

**AGENDA
CITY OF SHAWNEE
PLANNING COMMISSION
APRIL 6TH, 2016 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 March 2nd, 2016 Planning Commission meeting
- 3)** Citizens' Participation
(A three minute limit per person)
(A twelve minute limit per topic)
- 4)** Case #S07-16 – Consideration of approval of a Preliminary Plat for Timbers Park, a Re-Plat of Block 12, The Timbers Addition to the City of Shawnee, located at Oaktree Ct. and Bent Tree Rd., Shawnee, OK
Applicant: The Landrun Group
- 5)** Case #S08-16 – Consideration of approval of a Final Plat for Timbers Park, a Re-Plat of Block 12, The Timbers Addition to the City of Shawnee, located at Oaktree Ct. and Bent Tree Rd., Shawnee, OK
Applicant: The Landrun Group
- 6)** Case #P03-16 - A public hearing for consideration of approval a Planned Unit Development located at 1500 E. Independence St., Shawnee, OK
Applicant: The Landrun Group, LLC
- 7)** Downtown Ground Floor Residential Ordinance Presentation
- 8)** Planning Director's Report
- 9)** Commissioners Comments and/ or New Business
- 10)** Adjournment

PLANNING COMMISSION MINUTES

DATE: March 2nd, 2016

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in the Commission Chambers, at City Hall, 9th and Broadway, on Wednesday, March 2nd, 2016 at 1:30 p.m., pursuant to notice duly posted as prescribed by law.

AGENDA ITEM NO.1:

Roll Call

Upon roll call the following members were present:

Present: Clinard, Kerbs, Bergsten, Affentranger

Absent: Morton, Cowen, Kienzle

Meeting was called to Order.

AGENDA ITEM NO. 2:

Consideration of Approval of the minutes from the February 3rd, 2016 Planning Commission Meeting

Chairman Bergsten asked if the Board had time to review the minutes and if there were any questions or comments. There were none and Commissioner Affentranger made a motion to approve, seconded by Commissioner Clinard.

Motion passed:

AYE: Clinard, Kerbs, Bergsten, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 3:

Citizen's Participation

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

AGENDA ITEM NO. 4:

Case #S01-16 – Consideration of approval of a Preliminary Plat for Vision Addition, Section II, located at 4301 N. Harrison, Shawnee, OK

Applicant: Vision Bank, NA

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report. Mr. Debruin stated the property is zoned C-3; Highway Commercial with four total lots, two developmental lots and two out lots. It includes a collector street, four foot sidewalks and staff does recommend approval with five conditions, including a letter from FEMA indicating any changes to floodplain. Chairman Bergsten asked if there were any questions. Commissioner Kerbs asked if the A-1 zoning was a typo. Justin Debruin confirmed, explaining the map has not been updated. Commissioner Kerbs also asked if there was only an entry drive going in and Mr. Debruin agreed. Commissioner Kerbs asked if there would be any kind of flashing lights put in since it was on an incline. Justin Debruin stated he would look into that. Chairman Bergsten opened the public portion of the meeting and asked if anyone against the item

would like to come forward. No one came forward. Chairman Bergsten asked if anyone in favor of the item would like to come forward and Carl Packwood came forward to speak. Mr. Packwood stated they had one parcel behind the bank under contract and would like to push along. Chairman Bergsten asked who is interested in property. Carl Packwood informed him a real estate developer from Oklahoma City would like to put in a strip center that will possibly house a restaurant. Richard Landes came forward went over plans and stated he would be happy to answer any questions. Chairman Bergsten asked if there were any questions, there were not and Chairman Bergsten closed the public portion of the meeting and asked if the Commissioners had any questions or comments. Commissioner Kerbs made a motion to approve with the five conditions, seconded by Commissioner Affentranger.

Motion passed:

AYE: Clinard, Kerbs, Bergsten, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 5:

Case #S02-16 –Consideration of approval of a Preliminary Plat for Rolling Hills Addition, located at the NE Intersection of Main & Bryan, Shawnee, OK

Applicant: Absentee Shawnee Housing Authority

Chairman Bergsten asked for the staff report. Commissioner Affentranger asked if he could interject and informed the Board that he currently serves on the Board of the Absentee Shawnee Housing Authority and planned to Abstain from voting and asked if there would be no quorum. Staff and the Board discussed the options and agreed to recess to ask City Attorney for an answer. Justin Debruin reconvened and went over staff report. Mr. Debruin informed the Board the proposal was for twenty-four single-family residential homes on around 9.3 acres with one common area. One existing home resides on Lot 11. Justin Debruin went on to specify four foot sidewalks and street improvements would be required. Sewer and water lines are in place and staff does recommend approval with five conditions. Chairman Bergsten asked if there were any questions. Commissioner Kerbs asked if the R-1P zoning listed is a conditional use permit. Mr. Debruin agreed and mentioned it was added in 2014 for the community center. Commissioner Kerbs asked if it would stay R-1P and the remainder would stay only R-1. Justin Debruin agreed. Chairman Bergsten opened the public portion of the meeting and asked if anyone against the item would like to come forward. No one came forward. Chairman Bergsten asked if anyone in favor of the item would like to come forward. No one came forward. Chairman Bergsten asked if there were any questions or comments and Commissioner Kerbs asked if the sidewalks on Main Street would be required to extend all the way to the end of the property line. Justin Debruin agreed. The Commissioners made a motion to postpone and move the item towards the end of the meeting. The board reconvened after hearing agenda item number eight and Chairman Bergsten asked Mr. Erickson if he would come forward. Mr. Erickson stated the vote to abstain would not count and with quorum already being established, he believed the Commissioners could move forward with the motion. Chairman Bergsten asked for a motion and Commissioner Kerbs made a motion to approve with five conditions, seconded by Commissioner Clinard.

Motion passed:

AYE: Kerbs, Clinard, Bergsten

NAY:

ABSTAIN: Affentranger

AGENDA ITEM NO. 6:

Case #S03-16 –Consideration of approval of a Final Plat for Avonlea Addition, located at 789 W. Country Grove Dr., Shawnee, OK

Applicant: United Senior Properties

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report. Mr. Debruin stated the item was a request for a Final Plat for Avonlea Cottages. Justin Debruin stated it is an Assisted Living Facility located on Harrison Street and Country Grove Dr. The plans include an expansion and Mr. Debruin informed the Commissioners that for the need to have a drive onto Harrison Street, staff will require the applicant to acquire the driveway easement and shared access agreement between Car-Mart and Avonlea Cottages, easements and an outlot, as well as other items. Justin Debruin stated staff approves the Final Plat with six conditions. Chairman Bergsten asked if there were any questions, Commissioner Kerbs asked if the applicant would only be adding onto the existing driveway and Mr. Debruin agreed. Chairman Bergsten stated the plat looked nearly the same as the preliminary and Justin Debruin said they were essentially the same. Commissioner Kerbs asked if the floodzone is based off a 100 year or 50 year floodplain. Justin Debruin confirmed it was a 100 year. Chairman Bergsten asked if there were any other questions, there were none and Chairman Bergsten opened the public portion of the meeting and asked if anyone against the item would like to come forward. No one came forward. Chairman Bergsten asked if anyone in favor of the item would like to come forward. Richard Landes came forward to discuss the project. Chairman Bergsten asked if the driveway would be shared and Richard Landes said it would. Chairman Bergsten closed the public portion of the meeting and asked if there were any other questions or a motion. Commissioner Clinard made a motion to approve with the six conditions, seconded by Commissioner Kerbs.

Motion passed:

AYE: Clinard, Kerbs, Bergsten, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 7:

Case #S04-16 – Consideration of approval of a Preliminary Re-Plat for Regal Addition, located at 4200 N. Harrison, Shawnee, OK

Applicant: Forum Investments, LLC

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report. Mr. Debruin informed the Board that he would be presenting the staff reports for both cases together. The applicant requested to construct a car lot on approximately 1.42 acres with two points of access. Justin Debruin mentioned the only main concern is for the sewer expansion which would most likely come from the south end of Country Grove Dr. and staff does recommend approval for the preliminary plat re-plat with four conditions. Staff recommends approval for the final plat with five conditions. Chairman Bergsten asked if there were any questions for Justin Debruin. There were not and Chairman Bergsten opened the public portion of the meeting and asked if anyone against the item would like to come forward on either case. No one came forward. Chairman Bergsten asked if anyone in favor of the item would like to come forward. Richard Landes came forward to discuss the project. Commissioner Kerbs asked if there was a still an empty lot behind and Mr. Landes agreed. Commissioner Clinard asked if there were any stone or brick on metal building. Mr. Landes stated it would not be all metal, maybe with brick veneer. Chairman Bergsten stated there was a requirement for the façade and also asked about the detention pond and storm water drainage. Chairman Bergsten asked if there were any questions or comments. Commissioner Kerbs made a motion to approve the Preliminary Re-Plat with four conditions,

seconded by Commissioner Affentranger. Commissioner Kerbs made a motion to approve the Final Plat with five conditions, seconded by Commissioner Affentranger.

Motion passed for Preliminary Re-Plat:
AYE: Clinard, Kerbs, Bergsten, Affentranger
NAY:
ABSTAIN:

AGENDA ITEM NO. 8:

Case #S05-16 – Consideration of approval of a Final Plat for Regal Addition, located at 4200 N. Harrison, Shawnee, OK

Applicant: Forum Investments, LLC

Combined staff report with Case #S04-16.

Motion passed for Final Plat:
AYE: Clinard, Kerbs, Bergsten, Affentranger
NAY:
ABSTAIN:

AGENDA ITEM NO. 9:

Planning Director's Report

Justin Debruin discussed possibly bringing up an item for the next Agenda regarding ground floor residential downtown allowance. Mr. Debruin stated this would offer more options for Downtown but there would be a lot of details to discuss going forward. Commissioner Kerbs asked about frontal storage and Mr. Debruin mentioned checking into ordinances if it may need to be changed. Commissioner Clinard asked about the parking and Justin Debruin stated that may be another item to be looked over and discussed. Chairman Bergsten asked if Mr. Debruin had been able to research other cities and Mr. Debruin informed him he looked in Municode and viewed around ten to fifteen of them. Commissioner Clinard discussed looking at price points for the back of a building to see if it would be attractive. Commissioner Affentranger asked if the owner might be the one living in the back and Justin Debruin informed him he did see that too. Chairman Bergsten stated he saw benefits to the idea. Commissioner Kerbs mentioned a study that covered urban and downtown living and is interested in the report.

AGENDA ITEM NO. 10:

Commissioners Comments and/or New Business

Commissioner Kerbs wanted to add to Chairman Bergsten's statement on thanking him for his work and how appreciative he is.

AGENDA ITEM NO. 11:

Adjournment

Meeting was adjourned.

Chairman/Vice-Chairman

Cheyenne Lincoln
Planning Commission Secretary



City of Shawnee
Community Development Department
222 N. Broadway
Shawnee, OK 74801
(405) 878-1665 Fax (405) 878-1587
www.ShawneeOK.org

STAFF REPORT
Timbers Park
Preliminary Plat - Case #S07-16
Final Plat - Case #S08 -16

TO: Shawnee Planning Commission

AGENDA: April 6, 2016

RE: Timbers Park, Preliminary and Final Plat

PROPOSAL

The applicant is requesting Preliminary and Final Plat approval for 4 lots on approximately 1.12 acres of undeveloped land. Currently, residential properties surround the site. The property is located between Oak tree Court and Bent Tree Road. The site is currently zoned R-1 (Single Family Residential) which is appropriate for the proposed lot developments.

GENERAL INFORMATION

Applicant	The Land Run Group
Owner(s)	LLL Properties
Site Location/Address	Block 12 Timbers Addition
Current Site Zoning	R-1 (Single Family Residential)
Parcel Size	1.12 Acres (Approximate)
Proposed Use	Single family housing
Comprehensive Plan Designation	Residential
Existing Land Use	Vacant
Surrounding Zoning	R-1 (Single Family Residential)

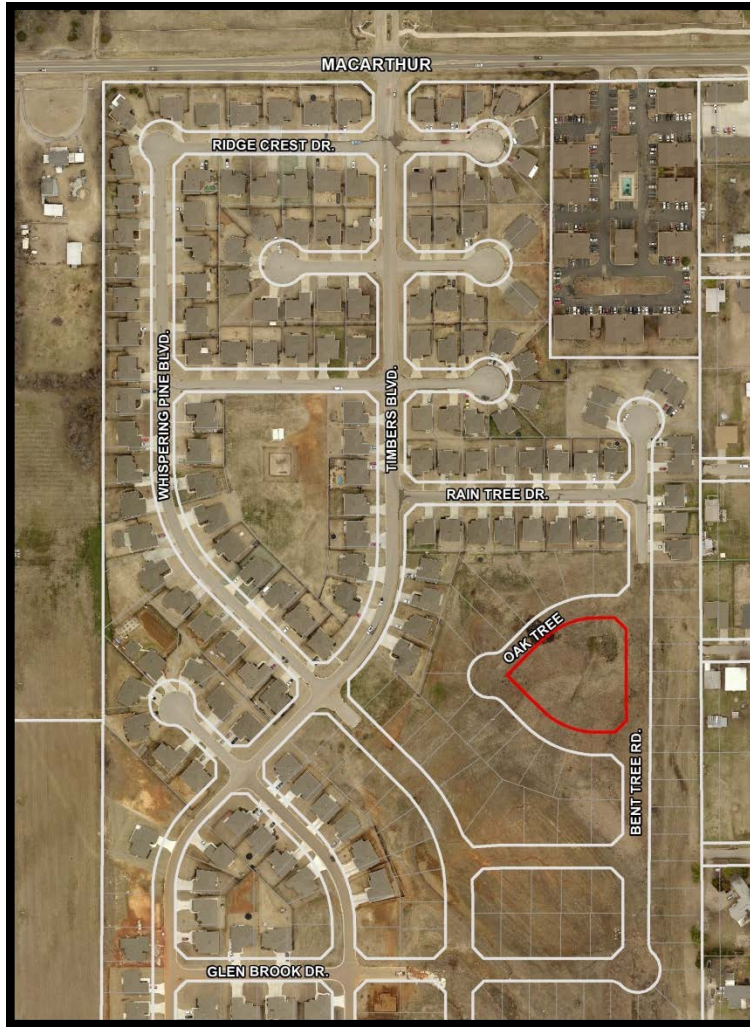


Figure 1: Aerial view of site – approximate total area outlined in red.

STAFF REVIEW AND ANALYSIS

The proposed development is consistent with current land use in the area, the designated zoning, and the Shawnee Comprehensive Plan for this area (Figure 4.2).

A total of four (4) lots are proposed to be developed on this property. According to the previous final plat, the land subject land was dedicated at a private park. As we do not currently have a requirement for parks in the Shawnee Subdivision Regulations, the request is acceptable.

STAFF RECOMMENDATION

PRELIMINARY RE-PLAT

Staff has **no objection** to the proposed preliminary re-plat for the subject property with the following conditions:

1. Provide the property boundary for the Preliminary Plat.
2. Submittal and approval of sanitary sewer plans by the City Engineer.
3. Submittal and approval of drainage/detention plans by the City Engineer.
4. All other applicable City standards apply.

FINAL PLAT

Staff has **no objection** to the proposed final plat for the subject property with the following conditions:

1. Present Lot 5 as a Common Area, instead of as a lot.
2. Final construction documents must be approved by the City Engineer prior to construction.
3. The final engineered drainage plan must be approved by the City Engineer prior to construction.
4. All other applicable City standards apply.

Attachments

1. Figure 1: Aerial view of site
2. Figure 2: Zoning Map
3. Figure 3: Shawnee Comprehensive Plan
4. Exhibit 1: Preliminary Plat
5. Exhibit 2: Final Plat

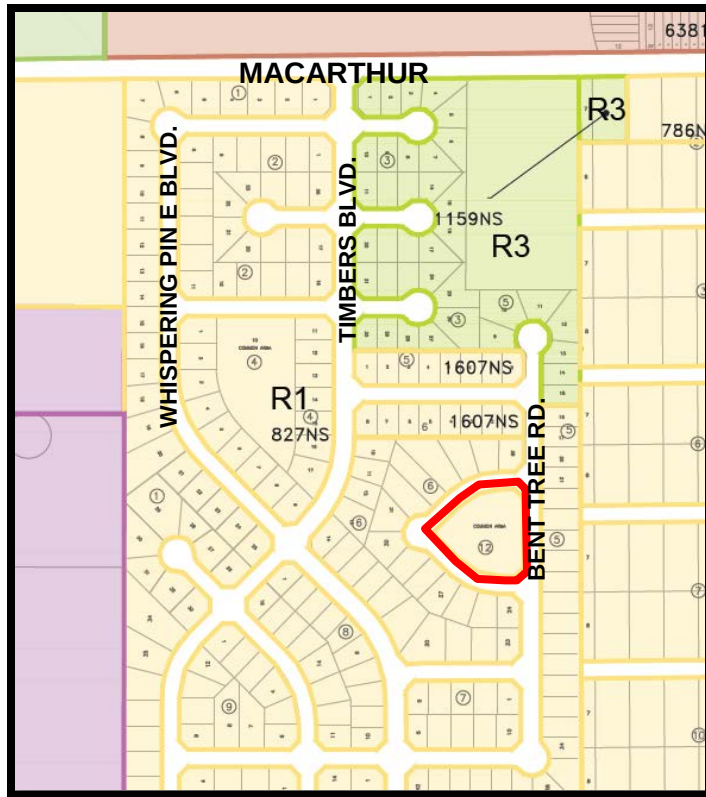


Figure 2: Zoning Map of site – approximate total area outlined in red.

