

Dated: January 12, 2018 at 7:30 AM

First American Title & Trust Company

Michelle Cook

Michelle Cook
Abstractor License No. 3286
OAB Certificate of Authority # 017
File No. 2297051-SH99

OWNERSHIP LIST**ORDER NO. 2297051**

DATE PREPARED: January 22, 2018

EFFECTIVE DATE: January 12, 2018 at 7:30 am

OWNER	LOT	BLK	ADDITION
SHIV PROPERTIES LLC C/O AJAY PATEL 18235 N 27TH AVE PHOENIX AZ 85053-0000			BEG SE/C NE N864.10' W71.29' S5*9.40' POB SW88*133.40' ON A CURVE TO R A RADIUS 1.60' A DIST OF 2.50' N117.40' W374.41' S491.25' N70*E81.59' TH ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1582.39' ALG N R/W LINE A DIS OF 416.23' TH N05*E263.20' POB AMERICA'S BEST VALUE INN 4.47 Acres
SPARKMAN O L L P GAS INC P O BOX 218 SHAWNEE OK 74802-0000			10-SU BEG SE/C NE N00*40'04" E ALG E LINE 864.4' W59.70' TRUE POB BEING W R/W STATE HWY 18 W11.59' SW9.40' SW 133.40' TH ON A CURVE TO RIGHT A RADIUS OF 1.60' A DIS OF 2.50' N 147.40' N45*E 14.38' E 141.51' TO A POINT OF W R/W HWY TH S5*W ALG HWY R/W 28.08' TH S 117' POB
MAPLE DEVELOPMENT LLC 12204 N I-35 SERVICE ROAD OKC OK 73113-0000			BEGINNING SE/C NE/4 N1110.13' W586.57' POB S532.92' TO A POING ON THE NORTH RIGHT-OF-WAY LINE OF I-40 W68.43' S38.74' S74*36'43"W230.17' S66*47'47"W98.58' S76*3'45"W98.02' S88*23'32"W105.03' TO A POINT ON THE EAST RIGHT- OF-WAY LINE OF RAILROAD N2*44'20"W691.14' E605.24' POB 8.46 Acres

JOHNSON JEROME L & SHIRLEY JUN 2009 REVOCABLE TRUST 1311 N 1082 RD LAWRENCE KS 66046-0000			BEG 48'W & 1285.62'S NE/C E/2 NE W1176.82' TO THE E R/W LINE OF AT&SF RR S ALG RR 303.70' E1143.52' N4°E240.34' N63.37' POB POB LESS .16 TO STATE & LESS .39 ACRES (WD 2017-2345) 6.89 Acres
SAI OM SAI LLC 5104 N HARRISON SHAWNEE OK 74804-0000			A TR IN E/2 NE DES AS BEG SE/C NE TH N 864.10' W71.29' S5°W9.40' S88°W 133.40' TH ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1.60' (A CHORD BEARING N46°W CHORD A LENGTH OF 2.25') AN ARC DIS OF 2.5' TH N 117.40'POB TH W 374.41' N139.50' E351.50' S106.20' E22.29' S 33.30'POB SUPER 8 MOTEL 1.14 Acres
STATE OF OKLA 200 NE 21ST OKLA CITY OK 73105-0000			I-40 FRONTAGE ROAD
LAXMI INN INC % DAYS INN 5107 N HARRISON SHAWNEE OK 74804-0000			10SU PT N1/2 S1/2 NW, BEG SW/C N1/2 S1/2 NW E128.05' & N200'POB E300' N200' W315.58' SE125.61' S75.45'POB DAYS INN 1.40 Acres (32-11N-4E)
HICKEY FAMILY LIMITED PARTNER C/O DONNA WILSON 19101 SADDLE RIVER EDMOND OK 73012-0000			10-SU BEG 128.05'E SW/C N1/2 S1/2 NW E300' N200' W300' S200' POB. 1.37 Acres (32-11N-4E)
LAFREEDA FAMILY PARTNERSHIP 5839 SEBASTIAN PLACE STE 102 SAN ANTONIO TX 78249-0000			S2 S2 NW BEG N675.06'& E128.05' SW/C S111.97'SE CURVE TO RIGHT 452.83' N204.13' W440.95' POB DENNY'S RESTAURANT 1.60 Acres (32-11N-4E)
LAFREEDA FAMILY PARTNERSHIP 5839 SEBASTIAN PLACE STE 102 SAN ANTONIO TX 78249-0000			A TR BEG SW/C S 1/2 S 1/2 NW N ALG W LINE 675.06' TO NW/C E569' TO POB, E122' S250.67' NW130.79' N204.13' POB PARKING LOT BEHIND DENNY'S

STATE OF OKLA 200 NE 21ST OKLA CITY OK 73105-0000			BEG SW/C N1/2 NW N ALONG W LINE 208' E96.64' S207.99' TO A PT ON S LINE THENCE W ALONG S LINE 99.30' POB (32-11N-4E)
PRESTIGE HOTELS LLC 3030 S I-35 SERVICE RD OKC OK 73129-0000			BEGINNING NW/C NW/4 S 1127.11' POB E627.97' S208' W627.91' N208' POB LESS A TRACT BEGINNING NW/C NW/4 S1141.67' POB E96.63' S207.99' W99.3' N208' POB 2.86 Acres
ROMBERG EDWIN WESLEY & CAROLYN P O BOX 321 SHAWNEE OK 74802-0321			BEGINNING SW/C NW/4 N147.95' E1767.66' N150' POBN60' E40' S60' W40' POB(BILLBOARD SITE 12) AND BEGINNING SW/C NW/4 N147.95' E2292.58' N150' POBN60' E40' S60' W40' POB(BILLBOARD SITE 13)
STATE OF OKLA 200 NE 21ST OKLA CITY OK 73105-0000			BEG SW/C NW N675.06' E128.05' S111.97' SELY>R=1550.39' 453.83' S69°E 271.48' ETC BOOK164 PG102 21.43 Acres

PRELIMINARY PLAT APPLICATION



City of Shawnee Planning Department

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

For Office Use Only

Case Number: 503-18
Project Number: 180041
Date Filed: January 10th, 2018
Amount Paid: \$231.00
Receipt No.: 02124304

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 TLP ASSOCIATE, INC. FOR MR. NILESH PATEL
APPLICANT ADDRESS 703 S. RANCHWOOD BLVD., YUKON, OK 73099
APPLICANT PHONE NUMBERS 405-210-3169
EMAIL ADDRESS TERRY@TLP-ASSOCIATES.COM
NAME OF PLAT SHAWNEE RETAIL CENTER
LOCATION 4900 N. HARRISON ST., SHAWNEE, OK
NUMBER OF ACRES 4.47 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 2 225
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 _____

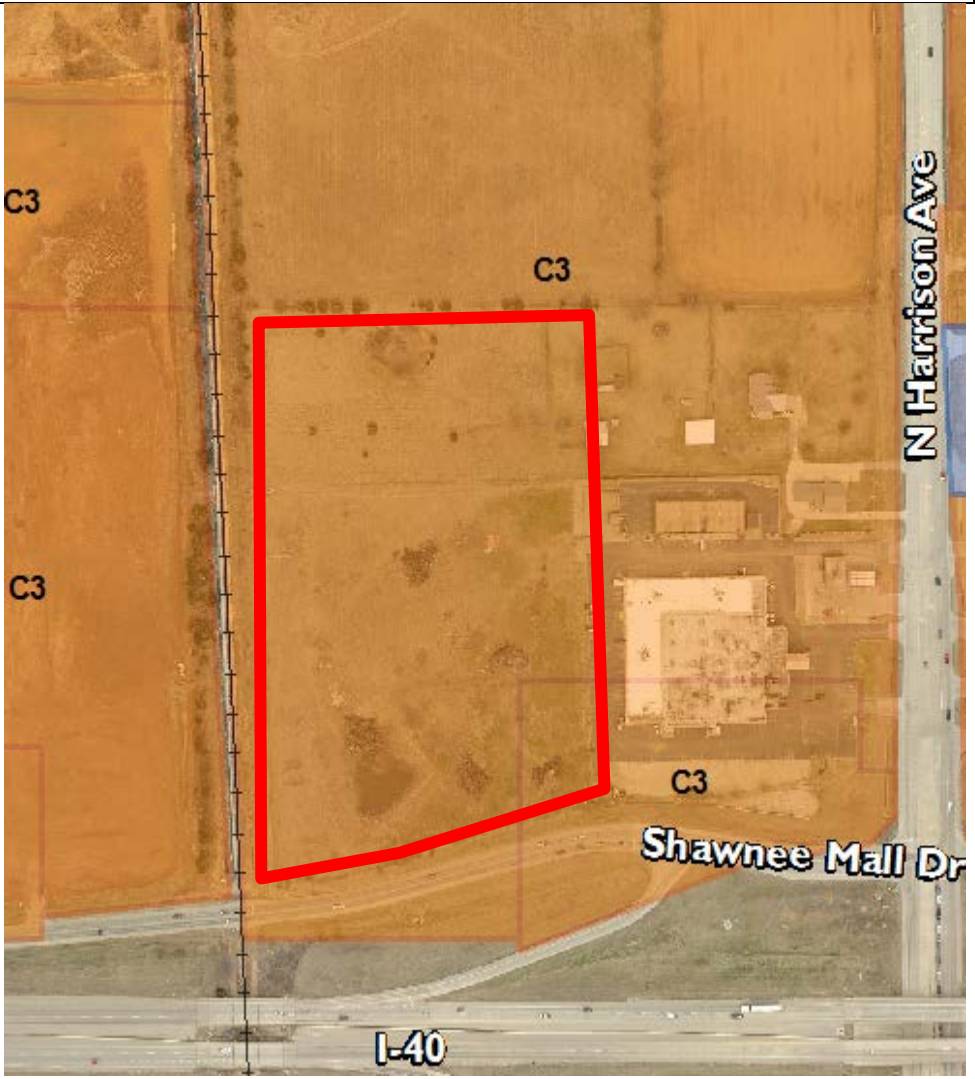
OWNER/DEVELOPER INFORMATION:

NAME MR. NILESH PATEL OF SHN PROPERTIES, LLC
ADDRESS 4900 N. HARRISON ST., SHAWNEE OK 74804
CONTACT NUMBERS 858-442-2495
EMAIL ADDRESS NPATEL4461@GMAIL.COM

PROJECT ENGINEER INFORMATION:

NAME DARIN TEEMAN PE 25180 CA-7901
ADDRESS 703 S. RANCHWOOD BLVD, YUKON, OK 73099
CONTACT NUMBERS 405-210-3169
EMAIL ADDRESS DTEEMAN@TLP-ASSOCIATES.COM

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

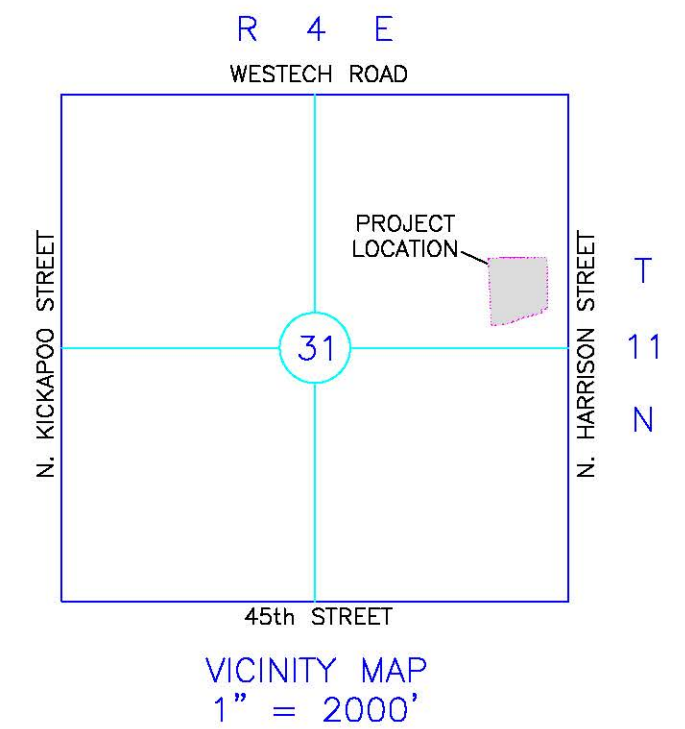
City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org				CASE # S04-18 PUBLIC HEARING DATE: May 2nd, 2018 CITY COMMISSION DATE: May 7th, 2018	
APPLICANT: Sid and Javal Inc.		13512 S. Blackwelder Ave. Oklahoma City, OK 73170		(405) 326-0880	
PROPERTY ADDRESS/LOCATION: A part of the NE/4 of Sec 31, T-11-N, R-4-E, IM					
SUMMARY OF REQUEST: The applicant, Sid and Javal Inc., is requesting preliminary plat approval to divide an existing 8.5 acre tract of land into 5 commercial lots. Access is limited to one cul-du-sac due to an Oklahoma Department of Transportation (ODOT) limits-of-no-access along Shawnee Mall Drive.					
EXISTING ZONING: C3	EXISTING LAND USE: Vacant	SURROUNDING ZONING & LAND USE: C-3 (Highway Commercial)	Number of Lots: 5	PROPERTY SIZE: 8.59	
STAFF REVIEW AND ANALYSIS					
Based on Staff's review of the proposal, a number of corrections are necessary for conformance with City Code. Staff recommends this item be <u>deferred to the June 7th, 2018 Planning Commission agenda.</u>					

