

**AGENDA
CITY OF SHAWNEE
PLANNING COMMISSION
MARCH 7TH, 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 January 3rd, 2018 Planning Commission meeting
- 3)** Citizens' Participation
(A three minute limit per person)
(A twelve minute limit per topic)
- 4)** Case #P01-18 – A public hearing in 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: Landrun Group, LLC
- 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
- 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
- 7)** 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
Applicant: TLP Associates, INC
- 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
- 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
- 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
- 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
- 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
- 13)** Planning Director's Report
- 14)** Commissioners Comments and/or New Business
- 15)** Adjournment

PLANNING COMMISSION MINUTES

DATE: JANUARY 3RD, 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, January 3rd, 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: Matthews, Walker, Bergsten, Cowen, Kienzle, Rowell

Absent:

Meeting was called to Order.

AGENDA ITEM NO.2: **Consideration of approval of the minutes from the October 4th, 2017 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 Walker.

Motion passed:

AYE: Walker, Bergsten, Cowen, Kienzle, Rowell

NAY:

ABSTAIN: Matthews

AGENDA ITEM NO.3: **Consideration of approval of the minutes from the November 1st, 2017 Planning Commission Meeting**

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

Motion passed:

AYE: Matthews, Walker, Bergsten, Cowen, Rowell

NAY:

ABSTAIN: Kienzle

AGENDA ITEM NO.4: **Swearing in of Cody Deem to the Planning Commission**

Cody Deem was sworn in.

AGENDA ITEM NO.5:

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.6:

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

Applicant: The Landrun Group, LLC

Chairman Bergsten asked for the staff report. Justin Debruin presented staff report and informed board that the subject property is located on Highland Street, next to Bryan and north of Harbor Estates. Property is currently zoned R-1; single family residential and is two acres in size. Mr. Debruin explained the request is for a more high density concept on smaller lots around 4000 square feet. Justin Debruin discussed the previous R-1Z lots and the exceptions for the proposed R-2 development. Mr. Debruin explained amenities and requirements. Property Owner Association will be established. Justin Debruin spoke on the issues and necessary corrections as well as addressing the existing covenants. Mr. Debruin explained the comprehensive plan shows for the proposed area to be zoned residential which can be anywhere from single family to multi-family so request is in conformance. Justin Debruin informed board that two other surrounding properties were rezoned to the R-3; multi-family residential. Mr. Debruin stated staff generally has no objection to site if three conditions are met. Justin Debruin also informed board that the City Attorney, Mike Clover was present to answer any questions. Mr. Clover discussed information regarding the covenants and asked for any questions. Commissioner Matthews asked if rezone were approved today, the applicant would still not be able to go further until they satisfy the covenants. Mr. Clover stated that if board chose to rezone it, the owners of real property, who feel bound by the covenants, could initiate an order through court to stop what board approved if no agreement is met with developer. Commissioner Kienzle asked just as a matter of development practice, wouldn't the applicant want to address things like that before coming to city for a rezone and platting. Mr. Clover stated he did not know if he could answer her question, but if he were the developer then yes, he would want that resolved first before getting to this point. Chairman Bergsten asked if the board should take the covenants into consideration when making their decision. Mr. Clover stated he believed covenants were valid and in full effect govern use of property but if board approves it doesn't necessarily mean it stops there. Justin Debruin explained process for plats and amending the Planned Unit Development. Commissioner Kienzle asked if the surrounding multi-family rezone that was previously approved was actually constructed. Mr. Debruin stated he believed it was not. Commissioner Kienzle also asked if something was developed at the time covenants were constructed, with an overall scheme of future plan for area. Justin Debruin explained he did not have much content for Country Club Heights. Commissioner Matthews asked if the proposal fundamentally changed the feel of the existing neighborhood. Mr. Debruin stated conformance with surrounding properties did warrant the particular situation and meets staff's requirements, even with the higher density. Vice-Chairman Cowen asked if title was transferred from the people who put covenants together to the 19th Hole LLC. Mr. Clover was unaware. Bill Ford spoke and stated he was also not aware but mentioned it changed hands originally. Vice-Chairman asked if the intent was for these covenants to move forward and Mr. Ford agreed. Vice-Chairman asked Mr. Landes if they owned it and he confirmed ownership. 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. William (Bill) Ford came forward and stated he helped put the covenants together in 1977 and have abided by them for forty years. No changes or exceptions have been made and he hoped that the Commissioners had a chance to review the documents. Commissioner Kienzle asked if he received a request by the building committee. He stated he did not and only started inquiring when the sign posted off highway was noticed. Chairman Bergsten asked if there was any conversation with developer and he said no. Commissioner Deem asked what the primary objection to rezoning was. Mr. Ford stated covenant was abided by for forty years and if one is changed, more start changing. Chris Lillard came forward and described his main concerns as being potential traffic hazards,

negatively affecting the neighboring property values, overloading the creek with storm water runoff, and the proposed homes being constructed too close to the golf course. Richard Finley came forward as a resident of the area and to answer Commissioner Deem's question. He stated the PUD by definition is a one lot, one house thing and was not in existence at time this was put in, while these were designed to be primarily single family houses. Mr. Finley believes the single family definition falls short of the original zoning.

Chairman Bergsten asked if anyone in favor would like to come forward. Steve Landes came forward to speak in favor as one of the owners of the project. Mr. Landes explained they were trying to keep the concept of single family homes but believes this design's amenities will appeal to many homeowners. Steve Landes discussed the amenities, detention and handed out floor plan designs. Chairman Bergsten informed Mr. Landes his time was up. Steven Landes stated the items he went through fit into the covenants. Commissioner Matthews asked about point four, regarding sixteen houses on two lots. Steve Landes discussed re-platting it and also mentioned he met with the Country Club owner. Commissioner Walker asked Mr. Landes to explain what he means when stating that covenants allow proposal, but also mentioned he didn't believe covenants were in effect because committee is perpetuated. Steve Landes stated he was kind of in between. Commissioner Walker asked if there was any attempt to resolve the matter with the surrounding homeowners. Mr. Landes stated his wife, an attorney, looked through the covenants and that was their interpretation, as well as discussing with the Country Club. Chairman Bergsten closed the public portion of the meeting and asked if there were any comments, questions or a motion from the Commissioners. Commissioner Walker mentioned how the issue should have been discussed in more detail before coming to the board. Chairman Bergsten discussed voting options for the new members of board. Vice-Chairman Cowen explained how he is pro development, but given these issues he doesn't believe they can go forward until issues are resolved with homeowners. Chairman Bergsten asked for confirmation that there has not been any effort made to meet and discuss with the surrounding homeowners. Mr. Landes agreed and stated he did get a call from Mr. Lillard. Vice-Chairman Cowen asked time frame for applicant to re-apply if denied. Mr. Debruin informed him it was six months. Commissioner Walker asked if approved, it could still be a civil matter. Mr. Clover agreed and City could be made a part of it. Commissioner Walker made a motion to defer to the March Planning Commission meeting, seconded by Vice-Chairman Cowen. Commissioner Kienzle asked for staff to request the overall development plan the Country Club is using and advertising to purchasers.

Motion deferred to March 7th, 2018 PC Meeting:

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

NAY:

ABSTAIN:

AGENDA ITEM NO.7:

Case #P02-18 – A public hearing for consideration of approval for the Shawnee Trail Office Park Planned Unit Development located at the SE corner of East 45th Street and Hyatt Road, Shawnee, OK

Applicant: Bonray Real Estate, LLC

Chairman Bergsten asked for the staff report. Justin Debruin presented staff report and stated location is on 45th Street, east of Harrison Avenue and property is around four acres, with a zoning of C-2. Mr. Debruin informed the board the primary intent for the Planned Unit Development was to clean up language regarding private roadways and parcel agreements. Justin Debruin explained exhibit one regarding the business offices and also discussed city requirements. Staff recommends approval for Planned Unit Development with two conditions. Mr. Debruin stated he would be combining the staff report for the preliminary plat and mentioned the plat adheres to the subdivision regulations. Staff has three conditions to add to approval. Justin Debruin explained what staff looks for on a preliminary plat. Staff recommends approval for Preliminary Plat with three conditions. Commissioner Walker asked if the only access was on the northern side of property. Mr. Debruin agreed and mentioned a commercial drive is not allowed on a residential road. Justin Debruin also discussed a property association taking care of maintenance on the site. 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. Chairman Bergsten asked if anyone in favor would like to come forward. No one came forward and 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 with conditions listed, seconded by Commissioner Kienzle.