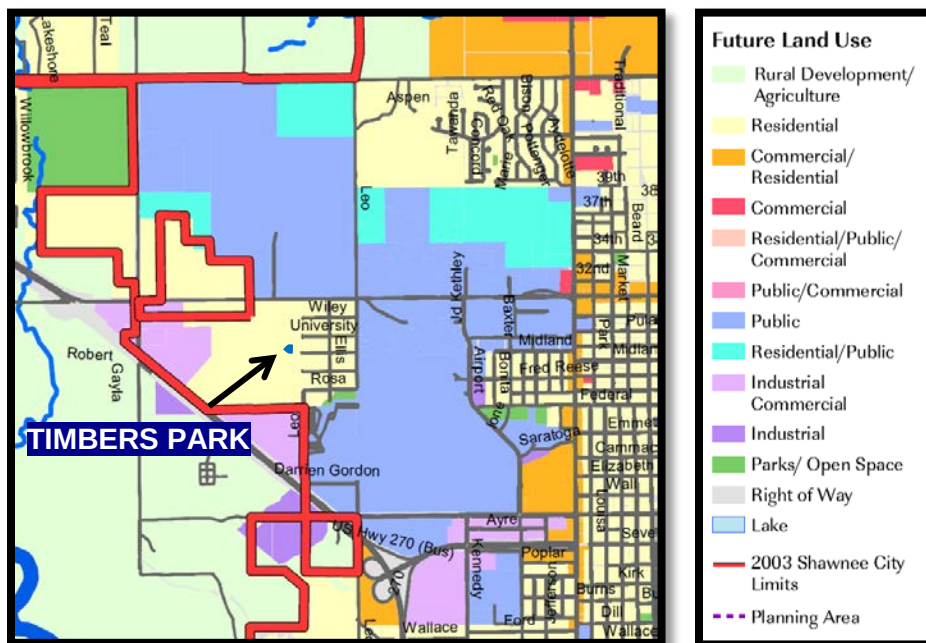
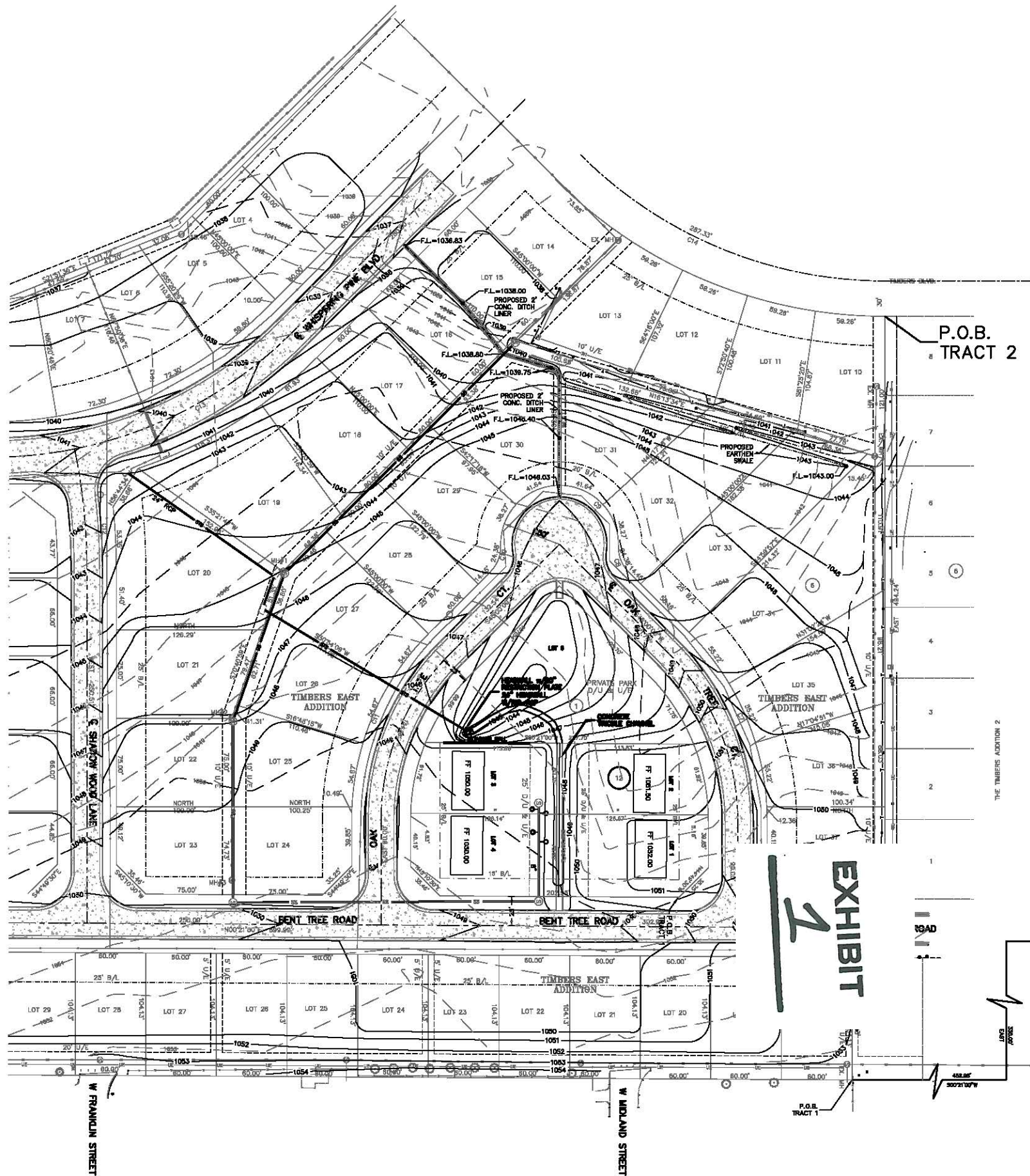
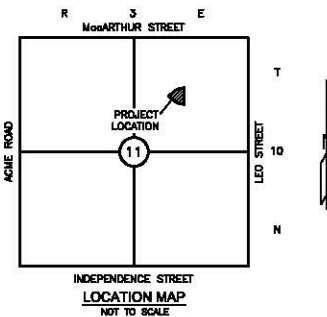


Figure 3: Shawnee Comprehensive Plan: Future Land Use Map (Figure 4.2). Approximate area outlined in blue.

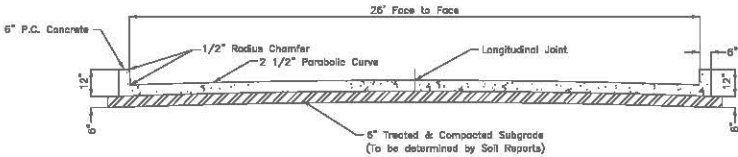


PRELIMINARY PLAT
TO SERVE
TIMBERS PARK

A RE-PLAT OF BLOCK 12,
THE TIMBERS ADDITION TO THE CITY OF SHAWNEE,
POTTAWATOMIE COUNTY, OKLAHOMA,
ACCORDING TO THE RECORDED PLAT THEREOF.



LEGAL DESCRIPTION:
BLOCK TWELVE (12), THE TIMBERS ADDITION TO THE CITY
OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA,
ACCORDING TO THE RECORDED PLAT THEREOF.



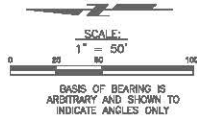
TYP. STREET DETAIL

- LEGEND
- (o) INDICATES 3/8\"/>
 - (+) INDICATES EXISTING IRON PIN
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - POWER POLE
 - LIGHT POLE
 - GUY WIRE
 - GAS METER
 - VENT PIPE
 - TELEPHONE PEDESTAL
 - ELECTRIC BOX
 - CLEAN OUT
 - MANHOLE
 - STORM DRAIN
 - AIR CONDITIONER UNIT
 - BENCHMARK
 - TREE
 - TELEPHONE, UNDERGROUND
 - UNDERGROUND ELECTRIC
 - OVERHEAD ELECTRIC & CABLE TV
 - FIBER OPTIC CABLE
 - CABLE TV
 - PETROLEUM LINE
 - GAS LINE
 - HIGH PRESSURE GAS LINE
 - WATER LINE
 - SANITARY SEWER LINE
 - STORM SEWER
 - PRESSURIZED SANITARY SEWER LINE
 - FENCE
 - FLOW DIRECTION

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

STATISTICAL DATA

- a. Total gross acres = 1.12
- b. Total number of lots = 5
- c. Acreage of Detention & Common Areas = 0.39 Acres.



THE LANDRUN GROUP, LLC
LandRun Engineering, LLC
116 N. BROADWAY * P.O. BOX 1584
Shawnee, OK 74802-1584
(405) 273-4222 CA# 6182 Exp. 6-30-2014
E-mail: slandres@landrungle.com

2/17/2016
Date
Stephen T. Laney, P.E. 539

Mike Little Construction
Timbers Park
Preliminary Plat
2/17/2016

1 of 1

OWNER'S CERTIFICATE AND DEDICATION:

Known All Men By These Presents:
That _____, hereby certifies that it is the owner of, and the only person, firm or corporation having any right, title or interest in and to the land shown on the Final Plat of TIMBERS EAST ADDITION, an addition to the City of Shawnee, Oklahoma. That they have caused the same to be platted into lots, blocks, streets and easements as shown on said Final Plat, which said Final Plat represents a correct survey of all property included therein under the Final Plat.

The _____, further certifies that it is the owner of and the only person, firm or corporation who has any right, title or interest to the land included in the above mentioned Final Plat, and they do hereby dedicate all streets and easements, as shown on said Final Plat, to the use of the public, for public highways, streets, fire protection, utility and drainage easements for their heirs, executors, successors, administrators, and assigns forever and have caused the same to be released from all encumbrances to be executed on this _____ day of _____, 20____.

ATTEST: _____ BY: _____
Secretary BY: _____

Name _____

STATE OF OKLAHOMA

SS
COUNTY OF POTTAWATOMIE

Before me, the undersigned, a notary public in and for said County and State on the _____ day of _____, 20____, personally appeared _____ to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its president, and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires: _____ Notary Public

REGISTERED SURVEYOR'S CERTIFICATE:

I, Rex Cotton, do hereby certify that I am by Profession a Land Surveyor, and that the Final Plat of TIMBERS EAST ADDITION, an addition to the City of Shawnee, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the _____ day of _____, 20____, and that monuments shown thereon actually exist and their positions are correctly shown.

This plat of survey meets the Oklahoma minimum standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

I further certify that said Final Plat complies with Requirements of Senate Bill 377, Section 518 as amended.

Rex Cotton, Reg. L.S. #1247, CA# 4760LS EXP. 6/30/2010

STATE OF OKLAHOMA

SS
COUNTY OF _____

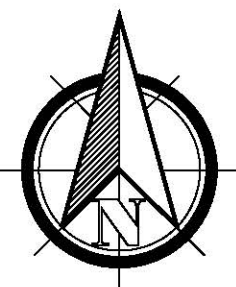
Before me, the undersigned, a notary public in and for said County and State on the _____ day of _____, 20____, personally appeared _____ to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

Witness under my hand and seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public

LEGAL DESCRIPTION:
BLOCK TWELVE (12), THE TIMBERS ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

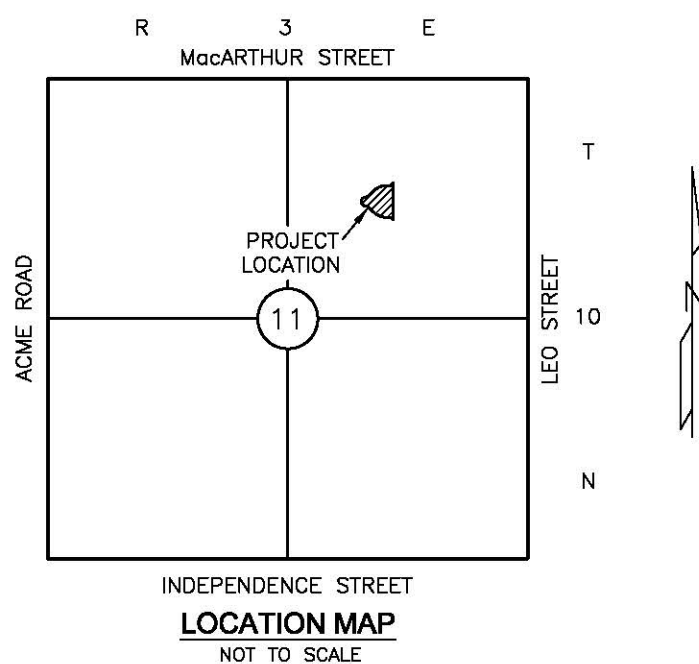
FINAL PLAT
TIMBERS PARK
A RE-PLAT OF BLOCK 12,
THE TIMBERS ADDITION TO THE CITY OF SHAWNEE,
POTTAWATOMIE COUNTY, OKLAHOMA,
ACCORDING TO THE RECORDED PLAT THEREOF.



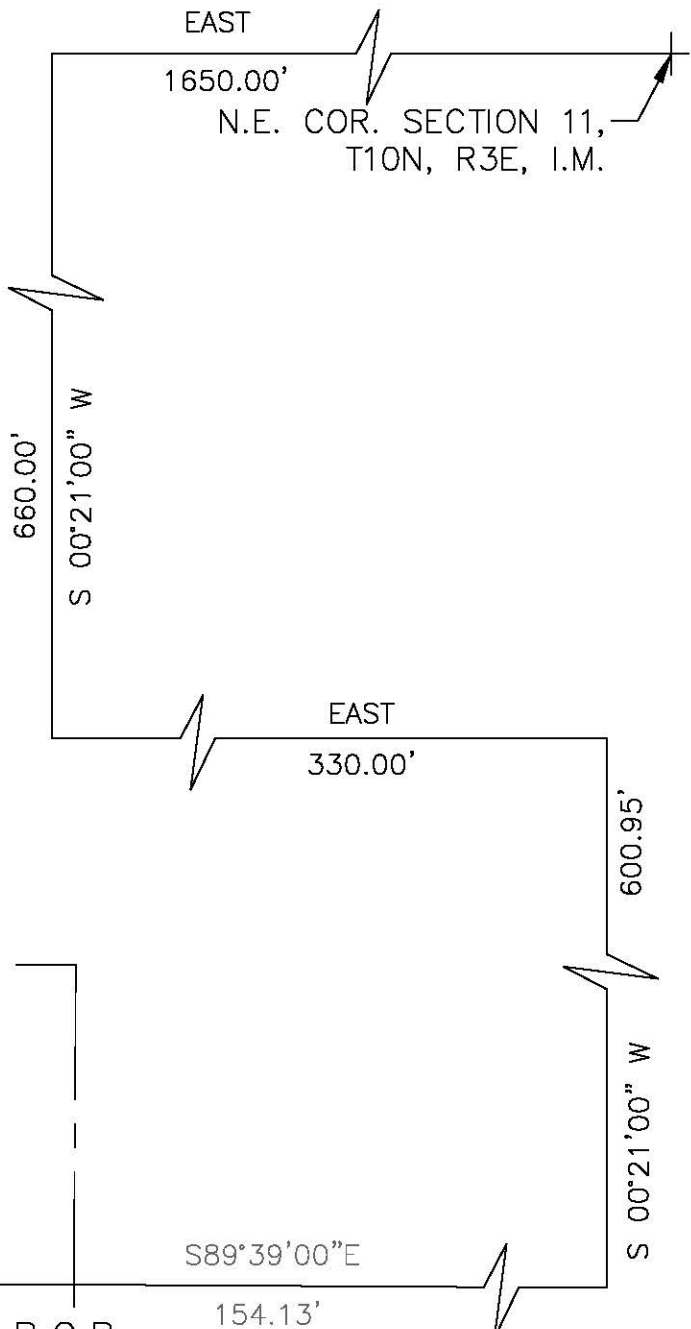
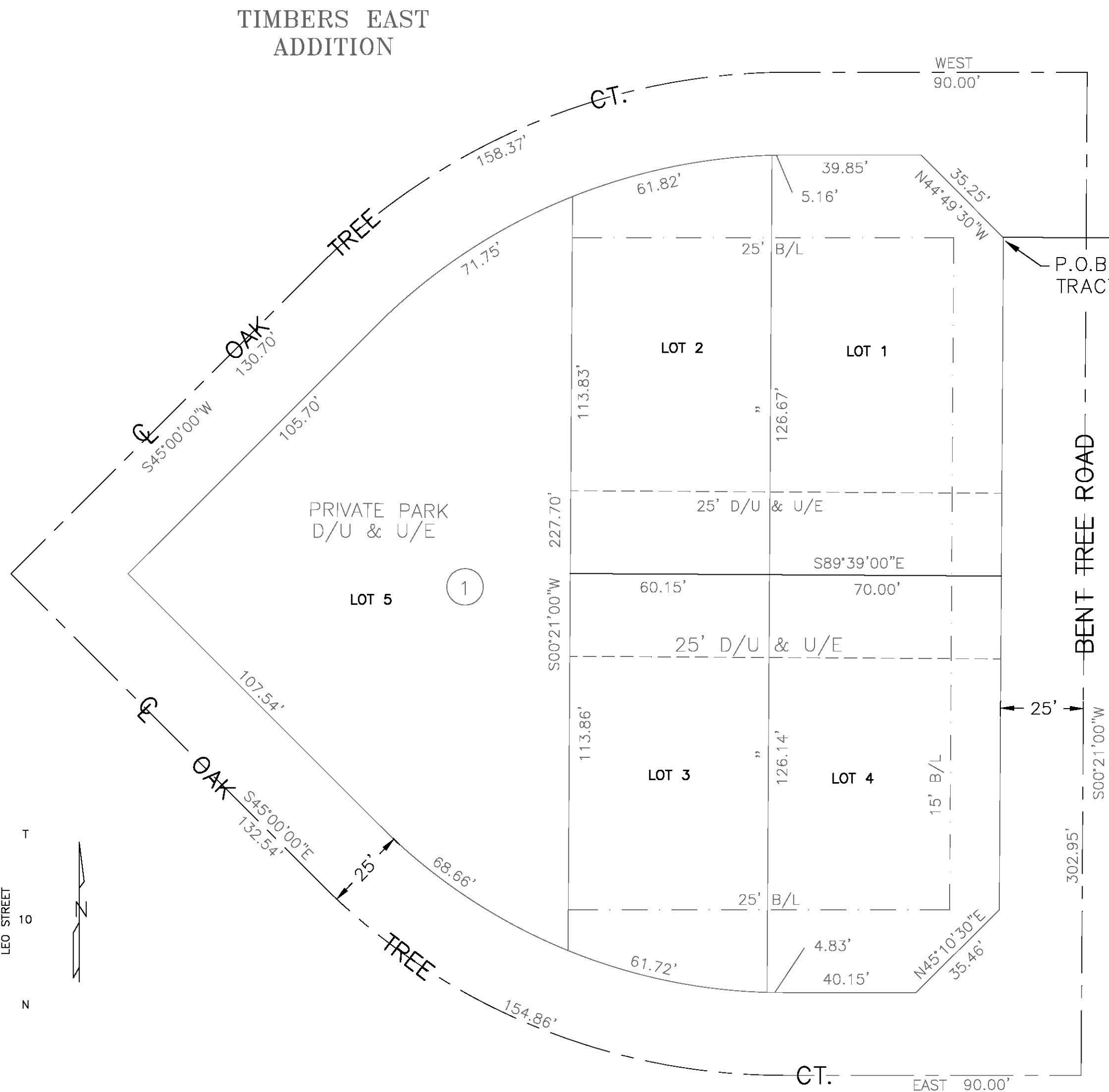
SCALE:
1" = 30'

BASIS OF BEARING
ARBITRARY

LEGEND
(●) INDICATES EXISTING IRON PIN
(○) INDICATES 3/8" IRON PIN SET
(x) INDICATES EXISTING CUT "X"
U/E UTILITY EASEMENT
B/L INDICATES BUILDING LINE
R/W INDICATES RIGHT-OF-WAY



LOCATION MAP
NOT TO SCALE



BONDED ABSTRACTOR'S CERTIFICATE
The undersigned, a duly qualified abstractor in and for Pottawatomie County, State of Oklahoma, hereby certifies that according to the records of said County, title to the land included in the annexed plat of **Timbers Park**, an Addition to the City of Shawnee, Pottawatomie County, Oklahoma, appears to be vested in _____. All lands described and referred to are unencumbered by pending actions, judgments, liens, mortgages, taxes and other encumbrances, EXCEPT oil, gas and other mineral leases and interests which have been previously conveyed and easements and general mortgages of record.

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

ATTEST: _____ First American Title & Trust Co.

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

STATE OF OKLAHOMA }
COUNTY OF POTTAWATOMIE }SS:

The foregoing instrument was acknowledged before me this _____ day of _____, 20____.
By _____, Vice-President of **First American Title & Trust Co.**, an Oklahoma Corporation, on behalf of the Corporation.

My Commission Expires: _____
Notary Public

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

CITY PLANNING COMMISSION APPROVAL
I, _____, Chairman of the City Planning Commission for the City of Shawnee, State of Oklahoma, hereby certify that the said commission duly approved the annexed plat on the _____ day of _____, 20____.

CHAIRMAN

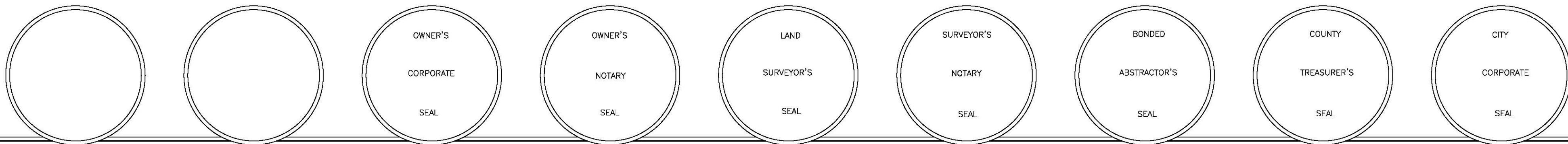
ACCEPTANCE OF DEDICATION OF CITY COMMISSION
BE IT RESOLVED by the Commission of the City of Shawnee, Oklahoma, that the dedications shown on the annexed plat are hereby accepted. Adopted by the Commission of the City of Shawnee, Oklahoma, this _____ day of _____, 20____.

Attest: _____ City of Shawnee, Oklahoma

City Clerk Mayor

CERTIFICATE OF CITY CLERK
I, _____, City Clerk of the City of Shawnee, State of Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments or unmatured installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this _____ day of _____, 20____.