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: Revised Maple Development Preliminary Plat Exhibit 2: Applicant Narrative					

EXHIBIT
1

PRELIMINARY PLAT
OF
MAPLE DEVELOPMENT, L.L.C.
A PART OF THE NE/4 OF SEC 31, T-11-N, R-4-E, I.M.
SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA
SHEET 1 OF 1

DEVELOPER
SID AND JAVAL INC.
M.N. SIDDIQUI
13512 S BLACKWELDER AVE.
OKLAHOMA CITY, OK 73170
PHONE: (405) 326-0880



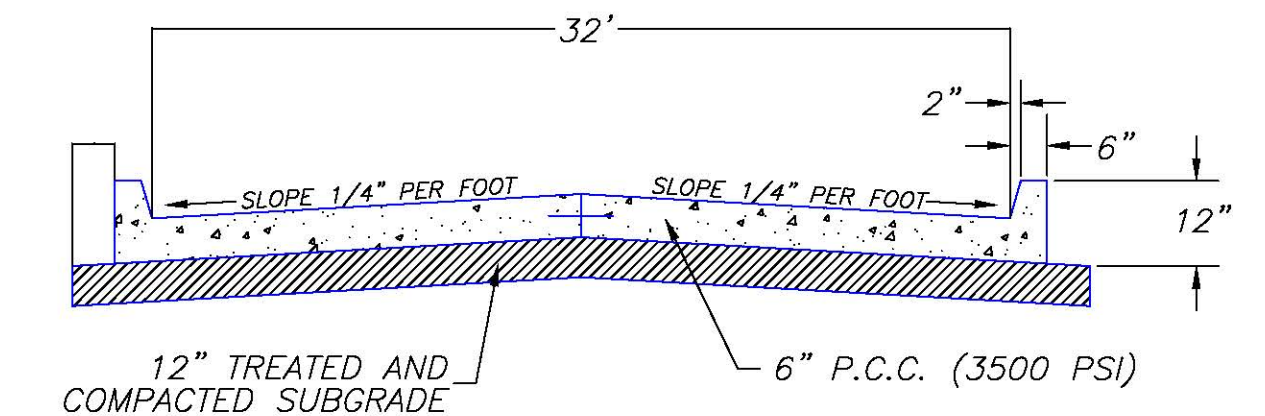
LEGAL DESCRIPTION:
A PART OF THE NORTHEAST QUARTER OF SECTION 31, T-11-N, R-4-E, I.M., POTTAWATOMIE COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Commencing at the Southeast Corner of the Northeast Quarter of said Section 31, Thence N00°01'52"E a distance of 1110.13 feet; Thence S89°13'48"W a distance of 586.57 feet to the POINT OF BEGINNING; Thence from said POINT OF BEGINNING S89°13'48"W a distance of 605.23 feet; Thence S02°44'20"E a distance of 691.13 feet; Thence N88°23'03"E a distance of 105.03 feet; Thence N76°03'45"E a distance of 98.02 feet; Thence N68°47'47"E a distance of 98.58 feet; Thence S74°36'43"W a distance of 230.17 feet; Thence N00°20'52"W a distance of 39.74 feet; Thence N89°38'36"E a distance of 68.43 feet; Thence N00°56'00"W a distance of 170.70 feet; Thence N00°56'00"W a distance of 362.22 feet to the POINT OF BEGINNING. Said tract contains 8.59± acres more or less and is subject to any Easements or Rights-of-Way of Record.

- PLAT NOTES
1. ALL STREETS ARE PUBLIC STREET & PUBLIC U/E.
 2. DETENTION WILL BE PROVIDED FOR EACH INDIVIDUAL TRACT, ON TRACT 4

STATISTICAL DATA	
TOTAL NUMBER OF GROSS ACRES:	8.59±
TOTAL NUMBER OF LOTS:	5
NUMBER OF DWELLING UNITS:	0
ACREAGE:	0
RESIDENTIAL DENSITY:	0
NET RESIDENTIAL DENSITY:	0
NUMBER OF COMMERCIAL LOTS:	0
NUMBER OF INDUSTRIAL LOTS:	0
PARK ACREAGE:	0
COMMON RECREATIONAL ACREAGE:	0
COMMON OPEN ACREAGE:	0
LINEAL FOOTAGE OF STREETS	316.63
PUBLIC LOCAL:	0
COLLECTOR:	316.63
ARTERIAL:	0
OTHER PUBLIC ACREAGE:	0
OTHER SEMI-PUBLIC ACREAGE:	0

SCALE 1" = 50'

LEGEND	
U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT



CURB & GUTTER - CONCRETE
TYPICAL GRADING AND SURFACING SECTION
N.T.S.

POC
SE COR, NE/4,
SEC 31, T-11-N,
R-4-E, I.M.

THIS PLAT IS DESIGNED IN
ACCORDANCE WITH THE CITY OF
SHAWNEE ORDINANCES AND
REGULATIONS GOVERNING THE
SUBDIVISION OF LAND.

DATE: 02-02-18	PRELIMINARY PLAT	
SCALE: 1" = 50'	MAPLE DEVELOPMENT, L.L.C.	
JOB NUMBER: MOM18004	SHAWNEE, OK	
DRAWN BY: S.G.B.	ANCHOR ENGINEERING, L.L.C. Specializing in Subdivisions	
APPROVED BY: D.H.B.	CA No. 4161 12617 S. McLoud Road McLoud, Ok. 74851	Exp. 06/30/18 (405) 749-9998 (405) 749-9997 Fax dbutler@anchorengineering.net
SHEET 1 OF 1		

PRELIMINARY PLAT APPLICATION



City of Shawnee Planning Department

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

For Office Use Only

Case Number: 504-18
Project Number: 180144
Date Filed: February 6th 2018
Amount Paid: \$240.00
Receipt No.: 02133623

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

APPLICANT Sid and Javal Inc. M.N. Siddiqui
APPLICANT ADDRESS 13512 S. Blackwelder Ave., Oklahoma City, OK 73170
APPLICANT PHONE NUMBERS 405-326-0880
EMAIL ADDRESS sidisok@hotmail.com
NAME OF PLAT Maple Development, L.L.C.
LOCATION A part of the NE/4 of Sec 31, T-11-N, R-4-E, IM
NUMBER OF ACRES 8.59 AC NUMBER OF LOTS 5

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00
PLUS **\$3.00** PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 5 \$ 15.00
PLUS **\$1.00** PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS _____
TOTAL COST \$ 240.00

FOR LESS THAN 2 ACRE LOTS: FEE: \$225.00
PLUS **\$2.00** PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS _____
PLUS **\$1.00** PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS _____
TOTAL COST _____

OWNER/DEVELOPER INFORMATION:

NAME Sid and Javal, Inc. M.N. Siddiqui
ADDRESS 13512 S. Blackwelder Ave., Oklahoma City, OK 73170
CONTACT NUMBERS 405-326-0880
EMAIL ADDRESS sidisok@hotmail.com

PROJECT ENGINEER INFORMATION:

NAME Anchor Engineering, L.L.C. Dwight H. Butler, P.E.
ADDRESS 12617 S. McLoud Road, McLoud, OK 74851
CONTACT NUMBERS Phone: 405-749-9998 Fax: 405-749-9997
EMAIL ADDRESS dbutler@anchorengineering.net

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

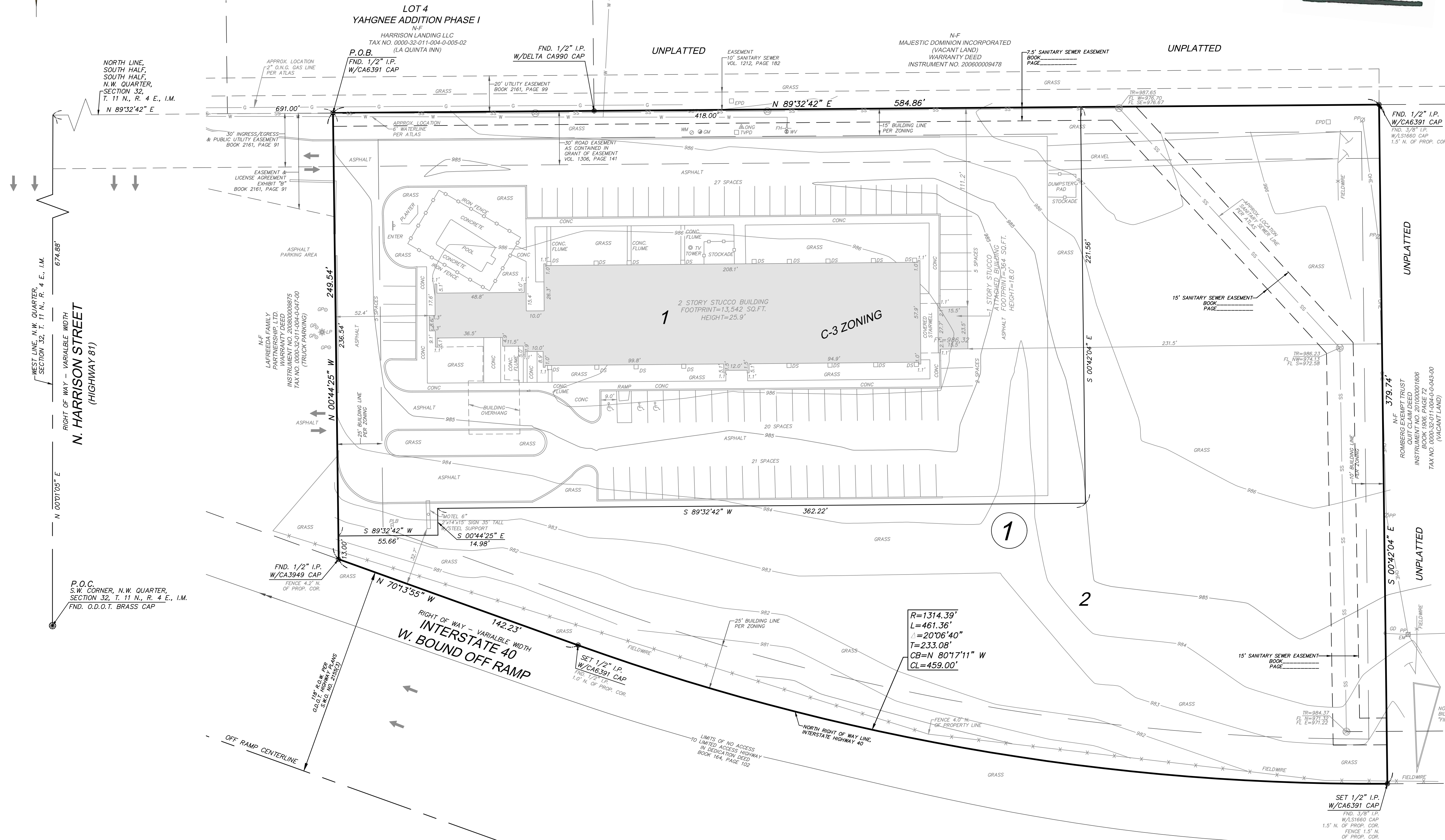
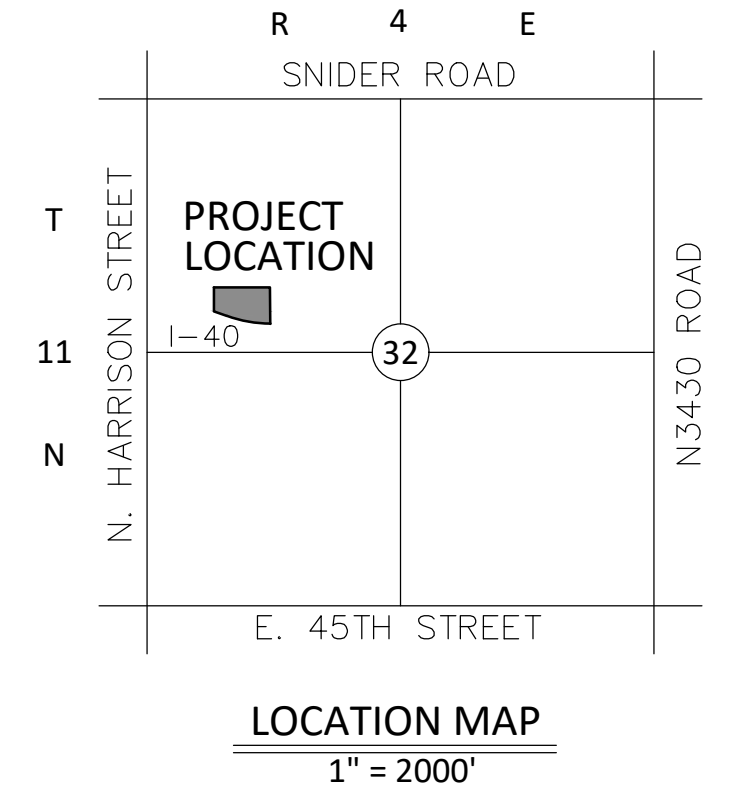
City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org				CASE # S07-18 PUBLIC HEARING DATE: May 2nd, 2017 CITY COMMISSION DATE: May 7 th , 2017	
APPLICANT: Joe Covey		20 NE 38 th St. Oklahoma City, OK 73105		(405) 601-7402	
PROPERTY ADDRESS/LOCATION: 4981 N. Harrison					
SUMMARY OF REQUEST: The applicant, Joe Covey, is requesting a preliminary plat, dividing a 4.5 acre tract of land into two commercial lots. The subject site is located at the north-east corner of Harrison Avenue and Interstate-40 and is currently zoned C-3 (Highway Commercial). Motel 6 exists on the subject site and will be contained entirely within the proposed lot 1. The additional lot, lot 2, will be reserved for general commercial use.					
EXISTING ZONING: C3	EXISTING LAND USE: Hotel	SURROUNDING ZONING & LAND USE: C-3 (Highway Commercial)	Number of Lots: 2	PROPERTY SIZE: 4.49	
STAFF REVIEW AND ANALYSIS					
Based on Staff's review of the proposal, a number of corrections are necessary to be in conformance with City Code. Staff recommends this item be deferred to the June 6th, 2018 Planning Commission agenda, to allow the applicant time to make corrections. The referral is based upon resubmitting following items: 1. Submit documentation and/or legal opinion that they will have legal access on and across the Denny's site. 2. Any additional comments noted to applicant by City Staff.					