Motion passed:

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

NAY:

ABSTAIN:

AGENDA ITEM NO.8:

Case #S01-18 – Consideration of approval of a Preliminary 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

Combined staff report. 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. Chairman Bergsten asked if anyone in favor would like to come forward. No one came forward and 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 passed:

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

NAY:

ABSTAIN:

AGENDA ITEM NO.9:

Case #S02-18 – Consideration of approval of a Final Plat for Chicken Express Addition, located near the intersection of North Harrison Street and 45th Street, Shawnee, OK

Applicant: Wilma Smith/Paul Pogue 2012 Trust

Chairman Bergsten asked for the staff report. Brittney Burton presented the staff report. Ms. Burton stated the final plat proposal is located south of 45th Street on the west side of Harrison Avenue. City Commission approved the preliminary plat on November 6th, 2017. Brittney Burton discussed the five conditions that were included in the approval of the Chicken Express preliminary plat. Since these were met, staff recommends approval of final plat with three conditions. 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. Chairman Bergsten asked if anyone in favor would like to come forward. No one came forward and Chairman Bergsten closed the public portion of the meeting and asked if there were any questions, comments or a motion. Commissioner Walker made a motion to approve with conditions listed, seconded by Vice-Chairman Cowen.

Motion passed:

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

NAY:

AGENDA ITEM NO.10:

Case #P03-18 – A public hearing for consideration of approval for a Conditional Use Permit located at 7109 N. Kickapoo Avenue, Shawnee, OK

Applicant: Nelmon Brauning

Chairman Bergsten asked for the staff report. Justin Debruin presented staff report and informed board the subject site is located on the northeast corner of Kickapoo and Garrett's Lake Road, being roughly 157 acres in size. Site is located more in an industrial area, with request being a commercial type use. Mr. Debruin explained that the use is allowed with a conditional use permit in agricultural zoned areas. Staff considered a few items when reviewing request; including controlling and maintaining traffic, trash pickup and collection, providing adequate restroom facilities and adhering to city regulations. Justin Debruin stated he believed applicant had the land/space to make a request of this nature work. Staff requests applicant to provide documentation/plan prior to events, with a change to include providing a plan to be approved by staff. Vice-Chairman Cowen asked what time frame is listed to give staff enough time in advance to be notified and how long staff has to respond. Justin Debruin offered seven days prior to the event, giving staff two days to review. Vice-Chairman asked if they would plan an event seven days in advance. Mr. Debruin mentioned his intent would not having a new document each time, if event changed to a certain scope, staff would be able to keep track and discussed how code is open-ended for use. Commissioner Kienzle suggested a thirty day time frame and asked if it was specific to planning staff. Mr. Debruin agreed. Commissioner Kienzle asked if they could describe event and Justin Debruin agreed. Commissioner Kienzle also asked if a security plan was required. Mr. Debruin stated he did was not aware of one being required. Commissioner Kienzle mentioned the plan can be very limited or much larger when needed based on activities. Commissioner Kienzle asked if operator would be insured. Mr. Debruin agreed. Commissioner Kienzle asked if city regulation was written to show where they provide us with the certificate of insurance and meets state guidelines. Justin Debruin stated he had a question on if a special event permit would apply versus private property operations. Mr. Debruin offered possibly deferring to review more details. 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. Jodi McKean came forward and stated she only noticed sign posted but thanked Commissioners for bringing security up. Traffic is a concern. Mrs. McKean spoke of bad experiences from sales she previously attended out of state and did not want such as her neighbor. She mentioned her concern for animals being left. Vice-Chairman Cowen asked Mrs. McKean how she would feel if animal sales were restricted. Mrs. McKean stated she would feel better but stated the term flea market could mean anything and Vice-Chairman Cowen stated he understood but that was the purpose of the board to talk to her and applicants to work out details in advance and believes it is a valid point. Mrs. McKean also mentioned firearm sales and what restrictions were. Vice-Chairman Cowen asked if City Attorney knew the requirements. Mike Clover stated he did not know if he could answer that right then but will get back to him with one. Vice-Chairman Cowen offered getting more details with proposed deferment regarding these issues. Doyle Short came forward to speak and stated he lives in the area and was just made aware of this last night. Mr. Short informed board his main concern would be his property value going down with a flea market located half a mile from his house on 157 acres. Mr. Short also mentioned Kickapoo street being inadequate, concerns regarding crime and didn't understand an agricultural zoned property having anything to do with flea markets. Chairman Bergsten asked if anyone in favor would like to come forward. No one came forward and Chairman Bergsten closed the public portion of the meeting and asked if there were any questions, comments or a motion. Commissioner Matthews asked if there were any points of access known. Justin Debruin informed him there is currently one point of access off Garrett's Lake Road that is a residential type drive and would suffice with city code. Commissioner Matthews also asked if they could specify what uses would go in and he mentioned he would like to hear more from the applicant. Mr. Debruin stated he could request a letter from applicant detailing all points. Commissioner Deem asked if conditional use permit is time limited. Justin Debruin explained it transfers with title. Commissioner Matthews asked if they could put a one year approval on it. Mike Clover informed board that if conditional use permit is approved, it will stay until brought before board to change. Commissioner Walker asked if there are any requirements with city for events to be permitted. Mr. Debruin stated public events are permitted, private events are not. Commissioner Walker asked if they would have to come forward with every event. Justin Debruin informed board he would get with City Attorney about that.

Commissioner Kienzle wanted to see about city regulations regarding fire danger. Vice-Chairman Cowen asked Mr. Clover and Mr. Debruin how long they needed. Sixty days was agreed upon. Vice-Chairman Cowen made a motion to defer for sixty days, seconded by Commissioner Kienzle.

Motion deferred to March 7th, 2018 PC Meeting:

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

NAY:

ABSTAIN:

AGENDA ITEM NO.11:

Planning Director's Report

Vice-Chairman Cowen asked for an update on the property next to the Owl Shoppe. Justin Debruin informed him the remodel permit is set to expire in February and will have to go back through the court system after. Mike Clover stated only a fine would be issued through that court if ordered. Vice-Chairman Cowen asked at what point could they condemn and Mr. Debruin explained it would explore next measures. Commissioner Kienzle discussed her concern with the steep drive going into the Elevated Grounds development. Justin Debruin stated he would speak with the engineering and traffic department. Commissioner Kienzle also expressed concern with the traffic issue at the intersection of I-40 and Kickapoo Avenue. Commissioner Walker expressed his concerns with the same area. Commissioner Matthews informed potential issue with the entrance/exit at the LifeChurch location.

AGENDA ITEM NO.12:

Commissioners Comments and/or New Business

No comments and/or new business.

AGENDA ITEM NO. 13:

Adjournment

Meeting was adjourned.

Chairman/Vice-Chairman

Cheyenne Pettigrew

Planning Commission Secretary



**STAFF REPORT
Planned Unit Development (PUD)
Case #P01 -18**

TO: Shawnee Planning Commission

AGENDA: March 7, 2018

RE: 19th Hole Planned Unit Development (PUD)

PROPOSAL

The 19th Hole development is a high density residential concept located on Highland Street east of Bryan Avenue and the property is currently zoned R1 (Single Family Residential). Placed on a two (2) acre tract, the development proposes the following (Exhibit 1):

- Sixteen (16) individual lots, sized at approximately 4,000 square feet.
- One (1) community building with golf cart storage and a common area with pavilion.
- Ten (10%) percent landscaping throughout the development.
- Three (3') foot sidewalks connecting the internal drive to the required sidewalk on Highland St.
- Up to ten (10) on street parking spaces along a private, internal drive.
- East Highland fencing alternatives include wrought iron, masonry, or vinyl.
- Maintenance controlled by a Property Owner's Association (POA).
- Security gate along Highland St. for private access.

GENERAL INFORMATION

Applicant	LandRun Group, LLC.
Owner(s)	19 th Hole, LLC.
Site Location/Address	Lots 1-2, Block 1, Country Club Heights Addition
Current Site Zoning	R1 (Single Family Residential)
Parcel Size	2 Acres (Approximate)
Proposed Use	Residential
Comprehensive Plan Designation	Residential
Existing Land Use	Vacant
Surrounding Zoning	A1 (Agricultural), R1, and R3 (Multifamily Residential),



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

STAFF REVIEW AND ANALYSIS

The 19th Hole PUD is designed based on an R1-Z (Zero-lot-line residential) zoning designated, which existed in the City's Zoning Code prior to 2014. The intent of the R1-Z district is to permit and establish regulations for comprehensively planned single family tracts with zero side yard building setbacks. The internal side yard (where the structure

is placed on a property line) must be consistent among all lots in a development. The minimum lot size is established at 4,000 square feet, being substantially more dense than the R1 and R2 (Combined Residential) zoning districts.

Due to the exclusion of R1-Z zoning in the updated Zoning Code, the developer has chosen to establish the underlying zoning as R2, in recognition that the density is substantially too high for R1 zoning. The R2 district allows townhouses (3 structures per 10,000 sq. ft. of lot size), single family housing (6,000 sq. ft. min. lot size), duplex / triplex development (10,000 sq. ft. min. lot size), and the maximum site coverage is thirty-five (35%) percent.