City Clerk



THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

THE LANDRUN GROUP, LLC
LandRun Engineering LLC
201 W 9th, SHAWNEE, OK. 74804
405-273-4222 - www.landrungroup.com
CA# 6182 - EXP. 6-30-18

DATE: 3/24/16

KLS
PREPARED BY:
Knight Land Survey
CA # 3252 P.O. Box 231
EXP. 6-30-18 Shawnee, OK 74801
405-273-6223

Timbers Park Addition
SHAWNEE, OKLAHOMA

DRAWN BY: stl
CHECKED: stl
DRAWING NUMBER:
1 OF 1

PRELIMINARY PLAT APPLICATION FOR THE CITY OF SHAWNEE

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

APPLICANT The Land Run Group
APPLICANT ADDRESS PO Box 1584 Shawnee, OK 74802-1584
APPLICANT PHONE NUMBERS (405) 273-4222
EMAIL ADDRESS landruggroup@landruggroup.com
NAME OF PLAT Timbers Park
LOCATION Block 12 Timbers ~~East~~ Addition / Oak Tree Ct & Bent Tree Rd
NUMBER OF ACRES 1.12 NUMBER OF LOTS 4

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00
PLUS \$3.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 4
PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS 4
TOTAL COST \$225.00

FOR LESS THAN 2 ACRE LOTS: FEE: \$225.00
PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 4
PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS 4
TOTAL COST \$233.00

OWNER/DEVELOPER INFORMATION:

NAME LLP Properties
ADDRESS 901 N. Kickapoo, Shawnee, OK 74804
CONTACT NUMBERS (405) 273-4018
EMAIL ADDRESS billt@nikelittleconstruction.com

PROJECT ENGINEER INFORMATION:

NAME Stephen Landes
ADDRESS PO Box 1584 Shawnee, OK 74802-1584
CONTACT NUMBERS (405) 273-4222
EMAIL ADDRESS slandes@landruggroup.com

FOR STAFF USE ONLY

PROJECT NUMBER: 160073 CASE NUMBER: 507-16

DATE: 1-28-16 AMOUNT PAID: \$233.00 RECEIPT NO. 01840791

FINAL PLAT APPLICATION FOR THE CITY OF SHAWNEE

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

APPLICANT The LandRun Group
APPLICANT ADDRESS PO Box 1584, Shawnee, OK 74802-1584
APPLICANT PHONE NUMBERS (405) 273-4222
EMAIL ADDRESS landrungleup@landrungleup.com
NAME OF PLAT Timbers Park
LOCATION Block 12 Timbers ~~Sub~~ Addition / Oak Tree Ct &
NUMBER OF ACRES 1.12 NUMBER OF LOTS 4 Bent Tree Rd

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS:

FEE: \$325.00

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

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

TOTAL COST

FOR LESS THAN 2 ACRE LOTS:

FEE: \$325.00

PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 4 8.00

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

TOTAL COST \$1 333.00

OWNER/DEVELOPER INFORMATION:

NAME LL Properties
ADDRESS 1901 N. Kickapoo, Shawnee, OK 74804
CONTACT NUMBERS (405) 273-4018
EMAIL ADDRESS billh@nikelittleconstruction.com

PROJECT ENGINEER INFORMATION:

NAME Stephen Landes
ADDRESS PO Box 1584 Shawnee, OK 74802-1584
CONTACT NUMBERS (405) 273-4222
EMAIL ADDRESS slandes@landrungleup.com

FOR STAFF USE ONLY

PROJECT NUMBER: 160174 CASE NUMBER: 508-16

DATE: 1-28-16 AMOUNT PAID: \$333.00 RECEIPT NO. 01840793



City of Shawnee
Community Development Department
222 N. Broadway
Shawnee, OK 74801
(405) 878-1665 Fax (405) 878-1587
www.ShawneeOK.org

STAFF REPORT
REZONE
CASE #P03-16

TO: Shawnee Planning Commission

AGENDA: April 6, 2016

RE: Rezone Request - R1: Single Family Residential District to
Planned Unit Development (PUD) – Country Grove Cottages

PROPOSAL

The applicant is requesting a rezone from R-1: Single Family Residential District to a PUD in order to develop a master planned site incorporating R-1 (Single Family Residential) and R-2 (Combined Residential). The subject site is approximately 12 Acres in size and is generally located on the north-east corner of East Independence and North Elm.

GENERAL INFORMATION

Applicant	The Land Run Group, LLC
Owner	Clayton Eads (contract to purchase – Marical Brothers Real Estate)
Site Location/Address	1500 E. Independence
Current Site Zoning	R1: Single Family Residential District
Proposed Zoning	PUD: R-1 & R-2
Property Area	12 Acres
Current Use	Single Family Residential
Proposed Use	Duplex and Single Family Residential Development

Comprehensive Plan Designation	Residential
Existing Land Use	Undeveloped
Surrounding Land Use	Residential/Rural Agricultural
Surrounding Zoning	A1: Rural Agricultural C1: Neighborhood Commercial R1: Single Family Residential R3: Multi-Family Residential

STAFF REVIEW AND ANALYSIS

The applicant is requesting approval to rezone the subject property from R-1 (Single Family Residential) to a Planned Unit Development (PUD) which incorporates both R-1 and R-2 (Combined Residential District) uses. *“A PUD is a special zoning district category that provides an alternate approach to convention land use controls. . . it is the intent of a PUD to encourage innovative land development while maintaining appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties”* (Section 22-190, Shawnee Zoning Code).

The property is not currently owned by the applicant. Instead, a purchase agreement is in place between the property owner and applicant. It has been deemed by the City Attorney that this is an acceptable arrangement to proceed with a recommendation.

Background:

- The subject site was both rezoned from A-1 (Rural Agricultural) to R-1 (Single Family Residential) and received preliminary plat approval March 16, 2015.
- On January 6th, 2016, Case#P15-15 was reviewed by the Planning Commission with a goal to rezone the site from R-1 to R-2. Upward of 40 letters of protest and a petition were provided by neighboring property owners, many of whom were present at the Planning Commission meeting. After much discussion and debate, a vote to approve the case was denied. Then, a vote to defer until February 3rd, 2016 Planning Commission was approved.
- On February 3rd, 2016, Case #P15-15 was once again reviewed by the Planning Commission. After much discussion, the request for approval was denied. Application was withdrawn prior to City Commission review.



Figure 1: Aerial view of the site – approximate total area outlined in red.

Grove Park Cottages PUD

The Grove Park Cottages is a PUD designed to provide a mix of single family housing and duplexes on 12 acres of land located at the north-east corner of Elm and Independence. Instead of seeking approval for an R-2 zoning designation, allowing a complete duplex/triplex development, the PUD will incorporate both single family residential and duplex housing only. Possible amenities to be included are:

- Pond and common area
- Pavilion(s)
- Optional walking trail
- Public sidewalks along both Elm St. and Independence St.

All duplex housing is intended for rental purposes with a property association to provide for maintenance of all yards, common areas, and landscaping areas. Membership in the Property Association is mandatory and dues will be used to pay lawn/landscape maintenance, electric charges, general liability insurance, and reserves for maintenance, etc. Per the Design Statement, all duplex housing will be limited to single-story structures, with the units limited to two (2) bedroom and three (3) bedroom designs. The fifteen (15) eastern most lots are dedicated for single family residential allowing a buffer

between the duplex developments and the neighboring single family residential homes to the east.

Approximately 30 individual lots are shown with a maximum seventeen (17) multi-family duplex patio homes. However, at least six (6) lots requesting eventual use for duplex are not in conformance with code. They are too small.

Issues (As the PUD Design Statement states, “*In case of conflict between the provisions of the City codes and regulations and the provisions of the Planned Unit Development, the provisions of this Planned Unit Development shall be deemed to supersede.*”):

1. Lots 3-8, Block 2, are designated as single family residential until 2020, with an option to develop as duplexes after that date. Duplex development will not be allowed on these sites as they are shown. These six (6) lots do not conform to lot standards for R-2, for the following reasons:
 - a. Duplex housing will require a minimum lot width of 80’. However, these lots are shown to be 75’ in width.
 - b. The minimum lot size for an approved duplex lot is 10,000 square feet. These lots generally amount to 8,250 square feet.
2. Lot 1, Block 2 – According to the design statement, this lot will remain R-1 until 2020. After that date an option is presented to allow construction of a single management office. Staff will not recommend approval, at this time, for any commercial allowances. Such a request would require presenting this lot as Commercial before PUD approval. Also, Commercial access cannot be from a local street, so additional right-of-way would have to be established.
3. The Design Statement shows sidewalks on both Elm Street and Independence Street to be four (4) feet in size. Actually, the sidewalk along Independence Street is required to be six (6) feet as it is an arterial road.
4. Terminology issues:
 - a. “It is anticipated that all single lots under 0.25 acres will be developed as single family lots . . .” All lots that conform, by size, only for single family residential and not for duplex allowances, can only be developed as single family residential homes. No variance for duplex allowance on reduced lot sizes is requested or will be approved.
 - b. “In case of conflict between the provisions of the City codes and regulations and the provisions of the PUD, the provisions of this PUD shall be deemed to supersede.” Certain components of the Design Statement are dependent on review at the platting level and cannot be confirmed at this time, particularly drainage schedules.

There are a number of items to consider for this case, so first will be provided an explanation of Staff's approach to considering such a rezone:

1. What is the current zoning on the subject property?

R-1 (Single Family Residential). This zoning designation allows only single family residential homes.

2. What types of zoning designations exist in the general area?

R-1 zoning is the primary zoning classification in this area, to the north, south, east, and portions to the west. The properties fronting Independence St. directly adjacent to the west are C-1 (Neighborhood Commercial District), C-2 (Limited Office District), and R-3 (Multi-family Residential).

3. According the 2005 Shawnee Comprehensive Plan, what future land use designation is dedicated for both the property, and the area?

The zoning designation for both the property and a large portion of the general area is "Residential," which is described as, *"Within the Residential category, conventional one-family detached dwellings represent the primary use, although two-family units such as duplexes and 'granny flats' are acceptable throughout the area. . . When appropriate, other uses may include multifamily residential activity and neighborhood commercial"* (Shawnee Comprehensive Plan P. 4-26).

4. Would such a zoning request be consistent with past and present allowances the City offers?

There are a number of items to consider when answering this question. The subject property fronts upon a major arterial, Independence Street. Other examples of major arterials in Shawnee would include: Kickapoo, Harrison, MacArthur, and Highland. If we explore trends and allowances along these major roads, we discover consistent multi-family and high density commercial allowances (Figure 4).

In regards to Independence Street, directly west of the subject property, there is already an approved R-3 (Multi-family Residential) zoning district and some commercial allowances. Less than a half-mile west, there are two multi-family establishments that exist along Independence Street. An interpretation of the code would say that a rezone from R-1 to PUD (R-1 & R-2) is arguably consistent to allowances in the immediate area, but less dense than the neighboring R-3 use designation. Such a rezone is also consistent with identical allowances along our other major arterials in Shawnee.

5. Based on size of the property, what further requirements will the property owner have to comply with before any structures are built?

Being that the property is approximately twelve (12) acres in size and the intent is to build numerous duplexes / single family homes, the project will have to go through the platting process outlined in the City of Shawnee Subdivision Regulations. As a PUD, the applicant will be bound to the required Design Statement. The Design Statement, in great detail, explains exactly what can be constructed on each lot. Any requested changes will require submittal of a revised PUD to the Planning Commission and City Commission for approval.

If the rezone is approved, the developer will have to first submit a preliminary plat. A preliminary plat requires the developer show several items, a few of which include:

- a. A general layout of the site, including roads, utilities, sidewalks, and number of lots intended for the site.
- b. Where the increased storm water runoff from building out the site will be managed (i.e. storm water detention / retention) and released at a pre-development rate.
- c. It shall be shown that all portions of the design are in conformance with R-2 zoning.

Once approved, construction documents must be provided to prove that all infrastructure and storm water plans will be constructed to the satisfaction of City requirements. These requirements are ensured before a final plat is approved.

For better understanding, the major complaints will be summarized with Staff commentary:

1. The surrounding property predominately consists of single family residences.

The surrounding area is, in fact, primary single family residential in nature. Though this is true and deserves consideration, the City has allowed similar or higher density rezones in the immediate area, which begs the question, are we being consistent on how we interpret these requests based on past and present decisions?

2. A fear that the subject rezone will negatively affect property values.

This is certainly a debatable topic. There is no overwhelming support to show that such a design will negatively affect property values. The primary goal of this PUD is to buffer the neighboring single family residential neighborhood and the proposed duplexes by incorporated required single family residential between the two.

3. An already existing flooding issue that will only be worse with increased development.

During the platting process, the site developers are required to produce a storm water drainage study, proving that the on-site storm water management method used will contain and release runoff at pre-development rates. They are not obligated to fix a regional issue, but simply not make it worse.

4. Traffic flow along the narrow Elm Street, further compounded with on-street parking.

This is a genuine concern. A requirement from the City, during platting, is half street improvements along Elm Street. To alleviate driveway concerns, the developer has established a maximum of seven (7) driveways along Elm Street.

5. Current development offers an element of city convenience and country living.

While this is true, the subject property exists within central Shawnee which is prime land for development. As the property sits today, development of single family residential homes can already occur.

6. High density developments generally have higher crime rates, low ownership pride and exceed parking needs.

The intended developer on this site has similar developments in town, including Golden Acres Cottages. It has been suggested by the developer that, similar to Golden Acres, a property association will be established allowing all maintenance and utilities to be centralized. Provided to these renters will be property maintenance and all parking will be adequate for City standards. The properties the developer currently maintains rent for \$1,200 - \$1,400 per month, indicating a proven quality product and certain standard of living. Also, higher crime rates associated with Golden Acres, or all duplex developments has not been proven to correlate with higher crime rates.

7. Increased traffic, noise, pollution, and increased danger to the health and safety of children.

Increased traffic, noise, and pollution are effects of any development, including the single family residential allowances already accepted on this site. The health and safety of children will be a very serious concern when considering any development in Shawnee. Based on the proximity to Sequoyah Elementary School, Staff will require sidewalks along both Elm Street and Independence to provide ideal walking space for children and citizens alike.

Staff has reviewed the Grove Park Cottages PUD and finds it to be in conformance with several of the requested changes from the Planning Commission. Instead of proposing all residential duplexes, the developer has provided a buffer of single family residential housing. Also, several amenities have been proposed to incorporate a pond, walking

train, park, benches, and pavilions. As requested, limiting drives along Elm Street will provide a higher degree of safety. Staff will not, at this time, approve any commercial uses on the site and still finds a number of corrections that will condition approval.

Based on the general consistency with the Shawnee Comprehensive Plan and the Shawnee Zoning Code, Staff has no objection to the proposed zone change from R-1 (Single Family Residential) to the proposed PUD, with general corrections to the Design Statement.

STAFF RECOMMENDATION

Staff has **no objection** for the proposed rezone from ***R1 (Single Family Residential)*** to ***PUD (Planned Unit Development)*** for the subject property with the following conditions:

1. Satisfaction of all items listed under “Issues.”
2. All other applicable City standards apply.

Attachments

1. Figure 1: Aerial view of site
2. Figure 2: Zoning Map
3. Figure 3: Future Land Use Map
4. Figure 4: Zoning Consistency Map
5. Figure 5: Site Outline
6. Exhibit 1: PUD Master Development Plan Map
7. Exhibit 2: PUD Design Statement
8. Exhibit 3: Letters of Protest

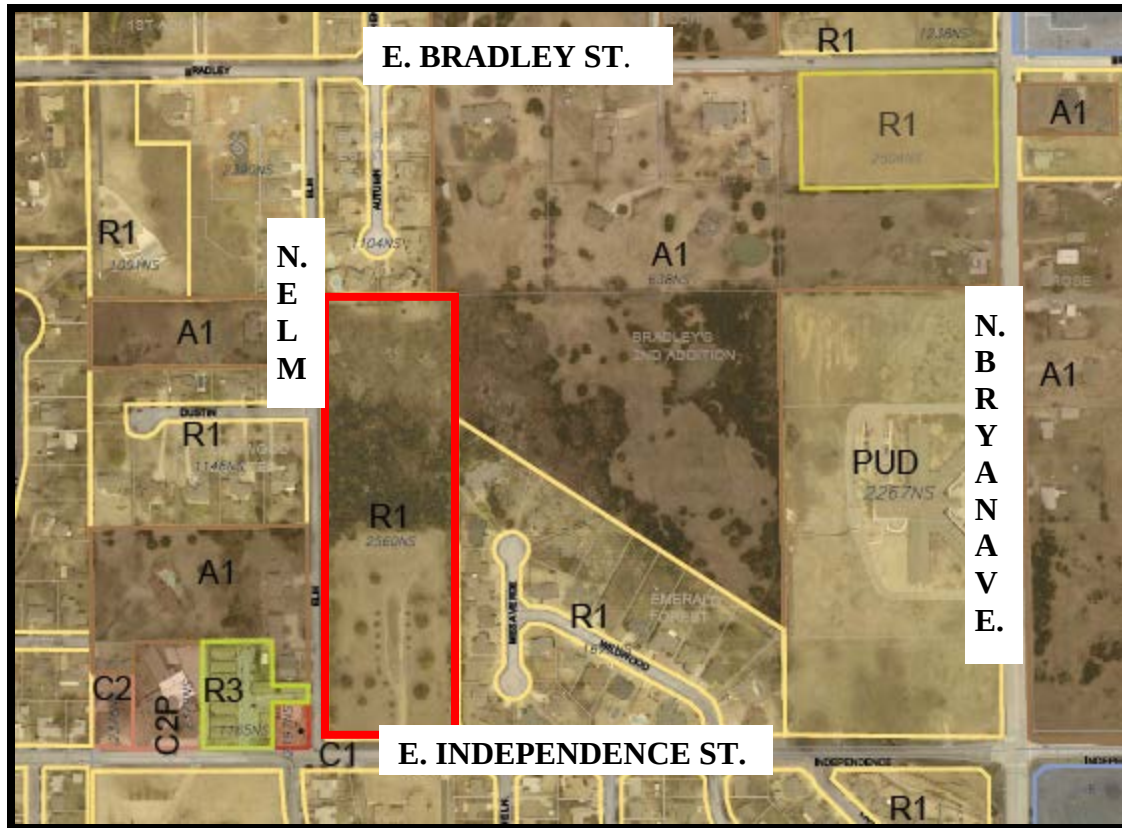


Figure 2: Zoning Map of site – approximate total area outlined in red.

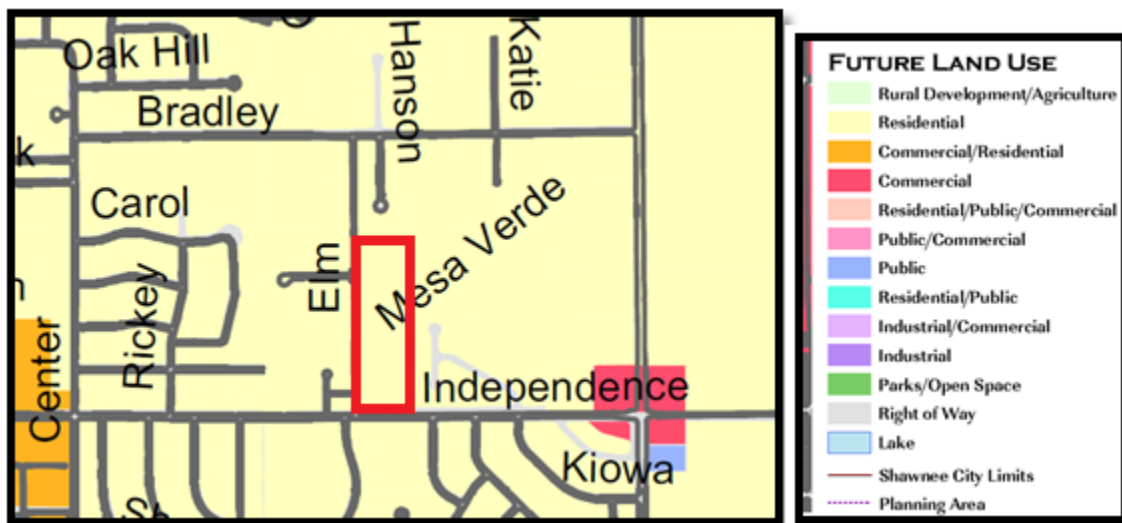


Figure 3: Shawnee Comprehensive Plan: Future Land Use Map – approximate total area outlined in red