APPROVE		APPROVE WITH CONDITIONS		DENY	
ATTACHMENTS: (CIRCLE)	SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM	LEGAL NOTICE	LEGAL DESCRIPTION	
PUBLIC COMMENTS		AGENCY COMMENTS		RESPONSE TO STANDARDS	
Attachments:					
Exhibit 1: Shawnee Motel Preliminary Plat					



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

EXHIBIT
1



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

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

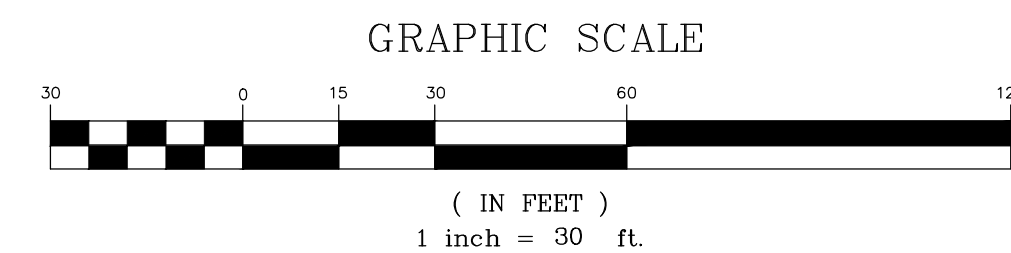
- NOTES:
- The bearing of North 89°32'42" East as described in the deed of record and as shown on the north line of the subject property was used as the basis of bearing for this plat.
 - Easements shown hereon by specific recording information are shown for reference purposes only and are not dedicated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

OWNER / DEVELOPER
JM SWAMI, LLC
12121 RICHMOND AVENUE, SUITE 415
HOUSTON, TEXAS 77062
PHONE: 281-355-5861
CONTACT: MANISH PATEL
EMAIL: manish112@aol.com

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

AREAS

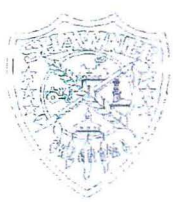
GROSS	195,874 SQ. FT.	4.4966 ACRES
LOT 1	93,429 SQ. FT.	2.1448 ACRES
LOT 2	102,445 SQ. FT.	2.3518 ACRES
SUBDIVISION CONTAINS 2 LOTS IN 1 BLOCK		



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

12500

PRELIMINARY PLAT APPLICATION



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

For Office Use Only	
Case Number:	<u>507-18</u>
Project Number:	<u>180320</u>
Date Filed:	<u>April 2nd, 2018</u>
Amount Paid:	<u>\$231.00</u>
Receipt No.:	<u>02153073</u>

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

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

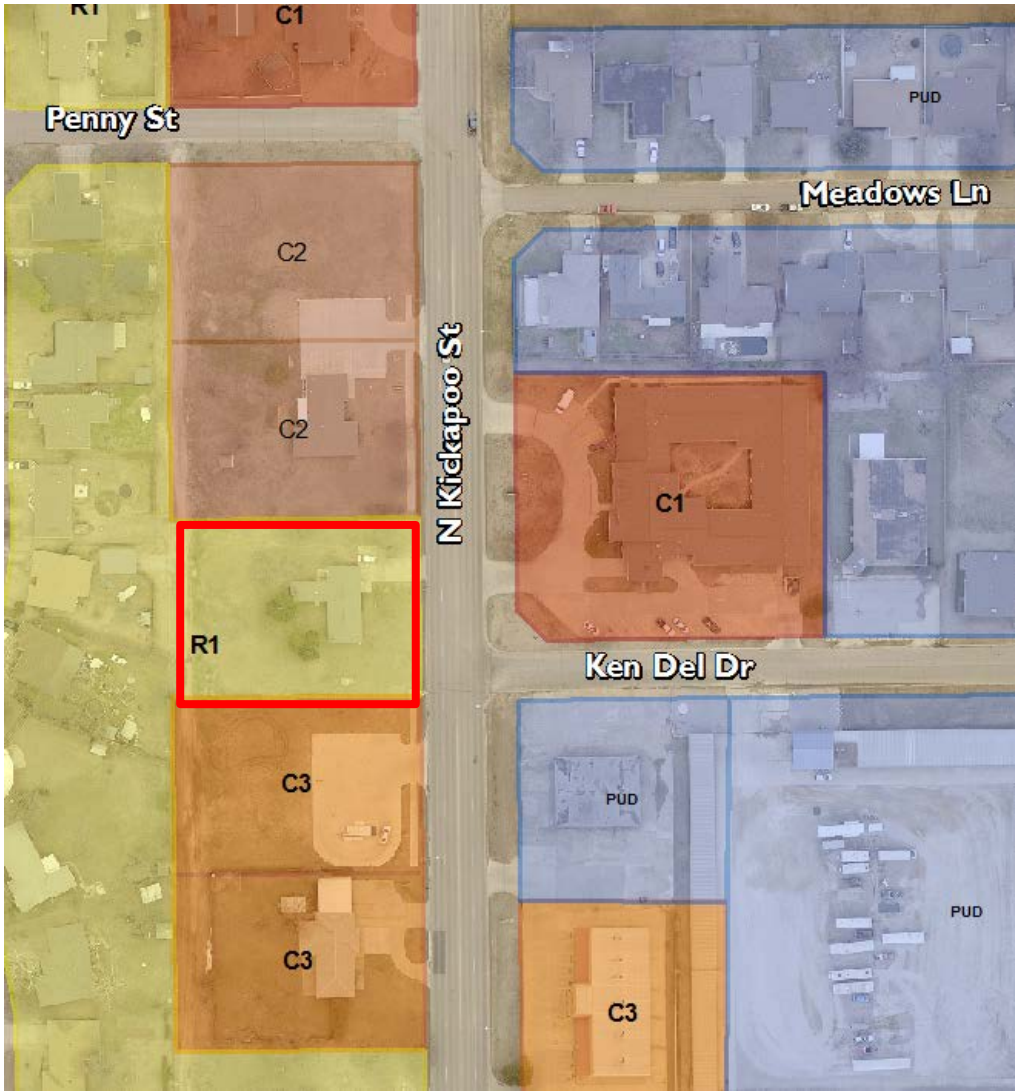
FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00
PLUS \$3.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 2 231.00
PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS — —
TOTAL COST 231.00

FOR LESS THAN 2 ACRE LOTS: FEE: \$225.00
PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS — —
PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS — —
TOTAL COST —

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

PROJECT ENGINEER INFORMATION:
NAME Dodson Thompson Monfield, PLLC (JOE COVEY P.E.S.)
ADDRESS 20 NE 38th St. OKC OK 73105
CONTACT NUMBERS 601-7402 OFFICE 990-0323 Cell
EMAIL ADDRESS joec@dtm-ok.com

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

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org				CASE # P09-17 PUBLIC HEARING DATE: May 2nd, 2017 CITY COMMISSION DATE: May 7th, 2017	
APPLICANT: Darin Sparkman		43809 MacArthur Shawnee, OK 74804		(405) 615-4647	
PROPERTY ADDRESS/LOCATION: 3946 N. Kickapoo Ave. Shawnee, OK 74804					
The applicant, Darin Sparkman, is requesting a rezone from R-1 (Single Family Residential) to C-3 (Highway Commercial) for a property located at 3946 N. Kickapoo. This property is generally located south of Penny Street, on the west side of Kickapoo Street. The proposed use for this site is restaurant or retail services. The subject site is approximately 0.72 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: R-1 (Single Family Residential) C-1(Neighborhood Commercial)	School District: I-93 Shawnee	PROPERTY SIZE: 0.72 Acres	

		C-2 (Surburban Office Commercial) C-3 (Highway Commercial) PUD (Planned Unit Development)		
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	

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: P09-18

Project Number: 180319

Date Filed: April 2nd 2018

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

PROPERTY LOCATION (STREET ADDRESS): 3946 N Kickapoo

LEGAL DESCRIPTION: BLK 1 Lot 6 College View Shawnee

PROPERTY OWNER (S): Stonebridge Farm LLC

PROPERTY AGENT (APPLICANT): DARIN SPARKMAN

APPLICANT'S ADDRESS: 43809 MacArthur

CITY: SHAWNEE STATE: OK ZIP: 74804

EMAIL ADDRESS: dspark4757@sbcglobal.net

TELEPHONE NUMBER: (405) 615-4647 CONTACT NUMBER: ()

DIMENSIONS OF PROPERTY: AREA: 31,200 sq ft WIDTH: 150'
LENGTH: 208' FRONTAGE: 150'

CURRENT ZONING: R-1 CURRENT USE: House

PROPOSED ZONING: C-3 PROPOSED USE: Shopping Ctr

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

Darin Sparkman
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

RECEIPT NO. 02153215

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 #P09-18

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

The property requesting rezoning is described as follows:

Lot Six (6), Block One (1), COLLEGE VIEW ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

General Location Known As:	<u>3946 N. Kickapoo Avenue, Shawnee, OK</u>
Current Zoning Classification:	<u>R-1; Single Family Residential District</u>
Requested Zoning Classification:	<u>C-3; Highway Commercial District</u>
Proposed Use of Property:	<u>Retail/Restaurant</u>
Applicant:	<u>Darin Sparkman</u>

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

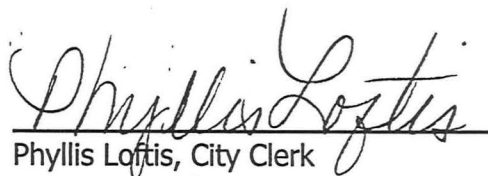
The public hearings will be held in the City Commission Chambers in City Hall, 16 W. 9th St. Shawnee, Oklahoma, as follows:

May 2nd, 2018 AT 1:30 P.M.: CITY OF SHAWNEE PLANNING COMMISSION
May 7th, 2018 AT 6:00 P.M.: CITY OF SHAWNEE CITY COMMISSION

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

Witness my hand this 10th day of April, 2018.