Because of the fundamental difference between the proposed concept and the R2 zoning district, the following are the primary variances requested from City Code(Exhibit 2):

1. Min. lot area	R2 – 6,000 sq. ft.	Provided 4,004 sq. ft.
2. Min. frontage	R2 – 60 feet	Provided 38.5 feet
3. Min. front setback	R2 – 25 feet	Provided 10 feet
4. Max lot coverage	R2 – 35%	Provided 47%

Issues and necessary corrections

1. For the purpose of providing orderly development, covenants were established on Lots 1-16 of the Country Club Heights Addition in 1977 (Exhibit 4), which includes the subject property. Numerous letters of protest have been received based on a potential conflict with the private covenants.
2. Part I, Section 3 of the 19th Hole PUD Design Statement describes storm water mitigation measures. The intent, to which storm water would be released directly into the adjacent creek, does not meet the City's on-site detention requirement. To avoid confusion, this section should be corrected to state that storm water mitigation will be in conformance with City Engineering specifications.
3. Additional language should be added to the PUD Design Statement in accordance with the previous R1-Z zoning district, including:
 - a. No portion of the dwelling or architectural features shall project over any property line.
 - b. A perpetual five (5') foot maintenance easement shall be provided on the lot adjacent to the zero lot property line. This easement shall be shown

on the plat and incorporated into each deed transferring title to the property.

- c. The roof shall be so designed that water runoff from the dwellings placed on the zero-lot-line drains onto the owner's property.
- d. No accessory structure shall be located in the maintenance easement.

The 19th Hole development is in general conformance with the City's Comprehensive Plan, which designates this area for residential use. The requested rezone would allow for higher density than the existing R1 zoning district. However, land adjacent and to the south of this subject property is currently zoned R3, allowing for high-density multi-family residential use.

Due to general conformance with City standards, Staff has no objections to the requested PUD if the following conditions are met:

1. Storm water mitigation shall be in conformance with City requirements and corrected on the PUD Design Statement and Plan Map.
2. Additional language shall be included in the Design Statement in conformance with item 3 from the section titled, "Issues and necessary corrections."
3. All other applicable City standards apply.

Attachments:

1. Figure 1: Aerial view of site
2. Figure 2: Zoning Map
3. Figure 3: Comprehensive Plan Map
4. Exhibit 1: PUD Plan Map
5. Exhibit 2: PUD Design Statement
6. Exhibit 3: Landscape Plan
7. Exhibit 4: Private Covenants
8. Exhibit 5: Letter of Support – Country Club Ownership
9. Exhibit 6: Letters of Protest – Affected Property Owners
10. Exhibit 7: Updated Memo for March Planning Commission
11. Exhibit 8: Applicant Neighborhood Handout Letter

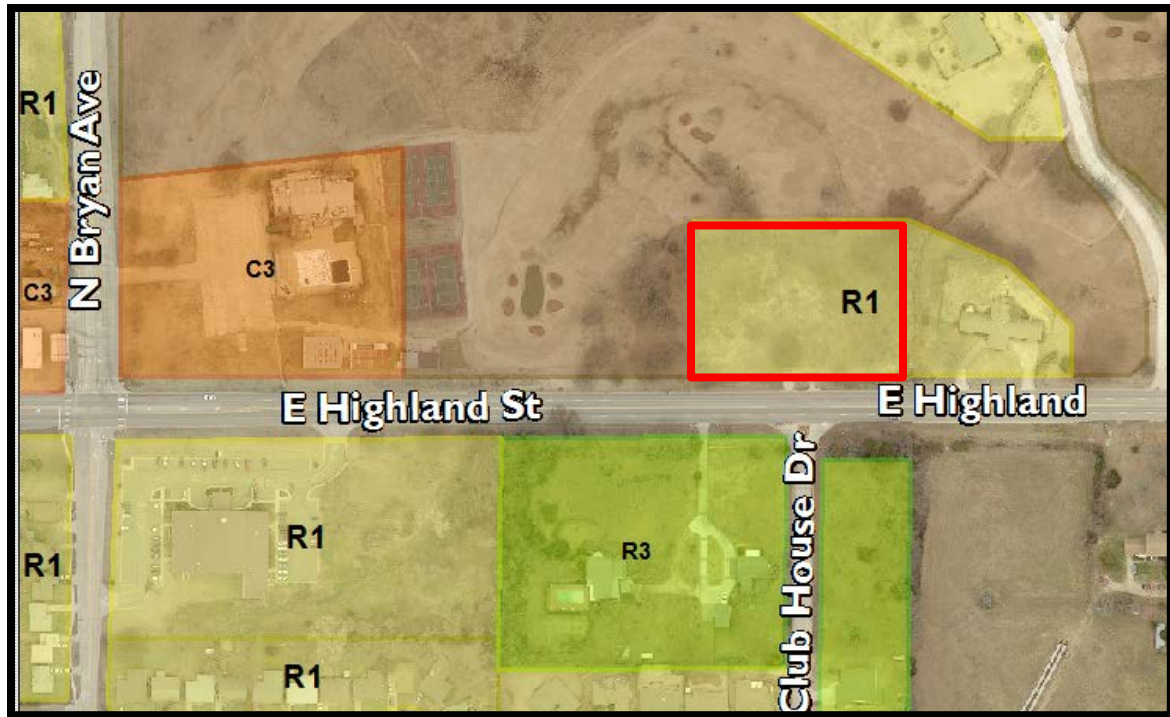


Figure 2: Zoning Map of site – approximate total area outlined in red.