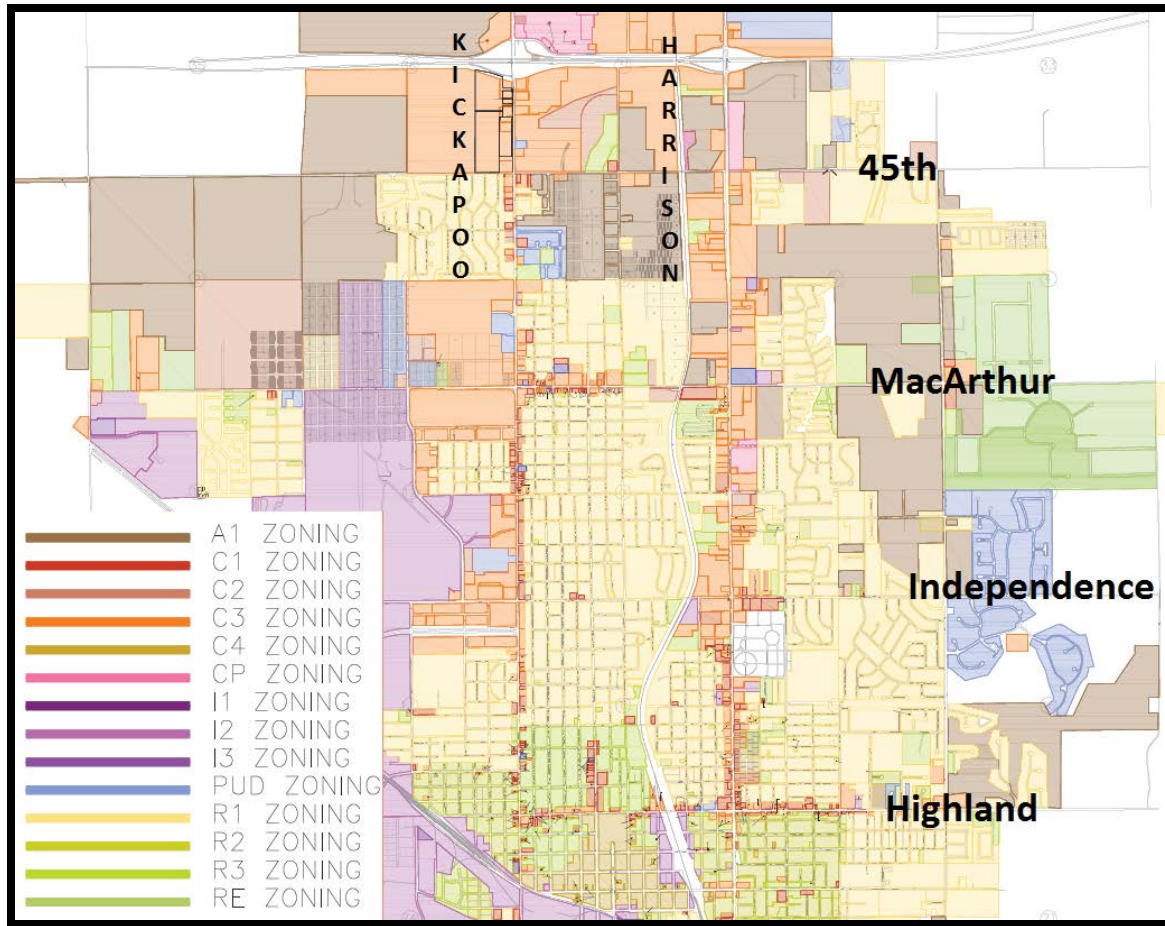


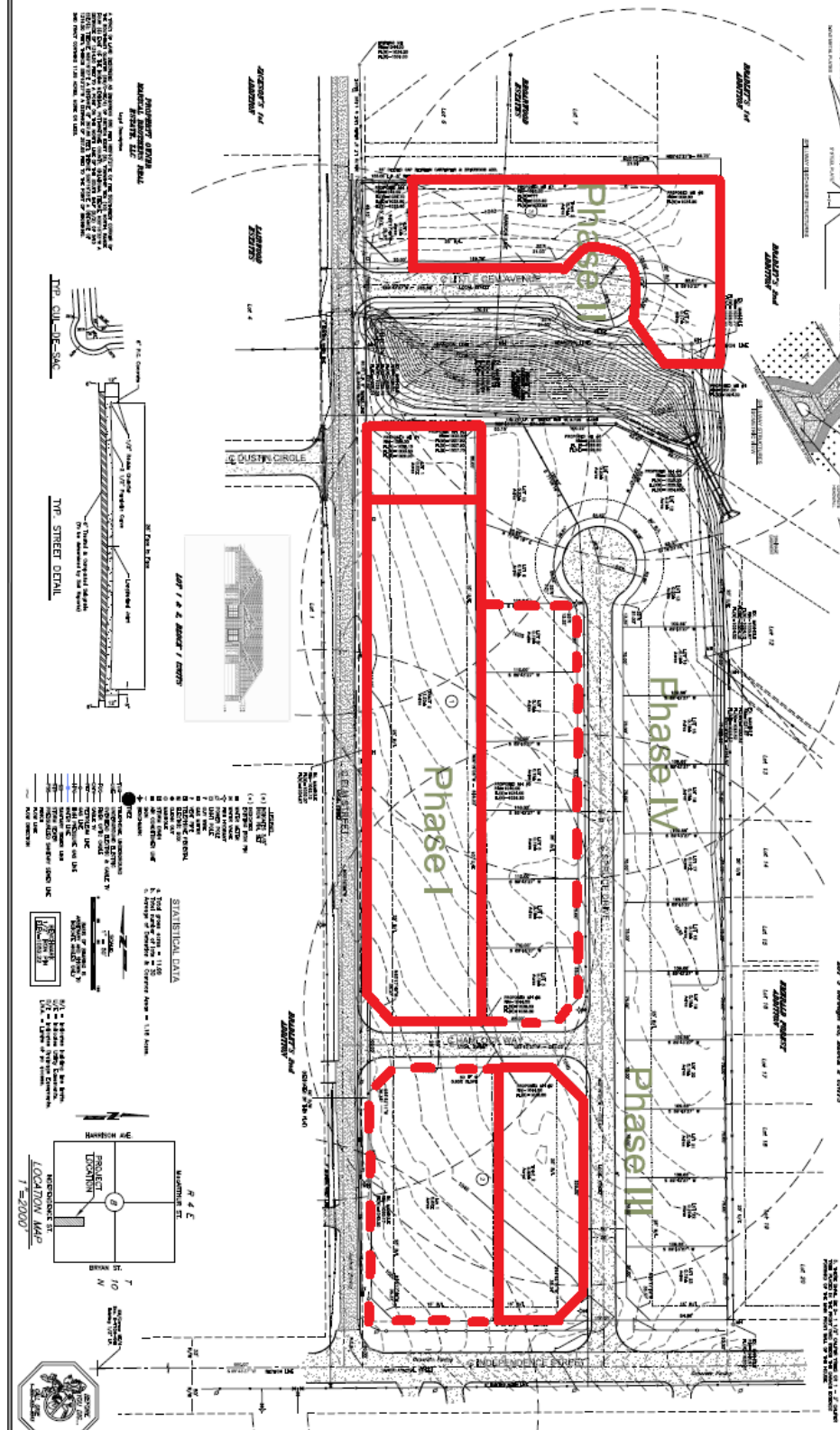
Figure 4: Zoning Consistency Map: Provided to show the correlation between major arterials and high density commercial and residential development.

MASTER DEVELOPMENT PLAN GROVE PARK COTTAGES

BEING PART OF THE SEASIDE SCOTTISH TOWN & VILLAGE
CITY OF SHANNON, NOTMANVILLE COUNTY, ONTARIO



Lot 1 Example of Cottage 1 & 2



Revisions <table border="1"> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> <tr> <td>1</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> </table>	No.	Date	Description	1			2			3			4			THE LANDRUN GROUP, LLC LandRun Engineering, LLC 116 N. BROADWAY • P.O. BOX 1584 Shoreview, OR 97139-1584 (405) 271-4222 C# 6182 Exp. 5-30-2014 E-mail: slandes@landrungle.com Stephen T. Lunde 1/4/2016 Date	MARICAL BROTHERS REAL ESTATE, LLC ELM STREET CONCEPTUAL PLAT 1 1
No.	Date	Description															
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2																	
3																	
4																	

Figure 5: Site Outline: Areas denoted in red represent potential duplex housing. Hatched lines indicated requested consideration for R-2 allowances after 2020.

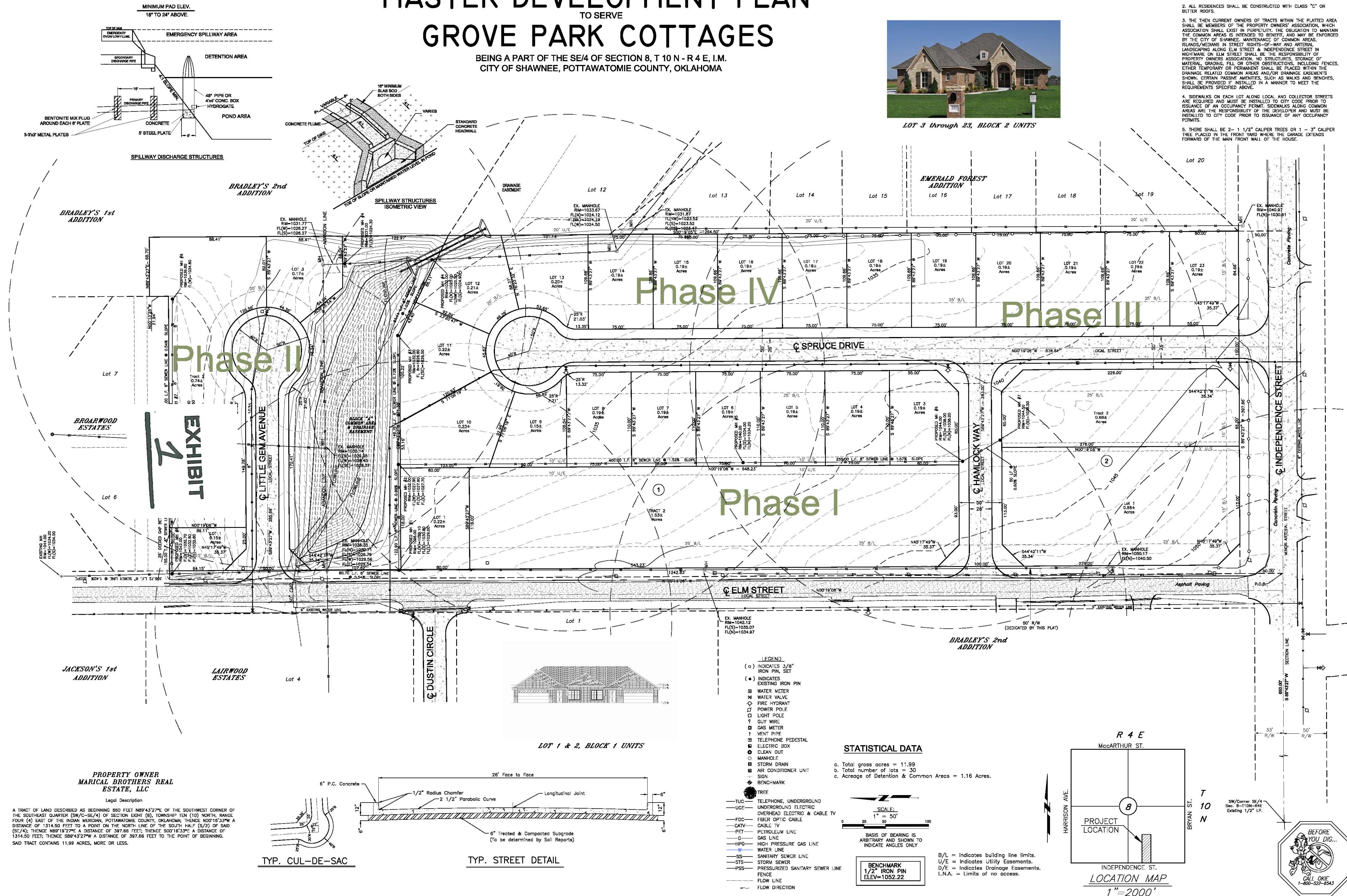
MASTER DEVELOPMENT PLAN TO SERVE GROVE PARK COTTAGES

BEING A PART OF THE SE/4 OF SECTION 8, T 10 N - R 4 E, I.M.
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA



LOT 3 through 23, BLOCK 2 UNITS

- NOTES:
1. A MANDATORY PROPERTY OWNERS ASSOCIATION IS REQUIRED.
 2. ALL RESIDENCES SHALL BE CONSTRUCTED WITH CLASS "C" OR BETTER ROOFS.
 3. THE THEN CURRENT OWNERS OF TRACTS WITHIN THE PLATTED AREA SHALL BE MEMBERS OF THE PROPERTY OWNERS ASSOCIATION, WHICH ASSOCIATION SHALL EXIST IN PERPETUITY. THE OBLIGATION TO MAINTAIN THE COMMON AREAS IS INTENDED TO BENEFIT, AND MAY BE ENFORCED BY THE CITY OF SHAWNEE. MAINTENANCE OF COMMON AREAS, ISLANDS/MEDANS IN STREET RIGHTS-OF-WAY AND ARTERIAL LANDSCAPING ALONG ELM STREET & INDEPENDENCE STREET IN NORTHWARD ON ELM STREET SHALL BE THE RESPONSIBILITY OF PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL, OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT SHALL BE PLACED WITHIN THE DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE EASEMENTS SHOWN. CERTAIN PASSIVE AMENITIES, SUCH AS WALKS AND BENCHES, SHALL BE PROVIDED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.
 4. SIDEWALKS ON EACH LOT ALONG LOCAL AND COLLECTOR STREETS ARE REQUIRED AND MUST BE INSTALLED TO CITY CODE PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT. SIDEWALKS ALONG COMMON AREAS ARE THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE INSTALLED TO CITY CODE PRIOR TO ISSUANCE OF ANY OCCUPANCY PERMITS.
 5. THERE SHALL BE 2- 1 1/2" CALIPER TREES OR 1 - 3" CALIPER TREE PLACED IN THE FRONT YARD WHERE THE GARAGE EXTENDS FORWARD OF THE MAIN FRONT WALL OF THE HOUSE.



Client: **MARICAL BROTHERS REAL ESTATE, LLC**
Project: **ELM STREET CONCEPTUAL PLAT**

THE LANDRUN GROUP, LLC
LandRun Engineering, LLC
116 N. BROADWAY * P.O. BOX 1584
Shawnee, OK 74802-1584
(405) 273-4222 C# 6182 Exp. 6-30-2014
E-mail: slandes@landrungle.com

Professional Engineer
STEPHEN T. LANDRUM
No. 19537
State of Oklahoma

Stephen T. Landrum
Date: 1/4/2016

Revisions

No.	Date	Description
1		
2		
3		
4		



THE LANDRUN GROUP, LLC

ENGINEERING, DRAFTING, LAND MANAGEMENT, CONSTRUCTION MANAGEMENT, LEGAL

Master Plan of

Grove Park Cottages Independence & Elm Street Shawnee, OK

A Planned Unit Development

PUD #

February, 2016

An 11.99 acre tract in the Southeast Quarter
of Section 8, Township 10 North, Range 4 East I.M.,
City of Shawnee, Pottawatomie County, Oklahoma

EXHIBIT
2

OWNER/DEVELOPER

Marical Brothers Real Estate, LLC
16759 CR 3520
Ada, OK 74820

DEVELOPMENT CONSULTANTS

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

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

PART 1: DESIGN STATEMENT

GENERAL PLANNED UNIT DEVELOPMENT CONCEPT

The Grove Park Cottages is a privately funded planned residential community located on East Independence Street and Elm Street in Shawnee, Oklahoma. The land use is for a combination of single and multi-family residences that will be served by municipal water and sanitary sewer utilities. The development will be approximately thirty (30) individual lots with a maximum seventeen (17) multi-family duplex patio homes located on Lot 1 & Tract 2, Block 1, Tract 2 & Lot 3, Block 3, Tract 2, Block 2 and if not developed by 2020 Lots 3 through 8, Block 2. It is anticipated that all single lots under 0.25 acres will be developed as single family lots which would reduce the number of multi-family lots by 8 but the developer can re-consider Lot 1, Block 1 and Lot 3, Block 3 for multi-family before 2020. Lot 1, Block 2 is remaining R-1 till 2020 but then maybe reconsidered for R-2 or alternative zoning. Prior to 2020, Lot 1, Block 2 will be maintained as a greenbelt and possible private park with dog park area with the option of allowing construction of a single management office for the development. The optional management office will be developed with the same architectural style as the multi-family housing with potential amenities such as a community room, community pool and weight room. The development is established with a pond and common area, pavilions, and an optional walking trail to establish recreational amenities for the development to provide a small family environment (controlled by home owners association). Additional features include public sidewalks along Elm and Independence Streets capable of reaching the walking trail recently developed along Bryan Street and access to school facilities within walking distance. These features combined with the quiet surrounding residential neighborhoods establish this as an excellent location for a safe and secure development for younger and older families alike.

This development will be restricted to privately funded housing that must be maintained above standard median household income levels.

This development was formed in recognition of a segment of today's society interested in having amenities without the time for property maintenance yet still interested in the single family environment. The development effort was to combine a permanent housing environment with a percentage of transitional executive housing. The formation of a percentage of transitional executive housing in the development intertwined with permanent single family housing establishes an environment for younger and older executives moving into the community either on a temporary basis or in an area similar to the location where they intend to find permanent housing. A Property Association (PA) will be created in the subdivision covenants to provide for an elevated maintenance of all yards, common areas, landscaping areas inside and outside the walls of the individual homes and courtyards. Membership in the PA will be mandatory with dues assessed against each property. Said dues will be used to pay for lawn/landscape maintenance, electric charges, general liability insurance, reserves for maintenance, etc.

The Grove Park Cottages Addition will not be specifically geared toward any specific age group and there will not be an age restriction. The floor plans offered will be geared towards young or growing families with diversity in the amenities for a wider range of age groups. Transitional multi-family patio homes will be restricted to above standard median household income levels.

The common amenities being established for this development include walking trail around pond with benches and picnic tables, and pavilions. The covenants will be written to allow the PA to develop additional amenities upon the discretion of its members and city code requirements. All housing will require individual or group storm shelters.

Vehicle access to the development will be via Independence and Elm Streets. A maximum of one (1) individual drive on Elm Street, Independence Street, and Hamlock Way to serve Lot 1, Block 2. A maximum of six (6) individual drive on Elm Street, one (1) drive on Independence Street, and one (1) drive on Hamlock Way to serve Lots 1 & 2, Block 1. All other drives will be developed on public streets developed for Grove Park Cottages. On Elm Street for Lots 1 & 2, Block 1 a 15 foot (7.5 feet either side of property line) joint access easement/agreement will be established on all lots located in Block (1) along Elm Street. The depth of the cross-access agreement will be restricted to 55 feet from the west property line along Elm Street. Public water lines will be installed in the development allowing individual services for each home. Public sanitary sewer lines exist or will be developed allowing individual services for each home. All other right of way and easements will be developed to allow public and private utilities adequate space to provide services for each property. See the Master Development Plan for details.

SURROUNDING ZONING AND LAND USES

Surrounding land uses include R-1 (North, South, East & West), R-3 (West), C-1 (West), A-1 (West and Northeast). Some special permit commercial zoning exists along Independence to the West that will have no impact on this development. This tract is currently zoned R-1 and the proposed PUD development is being developed as combined R-1 and some limited R-2 zoning characteristics. The defined purpose of R-2 zoning is as follows: an internally stable, attractive, orderly, and efficient residential environment, which is also the primary goal associated with this PUD development.

SUBDIVISION IMPROVEMENTS - DESCRIPTIONS, STANDARDS, COMMITMENTS, AND REQUESTS

1. WATER

All properties in Grove Park Cottages will be served potable water by the Shawnee municipal water system. Water lines, fire hydrants, and appropriate easements are included in the subdivision development in accordance with City of Shawnee standards. The potable water distribution system will be constructed by the Developer and maintained by the City.

2. SANITARY SEWER

All properties in Grove Park Cottages will be served by a public sanitary sewer system that is connected to City of Shawnee mains in accordance with City of Shawnee standards.

3. STORM WATER CONSIDERATIONS

The subject tract generally drains to a channel running west to east approximately 1,100 feet north of the intersection of Independence and Elm Street. Due to drainage concerns in the area the channel will be excavated to provide detention and a controlled discharge to improve drainage conditions to both the Emerald Forest Addition and surrounding area. Drainage on Elm Street and internal streets will be

developed with a conventional curb and gutter drainage system routed to the pond and detention system. Flow continues east behind the Emerald Forest Addition until it goes under Independence and Bryan Streets into the Bridges Addition. The channel is routed through the addition and country club until it reaches the North Canadian River. City infrastructure was reviewed and it was determined that the only public storm sewer system capable of servicing this development was the curb and guttering system along the public streets. The cost to extend an underground piping storm sewer from this property to the nearest public system exceeded a practical distance or development cost from this property. A combination underground and surface storm water drainage/detention was developed in the drives and greenbelt areas with a controlled discharge into the pond to equal or reduce the pre-development rates currently existing from this property.

4. OTHER UTILITIES

Grove Park Cottages will be served by all other utilities including natural gas, electricity, telephone, and cable television. Utility easements either already exist or will be provided in accordance with City of Shawnee regulations.

5. STREET DESIGN

The development will require the establishment of a public street. The local streets will be public and constructed of subdivision standard code requirements. Elm Street does not currently meet minimum standards for a local street. A curb and gutter will be added to raise the east half of the street to City of Shawnee standards (1/2 street improvement).

