

**AGENDA
CITY OF SHAWNEE
PLANNING COMMISSION
APRIL 4TH, 2018 AT 1:30 P.M.
COMMISSION CHAMBERS
CITY HALL, 16 W 9TH ST**

- 1)** Roll Call
- 2)** Consideration of approval of the minutes from the March 7th, 2018 Planning Commission meeting
- 3)** Citizens' Participation
(A three minute limit per person)
(A twelve minute limit per topic)
- 4)** Case #P05-18 – A public hearing in consideration of approval for the Shawnee Retail Center Planned Unit Development located at 4900 N. Harrison Avenue, Shawnee, OK (Deferred from March 7th, 2018 Planning Commission)
Applicant: TLP Associates, INC
- 5)** Case #S03-18 – Consideration of approval of a Preliminary Plat for Shawnee Retail Center located at 4900 N. Harrison Avenue, Shawnee, OK (Deferred from March 7th, 2018 Planning Commission)
Applicant: TLP Associates, INC
- 6)** Case #S04-18 – Consideration of approval of a Preliminary Plat for Maple Development, LLC located on Shawnee Mall Drive, East of the BNSF Railroad Tracks, Shawnee, OK (Deferred from March 7th, 2018 Planning Commission)
Applicant: Sid and Javal, INC
- 7)** Case #S06-18 – Consideration of approval of a Final Plat for Shawnee Trail Office Park located at the SE corner of East 45th Street and Hyatt Road, Shawnee, OK
Applicant: Bonray Real Estate, LLC
- 8)** Planning Director's Report
- 9)** Commissioners Comments and/or New Business
- 10)** Adjournment

PLANNING COMMISSION MINUTES

DATE: MARCH 7TH, 2018

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in the Commission Chambers, at City Hall, 9th and Broadway, on Wednesday, March 7th, 2018 at 1:30 p.m., pursuant to notice duly posted as prescribed by law.

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

Upon roll call the following members were present:

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

Absent:

Meeting was called to Order.

AGENDA ITEM NO.2: **Consideration of approval of the minutes from the January 3rd, 2018 Planning Commission Meeting**

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

Motion passed:

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

NAY:

ABSTAIN:

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

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

AGENDA ITEM NO.4: **Case #P01-18 - A public hearing for consideration of approval for the 19th Hole Planned Unit Development located at Country Club Heights Addition, Section 1, Shawnee, OK (Deferred from January 3rd, 2018 Planning Commission)**

Applicant: The Landrun Group, LLC

Chairman Bergsten asked for the staff report. Justin Debruin presented staff report. Mr. Debruin informed board the case was deferred from the January 3rd, 2018 Planning Commission meeting and an updated staff report was included in exhibit seven. Justin Debruin gave summary of location and highlights of project. Mr. Debruin described the major points that were brought up at previous meeting for hopes of resolution; first being time for the applicant to meet with the residents who protested development. Justin Debruin explained one point of contact appeared to happen by letter to be given to county club heights residents. Second point was to give applicant time to resolve city concerns as listed in January staff report and Mr. Debruin addressed that none of those changes were brought to staff within the sixty days. The last point that was brought up to staff was the request to explore the area of the country club and discussed the summary listed in updated staff report. Justin

Debruin informed the board of staff's findings; most of the area around request is zoned for residential use by the comprehensive plan, surrounding property uses and conformance along Highland Street for mixed uses. Justin Debruin stated that on the planning side, the request is feasible but discussed the existing covenants that affect this location and although the City does not enforce covenants, staff cannot recommend approval and all review should cease until covenants are resolved. Mr. Debruin asked if there were any questions. Vice-Chairman Cowen stated he was pro-development and hated seeing a property sit there and would like to see a solution to where applicant could move forward with their investment. Justin Debruin expressed how he believed subject property would be developed in future. Commissioner Kienzle asked for explanation of the "review shall cease" language used in staff report. Mr. Debruin stated it was looking for a resolution between the covenants and the PUD. Chairman Bergsten asked if the applicant were to reapply after six months, would they be charged the normal fees associated with the applications. Justin Debruin agreed. Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition to the case would like to come forward to speak. Jeff Diamond came forward and informed the board that multiple surrounding lot owners held a meeting and agreed they were not in favor of request. Mr. Diamond explained there was a brief discussion with Stephen Landes and stated that the original sixteen lot owners were the developers of the subdivision whom purchased nearly sixty acres that were carved into sixteen lots intended for single family homes per lot while rest of land were given to country club. Mr. Diamond stated they were against idea and asked Commission not to approve. David Bock came forward to speak stating he is also a property owner at country club heights and read over the existing covenants and explained that the intention of surrounding property is to keep the same big homes, on big lots. Mr. Bock read the purpose section of the City of Shawnee zoning code and asked if request was harmonious with existing subdivision. Mr. Bock respectfully asked that it be denied. Chairman Bergsten asked if anyone in favor would like to come forward. Stephen Landes came forward to speak in favor as applicant and discussed how project is located off the frontage and also addressed the concern with covenants. Mr. Landes believed once the property was platted that it would be outside of the covenants and also mentioned offering modernizing/amending covenants to negotiate. Stephen Landes explained the reasoning for the density of the houses. Chairman Bergsten informed Mr. Landes time was up. Stephen Landes asked for deferral. Chairman Bergsten closed the public portion of the meeting and asked if there were any questions, comments or a motion. Vice-Chairman Cowen asked Mr. Clover if applicant's request could legally go forward with covenants in place and Mr. Clover explained how it could not. Chairman Bergsten asked residents if board was to defer, would they be willing to have discussion with Mr. Landes and they stated it would be a waste of time. Commissioner Deem made a motion to deny, seconded by Vice-Chairman Cowen.

Motion denied:

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

NAY:

ABSTAIN:

AGENDA ITEM NO.5:

Case #P03-18 – A public hearing in consideration of approval for a Conditional Use Permit located at 7109 N. Kickapoo Avenue, Shawnee, OK (Deferred from January 3rd, 2018 Planning Commission)

Applicant: Nelmon Brauning

Chairman Bergsten asked for the staff report. Justin Debruin presented staff report and mentioned the case was deferred from the January 3rd, 2018 Planning Commission meeting. Mr. Debruin gave summary of location and request and informed the board that the applicants submitted a letter of overview for events. Justin Debruin explained reviewing other cities regulations for such events and listed ten conditions along with the revocability clause. Commissioner Deem asked if a requirement for security is provided in documentation and who is responsible for maintaining the peace. Mr. Debruin stated there is not but explained that the review by staff for each event will cover if it is necessary. Commissioner Walker asked if the ten acres listed in letter for use were included in conditions if approved. Justin Debruin stated that staff did not include it but can contain it

to a reasonable space. Commissioner Walker asked what the term “event” meant. Mr. Debruin mentioned staff could add specifications if needed but the conditions listed were an attempt to handle these questions. Commissioner Kienzle asked if a form would be in place and Justin Debruin agreed. Vice-Chairman Cowen mentioned the applicant only requesting weekends for events. Commissioner Walker asked for verification that a year from now the applicant would come back for City Commission approval for a permanent Conditional Use Permit. Mr. Debruin agreed and mentioned they could also request another yearly approval that would start on the day the City Commission approved request. Commissioner Matthews asked about the licensure required. Justin Debruin explained they are required to be licensed by the city. Commissioner Matthews asked for process regarding permit being revoked. Mr. Debruin informed him that it meant not allowing events at that time and staff has ability to enforce. Commissioner Walker asked if the revocation would be through staff’s department and Justin Debruin agreed. Commissioner Kienzle asked if permit was approved for a year, would the events be limited to weekends from 9-5. Mr. Debruin described how he felt item eight would cover it. Vice-Chairman Cowen stated he would like to see it contained to the ten acre area and asked Mr. Clover if neighbors were harmed by events what the process would be. Mr. Clover explained if events are handled the way they are listed there should be no issues but if no remedy, there would be injunction. Chairman Bergsten asked if they would need to amend condition eight during motion. Justin Debruin asked if there was a particular reason to add this and Commissioner Kienzle stated that is their understanding with what the applicant requested and would not want to make a decision going off weekends only and then it happens every day of week. Commissioner Matthews asked what is defined as weekend and discussed holidays and if they would account for the weekend terminology. Mr. Debruin expressed this could be added to state at the discretion of the director. Justin Debruin detailed the changes to put in place; events shall be limited to the weekend defined as Saturday through Sunday with additional days allowed at discretion by Community Development Director and asked if those were appropriate. Mr. Clover agreed. Chairman Bergsten asked if there were any other questions. Vice-Chairman Cowen stated the hours for set up needed to be accounted for. Commissioner Kienzle explained how she didn’t see that being included in the operation hours. Mr. Debruin stated anything happening after hours would be accounted for through noise ordinances and etc. Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition to the case would like to come forward to speak. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. Nelmon Brauning came forward to speak in favor and explained their plan for events but mentioned her concern for a sign to advertise. Chairman Bergsten closed the public portion of the meeting and asked if there were any questions, comments or a motion. Commissioner Kienzle thanked staff for the work put into this. Commissioner Walker made a motion to approve with amended conditions, seconded by Commissioner Matthews.

Motion:

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

NAY:

ABSTAIN:

AGENDA ITEM NO.6:

Case #P04-18 – A public hearing in consideration of approval for a Rezone from R-1; Single Family Residential District to R-2; Combined Residential District, located at 2204 N. Leo Avenue, Shawnee, OK

Applicant: Marical Brothers Real Estate, LLC

Chairman Bergsten asked for staff report. Brittney Burton presented staff report and stated location is currently vacant and located two blocks south of Golden Acres off MacArthur Street at 2204 N. Leo

Avenue. Ms. Burton explained the property directly south was rezoned to R-2 by current applicants. Staff finds no issues with request and recommends approval. Chairman Bergsten asked if there were any questions. There were none and Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition to the case would like to come forward to speak. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. No one came forward. Chairman Bergsten closed the public portion of the meeting and asked if there were any questions, comments or a motion. Commissioner Kienzle made a motion to approve, seconded by Commissioner Deem.

Motion:

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

NAY:

ABSTAIN:

AGENDA ITEM NO.7:

Case #P05-18 – A public hearing in consideration of approval for the Shawnee Retail Center Planned Unit Development located at the 4900 N. Harrison Avenue, Shawnee, OK

Applicant: TLP Associates, INC

Chairman Bergsten asked for the staff report. Justin Debruin presented staff report and specified location is where the Quality Inn is located and a portion of structure has been demolished. Mr. Debruin explained the request is to sub divide it to offer space for retail, with two or three separate structures. Staff requests to defer project to April as there are no completed documents submitted. Chairman Bergsten asked if there were any questions. There were none and Chairman Bergsten opened the public portion of the meeting and asked if any anyone in opposition to the case would like to come forward to speak. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. No one came forward. Chairman Bergsten closed the public portion of the meeting and asked if there were any questions, comments or a motion. Commissioner Kienzle made a motion to defer to April, seconded by Commissioner Rowell.

Motion:

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

NAY:

ABSTAIN:

AGENDA ITEM NO.8:

Case #S03-18 – Consideration of approval of a Preliminary Plat for Shawnee Retail Center located at 4900 N. Harrison Avenue, Shawnee, OK

Applicant: TLP Associates, INC

Chairman Bergsten asked for the staff report. Justin Debruin informed the board that staff report was combined with previous case and request deferral. Chairman Bergsten asked if there were any questions. There were none and Chairman Bergsten opened the public portion of the meeting and asked if any anyone in opposition to the case would like to come forward to speak. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. No one came forward. Chairman Bergsten closed the public portion of the meeting and asked if there were any questions, comments or a motion. Commissioner Kienzle made a motion to defer to April, seconded by Commissioner Rowell.

Motion:

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

NAY:

ABSTAIN:

AGENDA ITEM NO.9:

Case #P06-18 – A public hearing in consideration of approval for a Rezone from A-1; Rural Agricultural District to R-3; Multi-Family Residential District, located at 3900 N. Union Avenue, Shawnee, OK

Applicant: Nelmon Brauning

Chairman Bergsten asked for staff report. Brittney Burton presented staff report and informed the board the property is off Union Avenue, south of the middle school. The applicant is requesting to construct a retirement community for ages 55 and over, one story with four to six units per building. The request today is to rezone it from A-1 to R-3 and property is currently vacant. Ms. Burton stated sewer would have to be extended but applicant is prepared to do what is necessary. Brittney Burton explained exhibit two showed an additional location that was previously built for comparison. Ms. Burton explained the multi-family development standards would be followed. Staff recommends approval. Chairman Bergsten asked if plat would come before board if approved and Brittney Burton agreed. Chairman Bergsten asked if there were any questions. There were none and Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition to the case would like to come forward to speak. B.J. and Cindy Guinn came forward to speak and stated they were not necessarily for or against but had some questions. Cindy Guinn asked if there would be a barrier dividing the properties. Brittney Burton and Justin Debruin explained six foot fence is required. B.J. Guinn asked about road coming in off Bell Street and how would it go into retirement community. Mr. Debruin stated road doesn't exist. B.J. Guinn also discussed how if it was rezoned but applicant decided not to build this, that is something that they aren't in favor of. Cindy Guinn asked if each proposal would come before board for approval or would it just go through. Justin Debruin stated it would be rezoned. Chairman Bergsten stated a plat would come forward then. Cindy Guinn mentioned concern with how far facilities would be from their property. Mr. Debruin informed them that would come at a later date. Chairman Bergsten asked if anyone in favor would like to come forward. No one came forward. Chairman Bergsten closed the public portion of the meeting and asked if there were any questions, comments or a motion. Commissioner Kienzle commented on request being a great use. Commissioner Kienzle made a motion to approve, seconded by Commissioner Deem.

Motion:

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

NAY:

ABSTAIN:

AGENDA ITEM NO.10:

Case #P07-18 – A public hearing in consideration of approval for a Rezone from CP; Planned Shopping Center District to C-3; Highway Commercial District, located at 2327 N. Harrison Avenue, Shawnee, OK

Applicant: Amerco Real Estate Company

Chairman Bergsten asked for staff report. Justin Debruin presented staff report and informed board that request is located at the old Kmart building off Harrison Avenue and structure is around 84,000 square feet.