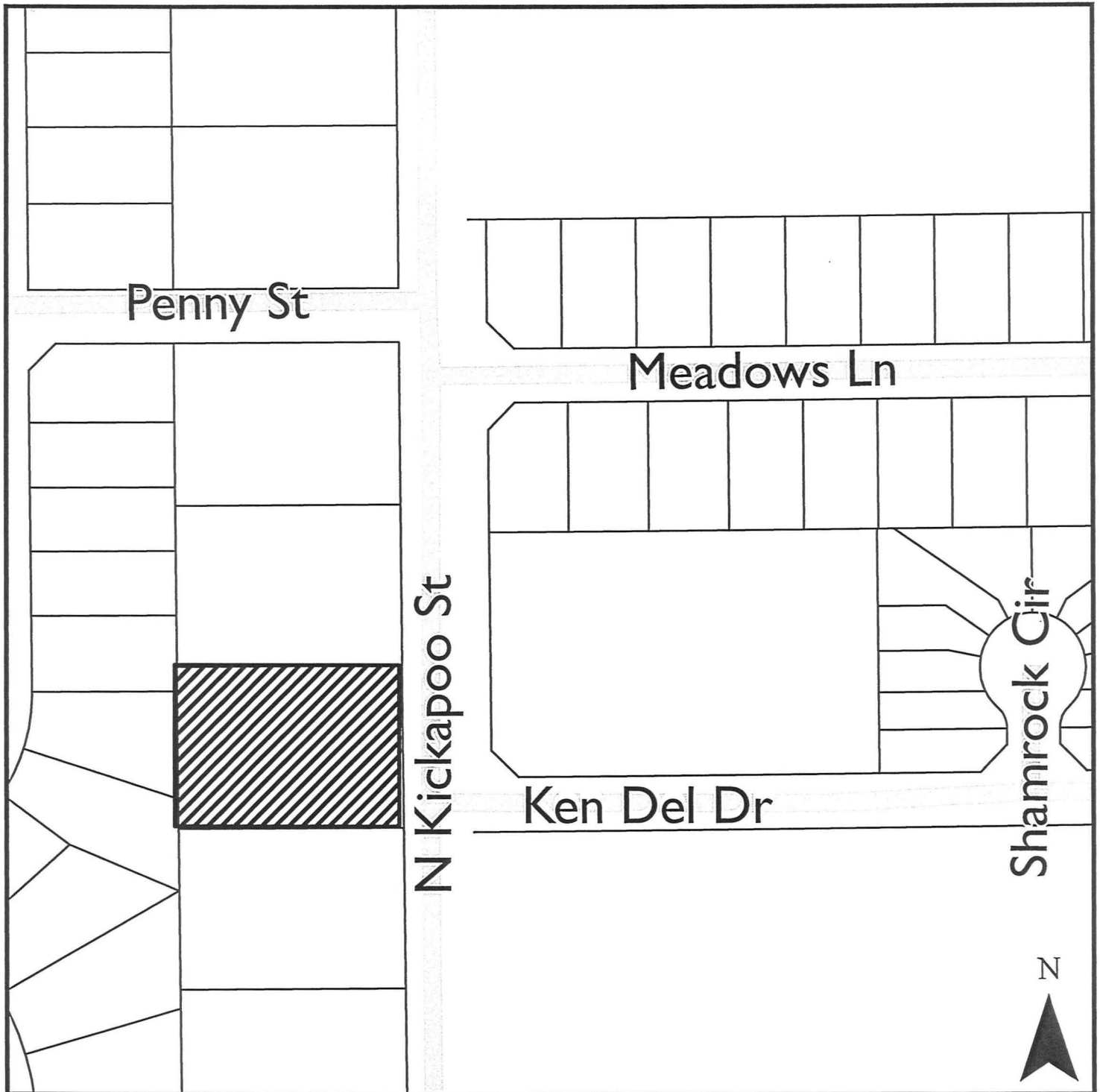



Phyllis Loftis, City Clerk

CASE # P09-18

CONSIDERATION FOR REZONE FROM R1 TO C3

3946 N. KICKAPOO AVE.



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 Six (6), Block One (1), 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 (3), both inclusive.

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

Dated: March 28, 2018 at 7:30 AM

First American Title Insurance Company

By: Michelle Cook

Michelle Cook
Abstractor License No. 3286
OAB Certificate of Authority # 017
File No. 2314951-SH99

OWNERSHIP LIST

ORDER NO. 2314951

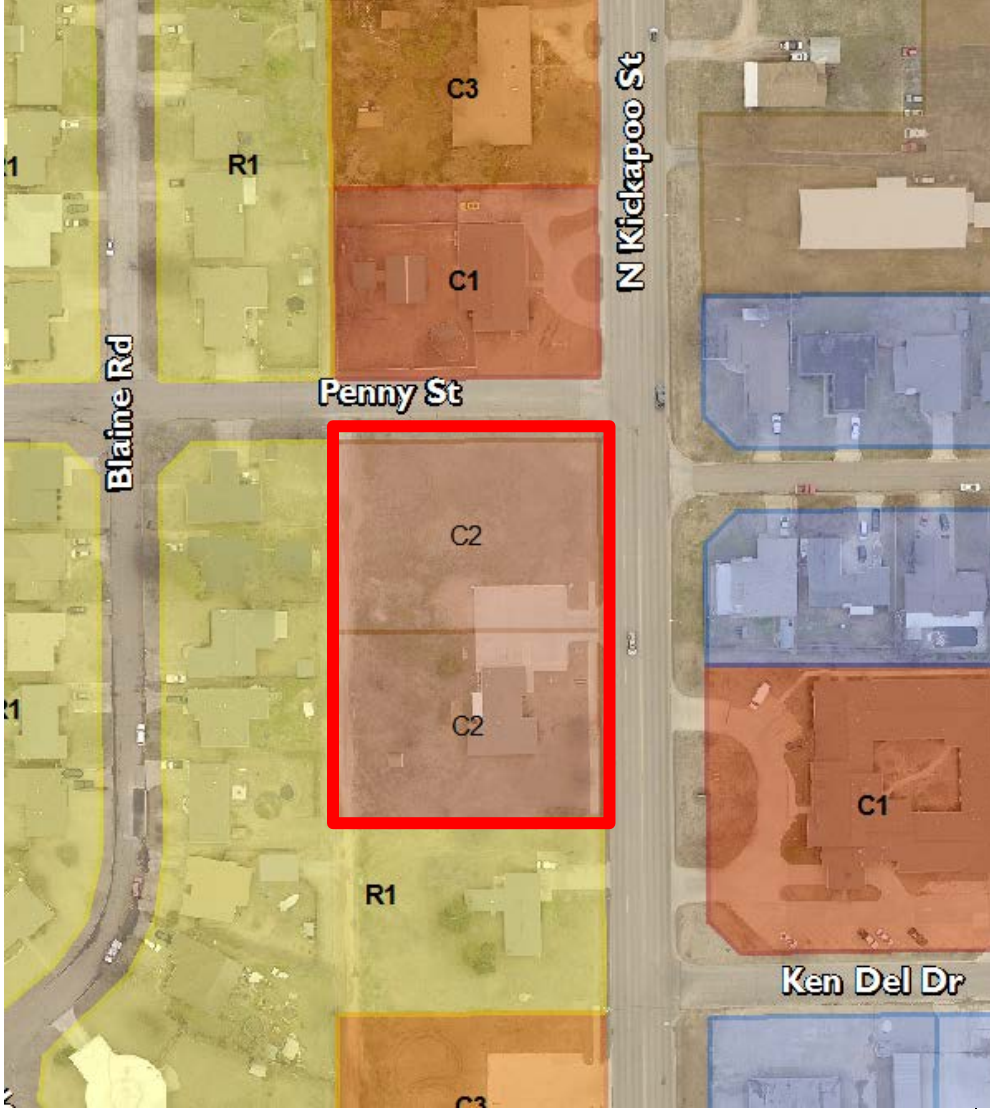
DATE PREPARED: April 3, 2018

EFFECTIVE DATE: March 28, 2018 at 7:30 am

OWNER	LOT	BL K	ADDITION
THOMPSON TOBY O 4005 BLAINE RD SHAWNEE OK 74804-0000	6	1	COLLEGE VIEW AP
ACKLAND AARON 4007 BLAINE RD SHAWNEE OK 74804-0000	5	1	COLLEGE VIEW AP
HUBBARD ALLEN PO BOX 3855 SHAWNEE OK 74802-0000	4	1	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	8	1	COLLEGE VIEW
KALIES ENTERPRISES LLC 21020 JUDY CIR MCLOUD OK 74851-0000	7	1	COLLEGE VIEW
MCELHANEY B G & RICHDEAN E 1720 N BELL AVE SHAWNEE OK 74804-0000	6	1	COLLEGE VIEW
BISON CROSSING LLC 2124 NW 26TH ST OKC OK 74804-0000	5	1	COLLEGE VIEW
BISON CROSSING 2 LLC 2124 NW 26TH ST OKLA CITY OK 73107-0000	4	1	COLLEGE VIEW
COWDEN G RANDY & JOYE E 1810 HENSON COURT SHAWNEE OK 74804-0000			BEG 375'N SW/C NW E50' N199.49' TH WESTERLY 50' TO A POINT ON W LINE NW TH S ALG WEST LINE TO POB (NW4 6-10N-4E)

COWDEN G RANDY & JOYE E 1810 HENSON CT SHAWNEE OK 74804-0000	1	1	NORTHCREEK PLAZA (TAN AND TONE)
WOODMORE ROBERT & ALETHIA 1300 INVERNESS CIR SHAWNEE OK 74801-0000			BEG 574.51'N SW/C NW E180' N180.49' W180' S180.49' POB. I.K.S.#14 (NW4 6-10N-4E)
HEALTH CARE REIT INC % ALTERRA HEALTHCARE 6737 W WASHINGTON ST STE 2300 MILWAUKEE WI 53214-0000			THE MEADOWS AP BLK 5 363.42' X 227.17' LESS 100' X 227.28' 1.37 Acres
GRUETTE ALFORD & SHAWNDA 101 MEADOWS LN SHAWNEE OK 74804-0000	1	2	THE MEADOWS AP
THOMAS MILLARD JR 3913 N AYDELOTTE SHAWNEE OK 74804-0000	S10' OF 10, ALL OF 11 & N4.76' OF 12	1	COLLEGE VIEW AP
FARRIS HAROLD D & JUDY M 3911 N AYDELOTTE SHAWNEE OK 74804-0000	S55' OF 12 & N30' OF 13	1	COLLEGE VIEW AP
EVANS LARRY W 3915 N AYDELOTTE SHAWNEE OK 74804-0000	S25' OF 9; 10 LESS S10'	1	COLLEGE VIEW AP
FLEISCHFRESSER KENNETH L & ROXANE K 3917 N AYDELOTTE SHAWNEE OK 74804-0000	8 & N35' OF 9	1	COLLEGE VIEW AP
ASKINS MICHAEL D & KAREN L 4003 BLAINE RD SHAWNEE OK 74804-0000	7	1	COLLEGE VIEW AP
BELYEU DARRELL D & IRENE B 2007 REVOC TRUST 4002 BLAINE RD SHAWNEE OK 74804-0000	7 LESS 30' & 8 LESS N10'	2	COLLEGE VIEW AP
WILBURN TYLER S 4007 N AYDELOTTE SHAWNEE OK 74804-0000	S45' OF 3 & ALL OF 4	2	COLLEGE VIEW AP
LAWSON MICHAEL B 2618 N BROADWAY SHAWNEE OK 74804-0000	S86' OF 6 & N30' OF 7	2	COLLEGE VIEW AP
WOLFE THOMAS W & ANN W 4005 N AYDELOTTE SHAWNEE OK 74804-0000	5 & N11' OF 6	2	COLLEGE VIEW AP
WHITED CLIFFORD E & PATSY J 4004 N AYDELOTTE SHAWNEE OK 74804-0000	28	3	COLLEGE VIEW AP
CURRENS BILL & VELMA 28 MOJAVE DR SHAWNEE OK 74804-0000	29 & S5' OF 30	3	COLLEGE VIEW AP

MCANALLY DERRICK 10 BETTIE SUE DR SHAWNEE OK 74804-0000	N60' OF 30 & S10' OF 31	3	COLLEGE VIEW AP
VERNON JAMES & LISA 1702 WINDMILL RIDGE DR SHAWNEE OK 74804-0000	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
BASLER KURT H & SHARON K 4006 BLAIN RD SHAWNEE OK 74804-0000	N5' OF 9 & ALL OF 10	2	COLLEGE VIEW AP
BAM ACQUISITIONS LLC P O BOX 3698 SHAWNEE OK 74802-0000	N10' OF 8 & S55' OF 9	2	COLLEGE VIEW AP

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org				CASE # P08-18 PUBLIC HEARING DATE: May 2nd, 2018 CITY COMMISSION DATE: May 7th, 2018	
APPLICANT: Kurt Kalies		21020 Judy Cr. McCloud OK 74851		(405) 585-3956	
PROPERTY ADDRESS/LOCATION: 3954 Kickapoo Ave.					
SUMMARY OF REQUEST: The applicant, Kalies Enterprises, LLC., is proposing a two lot Planned Unit Development (PUD) concept, providing additional commercial use on Kickapoo Street, south of MacArthur Street. Though the PUD is contained to lots 7 – 8 of College View Addition, it intends to provide controlling language for lots 4 – 8, a master planned strip center development (Exhibit 2). At full build-out, the five-lot master planned site will contain four commercial strip centers and one lot reserved for restaurant use.					
EXISTING ZONING: C2	EXISTING LAND USE: Office	SURROUNDING ZONING & LAND USE: PUD (Planned Unit Development) R1 (Single Family Residential) C1 (Neighborhood Commercial)		Number of Lots: 2	PROPERTY SIZE: 1.44 Acres

STAFF REVIEW AND ANALYSIS

Upon review staff recommends deferring this case until the June 7, 2018 Planning Commission Agenda.