A public sidewalk will be created along the perimeter of Elm and Independence Streets. The sidewalks shall be four (4) feet in width and meet ADA requirements except in areas where additional width is required by city codes.

6. OTHER IMPROVEMENTS

This development will comply with green initiatives where determined practical. All structures will meet energy star requirements and the use of recycled materials and green products will be incorporated into the structures and site amenities whenever possible.

THE FOLLOWING VARIATIONS FROM CITY STANDARDS ARE REQUESTED:

Curbing on Elm Street will be a conventional barrier curb. All internal curbing will be a 6" shallow roll curb. Such curbing is intended to alleviate the trip and fall hazard that a raised curb can create.

7. LOT SIZES, SETBACKS, SPACING, FENCING, ETC.

The Grove Park Cottages Subdivision will be developed in three (3) blocks. Each lot maintains frontage on a public street and meets subdivision requirements such as street frontage and direct access to public utilities (water and sanitary sewer). Specific structures are designed on each lot with minor modifications to provide an individual appearance of each structure while maintaining a uniform appearance for the development. The property association will maintain all garden areas outside the residential yards. The building setback established on the preliminary and final plat shall apply to the perimeter of the PUD. Minimum spacing between houses shall be ten feet (10') to meet fire code requirements. A sight proof wood fence six to eight feet (6'-8') in height shall be allowed along east line adjacent to existing residential properties. Lighting will be provided as part of

the development. It is intended that the Tracts defined for Multi-family housing remain as ownership to maintain a cohesive landscaping and maintenance. Future Platted Lots developed from the Master Plan Tracts must remain under single ownership unless administratively approved by the City of Shawnee planning director.

8. SIGNS

Signs will be subject to City of Shawnee sign regulations. The Developer anticipates monument signs at the entrances along Elm and Independence Streets. Each sign shall incorporate a monument base and shall not exceed 18 square feet of display area.

DEVELOPMENT FEATURES

The Grove Park Cottages will consist of multi-family patio homes limited to single-story structures with the units limited to two (2) bedroom and a (3) three-bedroom designs. The houses will be built with energy star rated services and will incorporate green products where applicable and feasible to the cost and design. Single family structures will be subject to conventional R-1 regulations.

The exterior of all residential structures will have a brick veneer with the roof design incorporating both hip and gable ends. Roof pitch of the units is anticipated to be 4/12. Exterior colors and floor plan orientation will be varied to create diversity and individuality. The architectural styling of the houses will be contagious within the development. Covenants will be established to provide additional architectural control of all structures.

DEVELOPMENT SCHEDULE

It is the intent of the Developer to begin all subdivision improvements as soon as City approvals are granted. A preliminary plat will be developed for the Grove Park Cottages Addition but all final plats will be developed in phases. The Tracts (larger parcels) defined in the Master Development Plan intended for R-2 Multi-family housing will be defined as individual lots during the platting stages. Completion of the drainage system will not be required until construction of the second phase of filing of the second plat. Construction of two houses will begin as soon as all subdivision improvements are completed, reviews of building plans are done, and building permits can be issued.

PART 2. PRELIMINARY PLAT

Location of the subject tracts is an 11.99 acre parcel located at the intersection of Elm and Independence Streets. The legal descriptions for the properties can be reviewed in the attachments.

A TRACT OF LAND DESCRIBED AS BEGINNING 660 FEET N89°43'27"E OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SW/C-SE/4) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA; THENCE N00°16'33"W A DISTANCE OF 1314.50 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF (S/2) OF SAID (SE/4); THENCE N89°19'27"E A DISTANCE OF 397.66 FEET; THENCE S00°16'33"E A DISTANCE OF 1314.50 FEET; THENCE S89°43'27"W A DISTANCE OF 397.66 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 11.99 ACRES, MORE OR LESS.

Existing zoning is R-1. The parcel is to be developed and re-platted as Elm Street Cottages Addition, Section 1 through 4.

The Preliminary Plat has been prepared at a scale of (1 = 50') and is attached to this Design Statement as a part of the application for rezoning. The plat designates the design concept of Grove Park Cottages along with the general pattern of driveways / street and alley / lot sizes, etc. Exact configuration and measurements of lots and driveways may be adjusted in the platting process, but no significant deviation from the Preliminary Plat is anticipated. In case of conflict between the provisions of the City codes and Regulations and the provisions of the Planned Unit Development, the provisions of this Planned Unit Development shall be deemed to supersede.

EXHIBITS

Exhibits A, is attached hereto and made an integral part of this Planned Unit Development.

A – Design Master Plan

CITY OF SHAWNEE PLANNING COMMISSION/CITY OF SHAWNEE CITY COMMISSION

REGARDING CASE #P03-16

I am protesting the rezoning of the property "General Location Known As" 1500 E. Independence St., Shawnee, OK from R-1 to PUD.

The surrounding property predominately consists of single family residences and I am vehemently opposed to this zoning change that will negatively affect property values, traffic flow along the narrow Elm Avenue and increased flooding in the area of my residence.

Any concentrated development along Elm Avenue increases the possibility of flooding and on-street parking which will turn this narrow two lane into a narrow one lane. Vehicles already have to pull to the shoulder when meeting school buses, sanitation trucks, etc.

Thank you for your consideration.

Frank Harris

Frank Harris 3-24-16

1800 N Elm Ave.

Shawnee, OK 74804



4/11/16

Shore Planning Commission
& Shore City Commission,

Re: Case # P03-16: Rezoning
as a Planned Unit Development

We write to express
our strong opposition
to the PUUD referenced
above. As a homeowner
in the area, we are
deeply concerned that
these plans will change
the fabric of our
neighborhood in a
detrimental way.
A multiunit rental
development will increase

traffic congestion,
decrease safety, and
reduce property values.

Please note, we are
not opposed to development.
Please. A development of
single family oneachomes
consistent with the
surrounding neighborhood
would not be opposed.

The current development
plan, however, is detrimental
to our families & therefore
not supportable. Please deny
this request.

RECEIVED

APR 01 2016

CITY CLERK

Mike & Rhonda
7 Dustin Cole
Shore, CT 06484

March 25, 2016

RE: CASE: PO3-16

To: City of Shawnee Planning Commissioners

City of Shawnee City Commissioners

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CITY CLERK

This letter is our formal protest in the rezoning request of the property located at the corner of Elm & Independence from an R-1 (Single Family) to a PUD.

A recent attempt to rezone this from R-1 to R-2 was met with great opposition and was voted down by the Planning Commission. We were surprised to receive another letter notifying us of another rezoning attempt. Changing the rezoning from a R2 to a PUD and allowing for multifamily dwellings (rental complex) is what we were opposed to the first time and what we are still opposing!

We want our neighborhoods which mainly consist of single family "owned" homes to remain just that!

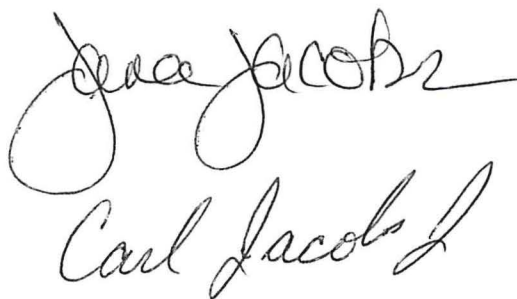
This rezoning application process has also been a concern to us. It makes no sense that the Landrum Group can propose this PUD rezoning but the plan isn't available in a timely manner for us to review. We've made several attempts to get this plan but were told it was not complete. Why we were even notified of this rezoning if the plans weren't complete & available to us?

****We are 100% opposed to this rezoning and would ask that you vote this down & allow this property to remain a single family zone.****

Carl & Jana Jacobs

1508 Mesa Verde

Shawnee OK 74804



The block contains two handwritten signatures. The top signature is 'Jana Jacobs' in a cursive script. The bottom signature is 'Carl Jacobs' in a similar cursive script.

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Letter of Protest

April 1, 2016

City of Shawnee Planning Commission/City Commission
City Hall
16 W 9th St.
Shawnee, Ok. 74801

Re: Re-Zoning Case # PO3-16

Dear Sirs:

We are writing this letter in protest of the proposed rezoning of the former Carpenter property (Independence & Elm) from R-1 to PUD. We have lived at 4 Dustin Circle off Elm Street for 29 years and are strongly against the zoning change. This quiet district of single family homes has provided our family and our neighbors the privacy and security that we had envisioned when we bought our home in the particular area of Shawnee.

Of primary concern is the potential dramatic increase in traffic on the streets (Elm Street in particular) in the immediate vicinity that already are in marginal condition, That being said, we see no positive results from changing the zoning status of this property either for our neighborhood or the city of Shawnee.

We feel the the PUD application is both incomplete and vague about the proposed phases of construction and the final PUD completion result. Therefore we ask that you deny the approval of re-zoning case #PO3-16.

Respectfully,



Wayne and Susan Courtney
4 Dustin Circle
Shawnee ,Oklahoma 74804

405-273-0439

Brian Dude



1709 Autumn Lane • Shawnee, OK 74804 • Phone: 405-990-4140

April 1, 2016

Lesa Shaw
Ward 5 Commissioner
City of Shawnee
16 W 9th St.
Shawnee, OK 74801

Dear Commissioner Shaw:

I am once again writing to you to express my concern regarding Case #P03-16 which addresses the rezoning of the former Carpenter property located at the intersection of Independence and Elm from R-1 to PUD. As we've been through the process before, with the developer proposal to rezone from R-1 to R-2, the case number may have changed, but I can assure you that the concerns and opposition to this development from my family and neighbors remains the same. I am happy to re-state those reasons for you below.

As a relatively recent arrival in Shawnee, and thus involved in the local real estate market, I am extremely troubled by the prospect of a rezoning decision that could have significant negative implications on my property value, as well as the property values of my neighbors.

Since purchasing our home last May, we have enjoyed the quietness and neighborliness we have found. We often walk our child and dog up and down Bradley, Elm and Independence and the surrounding neighborhoods. We have always felt safe doing so.

In my view, building a development like the one proposed by this group, not only is not a "fit" for the area based on the surrounding neighborhoods, but would also have a significant deleterious effect on the quiet, family-oriented atmosphere of the area.

Most significant, however, is the potential for a substantial loss of property value on our home. Based on the research I have seen, the impact of this development could be such that it would be untenable for our family to stay in our current home without suffering a significant financial blow.

In short, a development of this sort in our backyard is NOT what we signed up for when we moved to the area last year and I hope you will continue to do everything in your power to prevent this rezoning. Nothing has changed for the residents of this area since this developer last tried to pass this re-zoning, and I hope that the city will recognize that the will of the citizens who make this area our home is strongly in opposition to this project.

Thank you again for your time and attention to this matter.

Sincerely,

Brian Dude

Cc: City of Shawnee Planning Commission
Shawnee City Commission

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APR 01 2016
CITY CLERK

Larry & Diana Inman
1520 N. Elm Avenue
PO Box 3551
Shawnee, Oklahoma 74802-3551
405.273.7677 (H) 405.323.6070 (Cell)
Carpenter-n-Wife@sbcglobal.net

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APR 01 2016
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TO: Planning Commission, City of Shawnee, OK,
RE: Case #PO3-16 Rezoning of former Carpenter property from R-1 to PUD Multi-Family

Friday 1 April 2016

Ladies and Gentlemen

We live at 1520 N. Elm Avenue, directly west of the property in question. We strongly object to the proposed development of the "Carpenter Property" as described in the "Grove Park Cottages Master Plan."

- 1) We are not against all development for this property. We would support R-1 with a single entrance from the primary street (Independence) diverging into internal cul-de-sacs. Such is the development pattern of other R-1 sub-divisions in the area: Emerald Forest, Dustin Circle, Briarwood Estates, Deerfield Estates, Granada Estates, Henson Hill, Windmill Ridge, and others.
- 2) The "Master Plan" document is inconsistent and incomplete. The plat is not specific as to what kind and how many structures and/or driveways will be placed in various sections of the development. (It is suspicious that virtually all details are missing from the "Duplex" section facing Elm Avenue, which was an extremely contentious element of the previous plat presentation.)
- 3) The zoning request includes both R-1, R-2 Multi-Family, as well as "Alternative Zoning." The opening of the development for "Alternative Zoning" is so vague as to allow for virtually any kind of development the builders desire, regardless of the current plat.
- 4) Turning this property into a large rental sub-division will negatively impact nearby property values.
- 5) Since we moved to 1520 N. Elm Avenue in 1997, we have been continually investing in our property and find this proposed rezoning distressing.

Larry & Diana Inman
1520 N. Elm Avenue
PO Box 3551
Shawnee, Oklahoma 74802-3551
405.273.7677 (H) 405.323.6070 (Cell)
Carpenter-n-Wife@sbcglobal.net

6) The presence of numerous driveways emptying onto Elm Avenue will create a traffic problem, as well as endanger children and adult pedestrians, especially because Elm Avenue is not a standard-sized street, at the same time as it is a cut-through street. Young men often enjoy Elm as a test road for their big engines.

7) The City of Shawnee will incur significant costs to improve Elm Avenue because of the increased traffic and driveways

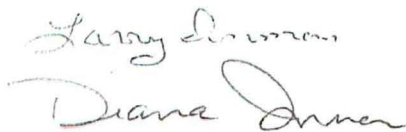
8) The presence of multi-family dwellings on Elm Avenue will necessitate numerous mail boxes and vehicles along the street as well as polycarts, and recycling boxes on trash pickup day.

9) This proposed development will destroy all local habitat within the 11.99 acres. This habitat currently supports deer, turkey, fox, and other local wildlife. A less dense R-1 project would not be so environmentally devastating.

Summary: You are the people responsible to the residents of Shawnee for the way development impacts all of us. You are charged with seeing to the interests of the local population rather than the sole interest of an out-of-town developer. There are many other locations in Shawnee where a development such as the one proposed by the Marical Brothers would be welcome and appropriate. 1500 E; Independence is not it.

Please do not approve this zoning change as presented by The Land Run Group and Marical Brothers Real Estate.

Sincerely,

Handwritten signatures of Larry Inman and Diana Inman. The signature of Larry Inman is on top, and the signature of Diana Inman is below it.

Larry & Diana Inman

RECEIVED
APR 01 2016
CITY CLERK

Christopher E. Aston, Ph.D.
Homeowner and President,
Emerald Forest Homeowners' Association
1516 Mesa Verde
Shawnee, OK 74804

Friday, April 01, 2016

City of Shawnee Planning Commission
City of Shawnee City Commission

Re: Case #P03-16 Rezone of property from R1 to Planned Unit Development

To the Honourable Mayor, Commissioners, City Manager and City Planner,

I am president of the Emerald Forest Home Owners' Association and own a property (1516 Mesa Verde) that abuts directly to the east of the property referred to in case #P03-16.

I OPPOSE THE PROPOSED REZONING FROM R-1 TO PLANNED UNIT DEVELOPMENT (PUD)

of 1500 E. Independence Street. I ask you to **NOT APPROVE** the proposed rezoning from R-1 to PUD of 1500 E. Independence St.

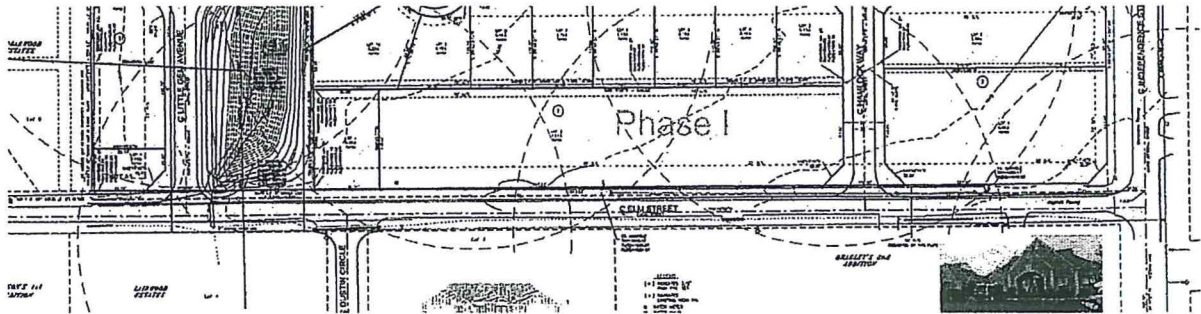
I will address the following concerns regarding the PUD proposal:

- Constituents
- Cost
- Consistency
- Congestion
- Crime
- Consequences

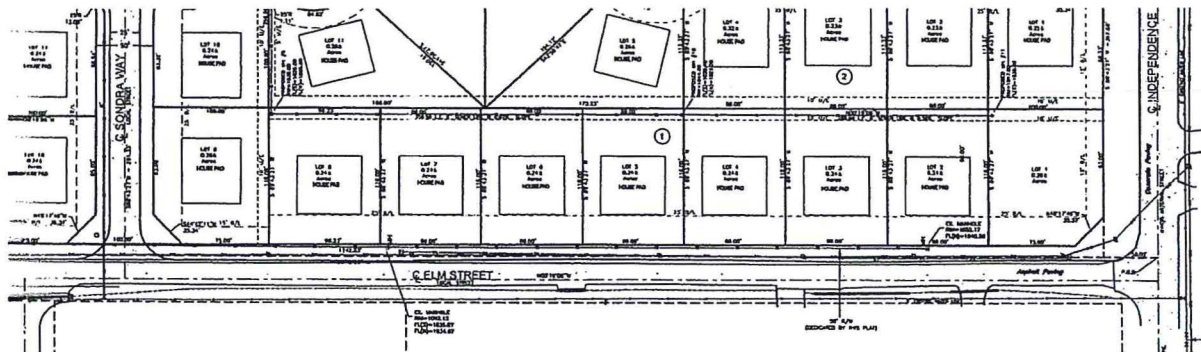
However, I first raise some issues regarding the application itself. First, we, the affected homeowners, received a notice of the rezoning request dated March 17th. It states on this notice that "A copy of the application is available for public inspection". This was not true. As of March 17th a copy of the application was not available. It was not until March 28th that a copy of the application was available for public inspection, leaving just 5 work-days to determine what the plan was and act before letters and petitions against the plan were due at the City Clerk's office. The reason given was that the City Planning department had required some changes. This suggests that application for the PUD was not, in fact, complete at the time that March 17th

notice to give adequate public inspection. To allow adequate time this application should be deferred to the next City Planning Commission meeting in May.

Second, the application, or more specifically the Conceptual Plat, is incomplete or at least lacking in key details. In the Plat the entire development along Elm Street and at the north end across the back of Autumn Lane is devoid of detail.



Buried in The Master Plan is that these blocks will be developed as duplexes with at least six driveways accessing directly onto Elm St. In a previous plan submitted by this same developer for this same property, the development along Elm St. was shown in detail



as duplexes with driveways accessing directly onto Elm St. This raised a lot of opposition, especially from homeowners on Elm St. and Dustin Circle with respect to subsequent congestion and safety issues on Elm St. The feeling among the affected homeowners is that the developers are being deceptive about their plans along Elm St. to avoid this same backlash. Indeed, looking at the Conceptual Plat as a whole, it is notable that while lots with single-family residences are actually drawn in the plat, no lot with a duplex multi-family residence is indicated anywhere. Knowing that it is the duplex, multi-family residences that provoked the most opposition that last time this same developer proposed a plan for this same property, this failure to indicate any multi-family residences also leaves the affected homeowners feeling that the developers are being deceptive about their plans. However, even what detail they show is deceptive. While lots 3 – 8 are indicated as single-family residences on the Conceptual Plat, the Master Plan states “if not developed by 2020 Lots 3 through 8” these will be developed as

duplexes. There are several other parts of the plan that allow the developers to change to duplex multi-family residences if the land is not already otherwise developed by 2020. Particularly egregious is the plan to rezone one block as R-2 when the previous rezoning application from R-1 to R-2 in this area was not approved by the Planning Commission. Given these deceptions, apparent or real, how can the homeowners be expected to trust the developers to hold to any of their assurances regarding who they accept to rent these residences? If only to provide complete details for blank spaces in the Conceptual Plat (that is, all of the duplexes) this incomplete application should be deferred to the next City Planning Commission meeting in May.

Apart from the application itself, this rezoning R-1 to a Planned Unit Development (PUD) has resolved none of the main issues that I had raised in opposition to the previous application for rezoning from R-1 to R-2.