Mr. Debruin explained that research has shown Uhaul to repurpose larger sites that tend to be abandoned and have limited markets on reuse. Justin Debruin explained proposal to board and mentioned the requested zoning is similar to the current CP on site with similar densities as well. Mr. Debruin stated the traffic volumes would be reduced or stay same. Justin Debruin informed board that request is compatible with surrounding uses on site and staff recommends approval. Commissioner Kienzle asked where rental cars and trailer storage would be. Mr. Debruin stated he wasn't sure. Commissioner Kienzle asked if this was something that would come back to them to find out and Justin Debruin explained it would not but mentioned the exhibits show related images and content. Commissioner Kienzle stated the hours of operation appear to be limited. Mr. Debruin agreed and discussed protest letters from neighboring home owners. Commissioner Kienzle and Vice-Chairman Cowen mentioned Dunlop Street. Commissioner Deem described her concern with the aesthetics of building and asked if they could ask for landscaping standards. Justin Debruin went over the landscaping and façade requirements. Commissioner Deem asked theoretically if applicant could load the entire parking lot with trucks and Mr. Debruin agreed. Commissioner Kienzle asked if they could approve a rezone conditionally with landscaping standards. Justin Debruin stated he was unsure. Mr. Clover stated he believed they could only approve or disapprove. Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition to the case would like to come forward to speak. Andrea Brown came forward to state she is a surrounding property owner and was happy to hear some of the information discussed. Mrs. Brown mentioned she doesn't believe it would look nice in middle of town and thought they weren't allowed in town anymore. Mrs. Brown explained retail stores may be a better fit with self-storage being out of balance and explained concerns with rodents and uncleanliness. Pam Cook came forward stating she is currently a manager of a self-storage center and how it would hurt the current smaller businesses. Mrs. Cook believes it is more than what Shawnee needs. Chairman Bergsten asked if anyone would like to come forward to speak in favor. Scott Brackett came forward with Uhaul to describe what they offer and stated he would answer any questions. Commissioner Kienzle asked if propane and trailers were kept outside. Mr. Brackett agreed and explained a limited number of trucks and trailers would be kept in front and informed board of overloading procedure. Commissioner Kienzle asked if tree sustainability projects would be used at this site and Mr. Brackett agreed and described how they want the building to fit into the community. Commissioner Kienzle asked if hours were limited. Mr. Brackett stated it was about 50/50. Vice-Chairman Cowen asked how inside was portioned off. Mr. Brackett stated it would be metal. Commissioner Deem stated she assumed they did some sort of market survey and asked what the need is for their business in the community. Mr. Brackett informed her they would be able to support a full center there and storage is needed. Commissioner Deem asked if he was aware of the inventory of the self-storage units already existing. Mr. Brackett stated he did not believe they were full and that their company offers different storage uses. Commissioner Kienzle asked if supplies would come in at all hours. Mr. Brackett stated they did not. Eric Gerbitz came forward with Uhaul to go over details of location and asked if there were any questions. Vice-Chairman Cowen asked what was allowed in the interior storage. Mr. Gerbitz stated they regulate what goes in there so rodents do not get in and stated there would be a fire suppression system. Commissioner Kienzle asked if the employees stage trucks or what happens when trucks are returned. Mr. Gerbitz explained the system. Chairman Bergsten asked if there was a plan yet for where they would be staged. Mr. Gerbitz stated they did not know yet. Chairman Bergsten closed the public portion of the meeting and asked if there were any questions, comments or a motion. Vice-Chairman Cowen made a motion to approve, seconded by Commissioner Walker.

Motion:

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

NAY:

ABSTAIN:

AGENDA ITEM NO.11:

Case #S04-18 – Consideration of approval of a Preliminary Plat for Maple Development, LLC located on Shawnee Mall Drive, East of the BNSF Railroad Tracks, Shawnee, OK

Applicant: Sid and Javal, INC

Chairman Bergsten asked for staff report. Justin Debruin presented staff report and discussed location with it being roughly 8.5 acres in size. Mr. Debruin informed the board that the plan is to split into five individual lots but are awaiting revisions so staff asks to defer until the April meeting. Chairman Bergsten opened the public portion of the meeting and asked if any anyone in opposition to the case would like to come forward to speak. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. No one came forward. Chairman Bergsten closed the public portion of the meeting and asked if there were any questions, comments or a motion. Commissioner Matthews made a motion to defer to April, seconded by Commissioner Rowell.

Motion:

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

NAY:

ABSTAIN:

AGENDA ITEM NO.12:

Case #S05-18 – Consideration of approval of a Preliminary Plat for First United Bank of Shawnee located at 2600 N. Harrison Avenue, Shawnee, OK

Applicant: Mr. William Fahrendorf

Chairman Bergsten asked for staff report. Justin Debruin presented staff report and stated location is at the corner of MacArthur and Harrison that was formerly the Joe Cooper site and is currently in process of being prepped. Mr. Debruin explained the 4.5 acre site is planned to be subdivided into two separate lots, with northern most lot being home to First United Bank. Justin Debruin mentioned landscaping would be incorporated and water lines are already served with sewer lines being extended. Staff recommends approval with three conditions. Chairman Bergsten opened the public portion of the meeting and asked if any anyone in opposition to the case would like to come forward to speak. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. Austin Hahn came forward to speak in favor and stated he was here to answer any questions. Commissioner Matthews discussed traffic concerns with driveway off Harrison. Mr. Hahn stated they are proposing consolidating driveways. Chairman Bergsten closed the public portion of the meeting and asked if there were any questions, comments or a motion. Commissioner Matthews made a motion to approve with conditions listed, seconded by Commissioner Walker.

Motion:

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

NAY:

ABSTAIN:

AGENDA ITEM NO. 13:

Planning Director's Report

Justin Debruin presented report and gave update regarding comprehensive plan. Mr. Debruin informed board that at the February 20th, 2018 City Commission meeting, the city approved a contract with RDG Planning and Design and thanked Robbie Kienzle for being a part of the selection committee. Justin Debruin explained

the process would take around 13-14 months and an advisory committee would be selected that would include one Planning Commission member. Mr. Debruin stated he would follow up to see who would be willing to serve.

AGENDA ITEM NO. 14:

Commissioners Comments and/or New Business

Chairman Bergsten mentioned the Shawnee Academy will be coming at the end of March if anyone is interested in learning more about Shawnee.

AGENDA ITEM NO. 15:

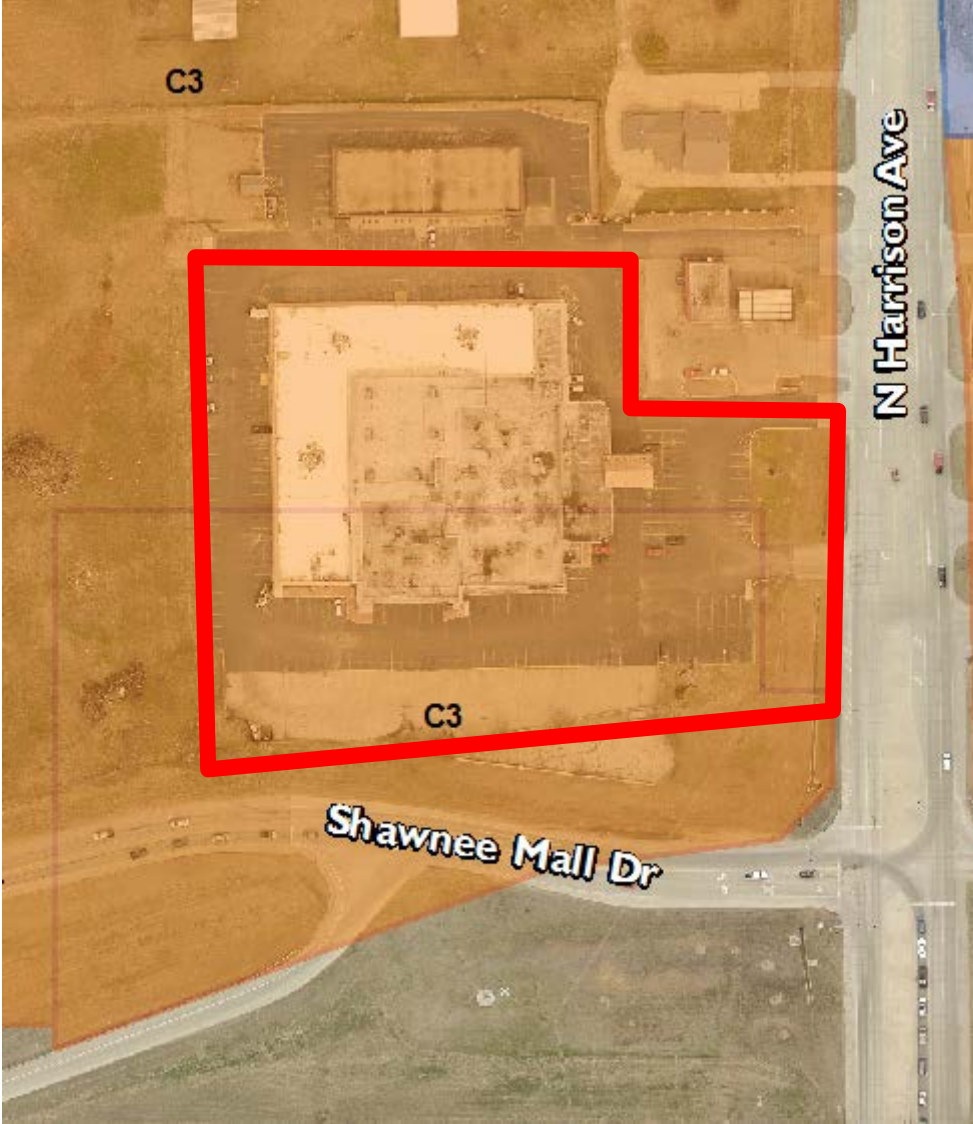
Adjournment

Meeting was adjourned.

Chairman/Vice-Chairman

Cheyenne Pettigrew

Planning Commission Secretary

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org			CASE # P05-18 CASE # S03-18 PUBLIC HEARING DATE: April 4th, 2018 CITY COMMISSION DATE: April 16th, 2018			
APPLICANT: Terry L. Pollock TLP Associates, INC.	703 S. Ranchwood Blvd. Yukon, Ok. 73099		(405) 210-3169			
PROPERTY ADDRESS/LOCATION: 4900 N. Harrison St.						
SUMMARY OF REQUEST: The applicant, Mr. Nilesh Patel, is the owner of approximately 4.5 acres of property located at 4900 N. Harrison Street. Mr. Patel is requesting a rezone from C-3 (Highway Commercial) to a Planned Unit Development (PUD) to facilitate additional commercial development (Exhibit 1). As the Quality Inn Motel occupies the existing lot, the intent is to create an additional lot, at approximately 2.33 Acres in size, to facilitate three additional commercial structures. The proposed lots will maintain common access, per a reciprocal access easement. Though the underlying zoning for the subject PUD will remain C-3, the PUD provides a vehicle for negotiating modifications in standard development requirements to both encourage innovative development and protect the health, safety, and welfare of the community (Section 22-190.2(B)(6), COS Zoning Code).						
EXISTING ZONING: C3	EXISTING LAND USE: Hotel	SURROUNDING ZONING & LAND USE: C3 (Highway Commercial)	Number of Lots: 1	PROPERTY SIZE: 4.51 Acres		
STAFF REVIEW AND ANALYSIS						

As a number of corrections are necessary to comply with City Code, Staff recommends deferring this case until the May 2, 2018 Planning Commission Agenda.

APPROVE	APPROVE WITH CONDITIONS	DENY		
Staff has received no letters of protest from surrounding property owners.				
ATTACHMENTS: (CIRCLE)	SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM	LEGAL NOTICE	LEGAL DESCRIPTION
PUBLIC COMMENTS	AGENCY COMMENTS	RESPONSE TO STANDARDS		

Attachments:

Exhibit 1: PUD Master Plan

Exhibit 2: Shawnee Retail Center Preliminary Plat

EXHIBIT

1

**PLANNED UNIT DEVELOPMENT
DESIGN STATEMENT
FOR**

**SHAWNEE RETAIL CENTER
PUD-XXXX**

DEVELOPER:

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

PREPARED BY:

T L P

ASSOCIATES, INC.