The referral is based upon resubmitting following items:

1. Completed POA
2. Landscape Plan
3. Any additional comments noted to applicant by City Staff.

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: PUD

Exhibit 2: Master Plan

Exhibit 3: Landscape Plan

Exhibit 4: Property Owner's Agreement

Master Plan of

**Bison Crossing
Lots 7 & 8, Blk.1
College View Addition**

A Planned Unit Development

PUD #

April 2, 2018

A 1.38 acre tract in the Northeast Quarter
of Section 1, Township 10 North, Range 3 East I.M.,
City of Shawnee, Pottawatomie County, Oklahoma

OWNER/DEVELOPER

Kalies Enterprises, LLC
Shawnee, OK

DEVELOPMENT CONSULTANTS

This Master Development Plan and engineering documents have been prepared by:

The LandRun Group, LLC
LandRun Engineering, LLC
201 West 9th Street
Shawnee, OK 74801

EXHIBIT
1

PUD- #

**DESIGN STATEMENT OF THE
PLANNED UNIT DEVELOPMENT OF
BISON CROSSING,
SHAWNEE, OKLAHOMA**

1.0 INTRODUCTION

This Planned Unit Development "PUD" of Lots Seven (7) and Eight (8), Block One (1), College View Addition to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof. The PUD consists of the two (2) lots south of the intersection of Kickapoo Street and Penney Street in Shawnee, Oklahoma.

2.0 LEGAL DESCRIPTION

The legal description of the property comprising the Bison Crossing PUD is described in Exhibit "A". The boundaries of the PUD are defined as Lots 7 and 8, Block 1 of the College View Addition plat but will also include a cooperative agreement with the Lot 6, Block 1 of the College View Addition. A Business Owners Association will be developed to allow for common divided drives, water line, landscaping and drainage between Lots 4 through 8, Block 1, of the College View Addition. The common drive includes a minimum 20 feet wide fire lane along the west side of all of the lots, fire access allowed as defined on the attached master development plan, access to three (3) common drives on Kickapoo Street, common access and development of private storm sewer systems to establish detention. The cooperative agreement with Lot 6, Block 1 will define architectural and maintenance agreements for the common building divided by a Fire Barrier Wall along the property line. The Business Owners Association (BOA) will be independent of the PUD but will require by separate instrument that all lots and property owners to adhere to equal landscape, maintenance, cross-access, and controlled uses as defined in the PUD developed by this PUD.

3.0 OWNER / DEVELOPER

The developer of the property is **Kalies Enterprises, LLC**.

4.0 SITE AND SURROUNDING AREAS

The subject property is currently zoned C-2. Kickapoo Street forms the eastern boundary of the site. Property to the east of Kickapoo Street is zoned Both C1P and PUD and is developed with an assisted living center and a portion of the Ken-Del Housing Development. Property to the south is zoned R-1 Single Family but is currently being rezoned as C-3 and would have been incorporated into this PUD but could not be

included due to separate ownership. Property to the west of the site is zoned R-1 and includes single family residential housing.

5.0 PHYSICAL CHARACTERISTICS

The site has a gentle fall from south to north and is divided by a ridge at the approximate mid-point of the lots dividing the drainage flow into an east side flow which discharges into Penney Street and a west side flow which drains into Kickapoo Street and is collected in the underground storm sewer. The flow on the west side is conveyed down Penney Street until reaching Tributary #3 to Rock Creek located in the Smoking Oaks Addition to the City of Shawnee.

6.0 CONCEPT

The intention of the PUD and the adjacent development is to create a contiguous combination office and retail space with an independent food service facility located on Lot 8, Block 1 of the College View Addition, to serve the community and business professionals.

The redevelopment of the area will allow for a more diverse form of conventional C-3 zoning facilities, while maintaining adequate restrictions not adversely impacting adjacent property uses. The concept will also maintain a cohesive character with the adjacent developed properties.

7.0 SERVICE AVAILABILITY

The following is an analysis of the existing and proposed infrastructure to serve this PUD:

A. STREETS AND ACCESS EASEMENT

The Bison Crossing PUD is situated on the south side of the Penney Street and Kickapoo intersection. Lot 8 will have one access on Penney Street and a joint access between Lots 7 and 8. The south side of Lot 8 will be a fire lane for access to a 20 feet wide drive/fire lane along the west side of the common building with Lot 6. A cross-access agreement will be included in the agreement with Lot 6 creating a common fire lane along the west side and two (2) common drive lanes along the east side. The agreement will define responsibilities of the maintenance of the drives and parking areas between the properties. The BOA agreement will define cross-access of drives and parking as cross-accessed between owners of Lots 4 through 8 .addition similar to the agreement created with Lot 6.

B. SANITARY SEWER

Sanitary sewer facilities are presently located on the subject property.

C. WATER

Water is presently available from a 16" main located within the Kickapoo right-of-way. The property within the PUD may be served by a six (6) inch water line that connects to a public line developed across Lots 4 and 5. The proposed 6" loop will limit the number of taps of the 16" main and create an easy access for both fire hydrants and service taps for the development.

8.0 SPECIAL DEVELOPMENT REGULATIONS

The following Special Development Regulations and limitations are placed upon the development of the PUD:

Planning and zoning regulations will be those which are in effect at the time of development of this Planned Unit Development. Development is when a permit is issued for any construction or addition to any structure on a development tract. Certain zoning districts are referenced as part of the Special Development Regulation of this Planned Unit Development. For purposes of interpretation of these Special Development Regulations, the operative and controlling language and regulation of such zoning districts shall be the language and regulations applicable to the referenced zoning districts as contained in the City of Shawnee's Planning and Zoning Code, as such exists at the time of development. In case of conflict between the provisions of the City Codes and Regulations and the provisions of this Planned Unit Development, the provisions of this Planned Unit Development shall be deemed to supersede.

Notwithstanding any code section pertaining to administrative approval of minor amendments, the following special conditions listed in Sections §§ 8.0 A through 18.0 E shall not be changed or amended in any way except by action of the City Council after review and recommendation by the Planning Commission.

A. USE AND DEVELOPMENT REGULATIONS

The Planned Unit Development of the Bison Crossing contains two (2) lots. Tract boundaries are depicted on the College View Addition plat and are permitted to change up to 25% by means of a lot line adjustment. The use and development regulations are as follows:

Lot 8: C-3 Automotive and Commercial Recreation District

All uses permitted in the C-3 Automotive and Commercial Recreation District shall be allowed including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings, where applicable, unless otherwise noted herein. The PUD will also grant a special use permit on Lots 8 for the sale of alcohol by the drink as

long as it is a restaurant serving alcoholic beverages incident to its primary business.

Lot: 7: C-3 Automotive and Commercial Recreation District

All uses permitted in the C-3 Automotive and Commercial Recreation District shall be allowed including conditional, special permit, special exception, and/or accessory uses subject to their appropriate conditions and review procedures for public hearings, where applicable, unless otherwise noted herein. The PUD will also grant a special use permit on Lots 7 for the sale of alcohol by the drink as long as it is a restaurant serving alcoholic beverages incident to its primary business.

The following uses will be restricted on both Lots 7 and 8.

The following uses shall not be permitted on the land either through primary ownership, leases, or otherwise: (i) Nightclub, bar, or similar public or private entertainment facility (except a restaurant serving alcoholic beverages incident to its primary business), (ii) any store or facility selling or renting pornographic material or in any manner permitting pornographic materials to be available to the public, (iii) abortion clinic, (iv) massage parlor, other than within a family oriented fitness or personal care facility, (v) any establishment offering dancing as a feature of its operation, and (vi) a gambling casino or associated gaming or bingo operation.

9.0 HEIGHT

Maximum building height shall be two stories not to exceed thirty-five (35) feet.

10.0 ACCESS

Access to Bison Crossing shall be by way of three (3) entrances along Kickapoo Street one defined in this PUD and two (2) upon separate properties to the south by a separate BOA agreement. One drive may be developed on Penney Road. The joint drive agreement extends to the east property line as defined by filed Instrument xxxxxxxx. The entrance separation of 175 feet per City of Shawnee Code shall be maintained for the drives along Kickapoo Street. A joint drive agreement between Lots 7 and 8. The Cross Access Agreement is regulated by a separate instrument as defined by filed Instrument number xxxxxxxx.

11.0 SCREENING AND LANDSCAPING

- A. Sight-proof screening is required along the western boundary of this property. It shall be, at a minimum, "wolmanized" (or similarly treated) solid wood "stockade" fencing of at least six (6') feet high. This screening can be built as each lot is developed.

- B. Landscaping shall be accomplished per ordinance upon development of each lot.

12.0 SETBACKS

- A. All building set-back requirements will be as follows.
 - i. Front Yard: Twenty-five (25) feet from Right-of-Way line
 - ii. Side Yard: Zero (0) set back
 - iii. Rear Yard: twenty (20) foot set back
- B. The building on Lot 7 of this PUD will have a common fire barrier wall with the adjacent Lot 6 property. Lot 8 will have a fire lane dedicated between Lot 7 and 8 to have access to the 20 feet fire lane along the west side of the proposed building located on Lot 7.

13.0 PARKING AND ACCESS

- A. Parking for each lot shall meet current city zoning code regulations. Each lot shall have cross-access with the adjacent lot and there shall be shared parking within the development and the adjacent Lots 4 through 6.
- B. The two (2) lots in the Bison Crossing PUD will have cross-access at three (3) points between properties or joined by common drive between the two properties. Joint drive access agreements will be created between Lots 4 through 6, Block 1 of the College View Addition to facilitate accessibility and a common fire lane as shown in the attached master plan drawing.
- C. The platted lots 4 through 8, Block 1 of College View Addition will have shared access by either this PUD or separate instrument.
- D. Application for building permit on Lot 8 of this PUD must include an overall PUD site plan that depicts the location of the proposed building, size, and address of all existing buildings, all existing parking and landscaping in the PUD with the parking and landscaping proposed for the building for which a building permit is requested.

14.0 SIGNAGE

- A. Each lot will meet signage requirements defined by the City of Shawnee Code requirements.
- B. Each building shall be allowed to have either one monument sign or one pole sign identifying the business. Such sign may be located on the grassy area of the premises of the building itself. Such sign shall be no larger than four feet by four feet (4' x 4') and constructed of like material as the building which the sign identifies. In addition, each building shall be allowed wall signage.

- C. Direction and instructional signs shall be permitted within the property making up this PUD.
- D. Ground mounted directional or instructional signs that are less than eight (8) square feet shall be considered incidental and allowed within this PUD.

15.0 LIGHTING

All lighting shall not be directed or reflected toward any adjacent properties. Any lighting on the west side must be directed away from the adjacent residential developments.

16.0 ARCHITECTURE

Exterior building wall finish on all structures shall consist of a minimum sixty (60%) percent brick veneer, masonry, drivet, rock, stone, stucco, wood, or other similar type finish approved by the Planning Director of the City of Shawnee along the east and north sides. Exposed metal or exposed concrete block buildings shall not be permitted except on the west side of the structure.

17.0 OWNERSHIP AND MAINTENANCE OF COMMON AREA / OPEN SPACE

The property owners shall be responsible for the maintenance of all common / open space areas. It shall be the responsibility of the property owners for the installation, maintenance, and replacement of all landscaping, sprinkler systems, and maintenance of the signage. The formation of a Property Owner's Association with Lots 4 through 8, Block 1, of College View Addition and an independent agreement is required with the adjacent Lot 6 associated with the general maintenance of the parking, drainage, sidewalks and building maintenance.

18.0 OTHER DEVELOPMENT REGULATIONS

- A. The boundaries of the site are depicted on the plat.
- B. Dumpsters shall be located within an area screened by six to eight (6 to 8) feet of masonry.
- C. A common storm water detention plan is proposed for the drainage on the west side of Lots 4 through 8 which discharges into Penney Street unless it is recommended by City staff to convey the storm water into the public storm sewer on Kickapoo Street. A common private underground storm sewer system will be developed for the east side of Lots 6 through 8 that will discharge into the public storm sewer system on Kickapoo Street. Each lot will have access to the private storm sewer line but will be responsible for its own connection, repair of any

surface inlet, damage of the main line caused during connection of the main line. Any longer term maintenance of the main storm sewer line or connection into the public storm sewer system, if not under the responsibility of the City of Shawnee will be equally divided as per defined in the BOA or adjacent property agreement.

- D. All utility meters, including water meters, may be placed on common areas in the right-of-way/utility easement, and are not required to be on any paved area.
- E. A sidewalk shall be put in place within a 9.0' right of way sidewalk easement adjacent to the Kickapoo Street Right-of-Way. A sidewalk will be developed along Penney Street within the right of way.
- F. No additional right of way will be required along Kickapoo Street or Penney Street.
- G. Penney Street is currently 30 feet wide and will require half street improvements to a half width of 16 feet for the depth of the block. A new concrete curb and gutter will be developed on the south side of Penney Street for the length of Lot 8 but will not be required until development of Lot 8.