CONSTITUENTS: In spite of the short time-frame (we were not going to ask people to sign a petition until we had seen what the PUD plans were, which was not until March 28th) we have already gathered fifty (50) signatures opposing the rezoning from R-1 to PUD . (Copies attached at the end of this letter.) These represent nearly all residences in the Emerald Forest Edition to the east and nearly all of the residences on Elm St. and Dustin Circle to the west of the proposed development. I remind you that against the previous attempt by this same developer for this same property with a very similar plan to build multi-family residences we collected 105 signatures and we expect more than this in opposition to this rezoning from R-1 to PUD. Thus far, for either round of petitions, has anyone that we approached refused to sign the petitions in opposition to multi-family residences in this development. The people living in this area surrounding 1500 E. Independence have repeatedly expressed their opposition to multi-family housing in this development. Please follow the will of the people and do not approve this application for rezoning of 1500 E. Independence from R-1 to PUD.

COST: I and my fellow homeowners in Emerald Forest have substantial investments in our homes; homes that are valued at two, three or even four hundred thousand dollars. We are concerned that the proposed development of the neighboring property into rental properties, especially duplex rental properties as stated by the developers, as allowed under the proposed PUD rezoning, will negatively impact the values of our homes in neighborhood. Now some would say that the claim that neighboring rental properties will reduce property values, while widely believed, is anecdotal at best. Indeed, at the last Planning Commission meeting (January 6th) the City Planner, Justin Debruin, stated that he had not read anything to substantiate the

claim. To address this I researched the matter and found several research reports (Usery, 2012; Ellen, 2007; Obrinsky, 2007; Goetz, 1996; Sirmans, 1996; Wang, Grissom, Webb & Spellman, 1991 – see List of References). There are also some studies that failed to show a change in property values as pointed out by the developers at a City Planning Commission meeting for the previous application from same developer for this same property defending rezoning from R-1 to R-2 (multi-family residences). Of these studies, the most applicable to Shawnee is Usery (2012), which was based on Fort Collins, Colorado. Like Shawnee, Fort Collins is 40 miles from a major city (Denver); like Shawnee, Fort Collins has a college campus (Colorado State University), has Hospitals and much the same professional clientele that the developers claim to be targeting with their high-end rental residences. Usery (2012) showed that "Rentals within 1/4 mile of a sold home had a negative impact on price." My property and most if not all the Emerald Forest neighborhood, **lies within a quarter mile of the proposed rental properties.** Hence I and my fellow Emerald Forest homeowners believe our concern that our property values will be reduced is valid.

I would also point out that it is not just the homeowners in Emerald Forest that are concerned. From the petitions that have been circulated (see attached petitions – originals are with the City Commission), homeowners residing on Autumn Lane to the north, on Dustin Circle and N. Elm Street to the west, and on Sequoyah, Apache, Arapaho and others to the south are also concerned about the negative impact of the proposed development and are opposed to the rezoning of 1500 E. Independence from R-1 to PUD.

To what extent will prices be affected? Based on models presented by Usery and the proposed number of rental units from the developers, a homeowner can expect

a loss of 10% - 24%, that is, \$20,000 to \$48,000 dollars for a \$200,000 home, with the 24% being reached if the developers proceed with all of the duplex development hidden in their Master Plan. To be clear, this model does not consider the presence of rental property as an all or nothing effect. The model uses the percentage increase in the number of rental units within a quarter mile of Emerald Forrest. We are well aware of the neighboring rental units, such as those on the north-west corner of E. Independence and N. Elm (Sunset Village), and the rental properties on the south side of E. Independence. These have been factored in to the model. The predicted large loss in home value calculated above is due to the proposed massive development of rental property over and above what already exists. Rezoning from R-1 to PUD to allow higher density multi-family, duplex rental housing plays a large role in this.

The developers have claimed in the past (for example, at the City Planning Commission meeting on January 6th) that their rental property development on the corner MacArthur and N. Leo (see Figure 1) has actually increased property values in that neighborhood. One has to wonder

if, with the additional rental property development they are building next to the first, the three homes that will be hemmed in on the same block as these developments will actually see an increase in value. Are we to believe that increase in home values for home in the neighborhood of MacArthur and N.Leo (see Figure 2) implies that homes in Emerald Forest (see Figure 3), Dustin Circle (see Figure 4) and Autumn Lane (see Figure 5) will also see an increase in value? I for one fail to see the comparison.

CONSISTENCY: At a previous Planning Commission (January 6th) the City Planner, Justin Debruin, raised the point that the “Sunset Village” rental units on the north-west corner of E. Independence and N. Elm property is zoned R-3 and, therefore, sets a precedent for rezoning higher than R-1(single family residences) in the area. On looking at these surrounding neighborhoods I would point out that 1500 E. Independence is almost completely surrounded by either R-1 or A-1 zoning (according to the Planning Department’s website): Emerald Forest to the east is R-1, Autumn Lane to the north is R-1, Dustin Circle and N. Elm street are R-1 and A-1 and it is R-1 on the south side of E. Independence. If a quarter mile wide band is drawn around 1500 E. Independence (see Figure 6) then this R-3 (multi-family residence) zoned area represents **less than 1%** of the surrounding area. Thus, the current R-1 (single family residence) zoning is far more consistent with the area than the proposed PUD/multi-family residence zoning.

CONGESTION: A concern, which is perhaps a greater concern for those living on Elm St and Dustin Circle but I will mention here, is the increase in traffic that the development will cause, particularly from the duplexes, allowed under PUD zoning, the developers propose to build along Elm St. Elm St is currently a narrow road that is worrisome to drive particularly at night (see Figure 7). The developers, as required, will improve the side of the Elm Street abutting these proposed duplexes. Is the city prepared to improve the west side of the road at the same time? The west side is kerbed at the north end of Elm St (north of the north end of the 1500 E. Independence property but the east side is not, leaving Elm St. narrow north of the north end of the 1500 E. Independence property. Who will be responsible for ensuring that from Independence Bradley, Elm Street can safely accommodate the increased traffic, especially from the high density duplex rental property allowed by PUD zoning that will open directly on to Elm? There does not seem to be any plan in place for this.

CRIME: A second issue these Sunset Village units raise is increased crime rates. I and my fellow homeowners are concerned about increased crime in our neighborhood because of the proposed rental development. The **original plan** for the Sunset Village rental units was as a retirement community. These rental units have since been sold and have now become section-8 rental property. Those neighboring these rental units (Dustin Circle and Elm St.) now witness numerous visits by the police with arrests and searches. While the developers of the proposed rental properties on 1500 E. Independence swear up and down that they will not accept section-8 renters, there is no guarantee that a few years from now they sell the property and the new owners do accept section-8 renters, just as the above units changed from the original retirement community plan to section 8 rental property except on a far larger scale.

In this vein, consider the history of the Chapel Ridge development on Union and 45th Street that has some disturbing parallels to the proposed development of 1500 E. Independence. The **original plan** for the Chapel Ridge development was to provide high-end rental property, just like the intent of the current developers for 1500 E. Independence, to cater to professionals from, for example, OBU, St. Gregory's, the hospital and those commuting from Shawnee to Tinker AFB and OKC. Yes, we are aware that these were apartments, not duplexes or single family homes, but they are still rental properties. The developers were unable to achieve better than 10%-20% capacity and began to hemorrhage money. In desperation they turned the development into section-8 rental housing. The consequences have been far reaching. The local school, Will Rogers, once among the top schools scholastically in Shawnee, is now among the bottom. The free lunch program at Will Rogers went from 30% participation to 98% participation. Judging from recent reviews, there has been a significant up-swing in crime:

ChapelRidge of Shawnee

130 E 45th St. Shawnee OK

[Write a review](#)

3.8 ★★★★★ 9 reviews

Sort by: Most helpful



Mary Stevens

3 weeks ago

★☆☆☆☆ Very bad. do not live here. The rooms are infested with ants, the heaters don't work and don't get fixed, there is gang violence within, the people at the front desk are not nice. Terrible terrible experience. It's cheap because the ... [More](#)



Kaitlin Dixon

8 months ago

★☆☆☆☆ Horrible people horrible environment to live in if you have kids instead of it called chapel ridge it should be called ghetto Ridge, security fences don't even work there is gang violence everywhere especially after hours car got broken ... [More](#)



Brian Sharpe

2 months ago

★★★★★ Nice place although the local tenants are less refined.

The Chapel Ridge development was very nice with excellent amenities. It was close to OBU, the hospital and highway access. Yet with the goal of providing high end rental property for professionals in Shawnee it failed. One could conjecture reasons – perhaps there just is not a sufficient volume of professionals in Shawnee seeking such rental property to sustain a high-end rental development. No matter the reason, the question remains whether the proposed 1500 E. Independence rental development that is not as close to OBU, not as close to the hospital, not as close to highway access, will fare any better at attracting sufficient high-end clientele to fill the high density development afforded by PUD zoning to avoid a similar descent because of financial hardship. I am sure that with a little research several more such instances will be found. Again, while the developers of the proposed rental properties on 1500 E. Independence swear up and down that they will not accept section-8 renters, can they guarantee this for the next decade or two decades. Shawnee history with There is no guarantee that a few years from now they sell the property and the new owners do accept section-8 renters and we, the homeowners, are left with a mess on our hands, possibly a dangerous mess at that.

CONSEQUENCES: Speaking of Will Rogers School raises concern about the effect the 1500 E. Independence rental development will have on Grove School, the school in which area the development falls. More than likely the renters, high-end or low, will be younger families with children. Grove is already at capacity and has to expand with the new developments appearing along MacArthur. Given the higher density afforded by PUD zoning, what effect will 80 -120 additional children have on Grove School? What effect will it have if, like Chapel Ridge, larger numbers of these children are from families using section 8 housing, perhaps not with the current developers but with a future owner?

I and my fellow Emerald Forest homeowners see no benefit, only detriment, with re-zoning. Therefore, to reiterate, I ask you to NOT APPROVE the proposed rezoning from R-1 to PUD of 1500 E. Independence St.

Sincerely,



C. E. Aston

President of the Emerald Forest Homeowners' Association

Resident of 1516 Mesa Verde

Phone: 405 314-0737

Reference List

Usrey W (2012) The rental next door: the impact of rental proximity on home values, Dept of Economics, Colorado State University.

Ellen IG (2007) Does Federally subsidized rental housing depress neighborhood property values? *Journal of Policy Analysis and Management*, 26(2), 257-280.

Obrinsky MA (2007) Overcoming opposition to multifamily rental housing. National Multi Housing Council.

Goetz EL (1996) There goes the neighborhood? The impact of subsidized multi-family housing on urban neighborhoods. Center for Urban and Regional Affairs: Working Paper.

Sirmans JR (1996) Depreciation, maintenance, and housing prices. *Journal of Housing Economics*, 5, 369-389.

Wang K, Grissom TV, Webb JR & Spellman L (1991) The impact of rental properties on the value of single-family residences. *Journal of Urban Economics*, 30, 152-166.

Petitions

From concerned citizens and home owners to the City of Shawnee

Case #P03-16

From concerned citizens and home owners to the City of Shawnee Case #P03-16

Notice is hereby given to the Commissioners of the City of Shawnee that the following citizens
OPPOSE the proposed Rezone of property located within the City of Shawnee.

The property requesting rezoning is described as follows:

A tract of land described as beginning 660 feet N89°43'27"E of the Southwest Corner of the Southeast Quarter (SW/C SE/4) of Section Eight (8), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence N00°16'33"W a distance of 1314.50 feet to a point on the North line of the S/2 SE/4; thence N89°19'27"E a distance of 397.66 feet; thence S00°16'33"E a distance of 1314.50 feet; thence S89°43'27"W a distance of 397.66 feet to the point of beginning

General Location Known As: 1500 E. Independence St., Shawnee, OK
 Current Zoning Classification: R -1; Single Family Residential District
 Requested Zoning Classification: Planned Unit Development (PUD)
 Proposed Use of Property: Single and Multi-Family Housing
 Applicant: The Landrun Group, LLC

We the following live in the residential area whose property values and life would be adversely affected by the proposed change in the zoning. We feel that the City of Shawnee Commissioners are public servants elected to represent the citizens of Shawnee especially the stakeholders who are property owners that would be directly affected. We respectfully request that you as Commissioners follow the will of the people and not developer/speculators that do not plan on living in the habitats that they build.

Signature / Name	Address	Phone	Date
1 <i>Benny Payer</i>	1514 Mesa Verde	(405)249-6904	3/31/16
2 <i>Carl Payer</i>	1510 Mesa Verde	405-882-6268	3/31/16
3 <i>Carl Payer</i>	1508 Mesa Verde	405-761-4044	3-31-16
4 <i>C.E. Astor</i>	1516 Mesa Verde	405-878-8082	3/31/16
5 <i>Mike</i>	1710 Wildwood	" 271-9408	3-31-16
6 <i>Mike</i>	1504 Mesa Verde	405-273-7891	3-31-16
7 <i>Bobby Burnett</i>	1500 Mesa Verde	405-343-8809	3-31-16
8 <i>Joe W. Burnett</i>	1500 Mesa Verde	405-543-8435	3-31-16
9 <i>Kellie Clark</i>	1501 Mesa Verde	405-473-3706	3-31-16
10 <i>Allison Brown</i>	1705 Wildwood	405-517-7030	3-31-16
11 <i>Stella Howard</i>	1704 Wildwood	405-214-9414	3-31-16
12 <i>Shannon Wadell</i>	1707 Wildwood	405-229-9861	3-31-16
13 <i>Mike Wadell</i>	1707 Wildwood	405-613-9837	3/31/16
14 <i>Big Bossert</i>	1713 Wildwood	405-275-0777	3/31/16
15 <i>Don Bossert</i>	1713 Wildwood	405-275-0777	3/31/16
16 <i>R.D. Van Zant</i>	1715 Wildwood	273-5994	3-31-16
17 <i>Sam Wadell</i>	1715 Wildwood	273-5994	3-31-16
18 <i>Mark Hampton</i>	1715 Wildwood	273-5994	3-31-16
19 <i>Jim Henry</i>	1718 Wildwood	405-630-8683	3-31-16
20 <i>Jim Henry</i>	1718 Wildwood	405-914-6774	3-31-16

Astor - 10

From concerned citizens and home owners to the City of Shawnee Case #P03-16

Notice is hereby given to the Commissioners of the City of Shawnee that the following citizens **OPPOSE** the proposed Rezone of property located within the City of Shawnee.

The property requesting rezoning is described as follows:

A tract of land described as beginning 660 feet N89°43'27"E of the Southwest Corner of the Southeast Quarter (SW/4 SE/4) of Section Eight (8), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence N00°16'33"W a distance of 1314.50 feet to a point on the North line of the S/2 SE/4; thence N89°19'27"E a distance of 397.66 feet; thence S00°16'33"E a distance of 1314.50 feet; thence S89°43'27"W a distance of 397.66 feet to the point of beginning

General Location Known As: 1500 E. Independence St., Shawnee, OK
 Current Zoning Classification: R -1; Single Family Residential District
 Requested Zoning Classification: Planned Unit Development (PUD)
 Proposed Use of Property: Single and Multi-Family Housing
 Applicant: The Landrun Group, LLC

We the following live in the residential area whose property values and life would be adversely affected by the proposed change in the zoning. We feel that the City of Shawnee Commissioners are public servants elected to represent the citizens of Shawnee especially the stakeholders who are property owners that would be directly affected. We respectfully request that you as Commissioners follow the will of the people and not developer/speculators that do not plan on living in the habitats that they build.

Signature / Name	Address	Phone	Date
1 Joe Hall	1513 MESA VERDE	405-203-1319	3-31-16
2 Joe Hall	1513 Mesa Verde	405-788-9465	
3 Steve	1514 Mesa Verde	405 380 3236	3-31-16
4 Dr. Bonnie Brown	1516 Mesa Verde	405 823-3546	3-31-16
5 Crystal Messersmith	1510 Mesa Verde	405-245-1326	3-31-16
6 Crystal Messersmith	1500 mesa verde	405 343-6755	3-31-16
7 Andrew Dethlefsen	1506 mesa verde	405 343-6766	3-31-16
8 Todd Hall	1704 Wildwood	405-214-9414	3-31-16
9 Tim Walker	1705 Wildwood	---	3/31/16
10 Roger Hansen	1709 Wildwood	275-3705	3/31/16
11 Jim Mergers	1710 wildwood	273-0870	3/31/16
12 Mark D. Shaw	1714 wildwood	405-384-9505	3-31-16
13 Chris Smith	1714 wildwood		3-31-16
14 Juan Jacobs	1508 Mesa Verde	405 761-8046	3.31.16
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From concerned citizens and home owners to the City of Shawnee Case #P03-16

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Signature / Name	Address	Phone	Date
1 Shirley Dugan	1712 Wildwood	273-0870	3-31-16
2 Ron Shaw	1714 Wildwood	918-8	03-31-16
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Signature / Name	Address	Phone	Date
1 <i>Dwaine Sue J...</i>	1520 N. Elm Shawnee	405.273.7677	3-31-2016
2 <i>Sandy Grayson</i>	1520 N Elm Shawnee	405-273-7677	3/31/2016
3 <i>Mike Nall</i>	2 DUSTIN Cir Shawnee	405-788-7866	3/31/2016
4 <i>Wayne Cumber</i>	4 DUSTIN Cir Shawnee	405 773-0439	3/31/2016
5 <i>Dustin Coats</i>	4 Dustin Circle Shawnee	273-0439	3/31/2016
6 <i>Roger Klaus</i>	6 Dustin Circle	826-3672	3-31-16
7 <i>Rhonda Butcher</i>	7 Dustin Cir	642-1514	3/31/16
8 <i>John C. C...</i>	1 DUSTIN CIR	517-1620	3/31/16
9 <i>Jack H...</i>	1800 N. Elm Ave	206-336332	3-31-16
10 <i>The Landrun Group</i>	1816 N ELM AVE	405 474 3637	3/31/16
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From concerned citizens and home owners to the City of Shawnee Case #P03-16

Notice is hereby given to the Commissioners of the City of Shawnee that the following citizens **OPPOSE** the proposed Rezoning of property located within the City of Shawnee.

The property requesting rezoning is described as follows:

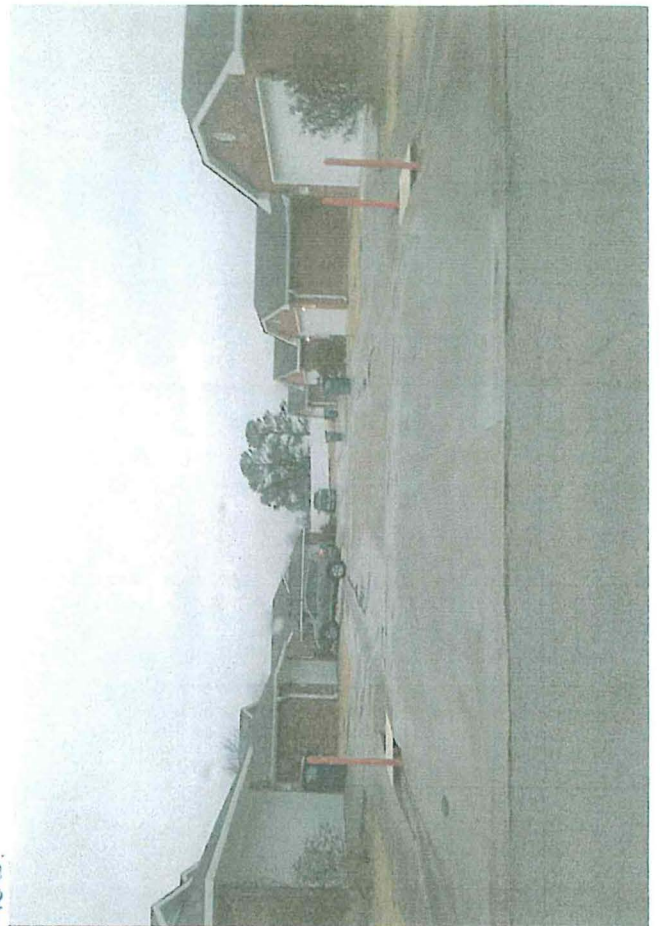
A tract of land described as beginning 660 feet N89°43'27"E of the Southwest Corner of the Southeast Quarter (SW/4 SE/4) of Section Eight (8), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence N00°16'33"W a distance of 1314.50 feet to a point on the North line of the S/2 SE/4; thence N89°19'27"E a distance of 397.66 feet; thence S00°16'33"E a distance of 1314.50 feet; thence S89°43'27"W a distance of 397.66 feet to the point of beginning

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Signature / Name	Address	Phone	Date
1 <i>Coleen Chapman</i>	1701 Autumn Ln, <i>Shawnee</i>	405-275-4743	3/31/16
2 <i>W Chapman</i>	1701 AUTUMN LN <i>Shawnee</i>	"	3/31/16
3 <i>Mike N</i>	1704 Autumn Ln S	405-388-0860	
4 <i>Patricia Tucker</i>	1704 Autumn Ln	405-514-7129	3-31-16
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Figure 1

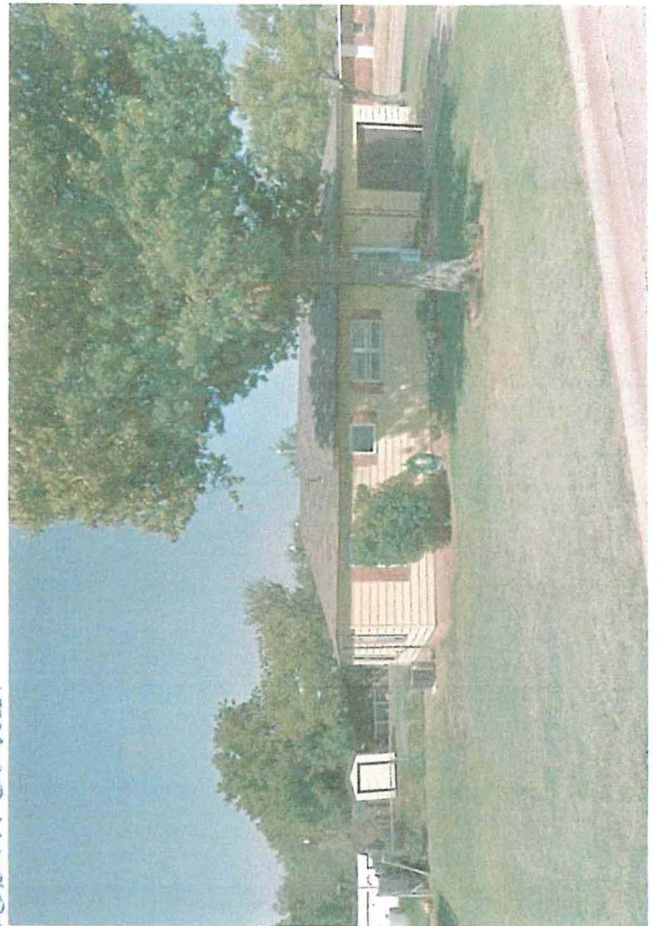


Golden Oaks.