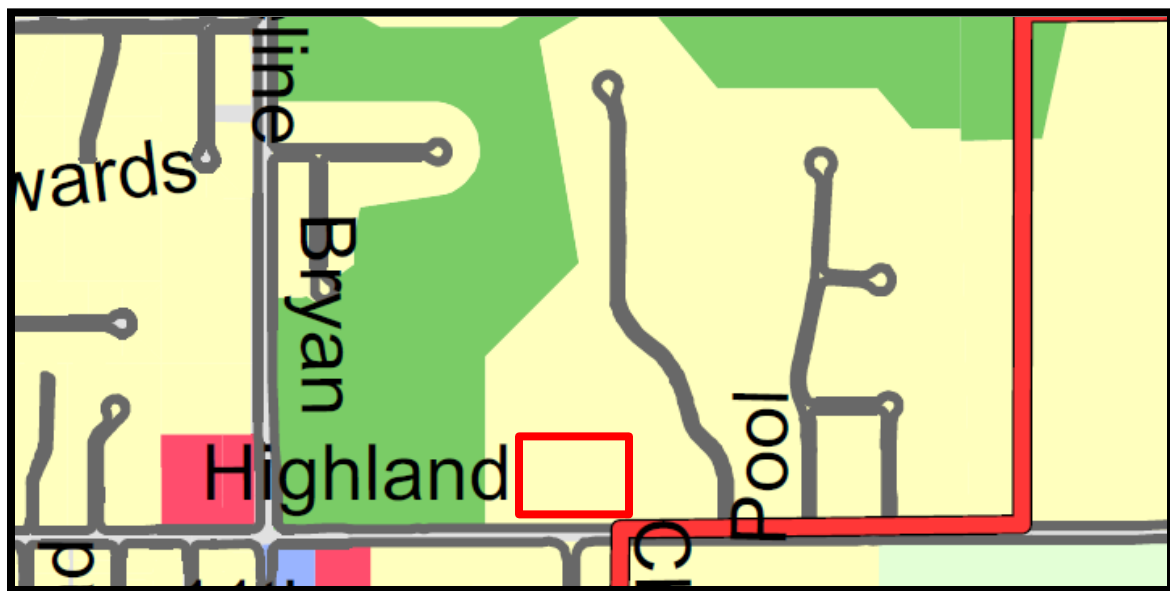
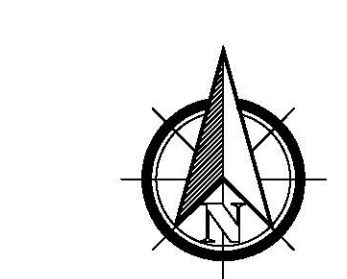
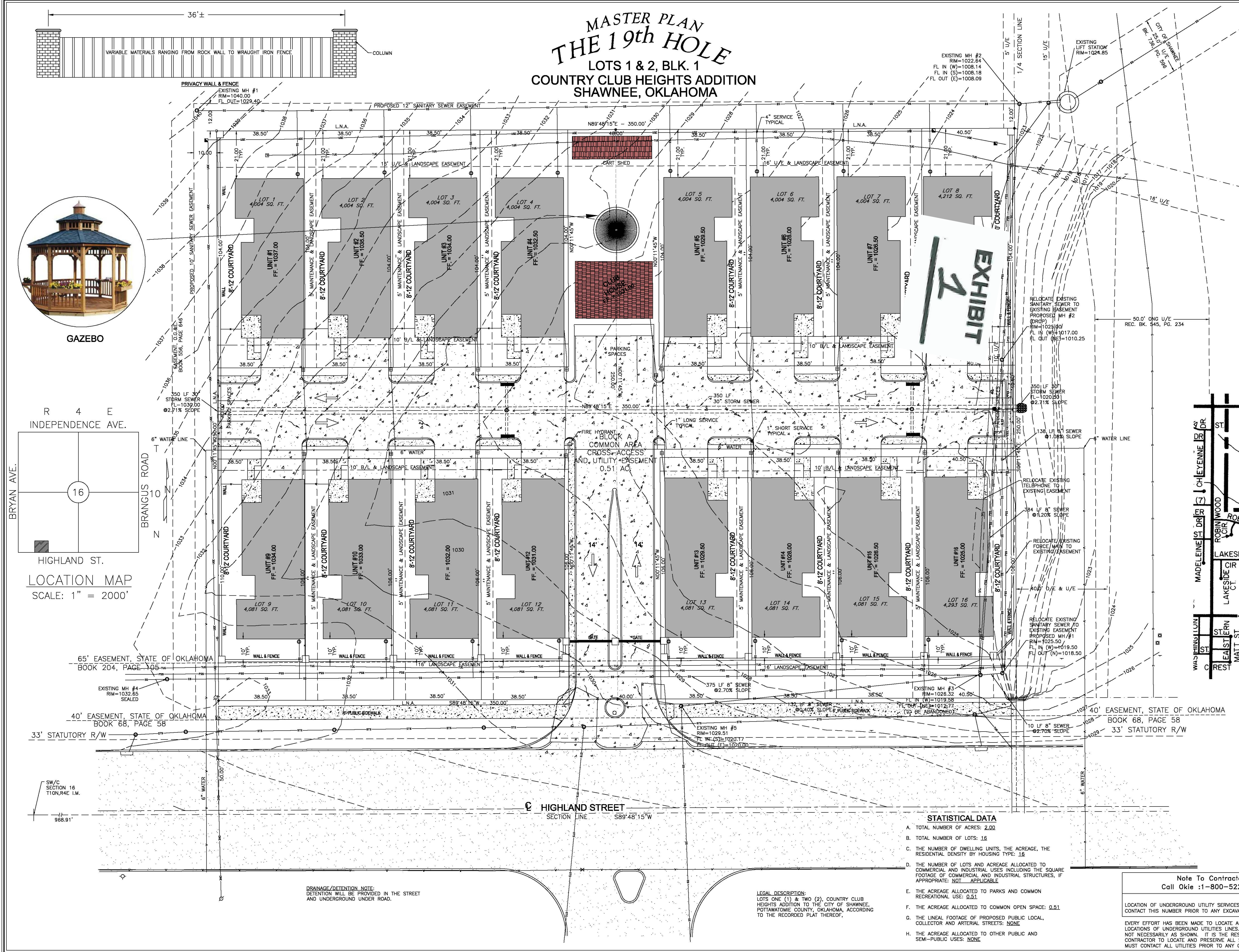
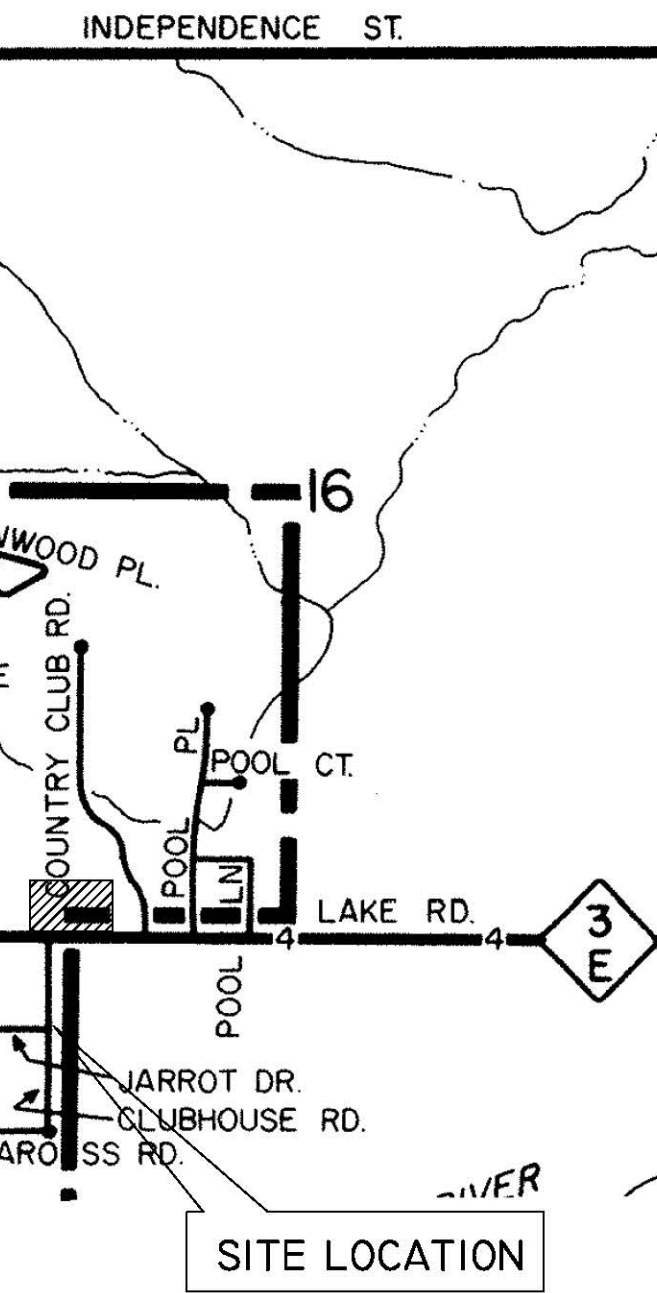


Figure 3: Future Comprehensive Plan Map – approximate total area outlined in red.



- LEGEND**
- (o) INDICATES 3/8" IRON PIN, SET
 - (*) INDICATES EXISTING IRON PIN
 - L.N.A. LIMITS OF NO ACCESS
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - POWER POLE
 - LIGHT POLE
 - GUY WIRE
 - GAS METER
 - VENT PIPE
 - TELEPHONE PEDESTAL
 - ELECTRIC BOX
 - CLEAN OUT
 - MANHOLE
 - STORM DRAIN
 - AIR CONDITIONER UNIT
 - SIGN
 - BENCHMARK
 - TREE
 - TUG - TELEPHONE, UNDERGROUND
 - UGE - UNDERGROUND ELECTRIC
 - QHE - OVERHEAD ELECTRIC & CABLE TV
 - FOC - FIBER OPTIC CABLE
 - CATV - CABLE TV
 - PET - PETROLEUM LINE
 - GAS LINE
 - HPG - HIGH PRESSURE GAS LINE
 - W - WATER LINE
 - SS - SANITARY SEWER LINE
 - STS - STORM SEWER
 - PSS - PRESSURIZED SANITARY SEWER LINE
 - X - FENCE
 - - FLOW LINE



STATISTICAL DATA

- TOTAL NUMBER OF ACRES: 2.00
- TOTAL NUMBER OF LOTS: 16
- THE NUMBER OF DWELLING UNITS, THE ACREAGE, THE RESIDENTIAL DENSITY BY HOUSING TYPE: 16
- THE NUMBER OF LOTS AND ACREAGE ALLOCATED TO COMMERCIAL AND INDUSTRIAL USES INCLUDING THE SQUARE FOOTAGE OF COMMERCIAL AND INDUSTRIAL STRUCTURES, IF APPROPRIATE: NOT APPLICABLE
- THE ACREAGE ALLOCATED TO PARKS AND COMMON RECREATIONAL USE: 0.51
- THE ACREAGE ALLOCATED TO COMMON OPEN SPACE: 0.51
- THE LINEAL FOOTAGE OF PROPOSED PUBLIC LOCAL, COLLECTOR AND ARTERIAL STREETS: NONE
- THE ACREAGE ALLOCATED TO OTHER PUBLIC AND SEMI-PUBLIC USES: NONE

Note To Contractors
Call Okie :1-800-522-6543

LOCATION OF UNDERGROUND UTILITY SERVICES. CONTRACTORS MUST CONTACT THIS NUMBER PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

EVERY EFFORT HAS BEEN MADE TO LOCATE AND IDENTIFY APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES LINES. BURIED UTILITIES ARE NOT NECESSARILY AS SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL SERVICES. CONTRACTOR MUST CONTACT ALL UTILITIES PRIOR TO ANY CONSTRUCTION.