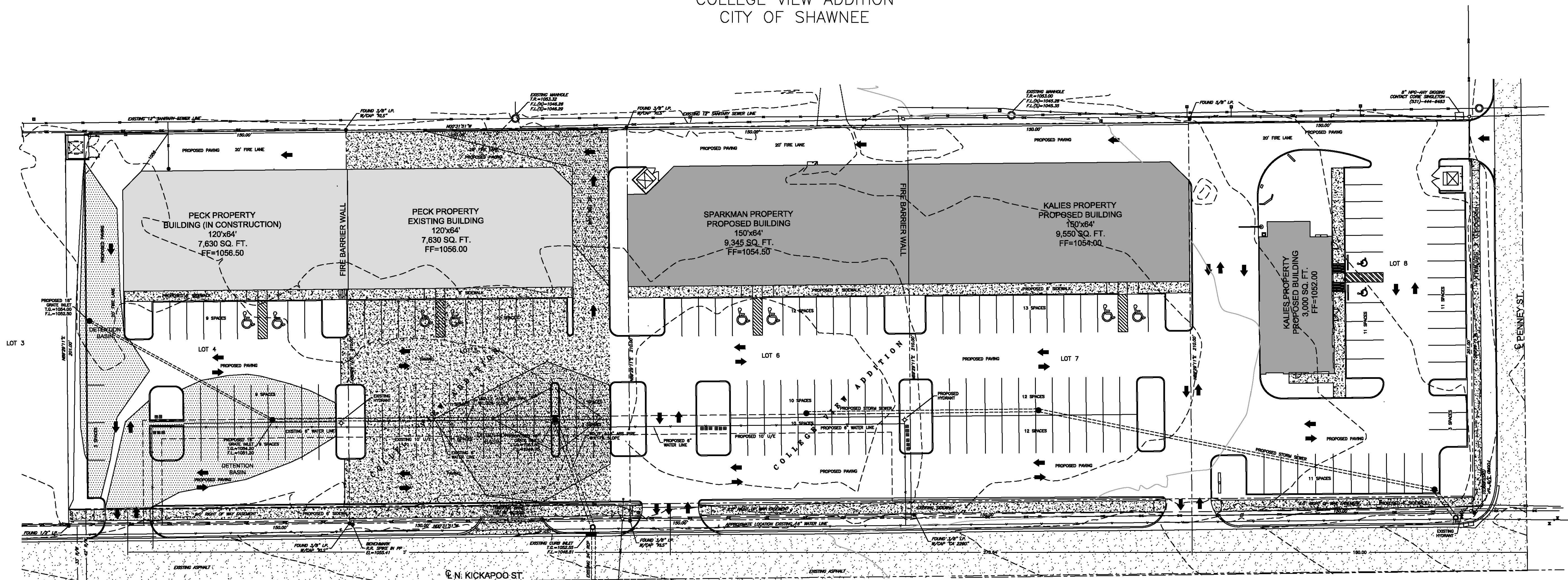
19.0 EXHIBITS

The following exhibits are attached hereto and are incorporated herein as part of this PUD Design Statement:

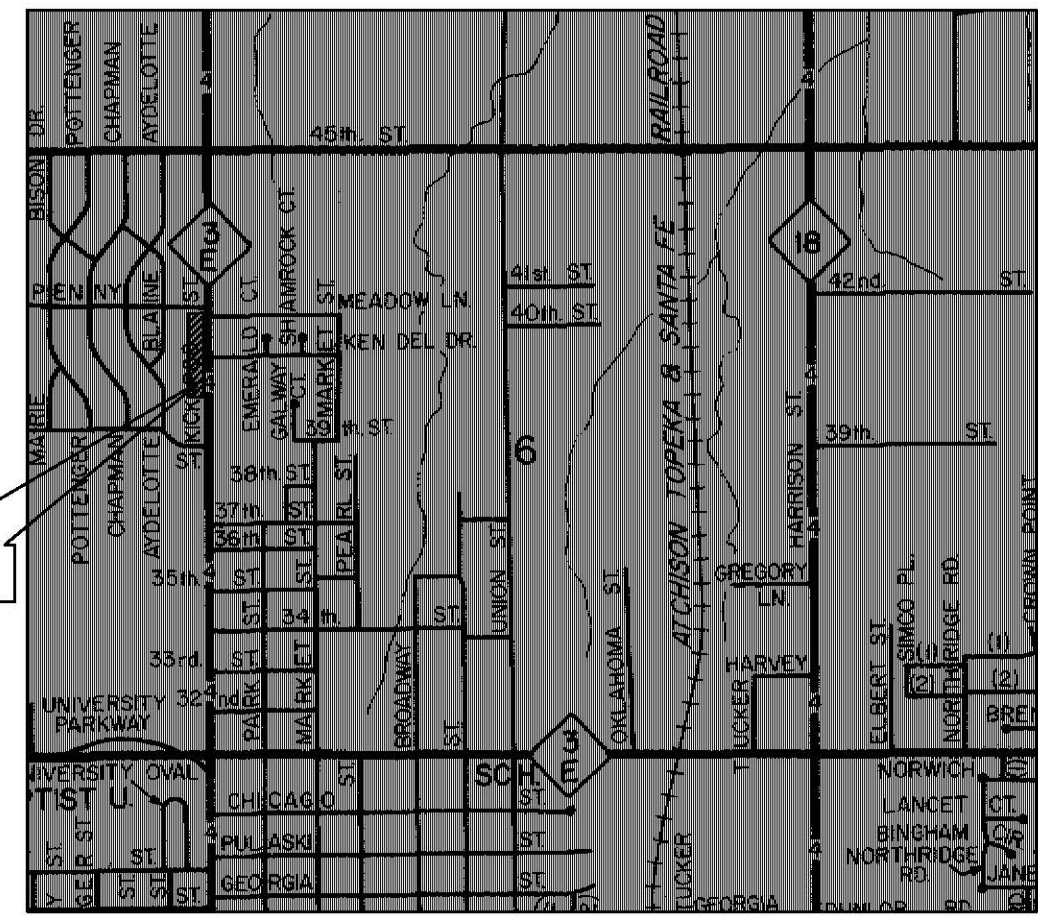
Exhibit A - Legal Description of PUD

Exhibit B – Master Development Plan – Lots 4 through 8.

MASTER PLAN
BISON CROSSING CENTER
LOTS 4 THROUGH 8, BLOCK 1,
COLLEGE VIEW ADDITION
CITY OF SHAWNEE



PARKING REQUIREMENTS
TOTAL BUILDING AREA = 37,155 SQ. FT.
TOTAL PARKING SPACES = 175
30% RESTAURANT = 11,146 SQ. FT. @ 1 SPACE/200 SQ. FT.
20% OFFICE = 7,231 SQ. FT. @ 1 SPACE/200 SQ. FT.
50% RETAIL = 18,778 SQ. FT. @ 1 SPACE/225 SQ. FT.
REQUIRED SPACES = 175 SPACES
PROVIDED SPACES = 175 SPACES



VICINITY MAP

- LEGEND**
- (o) INDICATES 3/8" IRON PIN SET
 - (•) INDICATES EXISTING MONUMENT
 - W WATER METER
 - WV WATER VALVE
 - FH FIRE HYDRANT
 - TP POWER POLE W/TRANSFORMER
 - GP GUY WIRE
 - GM GAS METER
 - VP VENT PIPE
 - TP TELEPHONE PEDESTAL
 - CO CLEAK OUT
 - MANHOLE
 - BENCHMARK
 - TUG TELEPHONE, UNDERGROUND
 - UGE UNDERGROUND ELECTRIC
 - OHE OVERHEAD ELECTRIC & CABLE TV
 - FOC FIBER OPTIC CABLE
 - PET PETROLEUM LINE
 - G GAS LINE
 - HPG HIGH PRESSURE GAS LINE
 - W WATER LINE
 - SS SANITARY SEWER LINE
 - STS STORM SEWER
 - PS PRESSURIZED SANITARY SEWER LINE
 - F FENCE
 - FL FLOW LINE

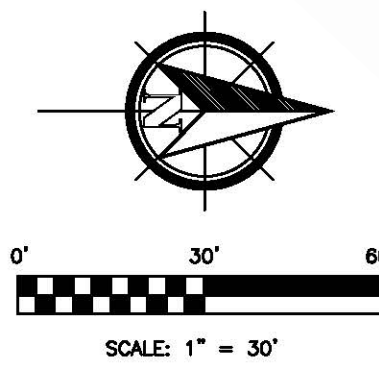
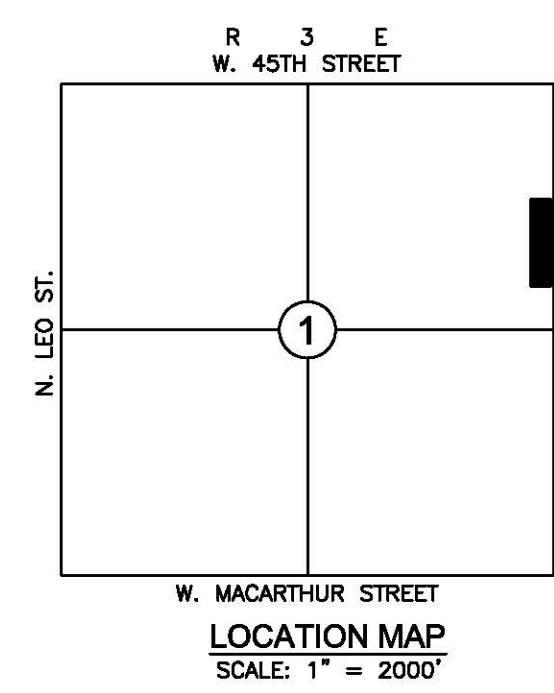


EXHIBIT 2

TO BE MAINTAINED BY OWNER'S AS DEFINED IN SHOPPING CENTERS WILL BE DEFINED BY ROUGH COMBINED PRIVATE STORM SEWER &



KALIES PROPERTY LEGAL DESCRIPTION

LOTS SEVEN (7) AND EIGHT (8), BLOCK ONE (1), COLLEGE VIEW ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.
CURRENT ZONING - C-2
AVAILABLE UTILITIES:
WATER
SANITARY SEWER
ELECTRIC
GAS
PHONE & FIBER OPTIC CABLE
PROPOSED RE-ZONING - PUD BASED ON C-3
PUD WILL DEFINE CROSS-ACCESS, LANDSCAPE & DEFINE USES IN SHOPPING CENTER.

SPARKMAN PROPERTY LEGAL DESCRIPTION

LOT SIX (6), BLOCK ONE (1), COLLEGE VIEW ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.
CURRENT ZONING - R-1
AVAILABLE UTILITIES:
WATER
SANITARY SEWER
ELECTRIC
GAS
PHONE & FIBER OPTIC CABLE
PROPOSED RE-ZONING - C-3
BISON CROSSING PUD WILL DEFINE CROSS-ACCESS, LANDSCAPE & DEFINE CONTROLLED USES IN SHOPPING CENTER.