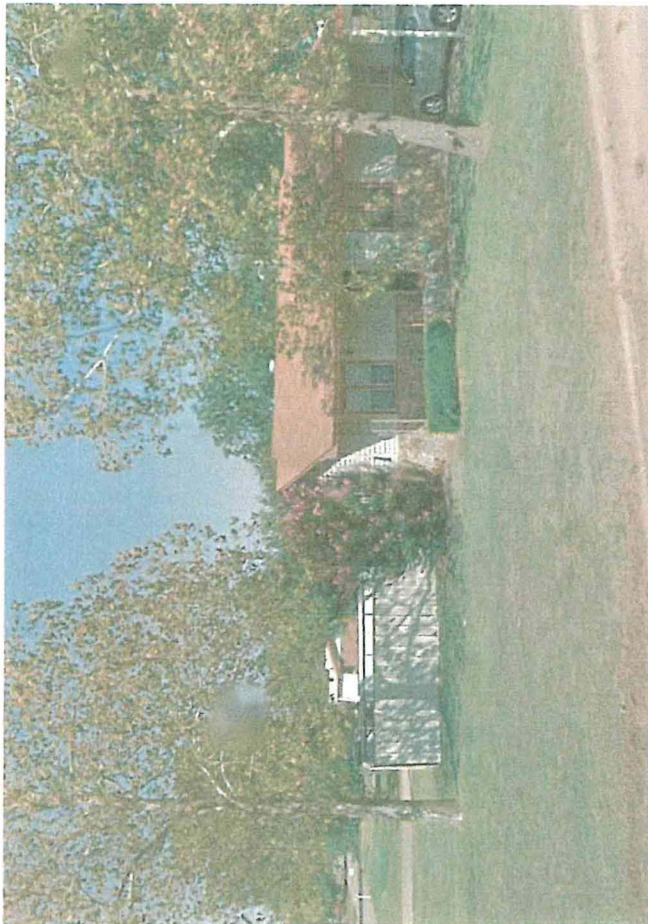


Astin-15

Figure 2



Golden Oaks.

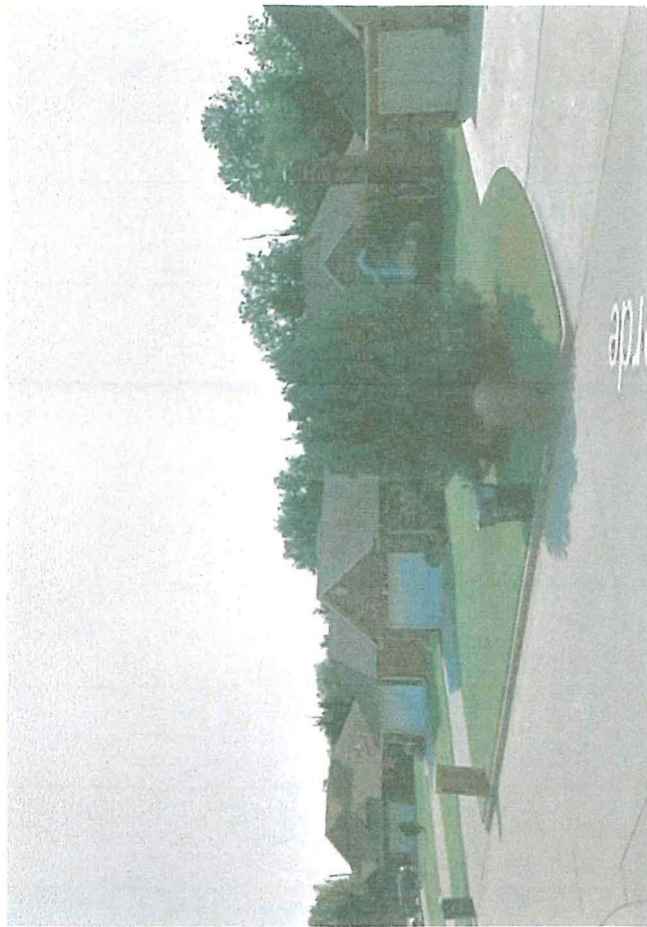


Properties around

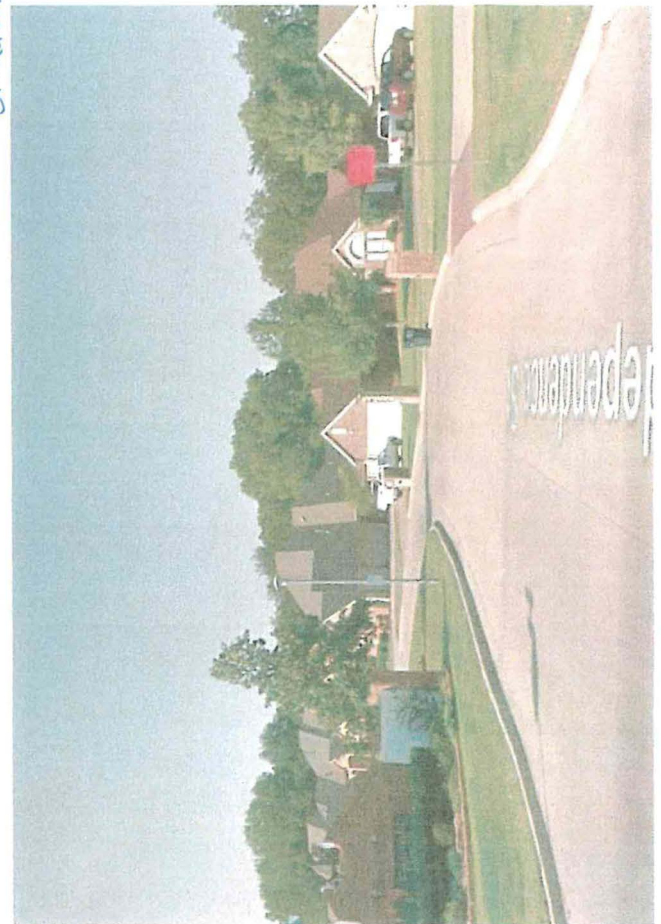
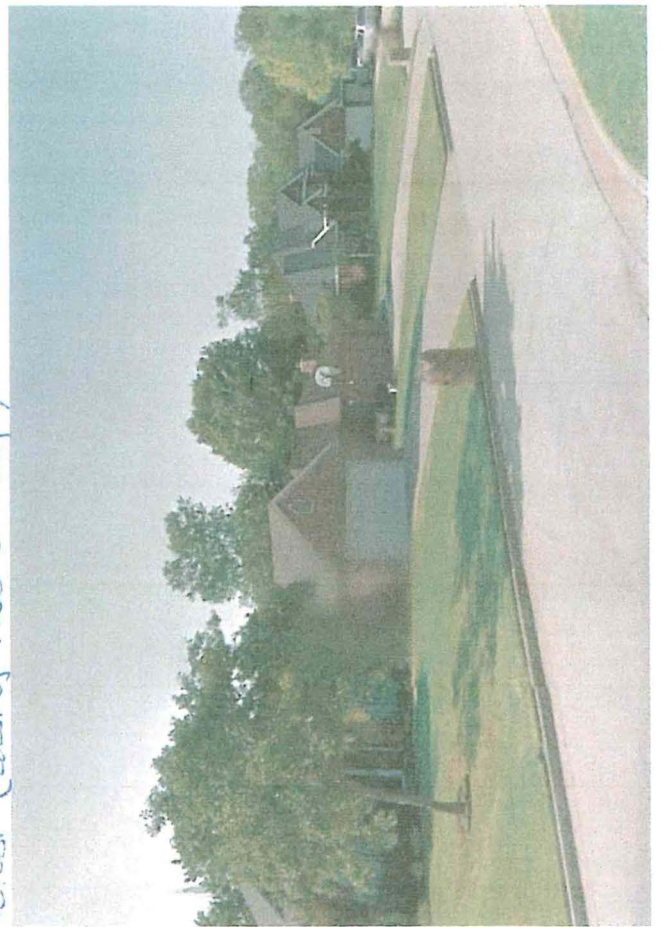


Aston - 16

Figure 3

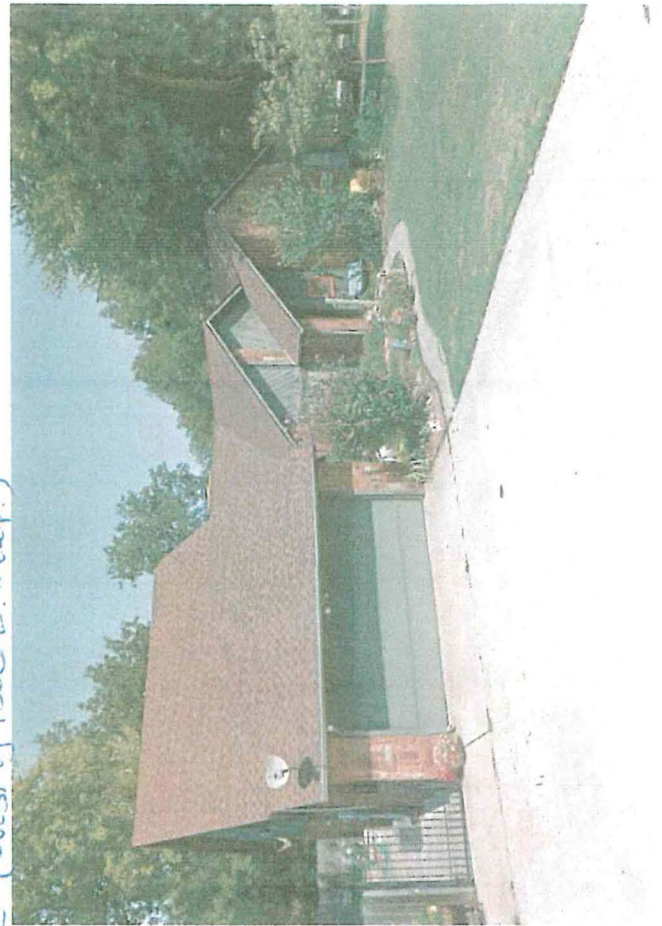


Emerald Forest (East of 1500 E. Maple)



Aston 17

Figure 4



Dustin Circle (West of 1500 E. Maple)

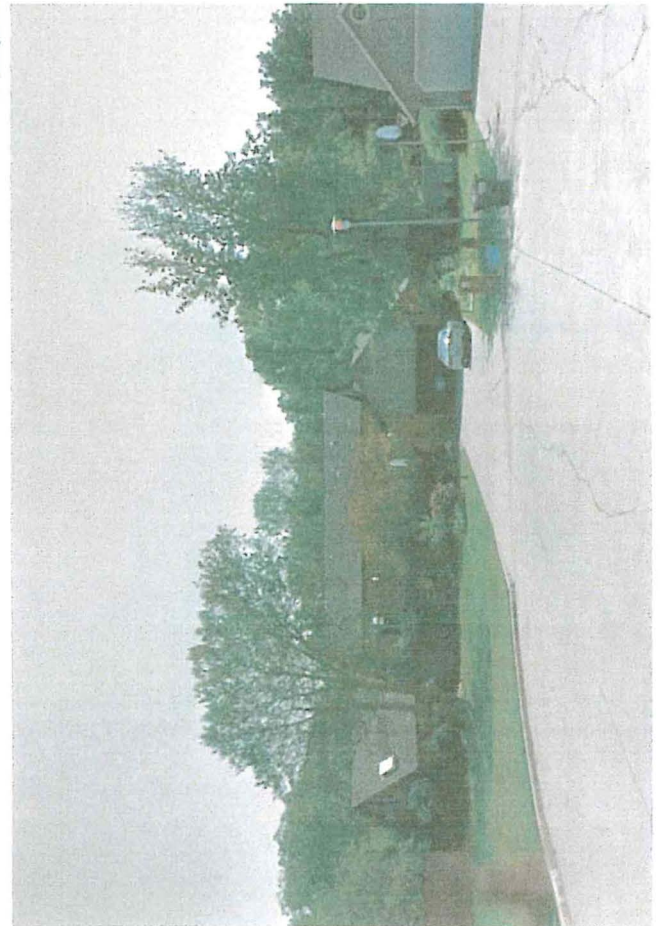
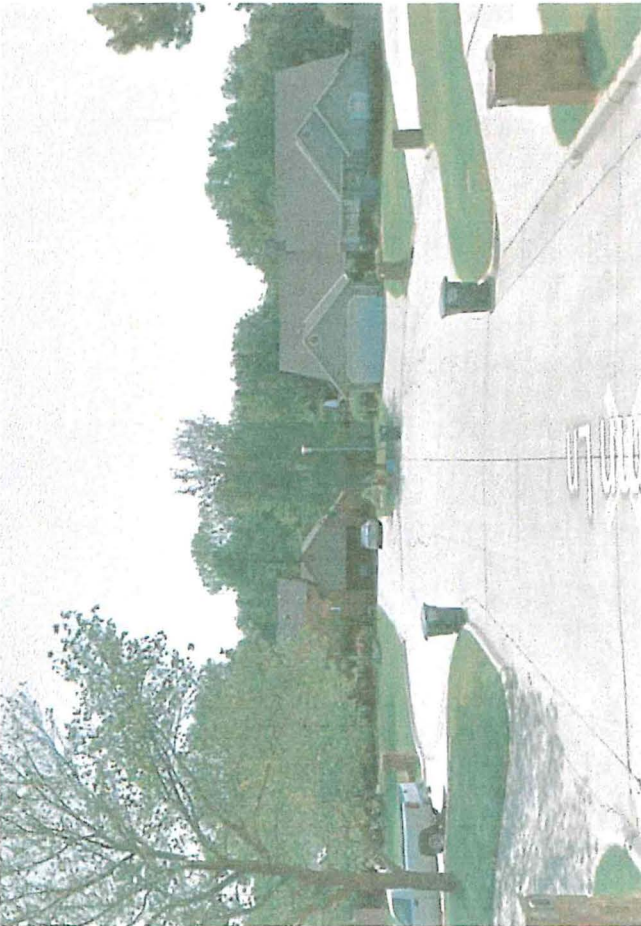
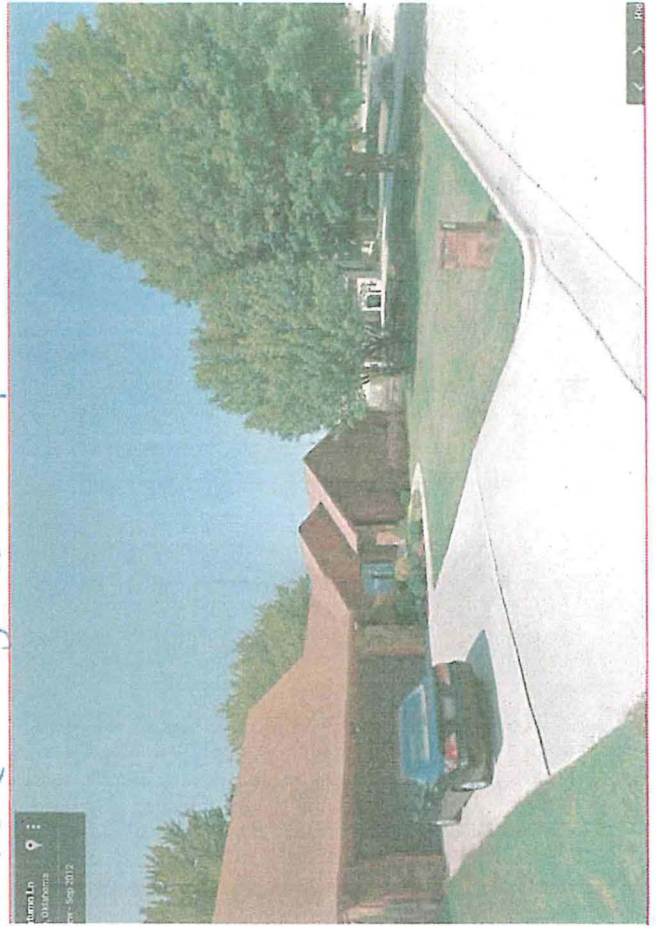


Astro - 18

Figure 5



Autumn Lane (North of 1500 E. Indep



Aston - 19

Figure 6: Zoning in the neighborhood of 1500 E. Independence within a surrounding quarter mile band.