THE LANDRUN GROUP, LLC
LandRun Engineering, LLC
201 West 9th Street * P.O. BOX 1584
Shawnee, OK 74801-1584 (405) 273-4222
E-mail: standes@landrurgroup.com

THE 19th Hole, LLC
The 19th Hole Addition
Master Development Plan

Client: The 19th Hole, LLC
Project: The 19th Hole Addition
Sheet: 1 of 1
Design: STL
Check: STL
Drawn: STL
Date: 5/3/17

Revisions

No.	Date	REVISIONS PER CITY COMMENTS
#1	12/27/2017	

Stephen T. Landes
Professional Engineer
No. 1584
Exp. 12/31/2018
Date: 5/4/17

EXHIBIT
2



THE LANDRUN GROUP, LLC

ENGINEERING, LEGAL SERVICES, DRAFTING, LAND MANAGEMENT, CONSTRUCTION MANAGEMENT

Master Plan of

19th Hole

Lots 1 & 2, Blk.1

Country Club Heights

A Planned Unit Development

PUD #

January 15, 2018

An 2.00 acre tract in the Southwest Quarter
of Section 16, Township 10 North, Range 4 East I.M.,
City of Shawnee, Pottawatomie County, Oklahoma

OWNER/DEVELOPER

19th Hole, LLC
201 W. 9th Street
Shawnee, OK 74801

DEVELOPMENT CONSULTANTS

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

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

PART 1: DESIGN STATEMENT

GENERAL PLANNED UNIT DEVELOPMENT CONCEPT

The 19th Hole is a privately funded planned residential community located on East Highland Street and in Shawnee, Oklahoma. The land use is for a single residence based on a zero-lot line residential development approach served by municipal water and sanitary sewer utilities. To conform to a conventional City of Shawnee zoning, the general guidelines of the PUD will be developed on an R-2 basis with a conventional townhouse model. The development will be approximately sixteen (16) individual lots with sixteen single family patio homes. The development will be established with a community building with golf cart storage, common area with a pavilion, additional parking spaces, and a privacy/security gate from East Highland Street. The development will provide community landscaping, exterior residential maintenance, community building maintenance established for both individual and a small family environment (controlled by **Property Owner's Association**). The development will not be age restrictive but establish with individually owned homes for individuals attracted to increased density private living with staff through the POA capable of assisting with the community appearance and maintenance. Golf cart stalls and trails will be developed for individual members of the Shawnee Golf & Country Club interested in utilizing club services. These features combined with the quiet surrounding residential neighborhoods establishes this as an excellent location for a safe and secure development for younger and older families alike.

This development is restricted to privately funded housing maintained above standard median household income levels.

This development was formed in recognition of a segment of today's society interested in having amenities without the time for property maintenance yet still interested in the single-family environment. A Property Owner's Association (POA) will be created in the subdivision covenants to provide for either an individual or company to control all maintenance of all yards, common areas, landscaping areas inside and outside the walls of the individual homes and courtyards. Membership in the POA will be mandatory with dues assessed against each property. Said dues will be used to pay for lawn/landscape maintenance, electric charges, general liability insurance, reserves for maintenance, etc.

The 19th Hole Addition will not be specifically geared toward any specific age group and there will not be an age restriction. The floor plans offered will be geared towards young or growing families with diversity in the amenities for a wider range of age groups.

The common amenities being established for this development include a community building, community golf carts & stalls for use by members of the POA for access to the Shawnee Country Club and pavilion. The covenants will be written to allow the POA to develop additional amenities upon the discretion of its members and city code requirements. All housing will require individual or group storm shelters.

Vehicle access to the development will be via a gated entrance located on East Highland Street. Due to the 65 feet of right of way depth on East Highland Street a turn-around island will be established to accommodate vehicles incapable of entering the security gate. The gate will be established with a knock

box for access from city or security vehicles when or if necessary. All individual home will have 2 car garages with a corresponding eighteen (18') to twenty (20') feet drives on a private street/drive developed for the 19th Hole. The private street will be a twenty-four (24') feet concrete street with curb constructed on either a stabilized sub-base or gravel base to conventional street standards. The road and utilities will be installed in existing easements or in a utility and drive easement. Eight to ten (8-10) on-street parking spaces will be developed (as shown on master development plan) to accommodate vehicles incapable of parking in spaces developed for each individual home. Additional on-street parking will be prohibited.

A 3' sidewalk will be developed around the perimeter of the east/west street with a sidewalk developed along the west side of the entrance that connects to the city sidewalk developed in the right of way.

Public water lines will be installed in the development allowing individual services for each home.

Public sanitary sewer lines exist allowing individual services for each home. All other right of way and easements will be developed to allow public and private utilities adequate space to provide services for each property.

See the Master Development Plan for details.

SURROUNDING ZONING AND LAND USES

Surrounding land uses include A1 (North & West) consisting of the Shawnee Golf and Country Club, R-3 (South) across E. Highland Street, R-1 (East) consisting of an individual home on the east side of this development. Surrounding properties beyond the actual golf course include R-1, R-3 and C-3 development areas. This tract is currently zoned R-1 and the proposed PUD development is being developed as single family residential townhouses under R-2 guidelines.

SUBDIVISION IMPROVEMENTS - DESCRIPTIONS, STANDARDS, COMMITMENTS, AND REQUESTS

1. WATER

All properties in the 19th Hole will be served potable water by the Shawnee municipal water system. Water lines, fire hydrants, and appropriate easements are included in the subdivision development in accordance with City of Shawnee standards. The potable water distribution system will be constructed by the Developer and maintained by the City. Water will include development of a 6" water main under Highland Street and either looped back to the existing main or back upon itself.

2. SANITARY SEWER

All properties in 19th Hole will be served by a public sanitary sewer system that is connected to City of Shawnee mains in accordance with City of Shawnee standards. The existing sanitary sewer system already provides lines adjacent to each proposed lot.

3. STORM WATER CONSIDERATIONS

The subject tract generally drains to a channel running north and south along the east side of the development. The site will be developed with storm sewer located in the private street capable of draining into the existing channel. The channel on the east side will be cleared and opened to improve flow. Detention for the facility will be developed in the underground storm sewer line and upon the surface of the private street.

4. OTHER UTILITIES

The 19th Hole will be served by all other utilities including natural gas, electricity, telephone, and cable television. Utility easements either already exist or will be provided in accordance with City of Shawnee regulations.

5. STREET DESIGN

The development will require the establishment of a twenty-four (24') feet curb and gutter private drive/street. The street is required to be private due to the gated entrance associated with the development.

6. LANDSCAPING

Landscaping will be established at a minimum of 10% above City of Shawnee Code requirements. Landscape area have been defined along both the exterior and interior portions of the development. The POA will maintain all yard and landscape areas and general maintenance of the yard area and courtyards spaces not considered private by the individual home owners. The perimeter landscaping along Highland Street will operate as a sound and privacy barrier. Plants and planting area defined on the master plan may be substituted with alternative materials as necessary based on availability and hardiness based on both soil and site conditions.

7. OTHER IMPROVEMENTS

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

A combination six (6') Wrought Iron and column decorative fence will be established along East Highland Street. Landscaping will be established along the perimeter of the fence to provide both a sound and privacy. The developer may add consider substituting either a masonry wall and/or vinyl for the fencing combined with the columns along East Highland at their own digression.

THE FOLLOWING VARIATIONS FROM CITY STANDARDS ARE REQUESTED:

All curbing will be a 6" shallow roll curb. Such curbing is intended to alleviate the trip and fall hazard that a raised curb can create.

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

The 19th Hole Subdivision will be developed with each lot maintaining frontage on the private drive/street. Each lot will have a minimum 38.5 feet frontage and direct access to public utilities (water and sanitary sewer). Specific structures are designed with a minimum 12' to 8' courtyard located on one side of the structure. The exterior wall of the adjacent lot will be considered the property line for the adjacent structure. The private east/west drive/road will be established in a forty (40') access and utility easement.

Variations from R-2 - Combined Residential District

- | | |
|---------------------------------------|---|
| 1. Min. Lot area R-2 – 6000 sq. ft. | Provided 4,004 sq. ft. |
| 2. Min. Frontage R-2 – 60 feet | Provided 38.5 feet |
| 3. Min. Front Setback R-2 – 25 feet | Provided 10 feet from private easement line |
| 4. Min. Side Setback R-2 – 8 feet | Provided 8 to 12 feet |
| 5. Min. Rear Setback R-2 – 20 feet | Provided 10 to 21 feet |
| 6. Max Lot Coverage R-2 - 35% | Provided 47% |
| 7. Max Height R-2 – 2.5 stories | Provided 2 stories |
| 8. Landscape Per City Code | Provided City Code + 10% |
| 9. Multi-family Unit allowed | Provided with Single Family only |
| 10. Internal Sidewalks not required | Provided with Sidewalks |
| 11. Additional Amenities not required | Provided with Clubhouse, Cart Shed & Gated Entrance |

A 10' building line will be established beyond the easement line. The PUD was developed similar to a previous zoning district "R-1Z" which was abandoned during previous modifications to the zoning code because it was deemed obsolete. The more suitable replacement was established as a PUD with variations to allow for the design of site specific facilities. The building setback established on the preliminary and final plat shall apply to the perimeter of the PUD. The exterior wall adjacent to the courtyards will be developed on the property line. Lighting will be provided as part of the development.

8. SIGNS

Signs will be subject to City of Shawnee sign regulations. The Developer anticipates monument signs at the entrances along East Highland Street. If a sign is developed, it shall incorporate a monument base and shall not exceed 18 square feet of display area. Additional signage may be constructed into the wrought iron aspect of the gate structure to identify the development.