CIVIL ENGINEERING LAND PLANNING

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

**DESIGN STATEMENT FOR THE
PLANNED UNIT DEVELOPMENT OF

SHAWNEE RETAIL CENTER
PUD-XXXX**

1.0 INTRODUCTION

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

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

2.0 LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

3.0 OWNER/DEVELOPER

The owner/developer of Shawnee Retail Center is:

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

4.0 SITE AND SURROUNDING AREAS

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

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

5.0 CONCEPT

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

6.0 SERVICE AVAILABILITY

6.1 STREETS

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

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

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

6.2 UTILITIES

Water Service:

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

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

Sanitary Sewer Service:

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

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

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

Natural Gas, Electricity, Telephone and Cable/Data:

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

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

6.3 Fire Protection:

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

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

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

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

7.1 Development and Use Regulations

7.1.1 Existing Quality Inn Motel

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

7.1.2 Shawnee Retail Center

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

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

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

8.0 ACCESS

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

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

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

8.1.3 No other access to Harrison Street shall be allowed.

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

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

9.0 SCREENING AND LANDSCAPING

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

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

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

10.0 LIGHTING

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

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

11.0 OTHER

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

12.0 SIGNAGE

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

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

13.0 GENERAL PROVISIONS

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

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

14.0 EXHIBITS

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

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

EXHIBIT "A"

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

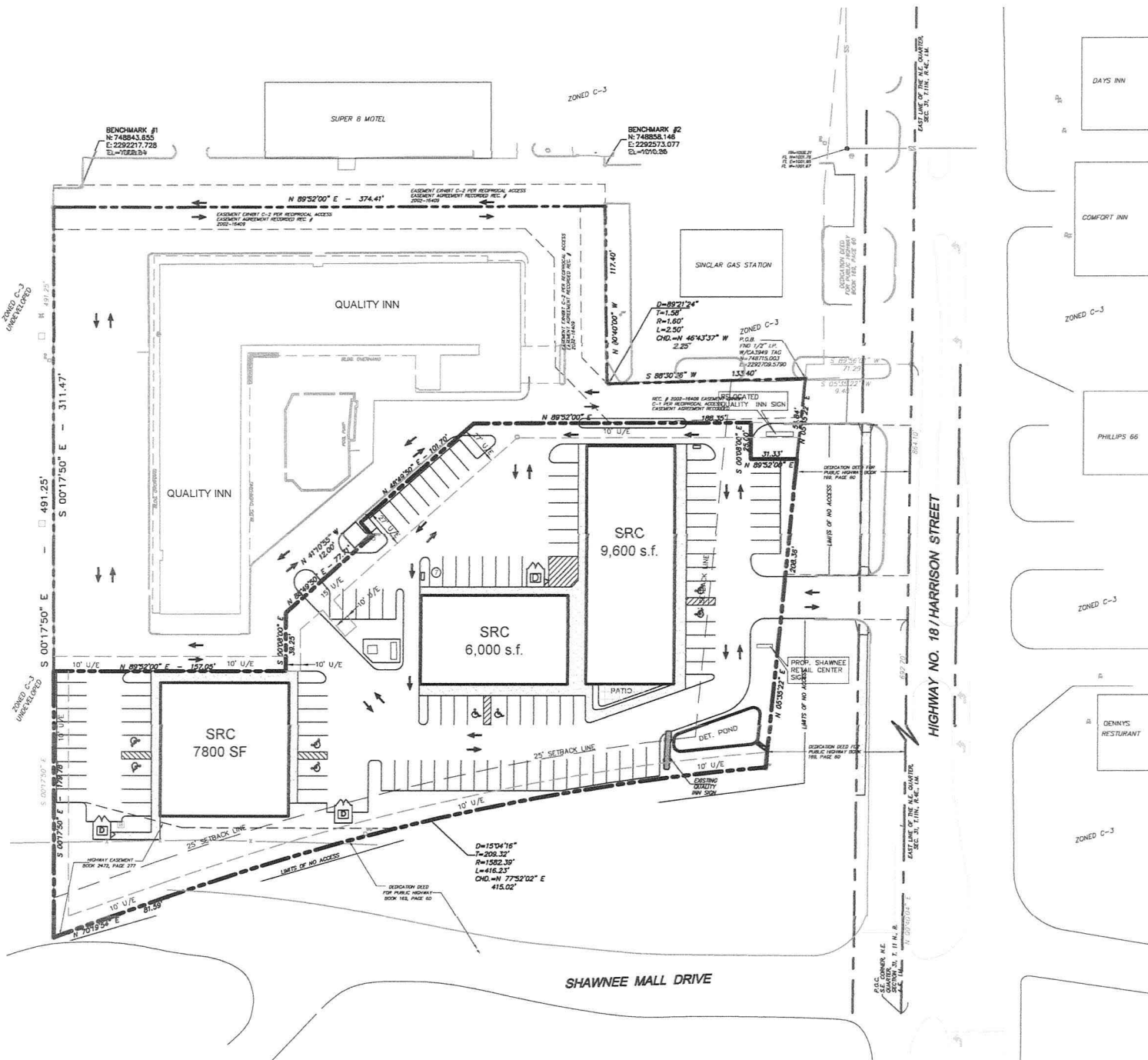
Thence South 00°17'50" East a distance of 491.25 feet to a point on the North Right-of-Way line of Interstate Highway No. 40;

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

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

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

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



MASTER SITE PLAN

SCALE: 1"=100'

PROPOSED LEGEND

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

SITE INFORMATION

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

TLP
ASSOCIATES, INC.
CIVIL ENGINEERING
LAND DEVELOPMENT

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

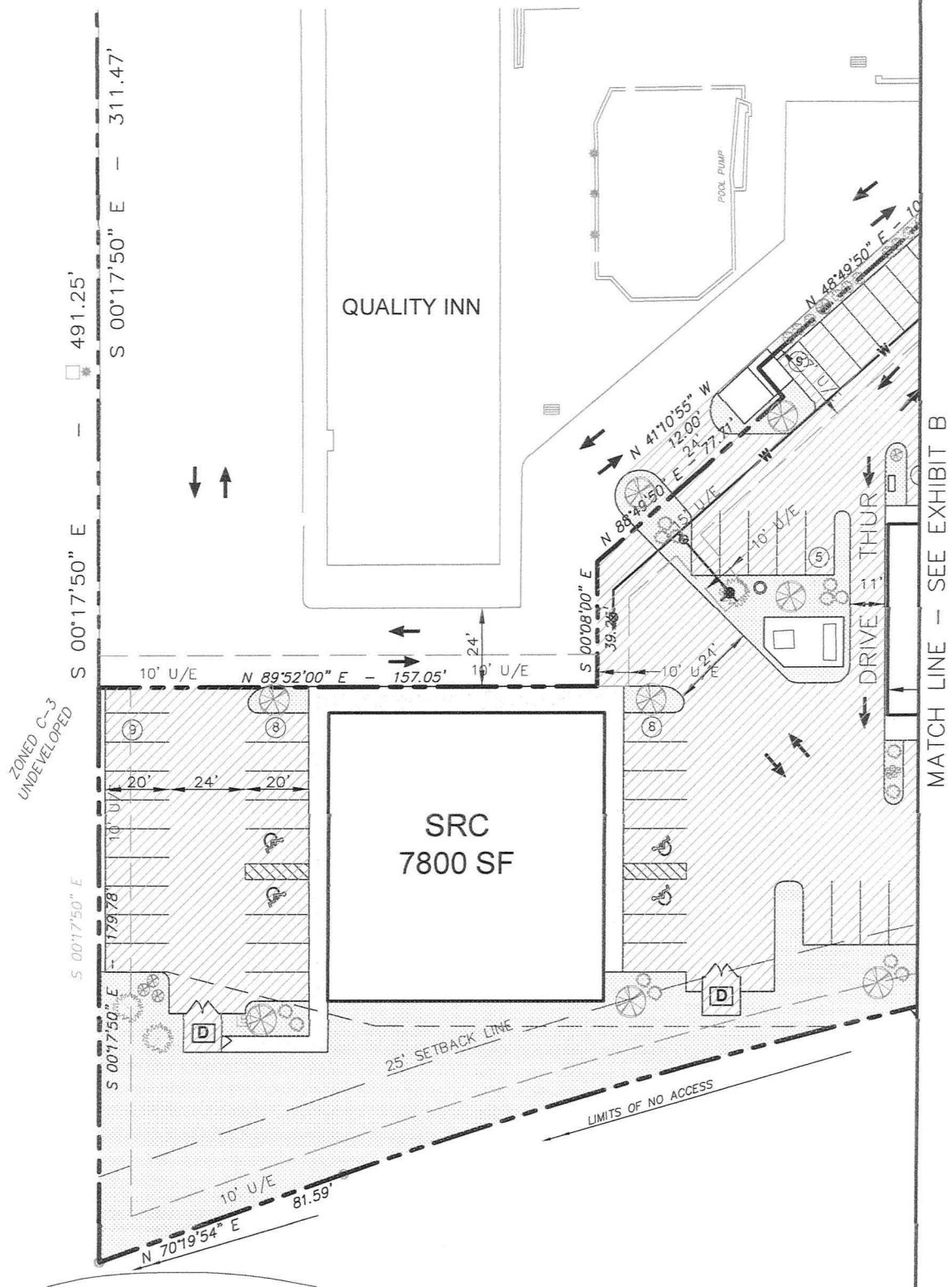
SHAWNEE RETAIL CENTER
4900 N. HARRISON STREET
SHAWNEE, OK

Msp

MASTER SITE
PLAN

PUD-XXXX

EXHIBIT "B"



PROPOSED LEGEND

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



WEST SIDE
SHAWNEE RETAIL CENTER

SCALE: 1"=50'

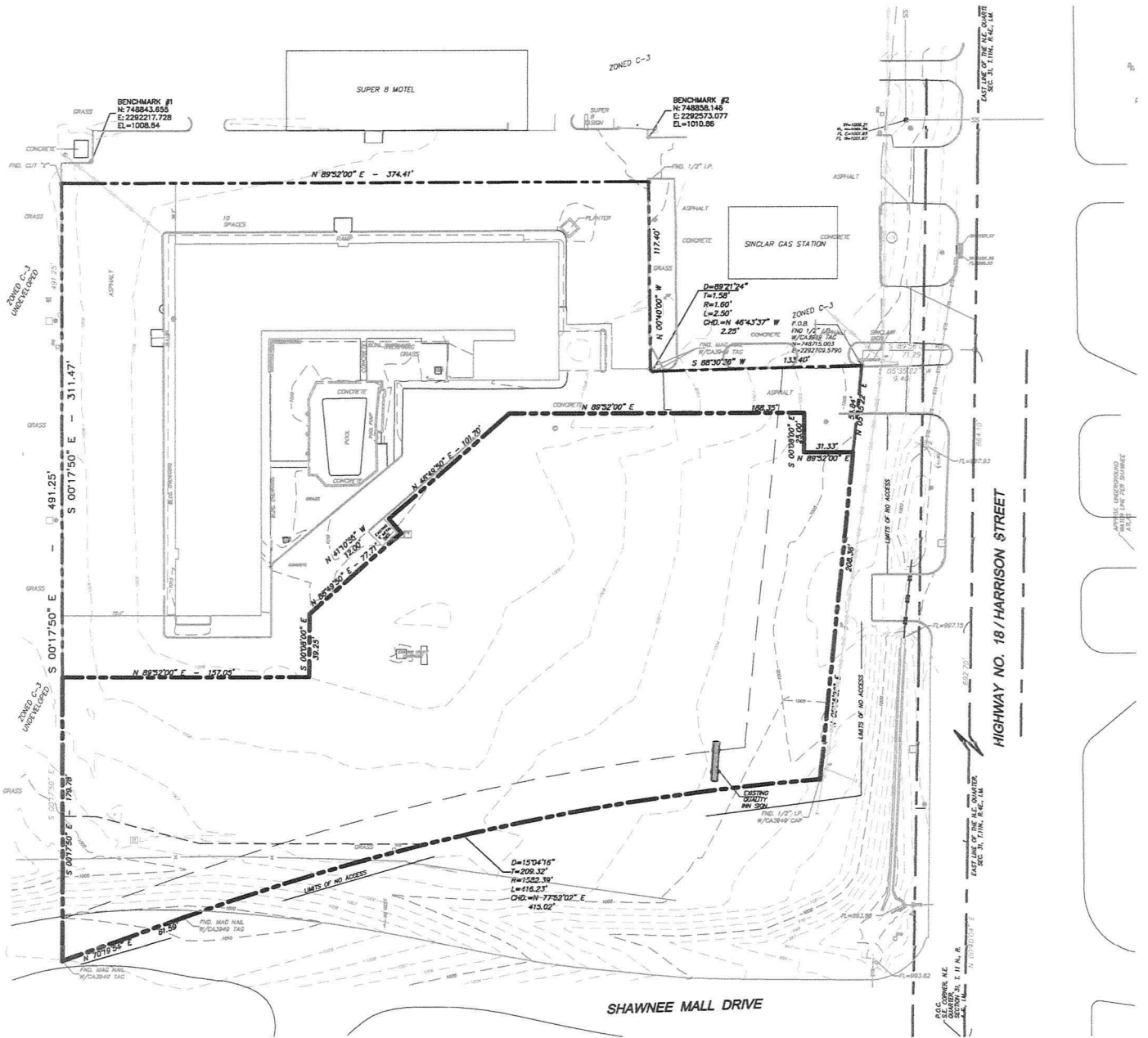
TLP
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SHAWNEE RETAIL CENTER
4900 N. HARRISON STREET
SHAWNEE, OK