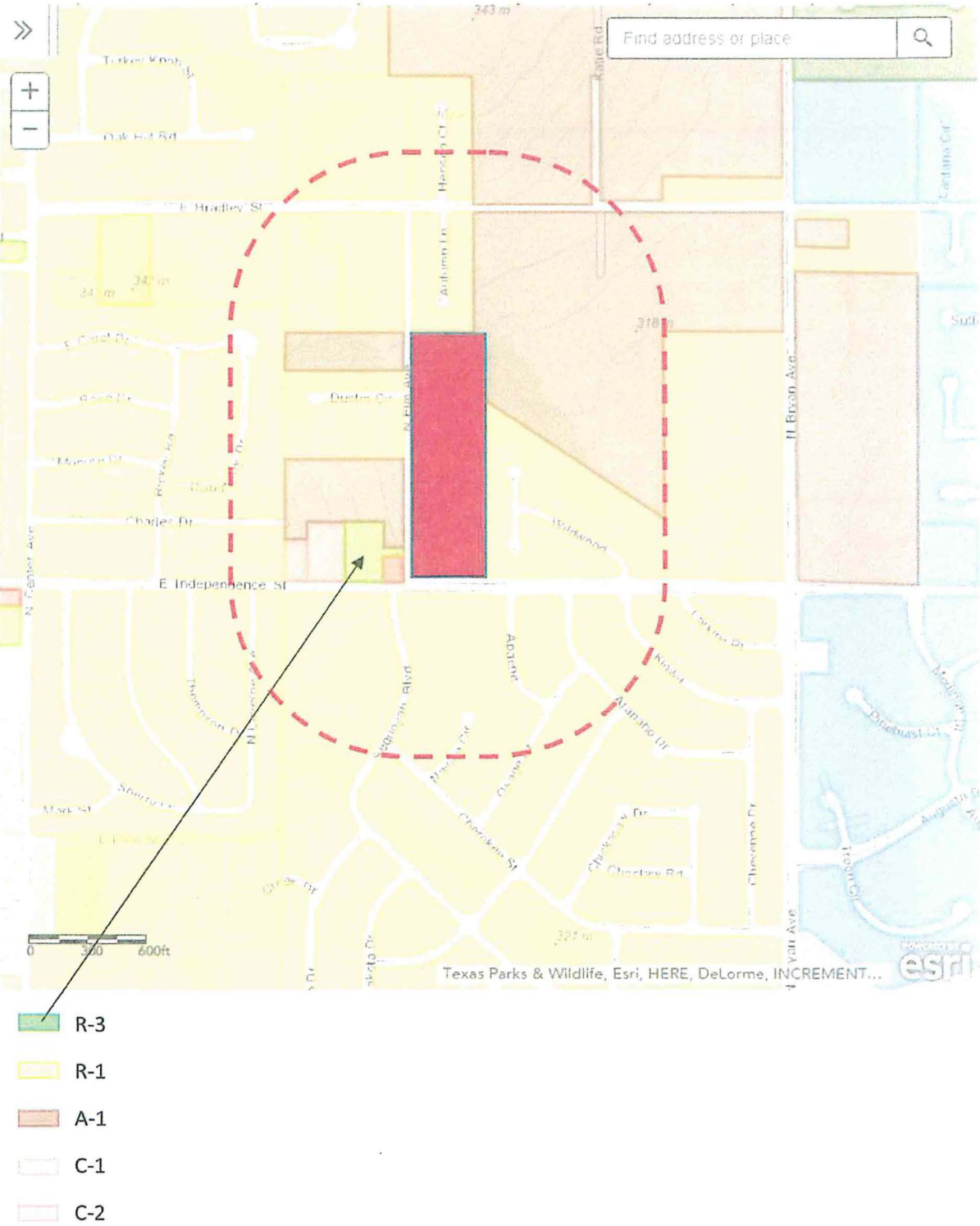
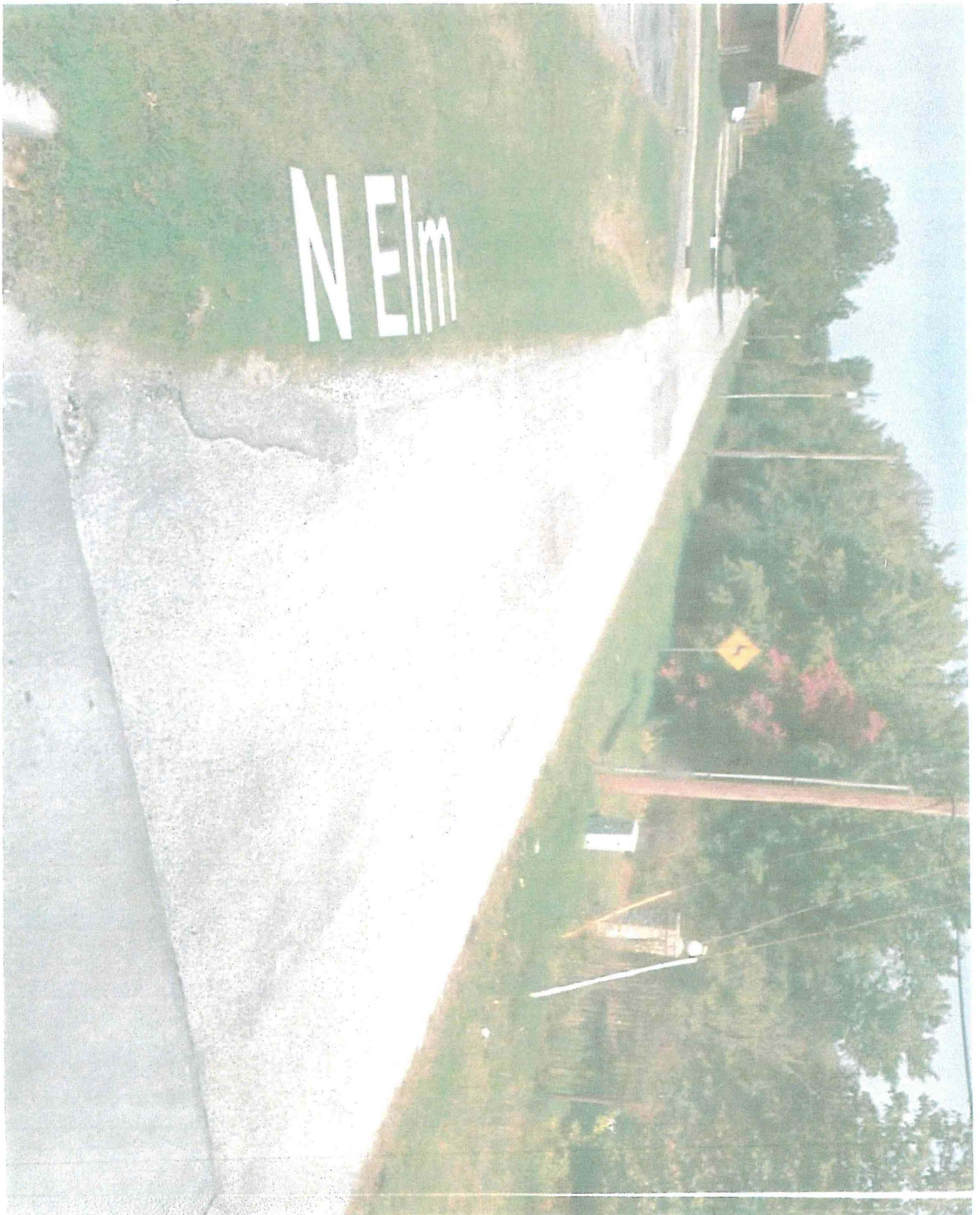


FIGURE 7



Elm St. looking north from Independence
Astoria - 20

1500 E. Independence

NORTH



SOUTH

RECEIVED

MAR 07 2016

PLANNING COMMISSION APPLICATION

PLANNING / CODE



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: P03-16

Project Number: 160322

Date Filed: 3-7-16

Cheryl Lincoln
Planning Commission Secretary

REQUEST:

☐ Rezoning
☐ Conditional Use Permit

☐ Rezoning w/Conditional Use Permit
☒ Planned Unit Development

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

PROPERTY LOCATION (STREET ADDRESS): 1500 East Independence

LEGAL DESCRIPTION: See Exhibit 1

PROPERTY OWNER (S): Marical Brothers Real Estate

PROPERTY AGENT (APPLICANT): The LandRun Group, LLC

APPLICANT'S ADDRESS: PO Box 1584

CITY: Shawnee STATE: OK ZIP: 74802-1584

EMAIL ADDRESS: landrungroup@landrungroup.com

TELEPHONE NUMBER: (405) 273-4222 CONTACT NUMBER: (405) 273-4222

DIMENSIONS OF PROPERTY: AREA: 12200 sq. ft. WIDTH: 400' MOL

LENGTH: 1315' MOL FRONTAGE: 400' MOL

CURRENT ZONING: R1 CURRENT USE: Undeveloped

PROPOSED ZONING: PUD PROPOSED USE: Single & Multi Family Housing

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

[Signature]
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

RECEIPT NO. 1854949

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

SIGN DEPOSIT \$ 50.00

(Refundable if Applicant returns 48 hrs. after City Commission Meeting)

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COMMISSION ACTION: _____ DATE: _____

PLACE ON ZONING MAP: _____ ORDINANCE NO.: _____

CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF POTTAWATOMIE)

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

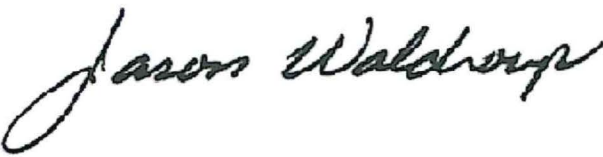
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and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4), both inclusive.

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

Dated: November 2, 2015 at 7:30 AM

First American Title & Trust Company

By: 

Jason Waldroup
Abstractor License No. 1400
OAB Certificate of Authority # 017
File No. 2087504-SH99

OWNERSHIP LIST**ORDER NO. 2087504**DATE PREPARED: November 12, 2015
EFFECTIVE DATE: November 2, 2015 at 7:30 a.m.

OWNER	LOT	BLK	ADDITION
EADS CLAYTON H & JUDY KAYE 106 HUNTINGTON CT SHAWNEE OK 74801-0000			27-SU BEG 660'E SW/C SE N657.25' E397.66' S657.25' W397.66' POB. & TR BEG 660'E & 657.25'N SW/C SE N657.25' E397.6 6' S657.25' W397.66' POB 11.91 Acres
MACGILFREY EDWARD J 21500 CACIFA ST. # 92 WOODLAND HILLS CA 91367-0000			BRADLEY'S 2ND LOT 8 BEG SW/C LOT 8 E335' N295.6' E145' S112' E140' S54.40' W99.83' S129.40' W184.48'POB
WIGINTON DALE E 1510 N ELM SHAWNEE OK 74804-0000			BRADLEY'S 2ND S80' OF N112' OF E140' LOT 8
SWEARINGEN THOMAS & ESPERANZA 1214 CHARLES DR SHAWNEE OK 74804-0000			BRADLEY'S 2ND PT LOT 8 COMM SW/C LOT 8 TH E520'POB N129.40' E99.83' S129.20' W100.52'
JACKSON FRED M JR 4600 WOODGATE CT LOOMIS CA 95650-0000			BRADLEY'S 2ND N32' OF E140' LOT 8 & S199.15' OF E140' LOT 7 LESS A TR BEG 61.4'N SE/C LOT 7 W140' N137.75' E140' S137.75' POB 2008-15534
<i>Lawrence D. & Diana Sue</i> <i>1520 N Elm Ave 74804 POB 3551</i> <i>Shawnee OK 74802</i> LOWE JIM D 1404 CHARLES DR SHAWNEE OK 74804-0000			BRADLEY'S 2ND 1/2 UNDIV INT. IN LOT 7 BEG 247'E NW/C LOT 7 S148.6' E142' S180' ETC.
LOWE JIM 1404 CHARLES DR SHAWNEE OK 74804-0000			BRADLEY'S 2ND BEG SW/C LOT 7 E389' N180' W214' S31.4' W25' S139' W150' S9.6' POB
HOBBS BELINDA G P O BOX 3634 SHAWNEE OK 74802-3634	1	2	LAIRWOOD ESTATES BLK 2 LOT 1 1.00 Lots
CLIMER DAN B & KATHRYN M 3 DUSTIN CIR SHAWNEE OK 74804-0000	2	2	LAIRWOOD ESTATES BLK 2 LOT 2 1.00 Lots
STEWART MICHAEL R & JULIA C 5 DUSTIN CIR SHAWNEE OK 74804-0000	3	2	LAIRWOOD ESTATES BLK 2 LOT 3 1.00 Lots
HALL KEVIN D & DIANA 2 DUSTIN CIR SHAWNEE OK 74804-0000			LAIRWOOD ESTATES BLK 1 BEG SE/C LOT 4 W145' N105' E145' S104.14' POB
COURTNEY WAYNE L & SUSAN K TRUST 4 DUSTIN CIRCLE SHAWNEE OK 74804-0000	3	1	LAIRWOOD ESTATES BLK 1 LOT 3 1.00 Lots
KLAUS ROGER 6 DUSTIN CIR SHAWNEE OK 74804-0000	2	1	LAIRWOOD ESTATES BLK 1 LOT 2 1.00 Lots
HARRIS FRANK R & VALERIE M 1800 N ELM SHAWNEE OK 74804-0000			LAIRWOOD ESTATES BLK 1 LOT 4 LESS BEG SE/C LOT 4 W145' N105' E145' S104.14' POB 1.00 Lots

RILEY CONNIE 13 CHEYENNE SHAWNEE OK 74801-0000			BRADLEY'S 1 ST BEG SW/C LOT 10 TH W 330 N 220 E 330 S 220 POB
BDC HOMES LLC % JOHN F BARRETT 1210 GORDON COOPER SHAWNEE OK 74801-0000			BRADLEY'S 1ST THE WEST 25' OF A TRACT OF LAND DESCRIBED AS THE E305' LOT 9 & N90' OF E305' LOT 10
HEMBREE SHELLEY K 1702 AUTUMN LANE SHAWNEE OK 74801-0000			BRIARWOOD ESTATES LOT 6 & TR BEG AT SW/C LOT 5 TH N33.07' N78*E65.27' TH SW53*79.04' POB 1.25 Lots
TUCKER MICHAEL R & SABRA S 1704 AUTUMN LN SHAWNEE OK 74801-0000	5		BRIARWOOD ESTATES LOT 5 LESS TR
SHETTY 2012 REVOC TRUST 1706 AUTUMN LN SHAWNEE OK 74801-0000	4		BRIARWOOD ESTATES LOT 4 1.00 Lots
CHAPMAN WILLIAM A & COLEEN P 1701 AUTUMN LN SHAWNEE OK 74804-0000			BRIARWOOD ESTATES LOT 7 & BEG SW/C OF LOT 7 BROARWOOD ESTATES-REPLAT BLK 11 BRADLEY'S 1ST TH S25' E160' N25' W160' POB 1.00 Lots
SMITH GREGORY J & KIMBERLY F 1703 AUTUMN LN SHAWNEE OK 74804-0000	8		BRIARWOOD ESTATES LOT 8 1.00 Lots
COLUMBUS RONNIE R & JULIA F 1705 AUTUMN LN SHAWNEE OK 74801-0000	9		BRIARWOOD ESTATES LOT 9 1.00 Lots
HILL CHARLES F JR & MARY M TRUSTEES OF HILL FAMILY TRUST 1705 E BRADLEY SHAWNEE OK 74802-1341	12		BRADLEY'S 1ST LOT 12 4.70 Acres
HILL CHARLES F JR & MARY M TRUSTEES OF HILL FAMILY TRUST 1705 E BRADLEY SHAWNEE OK 74804-0000			A TR IN SE BEG 1057.66' E & 967.40' N SW/C TH N 350' E 931.67' S 973.34' N56*W 1119.44' POB LESS .24 AC TO HONEYFARM 14.10 Acres
PECK ROBERT G & BETTY A TRUST 1706 WILDWOOD SHAWNEE OK 74801-	8	1	EMERALD FOREST BLK 1 LOT 8
HOWARD TODD & STARLA 1704 WILDWOOD SHAWNEE OK 74804-0000	9	1	EMERALD FOREST BLK 1 LOT 9 1.00 Lots
FEH GODWIN 1511 MESA VERDE SHAWNEE OK 74801-0000	10	1	EMERALD FOREST BLK 1 LOT 10
HALL LARRY JOE & RONDA L 1513 MESA VERDE SHAWNEE OK 74804-0000	11	1	EMERALD FOREST BLK 1 LOT 11
BOONE BONNIE S & CHRISTOPHER ASTON 1516 MESA VERDE SHAWNEE OK 74804-0000	12	1	EMERALD FOREST BLK 1 LOT 12
POYER JAMES REID II & TAMARA L 1514 MESA VERDE SHAWNEE OK 74804-0000	13	1	EMERALD FOREST BLK 1 LOT 13 1.00 Lots
PARSONS GLEN R 1512 MESA VERDE SHAWNEE OK 74801-0000	14	1	EMERALD FOREST BLK 1 LOT 14 TOD STEVEN R PARSONS & DAVID A PARSONS 2013-7616

MCSPAREN ARTHUR & CRYSTAL 1510 MESA VERDE SHAWNEE OK 74804	15	1	EMERALD FOREST BLK 1 LOT 15
JACOBS CARL E JR & JANA S 1508 MESA VERDE SHAWNEE OK 74801-0000	16	1	EMERALD FOREST BLK 1 LOT 16
BALL LUVERNE & RANDALL 1506 MESA VERDE SHAWNEE OK 74801-0000	17	1	EMERALD FOREST BLK 1 LOT 17
ADKISON JENNY LOU 1504 MESA VERDE SHAWNEE OK 74804-0000	18	1	EMERALD FOREST BLK 1 LOT 18
MCCOIN BILL 1502 MESA VERDE SHAWNEE OK 74804-0000	19	1	EMERALD FOREST BLK 1 LOT 19
BURNETT BOBBY G & JOANN W 1500 MESA VERDE SHAWNEE OK 74804-0000	20	1	EMERALD FOREST BLK 1 LOT 20
AKIN FRED DEAN 1501 MESA VERDE SHAWNEE OK 74804-0000	21	1	EMERALD FOREST BLK 1 LOT 21
CRANE TONIA ANN & CAMERON K 1503 MESA VERDE SHAWNEE OK 74804-0000	22	1	EMERALD FOREST BLK 1 LOT 22
BROWN JEFF & ALLISON REVOCABLE TRUST 1705 WILDWOOD SHAWNEE OK 74804-0000	23	1	EMERALD FOREST BLK 1 LOT 23
WARD SHANNON T & MARY ANN 1707 WILDWOOD SHAWNEE OK 74804-0000	24	1	EMERALD FOREST BLK 1 LOT 24
WATSON GLENN V & LORINE P TRUST 1925 E BRADLEY SHAWNEE OK 74804-0000	13		BRADLEY'S 1ST S305' LOT 13 W/EASEMENT 2.35 Acres
SCHOOL LAND SCHOOL #93 SHAWNEE OK -0		C	LARKINS MEADOW BLK C 1.00 Lots
JONES BRITT JR & DOLORES 2 SEQUOYAH SHAWNEE OK 74801-0000	2	B	LARKINS MEADOW BLK B LOT 2 1.00 Lots
ASKAY RAYMOND & MARIE 4 SEQUOYAH SHAWNEE OK 74801-0000	3	B	LARKINS MEADOW BLK B LOT 3 1.00 Lots
MILLER DAVID A & AIMEE M 102 BAKER ST SHAWNEE OK 74801-0000	4	B	LARKINS MEADOW BLK B LOT 4 1.00 Lots
STARNES KEATH E 8 SEQUOYAH SHAWNEE OK 74804-0000	5	B	LARKINS MEADOW BLK B LOT 5 1.00 Lots
MORMAN CHURCH XXXXXXXXXX SHAWNEE OK 74801-0000	1	B	LARKINS MEADOW BLK B LOT 1 1.00 Lots
STREET CATHY L & DEBRA GARCIA 14051 CARNELL ST WHITTIER CA 90605-0000	5	6	LARKINS MEADOW BLK 6 LOT 5 1.00 Lots
CHAKENATHO CORENE 7 APACHE SHAWNEE OK 74804-0000	4	6	LARKINS MEADOW BLK 6 LOT 4 1.00 Lots

HARROD KAYE STEELE FAMILY TRUST 1303 W FARRALL SHAWNEE OK 74801-0000	3	6	LARKINS MEADOW BLK 6 LOT 3 1.00 Lots
SAXON STEVEN E & LISA D 1816 OAKRIDGE DRIVE SEMINOLE OK 74868-0000	2	6	LARKINS MEADOW BLK 6 LOT 2 1.00 Lots
HARROD KAYE STEELE FAMILY TRUST 1303 W FARRALL SHAWNEE OK 74801-0000	1	6	LARKINS MEADOW BLK 6 LOT 1 1.00 Lots
EXLEY WINSTON B & LINDA F P O BOX 1092 SHAWNEE OK 74802-7092		7	LARKINS MEADOW BLK 7 N60' LOT 13
RODGERS JOHN R 4 APACHE SHAWNEE OK 74801-0000		7	LARKINS MEADOW BLK 7 N55' LOT 12 & S15' LOT 13
WILSON JOQUETA 36204 HARDESTY RD SHAWNEE OK 74801-0000		7	LARKINS MEADOW BLK 7 N50' LOT 11 & S10' LOT 12
SAMPLE STEVEN & CISSILI 8 APACHE SHAWNEE OK 74801-0000		7	LARKINS MEADOW BLK 7 N40' LOT 10 & S15' LOT 11
SMITH KRISTIN 807 N KIMBERLY TECUMSEH OK 74873-0000		7	LARKINS MEADOW BLK 7 N37' LOT 9 & S25' LOT 10 1.00 Lots
SIMS DARRELL D & CAROLYN M 7 ARAPAHO SHAWNEE OK 74801-0000	4	7	LARKINS MEADOW BLK 7 LOT 4 1.00 Lots
STEWART THOMAS M & JOYCE C 5 ARAPAHO SHAWNEE OK 74801-0000	3	7	LARKINS MEADOW BLK 7 LOT 3 1.00 Lots
JORDAN CLAUDE L & SUSAN 3 ARAPAHO SHAWNEE OK 74801-0000	2	7	LARKINS MEADOW 2ND BLK 7 LOT 2 1.00 Lots
DEES GEORGE W & FRANCES L ET AL 1 ARAPAHO SHAWNEE OK 74801-0000	1	7	LARKINS MEADOW BLK 7 LOT 1