DEVELOPMENT FEATURES

The 19th Hole will consist of single family home which may be either single or two-story and will be subject to conventional R-2 regulations unless modified herein. The houses will be built with energy star rated services and will incorporate green products where applicable and feasible to the cost and design.

The exterior of all residential structures will have a eifs, brick or rock veneer. Roofing materials may be alternative composite materials mimicking a slate or terracotta style, slate, terracotta, or concrete type materials, excluding conventional architectural composite materials. Second story's may incorporate elevated patios, exterior colors and floor plan orientation will be varied to create diversity and individuality. The architectural styling of the houses will be contiguous within the development. Covenants will be established to provide additional architectural control of all structures. The covenants will conform with most of the covenants originally developed for the County Club Heights Addition with exception to being reflective of the re-plat for the 19th Hole Addition, requirements defined within this PUD, not less than 1,800 gross area and regulated through the POA. Exception would be clubhouse and amenities established for the residents of the 19th Hole Addition.

Special attention will be placed on the back or rear façade's facing either Highland Street or the Shawnee Country Club Golf course. The rear façade will be developed in a way to present an attractive look equal to the appearance on the front of or street side of the residential structure. Special attention will be placed on the creation of an ascetic visual perspective adjacent to both Highland Street and the golf course.

DEVELOPMENT SCHEDULE

It is the intent of the Developer to begin all subdivision improvements as soon as City approvals are granted. A preliminary plat and final plat will be developed for the 19th Hole Addition.

PART 2. PRELIMINARY PLAT

Location of the subject tracts is a 2.00 acre parcel with the following legal descriptions for the property.

Lot 1 and 2, Block 1, Country Club Heights Addition to the City of Shawnee, Pottawatomie County, Oklahoma according to the recorded plat thereof.

Existing zoning is R-1. The parcel is to be developed and re-platted as The 19th Hole Addition to the City of Shawnee, Potawatomie County, Oklahoma according to the recorded plat thereof.

A Preliminary Plat will be prepared at a scale of (1 = 20') which will be nearly identical to the attached Master Plan (Conceptual Plat) as included in the design statement as a part of the application for rezoning.

EXHIBITS

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

A – Design Master Plan

B – Landscape Plan

C – Final Plat

LANDSCAPE SCHEDULE

ITEM	LEGEND	COMMON NAME	BOTANICAL NAME
①		CHINESE PISTACHE	PISTACIA CHINENSIS
②		PINE, LOBLOLLY	PINUS TAEDA
③		BALD CYPRESS	TAXODIUM DISTICHUM
④		OKLAHOMA REDBUD	CERCIS CANADENSIS
SHRUBS & PERENNIALS			
⑤		NELLIE STEVENS HOLLY	ILEX X "NELLIE R. STEVENS"
⑥		CRAPEMYRTLE	LAGERSTROEMIA INDICA
⑦		DWARF HAMEIN FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES
⑧		JAPANESE BARBERRY	BERBERIS THUNBERGII
⑨		MONKEY GRASS	LIRIOPE MUSCARI

PLANT LEGEND

- (1) CHINESE PISTACHE
(2) LOBLOLLY PINE
(3) BALD CYPRESS
(4) OKLAHOMA REDBUD
(5) NELLIE R. STEVENS HOLLY
(6) CRAPE MYRTLE
(7) DWARF HAMEIN FOUNTAIN GRASS
(8) JAPANESE BARBERRY
(9) MONKEY GRASS

R 4 E
INDEPENDENCE AVE.

HIGHLAND ST.

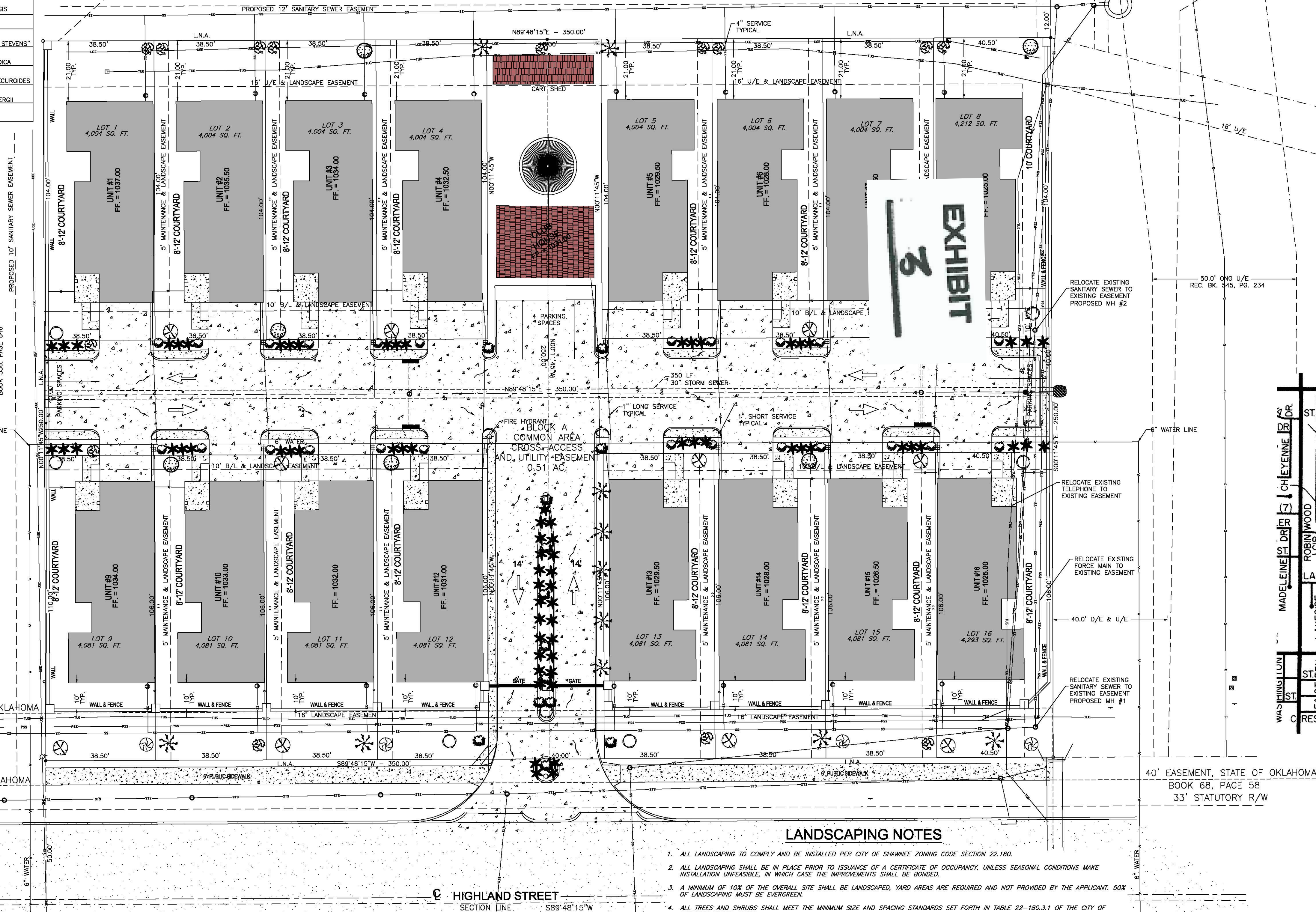
LOCATION MAP
SCALE: 1" = 2000'65' EASEMENT, STATE OF OKLAHOMA
BOOK 204, PAGE 10540' EASEMENT, STATE OF OKLAHOMA
BOOK 68, PAGE 58

33' STATUTORY R/W

SW/C
SECTION 16
T10N/R4E L.M.