ENLARGED
MASTER SITE
PLAN
PUD-XXXX

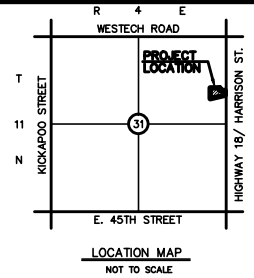
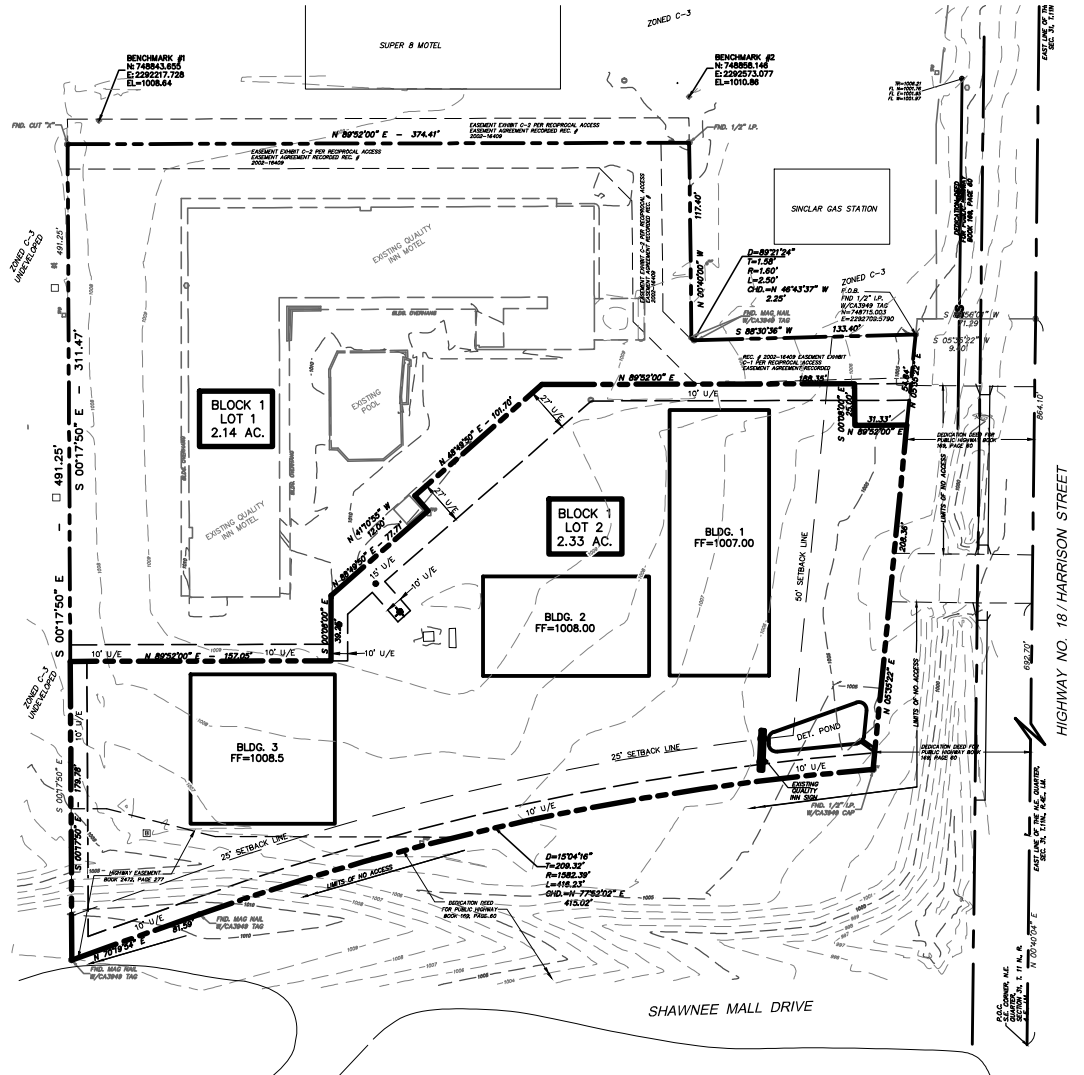
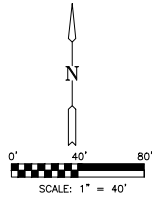
EXHIBIT "D"



EXHIBIT

2

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



LEGAL DESCRIPTION:

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

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

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

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

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

THENCE South 88°43'37.0"W, a distance of 133.40 feet;

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

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

THENCE South 89°42'00.0"W, a distance of 374.41 feet;

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

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

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

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

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



JAN. 9, 2018

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

PLANNING COMMISSION APPLICATION



City of Shawnee Planning Department

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

For Office Use Only

Case Number: POS-18
Project Number: 180040
Date Filed: January 10th 2018
Cheylene Pettigrew
Planning Commission Secretary

REQUEST:

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

I, the undersigned, do hereby respectfully make application and petition to the City Commission to amend the zoning map, and to change the zoning district of the Shawnee area, from C-3 District to PUD District, as hereinafter requested, and in support of this application, the following facts are shown:

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

LEGAL DESCRIPTION: SEE ATTACHED

PROPERTY OWNER (S): MR. NILESH PATEL

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

APPLICANT'S ADDRESS: 703 S. RANCHWOOD BLVD.

CITY: YUKON STATE: OK ZIP: 73099

EMAIL ADDRESS: TERRY@TLP-ASSOCIATES.COM

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

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

CURRENT ZONING: C-3 CURRENT USE: COMMERCIAL

PROPOSED ZONING: PUP PROPOSED USE: COMMERCIAL

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

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

TLP Pollock
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

RECEIPT NO. 02124298

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

SIGN DEPOSIT \$ 50.00

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

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COMMISSION ACTION: _____ DATE: _____

PLACE ON ZONING MAP: _____ ORDINANCE NO.: _____

CITY OF SHAWNEE
PUBLIC HEARING NOTICE
CASE #P05-18

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

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

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

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

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

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

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

March 7 th , 2018 AT 1:30 P.M.:	CITY OF SHAWNEE PLANNING COMMISSION
March 19 th , 2018 AT 6:00 P.M.:	CITY OF SHAWNEE CITY COMMISSION

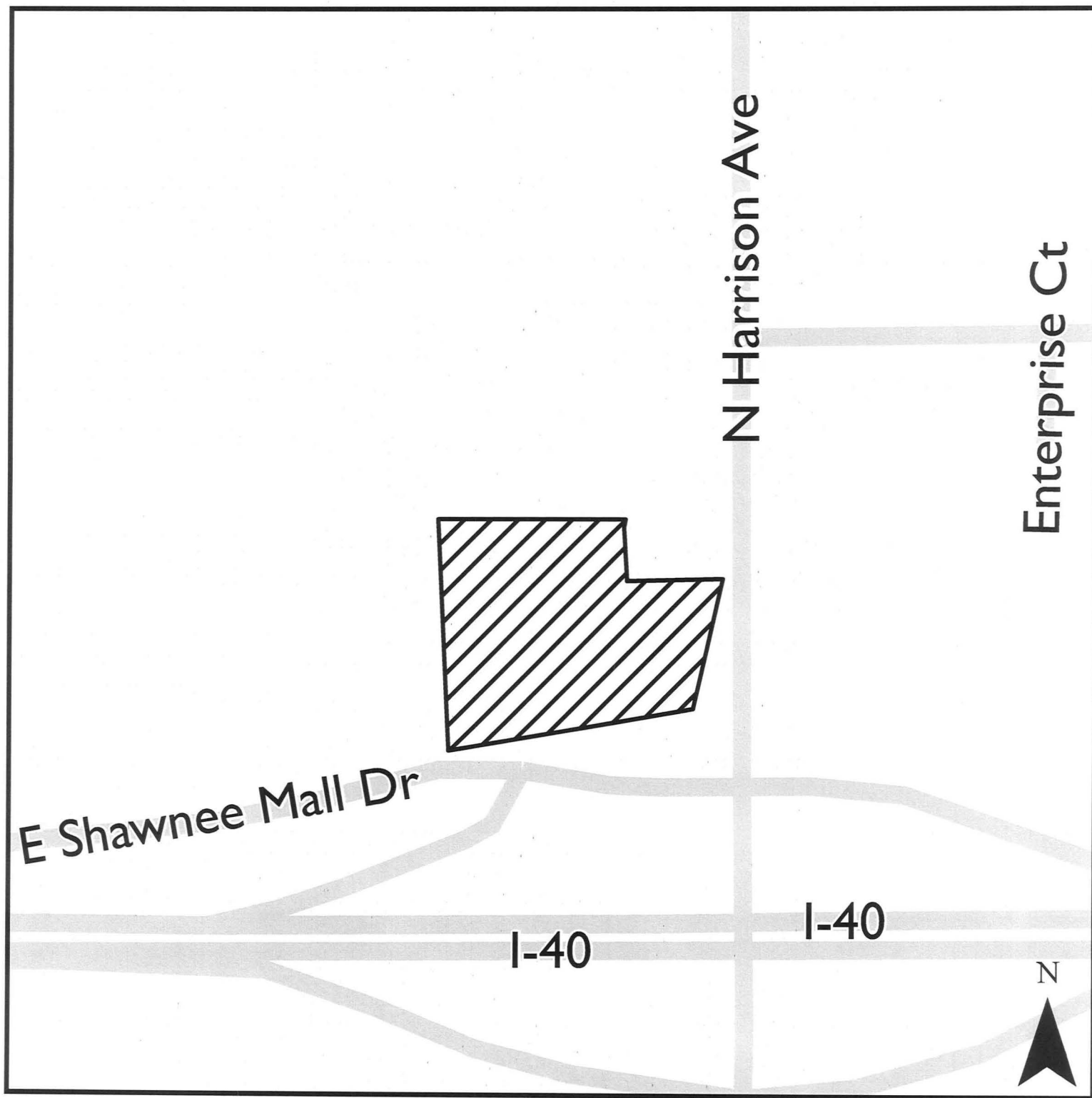
At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the Planned Unit Development. The Commission reserves the right to limit discussion and debate on the proposed Planned Unit Development in the public hearing, in which event those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

Witness my hand this 12th day of February, 2018.




Phyllis Loftis, City Clerk

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



CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF POTTAWATOMIE)

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

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

Beginning at the Southeast Corner of the Northeast Quarter (NE/4) of Section 31, Township 11 North, Range 4 East of the Indian Meridian, Pottawatomie County, State of Oklahoma; Thence North 00°40'04" East along the East line of said Quarter Section a distance of 864.10 feet; Thence South 89°56'01" West a distance of 71.29 feet; Thence South 05°35'22" West a distance of 9.40 feet to the true point of beginning, said point being on the West Right-of-Way line of State Highway No. 18; Thence South 88°30'36" West a distance of 133.40 feet; Thence on a curve to the right having a radius of 1.60 feet, (a chord bearing North 46°43'37" West, chord length of 2.25 feet) an arc distance of 2.50 feet; Thence North 00°40'00" West a distance of 117.40 feet; Thence South 89°52'00" West a distance of 374.41 feet; Thence South 00°17'50" East a distance of 491.25 feet to a point on the North Right-of-Way line of Interstate Highway No. 40; Thence North 70°19'54" East along said North Right-of-Way line a distance of 81.59 feet; Thence on a curve to the right having a radius of 1582.39 feet, (a chord length of 415.02 feet) along said North Right-of-Way line a distance of 416.23 feet, to a point on the West Right-of-Way line of State Highway No. 18; Thence North 05°35'22" East along said West Right-of-Way line a distance of 263.20 feet to the true point or place of beginning.

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

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

Dated: January 12, 2018 at 7:30 AM

First American Title & Trust Company

By:

Michelle Cook

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

OWNERSHIP LIST

ORDER NO. 2297051

DATE PREPARED: January 22, 2018

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

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

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

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

PRELIMINARY PLAT APPLICATION



City of Shawnee Planning Department

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

For Office Use Only

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

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

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

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00
PLUS \$3.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 2 225
PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS _____
TOTAL COST 231.00

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

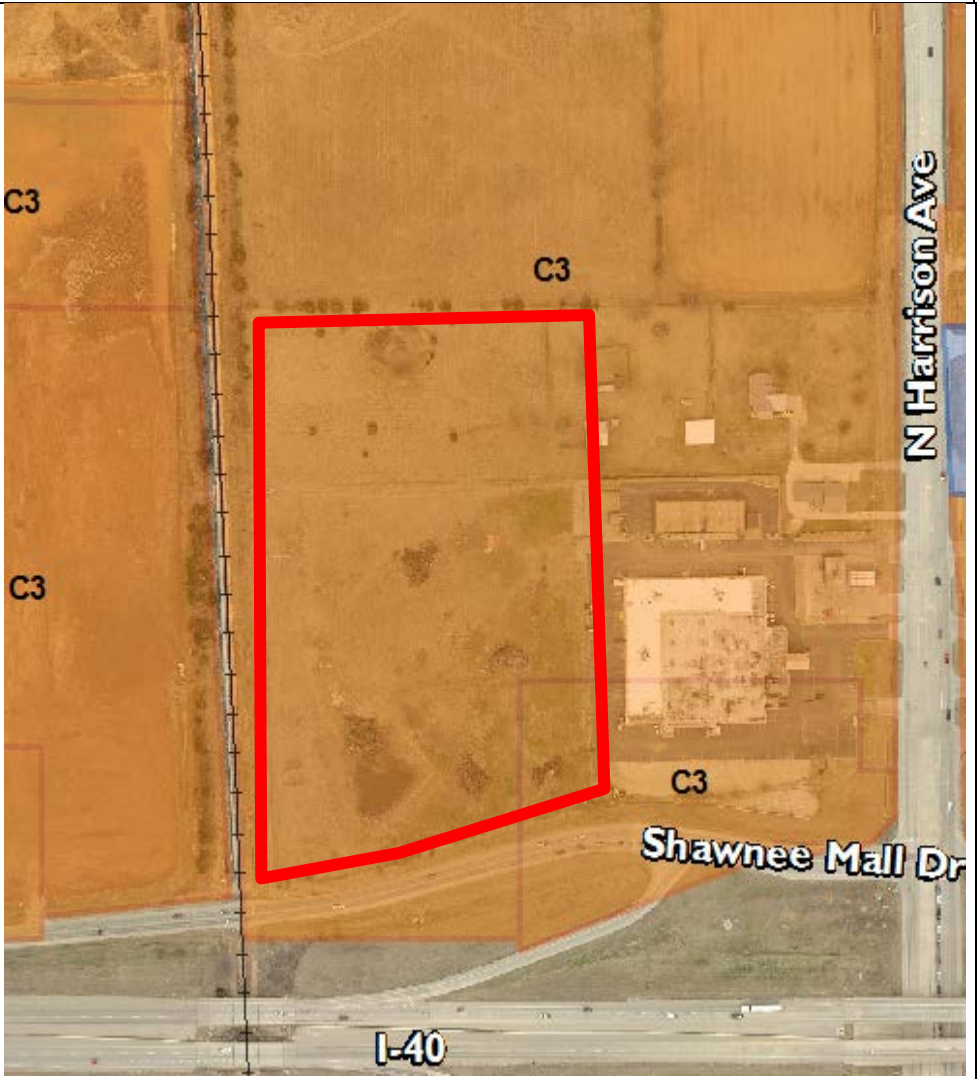
OWNER/DEVELOPER INFORMATION:

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

PROJECT ENGINEER INFORMATION:

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

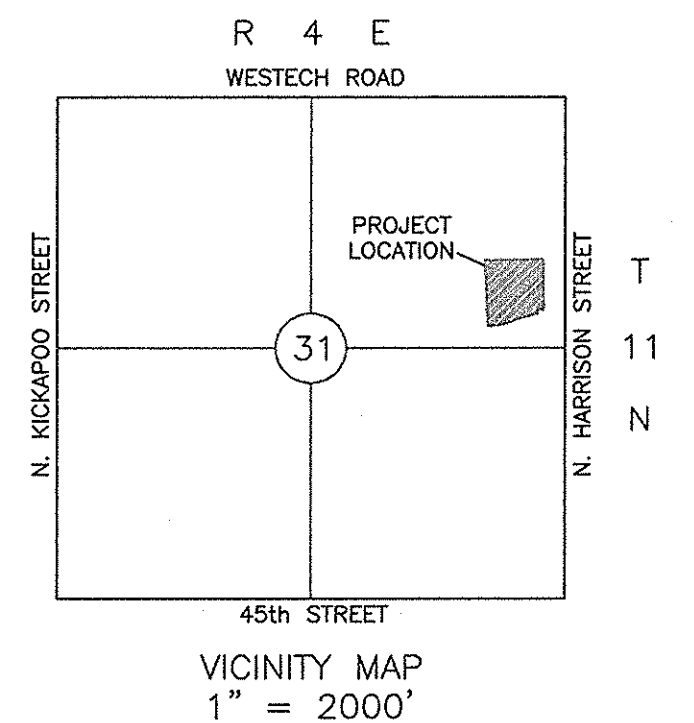
APPLICATION, SITE PLAN, CONSTRUCTION DOCUMENTS, PAYMENT, ETC... MUST BE RECEIVED 30 DAYS PRIOR TO MEETING

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org				CASE # S04-18 PUBLIC HEARING DATE: April 4 th , 2017 CITY COMMISSION DATE: April 16 th , 2017	
APPLICANT: Sid and Javal Inc.		13512 S. Blackwelder Ave. Oklahoma City, OK 73170		(405) 326-0880	
PROPERTY ADDRESS/LOCATION: A part of the NE/4 of Sec 31, T-11-N, R-4-E, IM					
SUMMARY OF REQUEST: The applicant, Sid and Javal Inc., is requesting preliminary plat approval to divide an existing 8.5 acre tract of land into 5 commercial lots. Access is limited to one cul-du-sac due to an Oklahoma Department of Transportation (ODOT) limits-of-no-access along Shawnee Mall Drive.					
EXISTING ZONING: C3	EXISTING LAND USE: Vacant	SURROUNDING ZONING & LAND USE: C-3 (Highway Commercial)	Number of Lots: 5	PROPERTY SIZE: 8.59	
STAFF REVIEW AND ANALYSIS					
Based on Staff's review of the proposal, a number of corrections are necessary for conformance with City Code. Staff recommends this item be <u>deferred to the May 2nd, 2018 Planning Commission agenda</u> to allow time for additional					

corrections.				
APPROVE		APPROVE WITH CONDITIONS		DENY
Staff has received no letters of protest from surrounding property owners.				
ATTACHMENTS: (CIRCLE)	SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM	LEGAL NOTICE	LEGAL DESCRIPTION
PUBLIC COMMENTS		AGENCY COMMENTS		RESPONSE TO STANDARDS
Attachments: Exhibit 1: Maple Development Preliminary Plat Exhibit 2: Applicant Narrative				

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

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



LEGAL:

A PART OF THE NORTHEAST QUARTER OF SECTION 31, T-11-N, R-4-E, I.M., POTTAWATOMIE COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Commencing at the Southeast Corner of the Northeast Quarter of said Section 31, Thence N00°01'52"E a distance of 1110.13 feet; Thence S89°13'46"W a distance of 586.57 feet to the POINT OF BEGINNING; Thence from said POINT OF BEGINNING S89°13'46"W a distance of 605.23 feet; Thence S02°44'20"E a distance of 691.13 feet; Thence N89°23'31"E a distance of 105.03 feet; Thence N76°03'45"E a distance of 98.02 feet; Thence N66°47'47"E a distance of 98.58 feet; Thence S74°36'43"W a distance of 230.17 feet; Thence N00°20'52"W a distance of 39.74 feet; Thence N89°38'36"E a distance of 68.43 feet; Thence N00°56'00"W a distance of 170.70 feet; Thence N00°56'00"W a distance of 362.22 feet to the POINT OF BEGINNING. Said tract contains 8.59± acres more or less and is subject to any Easements or Rights-of-Way of Record.

PLAT NOTES

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

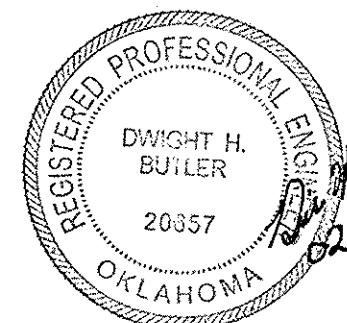
STATISTICAL DATA

TOTAL NUMBER OF GROSS ACRES:	8.59±
TOTAL NUMBER OF LOTS:	5
NUMBER OF DWELLING UNITS:	0
ACREAGE:	0
RESIDENTIAL DENSITY:	0
NET RESIDENTIAL DENSITY:	0
NUMBER OF COMMERCIAL LOTS:	0
NUMBER OF INDUSTRIAL LOTS:	0
PARK ACREAGE:	0
COMMON RECREATIONAL ACREAGE:	0
COMMON OPEN ACREAGE:	0
LINEAL FOOTAGE OF STREETS	362.78
PUBLIC LOCAL:	362.78
COLLECTOR:	0
ARTERIAL:	0
OTHER PUBLIC ACREAGE:	0
OTHER SEMI-PUBLIC ACREAGE:	0

LEGEND

U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT

SCALE 1" = 50'



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

P.O.C.
Southeast Corner
Northeast Quarter
Section 31,
T. 11 N., R. 4 E., I.M.,
Pottawatomie County, OK

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



ANCHOR ENGINEERING, L.L.C.

SPECIALIZING IN SUBDIVISIONS

Date: 02/06/2018

To: City of Shawnee Planning Department
Mr. Justin DeBruin, Planning Director

Re: Preliminary Plat of Maple Development, LLC

Mr. DeBruin,

This Plat is for the area north of the I-40 frontage road west of Harrison directly east of the train tracks. The plat contains 5 commercial lots on 8.59 acres and the storm water flows east to west then south. There is an existing 36" RCP under the frontage road. I will run a grassed swale from the detention pond to the existing pipe. We will bore under the train tracks to connect to the existing 10" waterline west of the tracks and run it east along the frontage. I will run an 8" water line north adjacent to the proposed road. The existing sewer is east next to Harrison. I will have to raise the site with fill to allow a gravity sewer line to serve the site from Harrison.

I have designed this plat to meet the City of Shawnee development requirements and will make revisions as negotiated with the various departments. I have reviewed the Comprehensive Plan exhibit map and this type of development is allowed

Please let me know if you need any additional information from me.

Sincerely,

Dwight H. Butler, P.E.



12617 S. McLoud Road
McLoud, Oklahoma 74851

Phone Number: 405-749-9998
Fax Number: 405-749-9997

E-Mail Address: dbutler@anchorengineering.net
CA No. 4161 Exp. 06/30/18

PRELIMINARY PLAT APPLICATION



City of Shawnee Planning Department

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

For Office Use Only

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

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

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

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

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

OWNER/DEVELOPER INFORMATION:

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

PROJECT ENGINEER INFORMATION:

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

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

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org		CASE # S06-18 PUBLIC HEARING DATE: April 4th, 2018 CITY COMMISSION DATE: April 16th, 2018
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APPLICANT: Philip C. Day	929 E. Britton Road Oklahoma City, OK 73114	(405) 842-1661
------------------------------------	--	-----------------------

PROPERTY ADDRESS/LOCATION: SE Corner of E. 45th St and Hyatt Rd.
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SUMMARY OF REQUEST: The applicant, Bonray Real Estate, LLC., is requesting final plat approval for property located on 45th Street, east of Harrison Avenue. The subject site is 4.06 acres in size and currently zoned as a Planned Unit Development (PUD), regulated by C2 (Office Commercial) zoning standards. Proposed is the creation of an 8-lot private office park. The PUD and preliminary plat were both unanimously approved by City Commission on January 16th, 2018.	
--	---

EXISTING ZONING: C2	EXISTING LAND USE: Vacant	SURROUNDING ZONING & LAND USE: A-1 (Rural Agricultural) R-1 (Single Family Residential) C-2 (Suburban Office Commercial)	Number of Lots: 1	PROPERTY SIZE: 4.06 Acres
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STAFF REVIEW AND ANALYSIS Staff has reviewed the final plat application and find the documents to be in conformance with the City of Shawnee Zoning Code, Subdivision Regulations, and the Comprehensive Plan. Conditions placed on PUD and preliminary plat approvals have also been resolved to the satisfaction of Staff. The proposed use is appropriate for the existing C2 zoning, so the transition to a PUD serves primarily to ensure appropriate common access elements and maintenance agreements.

In summary, the approved PUD and Preliminary Plat can be summarized as follows:

- Eight (8) developable lots and one (1) outlot for storm water detention.
- Private, internal roadway network with on-street parking.
- All structures will have a minimum of 90% brick / stone façade.
- Ten (10%) percent landscaping requirement shall be met.
- Sight proof fencing shall be placed along the south property boundary, where abutting residential zoning.
- A six (6') foot sidewalk shall be constructed along 45th Street.
- A Property Owner's Association (POA) will be established to control site maintenance.
- The proposed use is in conformance with the existing C2 zoning.

Based on the facts of this case, Staff recommends approval of the requested final plat with the following conditions:

1. Final construction documents must be approved by the City Engineer prior to construction.
2. Final engineered drainage plans must be approved by the City Engineer prior to construction.
3. Lot 5 shall be designated as a "Common Area," rather than "Lot 5," prior to final plat recording.
4. Building setback lines shall be indicated on the final plat prior to recording.
5. The Owner's Certificate of Dedication shall be properly affixed in conformance with the City of Shawnee Subdivision Regulations.
6. A "limits of no access" shall be shown along the property line adjacent to Hyatt Road prior to recording of the final plat.
7. The Professional Surveyor's Certificate shall be shown on the final plat prior to recording.
8. All other applicable City standards apply.

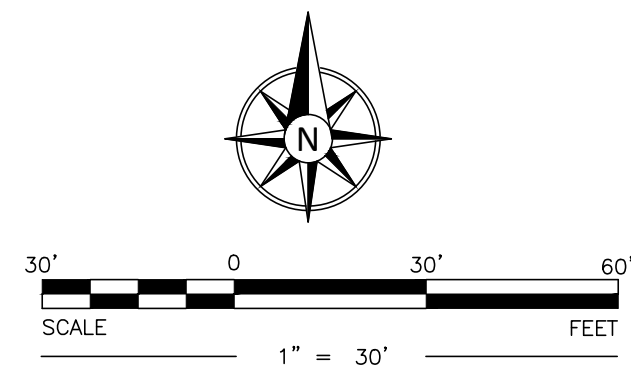
APPROVE	APPROVE WITH CONDITIONS	DENY
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Staff has received no letters of protest from surrounding property owners.

ATTACHMENTS: (CIRCLE)	SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM	LEGAL NOTICE	LEGAL DESCRIPTION
PUBLIC COMMENTS	AGENCY COMMENTS	RESPONSE TO STANDARDS		

Attachments:

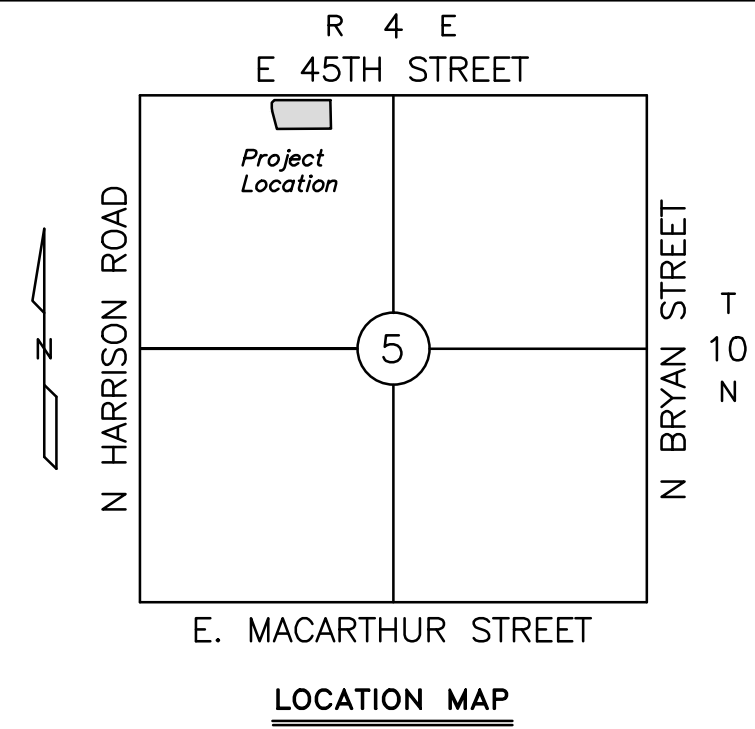
- Exhibit 1: Shawnee Trail Office Park Final Plat
- Exhibit 2: Shawnee Trail Office Park Preliminary Plat
- Exhibit 3: Shawnee Trail Office Park PUD Design Statement
- Exhibit 4: Shawnee Trail Office Park Master Development Plan Map



FINAL PLAT FOR SHAWNEE TRAIL OFFICE PARK

PART OF THE NORTHWEST 1/4, SECTION 5, T-10-N, R-4-E, I.M.
SHAWNEE, OKLAHOMA, POTTAWATOMIE COUNTY, OKLAHOMA

EXHIBIT
1



Point of Commencement:
NE/4, NW/4, Section 5,
T-10-N, R-4-E, I.M.
(Found Mag Nail w/ODOT Washer)
(OCCR Filed 01/21/2008)

NE/4, NW/4, Section 5,
T-10-N, R-4-E, I.M.
(Round ODOT Brass Cap)
(OCCR Filed 01/21/2008)

LEGEND

LONA LIMITS OF NO ACCESS

- MONUMENT FOUND
- MONUMENT SET

U/E UTILITY EASEMENT

E EASEMENT

R/W RIGHT OF WAY

S.F. SQUARE FEET

ACCEPTANCE OF DEDICATION BY CITY COUNCIL

BE IT HEREBY RESOLVED by the Council of the City of Shawnee, Oklahoma, that the plat of the _____, on addition to the City of Shawnee, Oklahoma, is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED by the Council of the City of Shawnee, Oklahoma, this _____ day of _____, 2018.