PECK PROPERTY LEGAL DESCRIPTION

LOTS FOUR (4) AND FIVE (5), BLOCK ONE (1), COLLEGE VIEW ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.
CURRENT ZONING - C-3
AVAILABLE UTILITIES:
WATER
SANITARY SEWER
ELECTRIC
GAS
PHONE & FIBER OPTIC CABLE



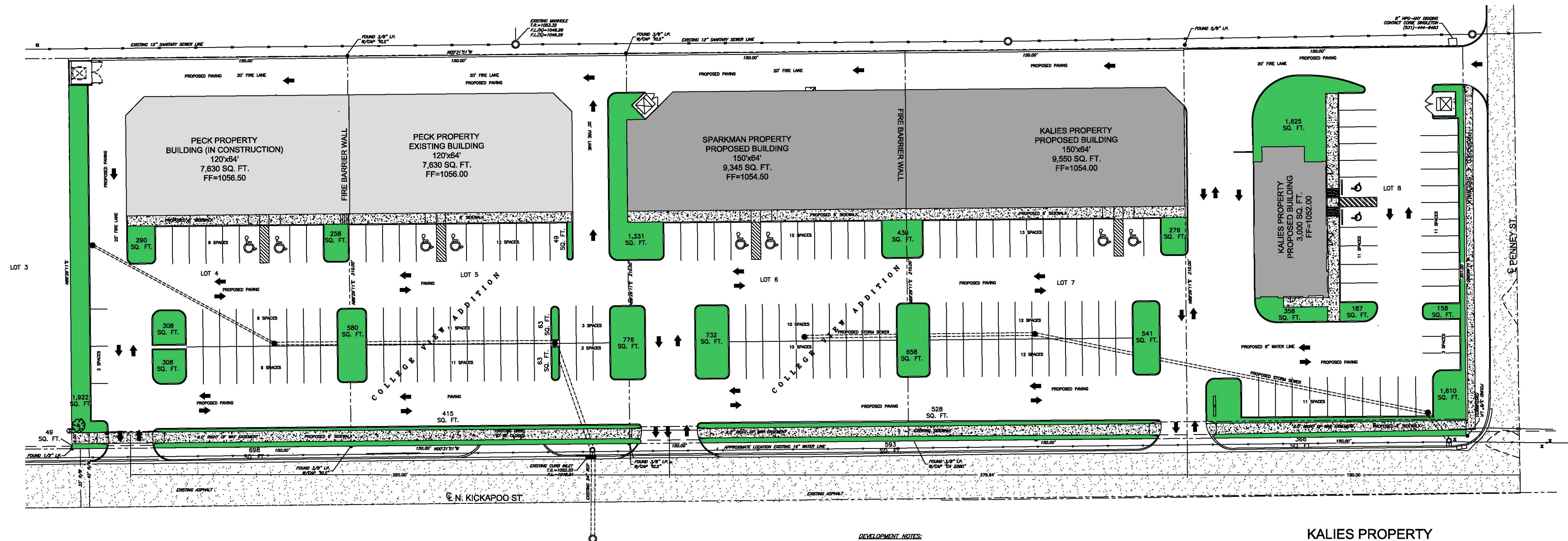
THE LANDRUN GROUP, LLC
LandRun Engineering, LLC
201 W. 9th Street * P.O. BOX 1584
Shawnee, OK 74802-1584
(405) 273-4222 CA# 6182 Exp. 6-30-2018
E-mail: slandes@landrungle.com

Bison Crossing, Kalies, & Sparkman Properties
Project: Bison Crossing Center
Sheet: 706
Master Plan
Design: STL
Check: STL
Date: 04/23/18
Drawn: STL
Scale: 1" = 2000'

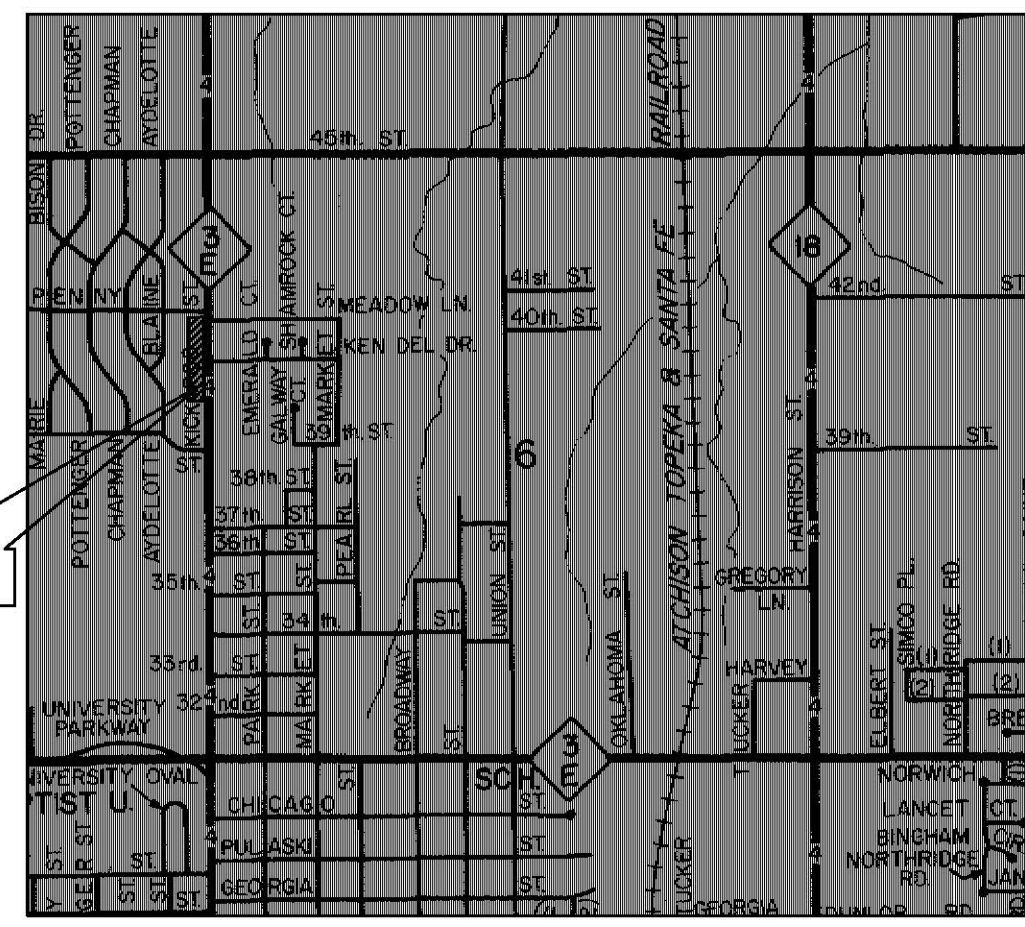
Revisions
Date
By

Stephen T. Landrun
Professional Engineer
State of Oklahoma
License No. 9539
Date: 2/12/17

LANDSCAPE PLAN
BISON CROSSING CENTER
LOTS 4 THROUGH 8, BLOCK 1,
COLLEGE VIEW ADDITION
CITY OF SHAWNEE



PARKING REQUIREMENTS
TOTAL BUILDING AREA = 37,155 SQ. FT.
TOTAL PARKING SPACES = 175
45% RESTAURANT = 16,720 SQ. FT. @ 1 SPACE/200 SQ. FT.
25% OFFICE = 9,288 SQ. FT. @ 1 SPACE/200 SQ. FT.
30% RETAIL = 11,147 SQ. FT. @ 1 SPACE/228 SQ. FT.
REQUIRED SPACES = 179 SPACES
PROVIDED SPACES = 175 SPACES



VICINITY MAP

LEGEND



ITEM	COMMON NAME	BOTANICAL NAME	RECOMMENDATIONS AND CULTURES
1	SOD BERMUDA GRASS	CYNODON DACTYLON	
2	PINE, LOBLOLLY	PINUS TAEDA	
4	ELM, LACINIA	ULMUS PARVIFOLIA	ALLAN, ATHENA, TRUE GREEN AND OTHERS WITH APPROVAL
	EASTERN ARBORVITAE	THUJA OCCIDENTALIS	LITTLE GEM, HETZ MOIST

LANDSCAPE REQUIREMENTS

TOTAL AREA = 157,200 SQ. FT.	LANDSCAPE AREA = 15,172 SQ. FT.	TOTAL PARKING = 175 SPACES
FRONT YARD - 10' SETBACK	1 TREE PER 30' (LANDSCAPE)	750/30 = 21 TREES
SIDE YARD - 10' SETBACK	PER SEC. 22-440 (X) NOT REG. FOR C-3 ZONING	
REAR YARD - 10' SETBACK	1 TREE PER 400 SQ. FT.	7500/400 = 18.75 TREES
PARKING LOT - 175 SPACES	1 TREE AND 3 SHRUBS PER 8 SPACES	175/8 = 21.875 TREES
TOTAL LANDSCAPING REQUIRED:		88 TREES 88 SHRUBS

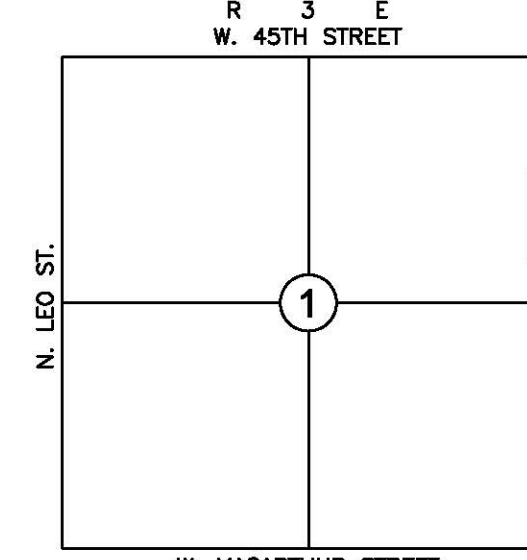
DEVELOPMENT NOTES:

- ALL PARKING WILL BE CROSS-ACCESSED & MAINTAINED BY OWNER'S AS DEFINED IN THE POA
- ALL LANDSCAPING WILL BE GOVERNED BY POA
- ARCHITECTURAL FACADE & MAINTENANCE OF SHOPPING CENTERS WILL BE DEFINED BY POA & GOVERNED BY POA
- DRAINAGE AND DETENTION WILL BE THROUGH COMBINED PRIVATE STORM SEWER & GOVERNED BY POA

LEGEND

- (o) INDICATES 3/8" IRON PIN, SET
- (x) INDICATES EXISTING MONUMENT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- POWER POLE W/TRANSFO
- POWER POLE
- GUY WIRE
- GAS METER
- VENT PIPE
- TELEPHONE PEDESTAL
- CLEAN OUT
- MANHOLE
- SIGN
- BENCHMARK
- TUG— TELEPHONE, UNDERGROUND
- U— UNDERGROUND ELECTRIC
- OHE— OVERHEAD ELECTRIC & CABLE TV
- FOC— FIBER OPTIC CABLE
- PET— PETROLEUM LINE
- G— GAS LINE
- HPO— HIGH PRESSURE GAS LINE
- W— WATER LINE
- SS— SANITARY SEWER LINE
- STS— STORM SEWER
- PSS— PRESSURIZED SANITARY SEWER LINE
- X— FENCE
- FLOW LINE

SCALE: 1" = 30'



LOCATION MAP
SCALE: 1" = 2000'

KALIES PROPERTY
LEGAL DESCRIPTION

LOTS SEVEN (7) AND EIGHT (8), BLOCK ONE (1), COLLEGE VIEW ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

CURRENT ZONING - C-2
AVAILABLE UTILITIES:
WATER
SANITARY SEWER
ELECTRIC
GAS
PHONE & FIBER OPTIC CABLE

PROPOSED RE-ZONING - RUD BASED ON C-3
RUD WILL DEFINE CROSS-ACCESS, LANDSCAPE & DEFINE USES IN SHOPPING CENTER.

SPARKMAN PROPERTY
LEGAL DESCRIPTION

LOT SIX (6), BLOCK ONE (1), COLLEGE VIEW ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

CURRENT ZONING - R-1
AVAILABLE UTILITIES:
WATER
SANITARY SEWER
ELECTRIC
GAS
PHONE & FIBER OPTIC CABLE

PROPOSED RE-ZONING - C-3
BISON CROSSING PUD WILL DEFINE CROSS-ACCESS, LANDSCAPE & DEFINE CONTROLLED USES IN SHOPPING CENTER.

PECK PROPERTY
LEGAL DESCRIPTION

LOTS FOUR (4) AND FIVE (5), BLOCK ONE (1), COLLEGE VIEW ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

CURRENT ZONING - C-3
AVAILABLE UTILITIES:
WATER
SANITARY SEWER
ELECTRIC
GAS
PHONE & FIBER OPTIC CABLE



Revisions

Client: Bison Crossing, Kalies, & Sparkman Properties
Project: Bison Crossing Center
Sheet Title: Landscape Plan
Design: STL
Check: STL
Date: 04/23/18
Drawn: STL
Scale: 1" = 2000'

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

2/12/17
Date

Stephen T. Landrun
Professional Engineer
No. 9539

JDGL Legal Resource Group, LLC
PO Box 1584, Shawnee, OK 74802-1584
201 West 9th Street, Shawnee, OK 74801
jlandes@landrungroup.com
Phone: (405) 273-4222 Fax: (405) 395-9499

April 25, 2018

?????????
?????????
?????????

RE: Property Owner's Agreement

Dear _____:

This letter is to act as a binding agreement between the parties that have all signed below in prelude to a Property Owner's Agreement. The following properties will be bound by this letter and the future Property Owner's Agreement:

Lot Four (4), Block One (1), COLLEGE VIEW ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

Lot Five (5), Block One (1), COLLEGE VIEW ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

Lot Six (6), in Block One (1), of COLLEGE VIEW ADDITION of the City of Shawnee, according to the recorded Plat thereof, State of Oklahoma, Pottawatomie County.

Lot Seven (7), Block One (1), College View Addition, to the City of Shawnee, Pottawatomie County, according to the recorded plat thereof; AND

Lot Eight (8), Block One (1), College View Addition, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

4

The Property Owner's Agreement shall be developed and signed by all the parties prior to any building permits being issued. The parties all agree that the following items will be addressed in the Property Owner's Agreement:

- Shared drainage facilities and maintenance thereof;
- Common access;
- Shared parking;
- Construction and maintenance of the proposed six-foot water line; and
- Landscaping.

This letter and the subsequent Property Owner's Agreement are binding on the below signing parties as well as any future owners of the properties listed in this document.

Signed: _____

Date: _____

Member/Manager: David Peck, Bison Crossing 2, LLC.

Notary Public

My commission expires:

My commission number is:

Signed: _____

Date: _____

Member/Manager: David Peck, Bison Cross, LLC.