LANDSCAPE REQUIREMENTS

10% PUD INCREASE			
FRONT YARD - 10' SETBACK	1 TREE PER 35' (LINEAR)	350/35 = 10 TREES	(350/35) * 1.1 = 11 TREES
SIDE YARD - 5' SETBACK	1 TREE PER 400 SQ. FT.	250x2x5/400 = 6 TREES	(250x2x5/400) * 1.1 = 7 TREES
REAR YARD - 10' SETBACK	1 TREE PER 400 SQ. FT.	350x10/400 = 9 TREE	(350x10/400) * 1.1 = 10 TREE
PARKING LOT - 10 SPACES	1 TREE AND 3 SHRUBS PER 6 SPACES	10/6 = 2 TREES 10/6x3 = 6 SHRUBS	(11/6) * 1.1 = 2 TREES (11/6x3) = 6 SHRUBS
TOTAL LANDSCAPING REQUIRED: 30 TREES (INCLUDING 10% INCREASE) 6 SHRUBS			

LANDSCAPE PLAN
THE 19th HOLE
LOTS 1 & 2, BLK. 1
COUNTRY CLUB HEIGHTS ADDITION
SHAWNEE, OKLAHOMA

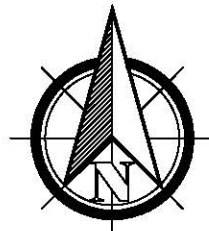
LANDSCAPING NOTES

- ALL LANDSCAPING TO COMPLY AND BE INSTALLED PER CITY OF SHAWNEE ZONING CODE SECTION 22.180.
- ALL LANDSCAPING SHALL BE IN PLACE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, UNLESS SEASONAL CONDITIONS MAKE INSTALLATION UNDESIRABLE, IN WHICH CASE THE IMPROVEMENTS SHALL BE BONDED.
- A MINIMUM OF 10% OF THE OVERALL SITE SHALL BE LANDSCAPED, YARD AREAS ARE REQUIRED AND NOT PROVIDED BY THE APPLICANT. 50% OF LANDSCAPING MUST BE EVERGREEN.
- ALL TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND SPACING STANDARDS SET FORTH IN TABLE 22-180.3.1 OF THE CITY OF SHAWNEE ZONING CODE.
- EXISTING NONINVASIVE VEGETATION MAY BE USED IN MEETING LANDSCAPE REQUIREMENTS. WHEN EXISTING MATURE TREES ARE PROTECTED ON THE SITE THE DECISION-MAKING BODY MAY REDUCE THE NUMBER OF NEW TREES REQUIRED BY A RATIO OF ONE-INCH CALIPER OF NEW TREE(S) FOR EVERY ONE-INCH CALIPER OF EXISTING TREE(S) PROTECTED.
- BARK DUST, CHIPS, AGGREGATE, OR OTHER NON-PLANT GROUND COVERS MAY BE USED, BUT SHALL COVER NO MORE THAN 60% OF THE AREA TO BE LANDSCAPED AND SHALL BE CONFINED TO AREAS UNDERNEATH PLANTS. NON-PLANT GROUND COVERS CANNOT BE A SUBSTITUTE FOR GROUND COVER PLANTS.
- THE USE OF DROUGHT-TOLERANT NATIVE PLANT SPECIES IS ENCOURAGED, AND MAY BE REQUIRED WHEN IRRIGATION IS NOT AVAILABLE. IRRIGATION SHALL BE PROVIDED FOR PLANTS THAT ARE NOT DROUGHT-TOLERANT. IF THE PLANTINGS FAIL TO SURVIVE, THE PROPERTY OWNER SHALL REPLACE THEM WITH AN EQUIVALENT SPECIMEN, TABLE 22-180.3.1 OF THE CITY OF SHAWNEE ZONING CODE PROVIDES A LIST OF RECOMMENDED SPECIES. ALL IRRIGATION INSTALLED SHALL BE AUTOMATIC.
- LANDSCAPING COMPANY IS TO BE CONTRACTED PRIOR TO BUILDING COMPLETION TO INSURE ALL PLANTS FOR SITE HAVE BEEN ORDERED.
- LANDSCAPING COMPANY WILL GUARANTEE ALL PLANTS FOR A SIX MONTH PERIOD (MINIMUM) FROM DISEASES AND DEATH NOT RELATED TO POOR LANDSCAPING MAINTENANCE AND MANAGEMENT.

Note To Contractors
Call Okie :1-800-522-6543

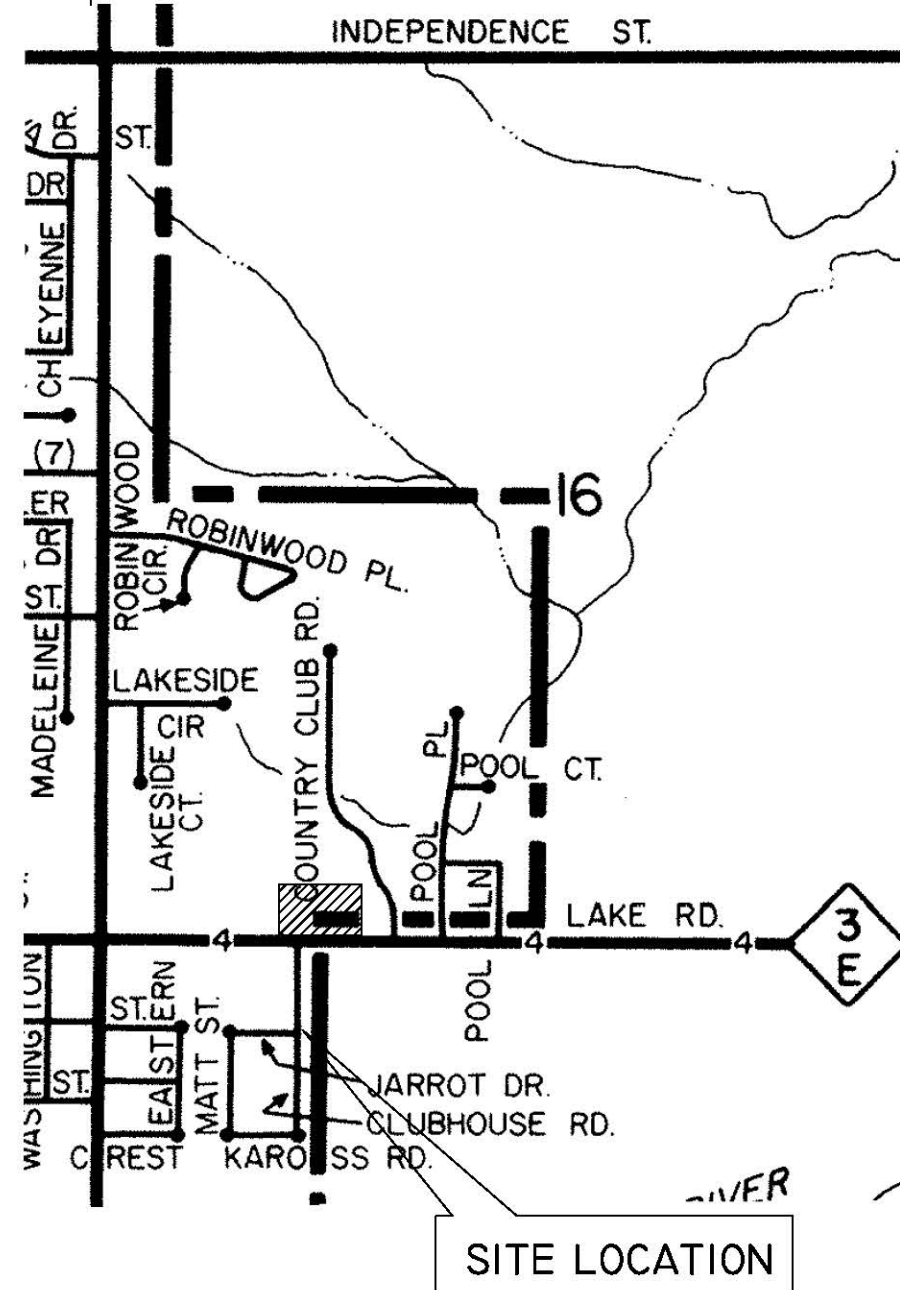
LOCATION OF UNDERGROUND UTILITY SERVICES. CONTRACTORS MUST CONTACT THIS NUMBER PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

EVERY EFFORT HAS BEEN MADE TO LOCATE AND IDENTIFY APPROXIMATE LOCATIONS OF UNDERGROUND UTILITY LINES. BURIED UTILITIES ARE NOT NECESSARILY AS SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL SERVICES. CONTRACTOR MUST CONTACT ALL UTILITIES PRIOR TO ANY CONSTRUCTION.

SCALE
1" = 20'

- LEGEND
- (o) INDICATES 3/8" IRON PIN, SET
 - (x) INDICATES EXISTING IRON PIN
 - (---) LIMITS OF NO ACCESS
 - (---) WATER METER
 - (---) WATER VALVE
 - (---) FIRE HYDRANT
 - (---) POWER POLE
 - (---) LIGHT POLE
 - (---) GUY WIRE
 - (---) GAS METER
 - (---) VENT PIPE
 - (---) TELEPHONE PEDESTAL
 - (---) ELECTRIC BOX
 - (---) CLEAN OUT
 - (---) MANHOLE
 - (---) STORM DRAIN
 - (---) AIR CONDITIONER UNIT
 - (---) SIGN
 - (---) BENCHMARK
 - (---) TREE

- (---) TUG TELEPHONE, UNDERGROUND
- (---) UGE UNDERGROUND ELECTRIC
- (---) QHE OVERHEAD ELECTRIC & CABLE TV
- (---) FOC FIBER OPTIC CABLE
- (---) CATV CABLE TV
- (---) PET PETROLEUM LINE
- (---) GAS LINE
- (---) HPG HIGH PRESSURE GAS LINE
- (---) W WATER LINE
- (---) SS SANITARY SEWER LINE
- (---) STS STORM SEWER
- (---) PSS PRESSURIZED SANITARY SEWER LINE
- (---) X FENCE
- (---) FLOW LINE



DEVELOPERS INFORMATION

CURRENTLY: ZONED R-1
PROPOSED: PUD ZONED R-2 - BASE
LOCATION: 2400 BLK. E HIGHLAND ST.
SHAWNEE, OKLAHOMA

OWNER & DEVELOPER: The 19th Hole, LLC
201 W. 9th Street
SHAWNEE, OK. 74801
405-275-4222

201 W. 9th Street
SHAWNEE, OK. 74801
405-275-4222

DRAINAGE/RETENTION NOTE:
RETENTION WILL BE PROVIDED IN THE STREET
AND UNDERGROUND UNDER ROAD.