ADOPTED by the Mayor of the City of Shawnee, Oklahoma this _____ day of _____, 2018.

ATTEST:

City Clerk _____ Mayor _____

PLANNING COMMISSION APPROVAL

I, _____, Planning Director for the City of Shawnee, do certify that the Shawnee Planning Commission duly approved this plat on the _____ day of _____, 2017.

Planning Director _____

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENT:

That the City of Shawnee, hereby certifies that it is the owner and the only owner who has any right title or interest in and to the land shown on the said final plat of the West Shawnee Trail Office Park, an addition to the City of Shawnee, Oklahoma. That it has caused the same to be surveyed and platted into lots, blocks, streets and easements as shown on the said final plat, which said final plat represents a correct survey of all property included therein under the name of the West Shawnee Trail Office Park.

The undersigned further certifies that it is the owner of and the only owner who has any right, title or interest to the land included in the above mentioned plat and it hereby dedicates the easements as shown on said final plat to the use of the public.

In witness whereof the undersigned, has caused this instrument to be

executed this _____ day of _____, 2018.

CITY OF SHAWNEE

BY: _____
Richard Finley, Mayor

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS

Before me, the undersigned, a Notary Public in and for said county and state on this _____ day of _____, 2018, personally appeared Richard Finley to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument and 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 said Limited Liability Company 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 _____

CERTIFICATE OF COUNTY TREASURER

I, _____, do hereby certify that I am duly qualified and acting County Treasurer of Pottawatomie County, Oklahoma, and that the tax records of said county show that all taxes for the year _____, and prior years are paid on said land shown on the annexed plat of the _____, an Addition to the City of Shawnee, Oklahoma, that the required statutory security has been deposited in the office of the County Treasurer guaranteeing the current years taxes.

In witness whereof: Said County Treasurer has caused this instrument to

be executed this _____ day of _____, 2018.

BY: _____
County Treasurer

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of the City of Shawnee, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmatured installments upon special assessments have been paid in full and that there are no special assessment procedures now pending against the land shown on the annexed plat of the Shawnee Fire Station Number 2 to the City of Shawnee, Oklahoma.

Signed by the City Clerk on this _____ day of

_____, 2018.

City Clerk _____

Engineering By: Corey Lipps PE #21291 of
525 Central Park, Suite 402
Oklahoma City, OK 73105
PHONE (405)842-1066
FAX (405)843-4687
CA # 7110 EXPIRATE 6/30/18



THIS PLAT 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, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

LEGAL DESCRIPTION

A tract of land located in the Northwest Quarter (NW/4) of Section Five (5), Township Ten North (T-10-N), Range Four East (R-4-E) of the Indian Meridian (I.M.), Pottawatomie County, Oklahoma, and being more particularly described as follows:

Commencing at the Northwest corner of said NW/4; Thence North 89°28'28" East along the North line of said NW/4 a distance of 1397.28 feet; Thence South 00°31'32" East a distance of 50.00 feet to a point on the South right-of-way line of E. 45th Street, and the Point of Beginning; Thence South 44°44'14" West a distance of 35.52 feet; Thence South 00°00'00" West (South - deed) a distance of 57.11 feet; Thence South 08°03'15" East a distance of 42.03 feet; Thence South 16°06'29" East a distance of 181.55 feet; Thence North 89°20'38" East a distance of 562.21 feet; Thence North 01°53'54" West a distance of 297.76 (297.42 - deed) feet to a point on the said South right-of-way line of E. 45th Street; Thence South 89°28'28" West along said right-of-way a distance of 583.63 (585.34 - deed) feet to the Point of Beginning.

Said tract contains 4.06 acres, more or less.

Note: Basis of Bearing = N 89°28'28" E = North line NW/4 Section 5, T-10-N, R-4-E, I.M. (deed)

Note: Bearings shown hereon are platted bearings, however, the Coordinate System remains State Plane.

BONDED ABTRACTOR'S CERTIFICATE

The undersigned a duly qualified and lawfully bonded abstractor of titles in and for Pottawatomie County and State of Oklahoma, hereby certifies that the records of said county show that the title to the land shown on the annexed plat of the _____, Shawnee, Oklahoma, and that on the _____ day of _____, 2018, there are no actions pending in said county and state against said land or the owner(s) thereof, that the taxes are paid for the year 20____ and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens or other encumbrances of any kind against the land included in the annexed plat except easements, mortgages, and mineral conveyances of record.

In witness whereof, said bonded abstractor has caused this instrument to

be executed this _____ day of _____, 2018.

_____, Title Insurance Company

BY: _____
Name, Vice President

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA) SS

Before me, the undersigned, a Notary Public in and for said county and state on this _____ day of _____, 2018 personally appeared _____

to me known to be the identical persons who signed the name of the maker thereof to the within and foregoing instrument as Vice President and acknowledged to me that they executed the same as their free and voluntary act and deed 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 _____

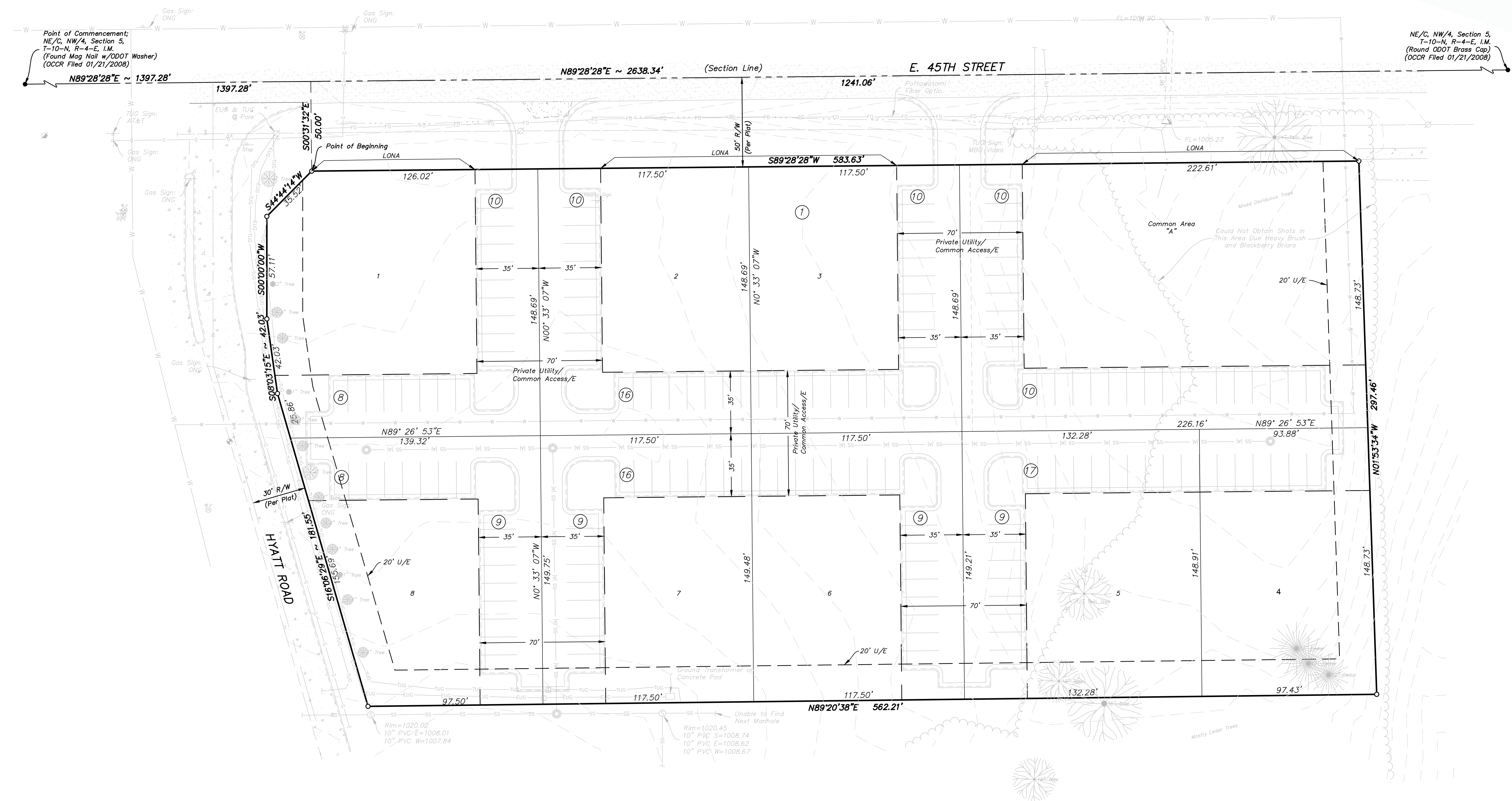
Surveying By: William Sullivan PLS #1571 of

LEMKE LAND SURVEYING, LLC

3226 BART CONNER DR.
NORMAN, OK 73072
PH:(405)366-8541
FAX:(405)366-8540
CA # 6975 EXP DATE 6/30/19
http://www.LEMKE-LS.com

PRELIMINARY PLAT FOR
SHAWNEE TRAIL OFFICE PARK
PART OF THE NORTHWEST 1/4, SECTION 5, T10N, R4E, I.M.
SHAWNEE, OKLAHOMA, POTTAWATOMIE COUNTY, OKLAHOMA

EXHIBIT
2



TOPOGRAPHIC LEGEND

- | | | | |
|--|-----------------------------------|--|------------------------------|
| | FIRE HYDRANT | | ELECTRIC UNDERGROUND LINE |
| | GAS VALVE | | OVERHEAD ELECTRIC LINE |
| | GROUND TRANSFORMER | | GAS LINE |
| | SANITARY SEWER MANHOLE (PROPOSED) | | SANITARY SEWER LINE |
| | SANITARY SEWER MANHOLE | | STORM DRAIN LINE |
| | TRANSFORMER POLE | | UNDERGROUND TELEPHONE LINE |
| | POWER POLE | | UNDERGROUND FIBER OPTIC LINE |
| | DOWN GUY | | WATER LINE |
| | MONUMENT FOUND | | CURB AND GUTTER |
| | MONUMENT SET (#4 BAR) | | SURFACE DRAINAGE FLOWLINE |
| | SIGN | | TREE DRIP LINE |
| | TELEPHONE RISER | | CONCRETE |
| | WATER VALVE BOX | | ASPHALT |
| | ELECTRIC RISER | | LIMITS OF NO ACCESS |
| | BENCHMARK | | |

LEGAL DESCRIPTION

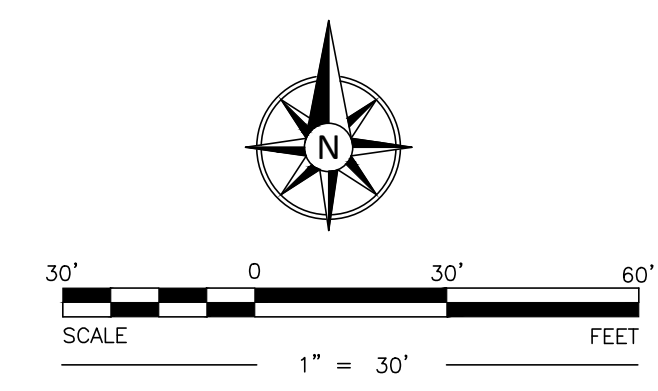
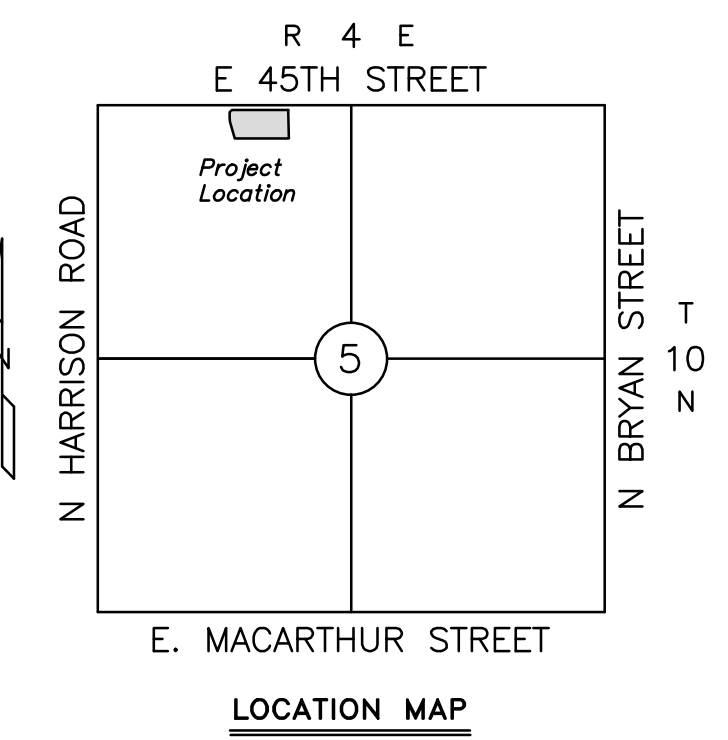
A tract of land located in the Northwest Quarter (NW/4) of Section Five (5), Township Ten North (T-10-N), Range Four East (R-4-E) of the Indian Meridian (I.M.), Pottawatomie County, Oklahoma, and being more particularly described as follows:

Commencing at the Northwest corner of said NW/4;
Thence North 89°28'28" East along the North line of said NW/4 a distance of 1397.28 feet;
Thence South 00°31'32" East a distance of 50.00 feet to a point on the South right-of-way line of E. 45th Street, and the Point of Beginning;
Thence South 44°44'14" West a distance of 35.52 feet;
Thence South 00°00'00" West (South - deed) a distance of 57.11 feet;
Thence South 08°03'15" East a distance of 42.03 feet;
Thence South 16°06'29" East a distance of 181.55 feet;
Thence North 89°20'38" East a distance of 562.21 feet;
Thence North 01°53'54" West a distance of 297.76 (297.42 - deed) feet to a point on the said South right-of-way line of E. 45th Street;
Thence South 89°28'28" West along said right-of-way a distance of 583.63 (585.34 - deed) feet to the Point of Beginning.