Notary Public

My commission expires:

My commission number is:

Signed: _____

Date: _____

Owner(s): Darin and/or Shellie Sparkman

Notary Public

My commission expires:

My commission number is:

Signed: _____

Date: _____

Member/Manager: Kurt and/or Leilani Kalies, Kalies Enterprises, LLC.

Notary Public

My commission expires:

My commission number is:

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: P08-18
Project Number: 180318
Date Filed: April 2nd 2018
Cheylene 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 _____ District to _____ District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 3954 N Kickapoo AV

LEGAL DESCRIPTION: BLK 1 lot 7 & 8 College View

PROPERTY OWNER (S): Kalies Enterprises

PROPERTY AGENT (APPLICANT): Kurt Kalies

APPLICANT'S ADDRESS: 21020 Judy Circle

CITY: McLoud STATE: OK ZIP: 74851

EMAIL ADDRESS: kknok1@gmail.com

TELEPHONE NUMBER: (405) 585-3956 CONTACT NUMBER: ()

DIMENSIONS OF PROPERTY: AREA: 62400 sq ft WIDTH: 300'
LENGTH: 208' FRONTAGE: 300'

CURRENT ZONING: C-1 CURRENT USE: office

PROPOSED ZONING: PUD / C.3 PROPOSED USE: varied commercial

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

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

Kurt Kalies
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

RECEIPT NO. 02153200

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 #P08-18

Notice is hereby given that the City of Shawnee, Oklahoma, will conduct a public hearing on an application for approval of a Planned Unit Development, which is a special zoning district, on property located within the City of Shawnee.

The applicant requests a Planned Unit Development for the following described property:

Lots Seven (7) and Eight (8), Block One (1), COLLEGE VIEW ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

General Location Known As:	<u>3954 N. Kickapoo Avenue, Shawnee, OK</u>
Current Zoning Classification:	<u>C-1; Neighborhood Commercial District</u>
Requested Zoning Classification:	<u>Planned Unit Development</u>
Proposed Use of Property:	<u>Retail/Restaurant</u>
Applicant:	<u>Kurt Kalies</u>

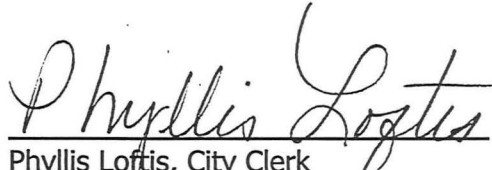
The public hearings will be held in the City Commission Chambers in City Hall, 16 W. 9th St. Shawnee, Oklahoma, as follows:

May 2 nd , 2018 AT 1:30 P.M.:	CITY OF SHAWNEE PLANNING COMMISSION
May 7 th , 2018 AT 6:00 P.M.:	CITY OF SHAWNEE CITY COMMISSION

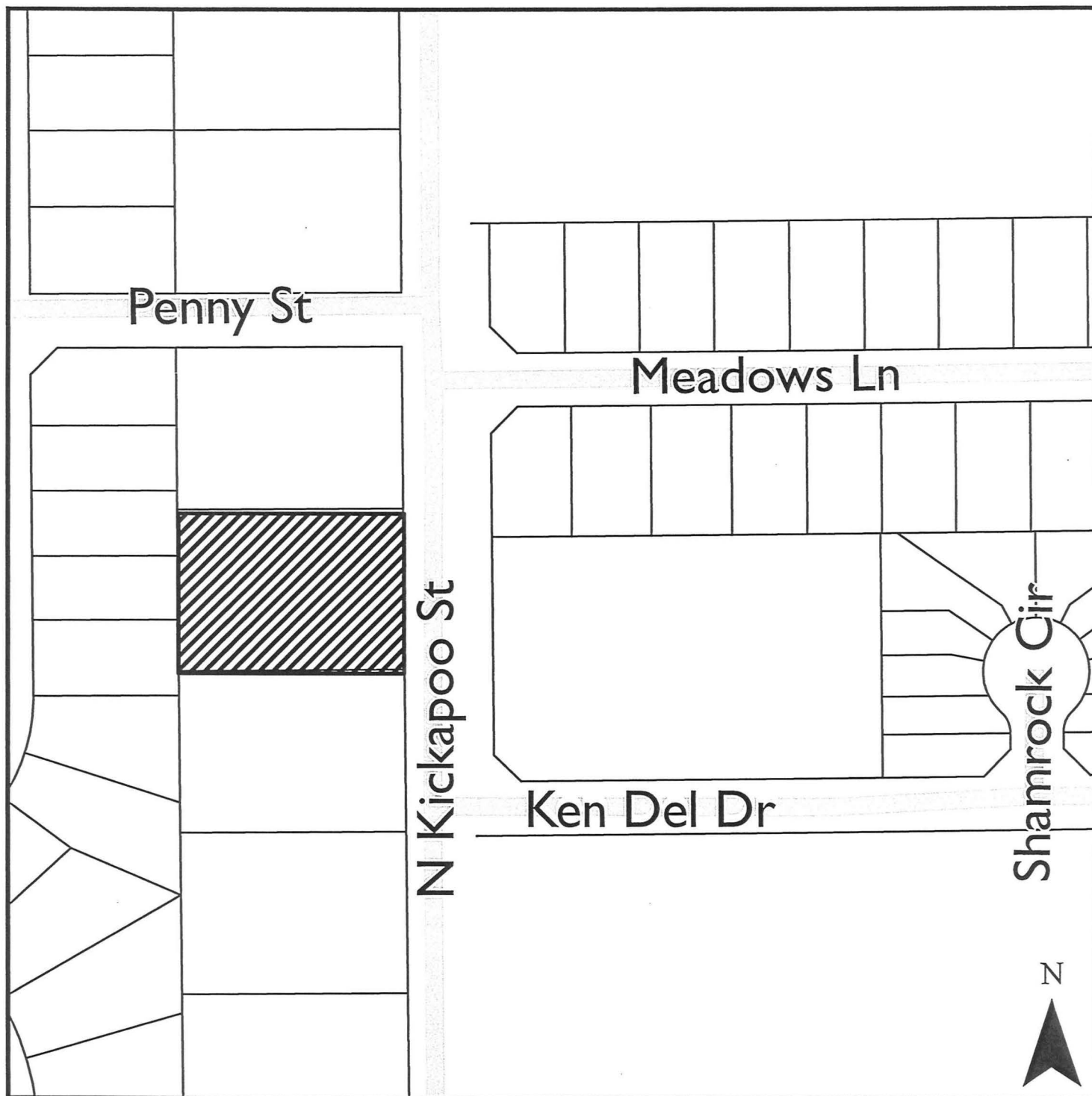
At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the Planned Unit Development. The Commission reserves the right to limit discussion and debate on the proposed Planned Unit Development in the public hearing, in which event those persons appearing in support or opposition of the proposed Planned Unit Development 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 10th day of April, 2018.




Phyllis Loftis, City Clerk

CASE # P08-18
CONSIDERATION FOR PUD APPROVAL
3954 N. KICKAPOO AVE.



CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF POTTAWATOMIE)

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

Lots Seven (7) and Eight (8), Block One (1), 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 (3), both inclusive.

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

Dated: March 28, 2018 at 7:30 AM

First American Title Insurance Company

By: 

Michelle Cook

Abstractor License No. 3286

OAB Certificate of Authority # 017

File No. 2314797-SH99

OWNERSHIP LIST

ORDER NO. 2314797

DATE PREPARED: April 3, 2018

EFFECTIVE DATE: March 28, 2018 at 7:30 am

OWNER	LOT	BLK	ADDITION
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
ABSENTEE SHAWNEE TRIBE OF OKLA 2025 S GORDON COOPER DR SHAWNEE OK 74801-0000	1	2	COLLEGE VIEW
MASON AMIR PROPERTIES LLC 10601 S WESTERN OKC OK 73170-0000	2	2	COLLEGE VIEW
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 AND 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
LITTLEHEAD DONNETTE 4202 BLAINE RD SHAWNEE OK 74804-0000	9	2	BISON
MILES EILEEN 4104 BLAINE RD SHAWNEE OK 74804-0000	8	2	BISON
JONES ANN E TRUSTEE OF THE ANN E JONES LIVING TRUST AGREEMENT 2010 N MINNESOTA SHAWNEE OK 74804-0000	7	2	BISON
VERNON JAMES & LISA 1702 WINDMILL RIDGE DR SHAWNEE OK 74804-0000	1	2	AP COLLEGE VIEW
GRAY LYNN & SHANNA 4010 BLAINE RD SHAWNEE OK 74804-0000	12	2	AP COLLEGE VIEW

SMITH SUSIE ANNE 4008 BLAINE RD SHAWNEE OK 74804-0000	11	2	AP COLLEGE VIEW
BASLER KURT H & SHARON K 4006 BLAIN RD SHAWNEE OK 74804-0000	N5' OF 9 & ALL OF 10	2	AP COLLEGE VIEW
BAM ACQUISITIONS LLC P O BOX 3698 SHAWNEE OK 74802-0000	N10' OF 8 & S55' OF 9	2	AP COLLEGE VIEW
BELYEU DARRELL D & IRENE B 2007 REVOC TRUST 4002 BLAINE RD SHAWNEE OK 74804-0000	7 LESS 30' & 8, LESS N10'	2	AP COLLEGE VIEW
MCELHANEY B G & RICHDEAN E 1720 N BELL AVE SHAWNEE OK 74804-0000	6	1	COLLEGE VIEW
BISON CROSSING LLC 2124 NW 26TH ST OKC OK 74804-0000	5	1	COLLEGE VIEW
EVANS LARRY W 3915 N AYDELOTTE SHAWNEE OK 74804-0000	9	1	COLLEGE VIEW
FLEISCHFRESSER KENNETH L & ROXANE K 3917 N AYDELOTTE SHAWNEE OK 74804-0000	8 & N35' OF 9	1	AP COLLEGE VIEW
ASKINS MICHAEL D & KAREN L 4003 BLAINE RD SHAWNEE OK 74804-0000	7	1	AP COLLEGE VIEW
THOMPSON TOBY O 4005 BLAINE RD SHAWNEE OK 74804-0000	6	1	AP COLLEGE VIEW
ACKLAND AARON 4007 BLAINE RD SHAWNEE OK 74804-0000	5	1	AP COLLEGE VIEW
HUBBARD ALLEN PO BOX 3855 SHAWNEE OK 74802-0000	4	1	AP COLLEGE VIEW
WASHBURN BILL J & RETA J 4011 BLAINE RD SHAWNEE OK 74804-0000	3	1	AP COLLEGE VIEW
HARTLING KIMBERLY RAYE 4013 BLAINE RD SHAWNEE OK 74804-0000	2	1	AP COLLEGE VIEW
BARRETT FERN D 4015 BLAINE RD SHAWNEE OK 74804-0000	1	1	AP COLLEGE VIEW

JONES RICHARD N LIVING TRUST P O BOX 1852 SHAWNEE OK 74802-1852			BEG 115'N & 33'E SW/C NW NW N125' E175' S124' W175' POB (NW4 6-10N-4E)
NORTHWEST MISSIONARY BAPTIST XXXXXXXXXX XXXXXXXXXX OK -0			BEG 333'E SW/C NW NW N239' W125' S124' W208' S115' E333' POB. LAND 120 1.24 Acres (NW4 6-10N-4E)
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
WELLIVER AMOS & MILDRED 107 MEADOWS LN SHAWNEE OK 74804-0000	4	2	THE MEADOWS AP
WILSON CHARLES 24739 SHADY LN TECUMSEH OK 74873-0000	3	2	THE MEADOWS AP
WALKER STEVEN & JUANITA SMITH 103 MEADOWS LN SHAWNEE OK 74804-0000	2	2	THE MEADOWS AP
GRUETTE ALFORD & SHAWNDA 101 MEADOWS LN SHAWNEE OK 74804-0000	1	2	THE MEADOWS AP
CONNER ENTERPRISES OF NORMAN LLC 13648 RED BUD RD CHOCTAW OK 73020-0000			.52A 6-10-4 PT BLK 5 BEG 517.61'S & 313.25'E NW/C SW NW E100' N227.17' W 100' S227.28' POB THE MEADOWS AP (NW4 6-10N-4E)
HEALTH CARE REIT INC % ALTERRA HEALTHCARE 6737 W WASHINGTON ST STE 2300 MILWAUKEE WI 53214-0000			BLK 5 363.42' X 227.17' LESS 100' X 227.28' (THE MEADOWS AP)
AMERICAN SELF STG L L C P O BOX 13540 OKLA CITY OK 73113-0000			BEG 375'N & 180.07'E SW/C NW E450' N380.24' W450' S380.24' POB (BK 2844 PG 72-74) (NW4 6-10N-4E)
WOODMORE ROBERT & ALETHIA 1300 INVERNESS CIR SHAWNEE OK 74801-0000			BEG 574.51'N SW/C NW E180' N180.49' W180' S180.49' POB. I.K.S.#14 (NW4 6-10N-4E)