Said tract contains 4.06 acres, more or less.

Note: Basis of Bearing = N 89°28'28" E = North line NW/4 Section 5, T-10-N, R-4-E, I.M. (deed)

Note: Bearings shown hereon are platted bearings, however, the Coordinate System remains State Plane.



Engineering By: Corey Lipps PE #21291 of



525 Central Park, Suite 402
Oklahoma City, OK 73105
PHONE (405)842-1066
FAX (405)843-4687
CA # 7110 EXP.DATE 6/30/19

Surveying By: William Sullivan PLS #1571 of

LEMKE LAND
SURVEYING, LLC

3226 BART CONNER DR.
NORMAN, OK 73072
PH.(405)366-8541
FAX(405)366-8540
CA # 6975 EXP.DATE 6/30/19
<http://www.LEMKE-LS.com>

EXHIBIT

2

PUD NO. ____

**DESIGN STATEMENT
OF THE SHAWNEE TRAIL OFFICE PARK
PLANNED UNIT DEVELOPMENT**

DECEMBER 5, 2017

**DEVELOPER:
BONRAY REAL ESTATE, L.L.C.**

**PREPARED BY:
CARDINAL ENGINEERING
525 CENTRAL PARK DRIVE, SUITE 402
OKLAHOMA CITY, OK 73105**

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PLANNED UNIT DEVELOPMENT

SHAWNEE, OKLAHOMA

1.0 INTRODUCTION

THIS PLANNED UNIT DEVELOPMENT, CONSISTING OF APPROXIMATELY 4.06 ACRES IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP TEN NORTH, RANGE FOUR EAST OF THE INDIAN MERIDIAN, SHAWNEE, OKLAHOMA. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTHEAST CORNER OF EAST 45TH STREET AND HYATT ROAD. THE SITE IS PRESENTLY ZONED C-2 COMMERCIAL.

2.0 LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW/4) OF SECTION FIVE (5), TOWNSHIP TEN NORTH (T-10-N), RANGE FOUR EAST (R-4-E) OF THE INDIAN MERIDIAN (I.M.), POTTAWATOMIE COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF NW/4; THENCE NORTH 89°28'28" EAST ALONG THE NORTH LINE OF SAID NW/4 A DISTANCE OF 1397.28 FEET; THENCE SOUTH 00°31'32" EAST A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF E. 45TH STREET, AND THE POINT OF BEGINNING; THENCE SOUTH 44°44'14" WEST A DISTANCE OF 35.52 FEET; THENCE SOUTH 00°00'00" WEST (SOUTH – DEED) A DISTANCE OF 57.11 FEET; THENCE SOUTH 08°03'15" EAST A DISTANCE OF 42.03 FEET; THENCE SOUTH 16°06'29" EAST A DISTANCE OF 181.55 FEET; THENCE NORTH 89°20'38" EAST A DISTANCE OF 562.21 FEET; THENCE NORTH 01°53'54" WEST A DISTANCE OF 297.76 (297.42 – DEED) FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE OF E. 45TH STREET; THENCE SOUTH 89°28'28" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 583.63 (585.34 – DEED) FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 4.06 ACRES, MORE OR LESS.

NOTE: BASIS OF BEARING = N 89°28'28" E = NORTH LINE NW/4 SECTION 5, T-10-N, R-4-E, I.M. (DEED)

NOTE: BEARINGS SHOWN HEREON ARE PLATTED BEARINGS, HOWEVER, THE COORDINATE SYSTEM REMAINS STATE PLANE.

3.0 OWNER-DEVELOPER

THE OWNER AND DEVELOPER OF THIS PLANNED UNIT DEVELOPMENT IS BONRAY REAL ESTATE, L.L.C., 929 EAST BRITTON ROAD, OKLAHOMA CITY OK 73114-7802.

4.0 SITE AND SURROUNDING AREA

THE SITE IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP TEN NORTH, RANGE FOUR EAST OF THE INDIAN MERIDIAN, SHAWNEE, OKLAHOMA. THE

SUBJECT PROPERTY IS LOCATED ON THE SOUTHEAST CORNER OF EAST 45TH STREET AND HYATT ROAD. THE SITE IS PRESENTLY ZONED C-2 COMMERCIAL.

THE SOUTH BOUNDARY ABUTS R-1 WHICH CONTAINS SINGLE FAMILY RESIDENTIAL HOUSING. THE EAST BOUNDARY ABUTS C-2 COMMERCIAL SITE WHICH CONTAINS AN EXISTING BUSINESS.

5.0 PHYSICAL CHARACTERISTICS

THE LAND IS AT AN ELEVATION OF 1020 NEAR THE SOUTHWEST CORNER OF THE SITE AND DRAINS GENERALLY NORTHEAST TO EXIT ELEVATIONS OF APPROXIMATELY 1005 AT THE NORTHEAST CORNER OF THE SITE. NO PORTION OF THE SITE IS IN A 50 OR 100 YEAR FLOOD PLAIN.

THERE ARE APPROXIMATELY 14.6 ACRES OF RUN OFF ENTERING THE SITE FROM THE SOUTH ADJACENT PROPERTY.

6.0 CONCEPT

THE CONCEPT OF THE PLANNED UNIT DEVELOPMENT IS TO DEVELOP THE APPORXIMATELY 4 ACRES AS C-2 GENERAL OFFICE. THE SITE WILL BE DEVELOPED AS AN OFFICE PARK WITH INDIVIDUAL LOTS. ACCESS TO PARKING AND ARTERIALS WILL BE PROVIDED THROUGH A RECIPROCAL EASEMENT AGREEMENT.

THE PROPOSED PROJECT WILL CONSIST OF NINE (9) OFFICE BUILDINGS RANGING FROM 2,500 SQUARE FEET TO 6,000 SQUARE FEET. ALL BUILDINGS WILL BE SINGLE STORY BRICK VENEER.

7.0 SERVICE AVAILABILITY

THE PLANNED UNIT DEVELOPMENT HAS CITY SERVICES AVAILABLE TO SERVE THE SITE AS FOLLOWS:

7.1 STREETS

THE NORTH BOUNDARY ABUTS EAST 45TH STREET AND THE WEST BOUNDARY ABUTS HYATT ROAD. DRIVES WILL BE CONSTRUCTED TO ACCESS THE SITE ALONG THE NORTH ADJACENT STREET.

7.2 SANITARY SEWER

THERE IS A 10" SANITARY SEWER MAIN TO SERVE THIS SITE, WHICH RUNS WEST ALONG THE SOUTH BOUNDARY OF THE SITE. A NEW 8" MAIN WILL BE PROVIDED WITHIN THE COMMON/UTILITY EASEMENT WITHIN THE PROPERTY.

7.3 WATER

THERE IS A 12" WATER MAIN ALONG E. 45TH STREET AND AN 8" WATER MAIN ALONG HYATT ROAD. PRIVATE WATER SERVICE LINES SHALL BE PROVIDED ON

SITE TO PROVIDE SERVICE AND FIRE PROTECTION AS NEEDED.

7.4 FIRE POTECTION

FIRE PROTECTION IS PRESENTLY AVAILABLE FROM THE SHAWNEE FIRE STATION AT 16 W. 9TH STREET, WHICH IS 4 MILES FROM THE SITE.

7.5 ELECTRICITY, NATURAL GAS AND TELEPHONE SERVICE

ADEQUATE ELECTRIC, GAS AND TELEPHONE SERVICE ARE AVAILABLE TO PROVIDE SERVICE FOR THE SITE, AND PROPER COORDINATION WITH THE UTILITY COMPANIES WILL BE MADE DURING THE CONSTRUCTION OF THE PLANNED UNIT DEVELOPMENT.

8.0 SPECIAL DEVELOPMENT REGULATIONS

THE FOLLOWING SPECIAL DEVELOPMENT REGULATIONS AND/OR LIMITATIONS ARE PLACED UPON THE DEVELOPMENT OF THE PLANNED UNIT DEVELOPMENT. PLANNING AND ZONING REGULATIONS WILL BE THOSE, WHICH ARE IN EFFECT AT THE TIME OF DEVELOPMENT OF THIS PLANNED UNIT DEVELOPMENT, PROVIDED, HOWEVER, THAT THE DENSITY AND OR INTENSITY OF THE PUD SHALL NOT BE INCREASED. DEVELOPMENT IS WHEN A PERMIT IS ISSUED FOR ANY CONSTRUCTIONS OR ADDITION TO ANY STRUCTURE ON A DEVELOPMENT TRACT. CERTAIN ZONING DISTRICTS ARE REFERRED TO AS A PART OF THE SPECIAL DEVELOPMENT REGULATIONS OF THIS PLANNED UNIT DEVELOPMENT REGULATIONS, THE OPERATIVE AND CONTROLLING LANGUAGE AND REGULATIONS OF SUCH ZONING DISTRICTS SHALL BE THE LANGUAGE AND REGULATIONS OF SUCH ZONING DISTRICTS APPLICABLE TO THE REFERENCED ZONING DISTRICTS AS CONTAINED IN THE CITY OF SHAWNEE'S PLANNING AND ZONING CODE AS SUCH EXISTS AT THE TIME OF DEVELOPMENT OF THIS PLANNED UNIT DEVELOPMENT. IN THE EVENT OF CONFLICT BETWEEN PROVISIONS OF THE PUD AND ANY OF THE PROVISIONS OF THE SHAWNEE MUNICIPAL CODE, AS A MENDED ("CODE"), IN EFFECT AT THE TIME A PERMIT IS APPLIED FOR WITH RESPECT TO ANY LOT, BLOCK, TRACT AND/OR PARCEL OF LAND SUBJECT TO THIS PUD, THE PROVISIONS OF THE CODE SHALL PREVAIL AND BE CONTROLLING; PROVIDED HOWEVER, THAT IN THE EVENT OF A CONFLICT BETWEEN THE SPECIAL USE AND DEVELOPMENT REGULATIONS SPECIFICALLY NEGOTIATED AS A PART OF THIS PUD AND THE PROVISIONS OF THE CODE IN EFFECT AT THE TIME A PERMIT IS APPLIED FOR WITH RESPECT TO ANY LOT, BLOCK, TRACT AND/OR PARCEL OF LAND SUBJECT TO THIS PUD, SUCH SPECIAL USE AND DEVELOPMENT REGULATIONS OF THIS PUD SHALL PREVAIL AND BE CONTROLLING.

9.0 USE AND DEVELOPMENT REGULATIONS

THE USE AND DEVELOPMENT REGULATIONS OF THE C-2 GENERAL OFFICE DISTRICT SHALL GOVERN THIS PUD, EXCEPT AS HEREIN MODIFIED, INCLUDING CONDITIONAL, SPECIAL PERMIT, SPECIAL EXCEPTION, ALCOHOL BEVERAGE CONSUMPTION REQUIREMENTS AND/OR ACCESSORY USES SUBJECT THEIR APPROPRIATE CONDITIONS AND REVIEW PROCEDURES FOR PUBLIC HEARINGS WHERE APPLICABLE, UNLESS

OTHERWISE NOTED HEREIN.

9.1 FAÇADE REGULATIONS

ALL STRUCTURES SHALL HAVE A MINIMUM 90% BRICK STONE EXTERIOR FINISH WITH NO EXPOSED METAL SIDING EXCEPT DOORS AND WINDOWS. MASONRY SHALL BE REQUIRED FOR GABLE END OF PITCHED ROOFS.

9.2 LANDSCAPING REGULATIONS

THE SUBJECT PARCEL SHALL MEET THE 10% LANDSCAPING REQUIREMENT EXCLUDING ALL COMMON ACCESS EASEMENTS. ALL PARKING ISLANDS SHOWN AT THE INTERSECTIONS ARE TO BE LANDSCAPED AND MAINTAINED. THE WESTERN PERIMETER ABUTTING HYATT DRIVE IS TO BE LANDSCAPED AND MAINTAINED.

9.3 LIGHTING REGULATIONS

TO MINIMIZE LIGHT SPILLOVER ON RESIDENTIAL USES, OUTDOOR LIGHTS WITHIN ANY OFFICE OR COMMERCIAL TRACTS WILL BE DIRECTED AWAY FROM ADJACENT RESIDENTIAL PROPERTIES. TO ACOMPLISH THIS, LIGHTS SHALL UTILIZE SHIELDS, SHADES, OR OTHER APPROPRIATE METHODS OF DIRECTING LIGHT BEAMS. LIGHTING STANDARDS SHALL HAVE A MAXIMUM HEIGHT OF 12 FEET.

9.4 PLATTING REGULATIONS

PLATTING OF THIS PLANNED UNIT DEVELOPMENT SHALL BE REQUIRED PRIOR TO DEVELOPMENT.

9.5 DRAINAGE REGULATIONS

DRAINAGE IMPROVEMENTS, IF REQUIRED, WILL BE IN ACCORDANCE TO APPLICABLE SECTIONS OF SHAWNEE CODE OF ORDINANCES. DRAINAGE WAYS MAY BE PERMITTED AND CONSTRUCTED IN ACCORDANCE WITH SECTION 18-247 OF THE SHAWNEE MUNICIPAL CODE, WHICH INCLUDES CERTAIN ALLOWANCES IN CONSTRUCTION STANDARDS FOR PLANNED UNIT DEVELOPMENTS, PROVIDED THE PUD IS PLATTED WITH DRAINAGE AREAS CONFINED TO COMMON AREAS.

9.6 DUMPSTER REGULATIONS

DUMPSTER SHALL BE LOCATED WITHIN AN AREA SCREENED BY A 6-8' HIGH FENCE OR MASONRY WALL.

9.7 ACCESS REGULATIONS

9.7.1 VEHICULAR ACCESS SHALL BE FROM TWO ENTRY DRIVES ALONG E. 45TH STREET.

9.7.2 LOTS WITHIN THIS PUD WILL NOT BE REQUIRED TO HAVE FRONTAGE

ON AN APPROVED STREET. ACCESS TO INDIVIDUAL LOTS WITHIN THE PUD SHALL BE PERMITTED FROM A PRIVATE DRIVE. THE PRIVATE DRIVE SHALL BE PLACED WITHIN A COMMON AREA DESIGNATED FOR ACCESS PURPOSES. PRIVATE SHARED ACCESS DRIVES WILL PROVIDE INTERNAL CIRCULATION. PRIVATE SHARED ACCESS DRIVES SHALL HAVE A MINIMUM WIDTH OF 28 FEET.

9.7.3 THE PROPERTY OWNERS THROUGH THE USE OF A RECORDED RECIPROCAL AGREEMENT SHALL GOVERN MAINTENANCE OF THE PRIVATE DRIVES.

9.8 **PARKING REGULATIONS**

THE DESIGN OF ALL PARKING FACILITIES IN THIS PUD SHALL ALLOW PARKING ALONG THE COMMON AREA DRIVES. THE PARKING NUMBER OF ALL PARKING FACILITIES SHALL BE IN ACCORDANCE WITH SECTION 22-185 OF THE SHAWNEE MUNICIPAL CODE.

9.9 **SIGNAGE REGULATIONS**

9.9.1 THERE SHALL BE 1 FREESTANDING SIGN IN THIS PUD. THE FREESTANDING SIGN WITHIN THIS PUD SHALL BE A GROUND (MONUMENT) SIGN HAVING A HEIGHT OF 10 FT AND SHALL HAVE NO MORE THAN 170 SQUARE FEET IN AREA AND SHALL HAVE NO LESS THAN 25 SQUARE FEET OF LANDSCAPING AT THE BASE. NO POLE SIGNS WILL BE ALLOWED.

9.10 **ROOFING REGULATIONS**

ALL ROOFS ON PRIMARY STRUCTURES SHALL BE CLASS 'C' OR BETTER RATED, WITH 40 YEAR COMPOSITION ROOFS AND NO WOOD SHINGLE ROOFS SHALL BE PERMITTED. ROOFTOP MECHANICAL EQUIPMENT MAY BE PROVIDED WHERE NECESSARY.

9.11 **HEIGHT REGULATIONS**

THE BASE ZONING DISTRICT REGULATIONS SHALL REGULATE HEIGHTS OF STRUCTURES IN THIS PLANNED DEVELOPMENT.

9.12 **SETBACK REGULATIONS**

UNLESS MODIFIED HEREIN, YARD REQUIREMENTS IN THIS PLANNED UNIT DEVELOPMENT SHALL BE THE SAME AS THE BASE ZONING DISTRICT.

9.13 **PUBLIC IMPROVEMENTS**

PUBLIC IMPROVEMENTS SHALL BE MADE BY THE PROPERTY OWNER THROUGHOUT THE PLANNED UNIT DEVELOPMENT AS REQUIRED BY THE CITY OF SHAWNEE PUBLIC WORKS DEPARTMENT OR AGENCY. ALL LOCAL, STATE AND FEDERAL ORDINANCES AS THEY SHALL APPLY TO THE SITE WILL BE

ADHERED TO FULLY.

9.14 COMMON AREAS

MAINTENANCE OF THE COMMON AREAS IN THE DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR PROPERTY OWNERS' ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL, OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, THAT SHALL CAUSE A BLOCKAGE OF FLOW OR AN ADVERSE EFFECT ON THE FUNCTIONING OF THE STORM WATER FACILITY, SHALL BE PLACED WITHIN THE COMMON AREAS INTENDED FOR THE USE OF CONVEYANCE OF STORM WATER, AND/OR DRAINAGE EASEMENTS SHOWN. CERTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO, WALKS, BENCHES, PIERS, AND DOCKS, SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.

THE BOUNDARY OF THE COMMON AREA SHALL BE ADJUSTED, IF NECESSARY, TO ENSURE THAT THE COMMON AREA COVERS THE ENTIRE 100-YEAR FLOOD PLAIN.

10.0 DEVELOPMENT SEQUENCE

DEVELOPMENT PHASING SHALL BE ALLOWED AS PART OF THIS PUD.

11.0 SIDEWALK REGULATIONS

SIX-FOOT (6') SIDEWALKS SHALL BE CONSTRUCTED ALONG E. 45TH STREET AND HYATT ROAD WITH EACH DEVELOPMENT PARCEL SUBJECT TO THE POLICIES AND PROCEDURES OF THE PUBLIC WORKS DEPARTMENT.

12.0 PERMIT REQUIREMENTS

APPLICATIONS FOR BUILDING PERMITS IN THIS PUD MUST INCLUDE AN OVERALL PUD SITE PLAN THAT DEPICTS THE LOCATION OF THE PROPOSED BUILDING PERMIT AND THE SIZE AND ADDRESS OF ALL EXISTING BUILDINGS AS WELL AS ALL EXISTING PARKING AND LANDSCAPING IN THE COMMERCIAL PART OF THE PUD AND PARKING AND LANDSCAPING PROPOSED FOR THE BUILDING FOR WHICH A BUILDING PERMIT IS REQUESTED.

13.0 OWNER'S MAINTENANCE RESPONSIBILITY OF LOT

FOR PURPOSES OF MAINTENANCE, REPAIR, ALTERATION AND REMODELING, AN OWNER SHALL BE RESPONSIBLE FOR ALL PORTIONS OF THE LOT AND BUILDING, IRRIGATION SYSTEMS AND STANDARD LANDSCAPE MAINTENANCE IN ADDITION TO THE MAINTENANCE RESPONSIBILITY SET FORTH IN SECTION 3.3 OF THE COVENANTS. REPLACEMENT OF DEAD LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNERS. IN FURTHERANCE THEREOF, THE OWNER OF ANY LOT SHALL HAVE THE

DUTY OF AND RESPONSIBILITY FOR KEEPING THE PREMISES, BUILDING (BOTH INTERIOR AND EXTERIOR), IMPROVEMENTS, AND APPURTENANCES, IN A WELL MAINTAINED, SAFE, CLEAN, AND ATTRACTIVE CONDITION AT ALL TIMES. IF, IN THE OPINION OF THE BOARD OF DIRECTORS OF THE ASSOCIATION, ANY OWNER FAILS TO FULFILL HIS DUTY AND RESPONSIBILITY, THE ASSOCIATION MAY ELECT TO GIVE NOTICE OF SUCH FACT TO THE OWNER, WHO SHALL WITHIN SEVEN (7) DAYS OF SUCH NOTICE, UNDERTAKE THE CARE AND MAINTENANCE REQUIRED TO RESTORE SAID OWNER'S BUILDING OR LOT TO A SAFE, CLEAN, AND ATTRACTIVE CONDITION. SHOULD ANY SUCH OWNER FAIL TO FULFILL ITS DUTY AND RESPONSIBILITY AFTER SUCH NOTICE, THE ASSOCIATION SHALL HAVE THE RIGHT AND POWER TO PERFORM SUCH CARE AND MAINTENANCE, AND THE OWNER SHALL BE LIABLE FOR THE COSTS THEREOF PLUS 20% OF THE COST TO CURE SUCH FAILURE AS AN ADMINISTRATIVE FEE. IF SUCH OWNER FAILS TO REIMBURSE THE ASSOCIATION FOR THE COST OF SUCH CARE AND MAINTENANCE UPON RECEIPT OF AN INVOICE THEREFOR, THE AMOUNT OF SUCH CHARGE SHALL CONSTITUTE A LIEN UPON THE LOT AND BUILDING ENFORCEABLE AS ANY OTHER MORTGAGE LIEN.

14.0 ASSOCIATION'S MAINTENANCE, OPERATION, REPAIR AND ALTERATIONS RESPONSIBILITY.

THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, OPERATION, AND REPAIR OF THE COMMON ELEMENTS, IRRIGATION SYSTEMS AND STANDARD LANDSCAPE MAINTENANCE FOR THE COMMON ELEMENTS.

15.0 OBLIGATION TO PAY PRO-RATA SHARE.

ALL OWNERS SHALL BE OBLIGATED TO PAY THE ASSESSMENTS, EITHER ESTIMATED OR ACTUAL, IMPOSED BY THE BOARD OF DIRECTORS OF THE ASSOCIATION TO MEET THE COMMON EXPENSES.

16.0 RESERVATION FOR ACCESS, MAINTENANCE, REPAIR AND EMERGENCIES; NEGLIGENCE OF OWNER; EASEMENT BY ASSOCIATION

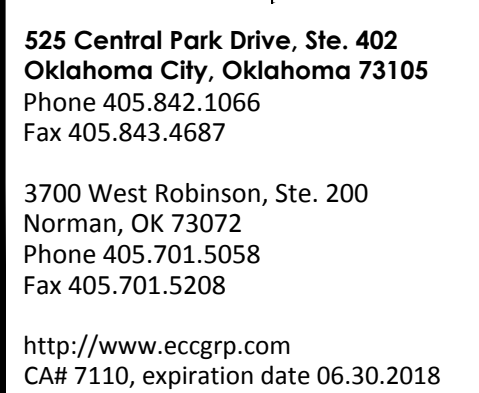
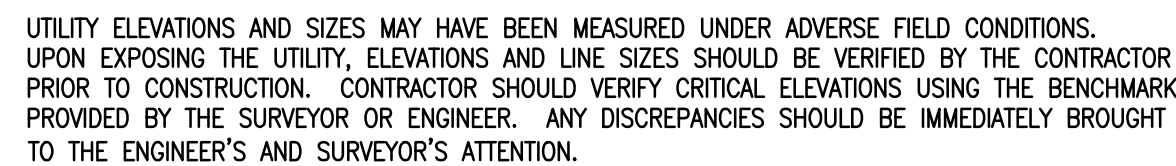
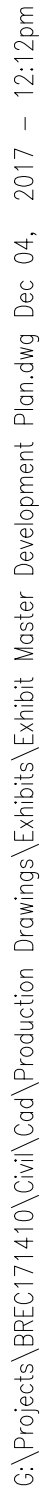
THE ASSOCIATION, OR ITS AGENTS, SHALL HAVE ACCESS TO EACH LOT AND BUILDING FROM TIME TO TIME DURING REASONABLE HOURS AS MAY BE NECESSARY FOR THE MAINTENANCE, REPAIR OR REPLACEMENT OF ANY OF THE COMMON ELEMENTS THEREON OR ACCESSIBLE THEREFROM, OR FOR MAKING EMERGENCY REPAIRS THEREIN NECESSARY TO PREVENT DAMAGE TO THE COMMON ELEMENTS OR TO ANOTHER LOT OR BUILDING. DAMAGE TO THE INTERIOR OR ANY PART OF A BUILDING OR ANY PART OF A LOT RESULTING FROM THE MAINTENANCE, REPAIR, EMERGENCY REPAIR OR REPLACEMENT OF ANY OF THE COMMON ELEMENTS OR AS A RESULT OF EMERGENCY REPAIRS WITHIN ANOTHER LOT, AT THE INSTANCE OF THE ASSOCIATION, SHALL BE A COMMON EXPENSE OF ALL OF THE OWNERS; PROVIDED, HOWEVER, IF SUCH DAMAGE IS THE RESULT OF THE MISUSE OR NEGLIGENCE OF AN OWNER, THEN SUCH OWNER SHALL BE RESPONSIBLE AND LIABLE FOR ALL SUCH DAMAGE. ALL MAINTENANCE, REPAIRS AND REPLACEMENTS AS TO THE COMMON ELEMENTS (UNLESS NECESSITATED BY THE NEGLIGENCE OR MISUSE OF A LOT OWNER,

IN WHICH CASE SUCH EXPENSE SHALL BE CHARGED TO SUCH LOT OWNER), SHALL BE THE COMMON EXPENSE OF ALL THE OWNERS.

17.0 EXHIBITS

THE FOLLOWING EXHIBITS ARE HEREBY ATTACHED AND INCORPORATED IN TO THIS PUD. THESE EXHIBITS ARE:

- A. LEGAL DESCRIPTION AND TOPOGRAPHIC SITE SURVEY
- B. MASTER DEVELOPMENT PLAN



FINAL PLAT APPLICATION



City of Shawnee Planning Department

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

For Office Use Only

Case Number: 506-18
Project Number: 180207
Date Filed: March 2nd, 2018
Amount Paid: \$232.00
Receipt No.: 02141699

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 Bonray Real Estate, L.L.C.
APPLICANT ADDRESS 929 East Britton Road, Oklahoma City, OK 73114-7802
APPLICANT PHONE NUMBERS 405/842-1661
EMAIL ADDRESS pday@bonray.com
NAME OF PLAT Shawnee Trail Office Park
LOCATION S.E. corner of E. 45th Street and Hyatt Road
NUMBER OF ACRES 4.06 NUMBER OF LOTS 9

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00
PLUS \$3.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 9 27.00
PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS _____
TOTAL COST 252.00

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

OWNER/DEVELOPER INFORMATION:

NAME Bonray Real Estate, L.L.C.
ADDRESS 929 East Britton Road, Oklahoma City, OK 73114-7802
CONTACT NUMBERS 405/842-1661
EMAIL ADDRESS pday@bonray.com

PROJECT ENGINEER INFORMATION:

NAME Cardinal Engineering
ADDRESS 525 Central Park Drive, Suite 402, Oklahoma City, OK 73105
CONTACT NUMBERS 405/842-1066
EMAIL ADDRESS corey.lipps@eccgrp.com jason.davis@eccgrp.com

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