Client
The 19th Hole, LLCProject
The 19th Hole AdditionSheet Title
Landscape Development PlanDesign
SUCheck
SUDate
5/3/17Drawn
ml

THE LANDRUN GROUP, LLC

LandRun Engineering, LLC

201 West 9th Street * P.O. BOX 1584

Shawnee, OK 74801-1584 (405) 273-4222

CA# 6182 Exp. 06/30/2018

E-mail: standes@landrurgroup.com

5/4/17

Date

Stephen T. Longes

Professional Engineer

No. 10000

No. 10000

No. 10000

No. 10000

No. 10000

No. 10000

BOOK 806 PAGE 804

FILE 591 9

5668

OWNER'S CERTIFICATE AND RESTRICTIONS
TO

FILE NO. EORN PAGE
STATE OF OKLAHOMA, POTTAWATOMIE COUNTY, SS:
FILED IN BOOK 806 PAGE 804
MAY 2 1925
GEORGIA DELL AUSTIN County Clerk
BY: *Georgia Dell Austin* DFPUI

Lots 1-16, inclusive, COUNTRY CLUB HEIGHTS a
subdivision of a part of Section 16, Township
10 North, Range 4 East of the Indian Meridian,
Shawnee, Pottawatomie County, Oklahoma.

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, N. W. Baptist, III, William L. Ford,
and Sim K. Sims, Trustees, certify that they are the owners and
the only persons, firm or corporation having any legal title or
interest in and to all of Lots 1-16, inclusive, COUNTRY CLUB
HEIGHTS, as shown and embraced by the plat of said addition, re-
corded in the office of the County Clerk of Pottawatomie County,
State of Oklahoma.

For the purpose of providing an orderly development of the
entire addition above described, and for the purpose of provid-
ing adequate restrictive covenants for the mutual benefit of
ourselves, or our successors in title to the said premises, we,
the owners, do hereby impose the following restrictions and
reservations on the above described plat, COUNTRY CLUB HEIGHTS,
to which it shall be incumbent upon all successors in title to
adhere, and any person or persons, corporation, trust, partner-
ship or other legal entity whatsoever, hereafter becoming the
owner either directly or indirectly through subsequent transfer,
or any manner whatsoever, of any lot or lots, block or blocks,
included in said plat, shall take, hold and convey the same
subject to the following, to-wit:

(1) All lots in this subdivision shall be used as Single
Family residential lots.

(2) Single family residences erected in said addition
may be one-story, one and one-half story, split level or two-
story in height.

(3) No building shall be located on any lot or building
site, nearer to the front property line than the Building Limit
Line as shown on the recorded plat. The minimum distance between
the building and the side and rear property lines shall be not

*Miller, Peter & Margaret
2134 1925 - Shawnee, Ok*

less than five (5) feet from said property lines. In the instance that the owner of a lot, or building site, desires to locate his building less than five (5) feet from the said property lines, and his lot is located adjacent to a vacant lot, he must obtain permission, in writing, from the owner of the adjacent property in order that he may locate the building as close as five (5) feet to the said property lines.

For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of the building, provided, however, that this shall not be construed to permit any portion of a building to encroach upon another site.

(4) No single family residence shall be erected or placed on any building site of less than one lot, but may be erected on a site consisting of more than one lot.

(5) No building or structure shall be erected, or altered on any building site or lot in this addition until the building plans and specifications, and plot plan, showing the location of such building, have been approved in writing as to the conformity and harmony of external design with existing structures in the subdivision, and as to the location of the building with respect to topography and finished ground elevation by a Building Committee composed of N. W. Baptist, III, William L. Ford, Murlin Derebery, Chris J. Lillard and H. Jeffrey Diamond, or by a representative designated by a majority of the members of said committee. In the event of death or resignation of any member of said committee, the remaining members shall have full authority to approve or disapprove such design and location or to designate a representative with like authority. In the event said committee or its designated representative with like authority fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the erection of such building, or the making of such building, or the making of such alterations have been commenced prior to the completion thereof, such approval will not be necessary and this covenant will be deemed to have been fully complied with. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. The power and duties of the committee and its designated representative shall cease on or after January 1, 1998. Thereafter the approval described in this covenant shall not be required unless prior to said date and effective thereon, a written

instrument shall be executed by the then record owners of a majority of the lots or building sites in this addition, and duly recorded in the land records of said county, appointing a representative or representatives who shall thereafter exercise the same powers previously exercised by the committee.

(6) No business, trade or activity shall be carried on upon any residential lot or building site. No noxious or offensive activity shall be carried on upon any lot or building site, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

No cows, horses, or other livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not kept, bred, nor maintained for any commercial purpose.

No trash, ashes or other refuse may be thrown or dumped on any vacant lot in the addition. Each owner of a vacant lot is required to keep said lot in presentable condition or the Building Committee may, at its discretion, mow said lot, trim trees, remove trash or refuse and levy a lien on said lot for the cost involved, which cost, the owner of any such lot agrees to pay upon demand.

(7) No structure or building of a temporary character, trailer, tent, shack, garage, barn or other outbuilding shall be used on any lot or building site at any time as a residence, either temporarily or permanently. Outbuildings such as cabanas, greenhouses, play houses, servants quarters and similar buildings erected on any of said lots shall be approved, in advance of construction, by the Building Committee, within fifteen (15) days of submission, and shall correspond in style and structure to the residence to which it is appurtenant.

Dog pens shall be concealed from the street, and the location of same approved by the Building Committee.

No garbage or trash cans shall be visible from the street or golf course.

No campers, boats, housetrailleurs, or trucks of any kind shall be permitted to be continuously parked in sight in the front of a residence, or on any portion of any lot in the addition, and must be totally concealed from the street and abutting lot owners.

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(14) All utility services shall be underground for as long as such underground facilities are available from supplier and the owner of each lot shall provide facilities to take and receive such services by means of properly installed underground service lines.

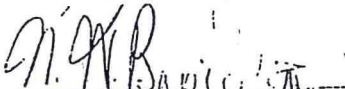
(15) These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1998, (except as otherwise specified herein), at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by a majority of the then owners of the lots or building sites has been recorded, agreeing to change said covenants in whole or in part.

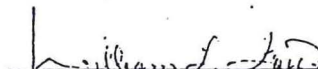
(16) If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating, or attempting to violate any such covenants and either to prevent him or them from doing or to recover damages or other dues for such violation.

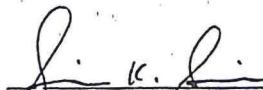
(17) Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have affixed their signatures this 18th day of August, 1977.

N. W. BAPTIST, III, WILLIAM L. FORD
and SIM K. SIMS, TRUSTEES


N. W. Baptist, III


William L. Ford


Sim K. Sims

BOOK 591 PAGE 14

BOOK 806 PAGE 809

STATE OF OKLAHOMA)
COUNTY OF POTTAWATOMIE) ss.

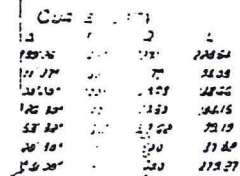
The foregoing instrument was acknowledged before me this
18th day of August, 1977, by
N. W. Baptist, III, William L. Ford and Sim K. Sims, Trustees.

L. Oliver R. R. R.
Notary Public

My Commission Expires:
(Seal)

2-5-79

Hand-drawn map of the study area. The map shows a grid with 'North Bayview Ave' on the left, 'East Hyman' at the bottom, and 'W 24th St' at the top. A vertical line runs through the center, and a horizontal line runs across the middle. A shaded rectangular area is located in the bottom-left quadrant, labeled 'Study Site'. A small circle is located in the center of the grid, labeled 'Country Club'. A north arrow is located in the top-right corner, pointing upwards and labeled 'N'. The text 'Location Map' and 'Scale 1:2500' are written at the bottom.



Sec. 2, see back

Shawnee Country Club

September 1, 2017

Mr. Justin Erickson, City Manager
City of Shawnee
16 West 9th Street
Shawnee, OK 74801-6802

Dear Mr. Erickson:

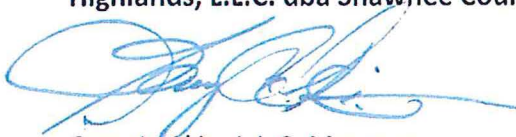
The ownership of Shawnee Country Club has recently been in discussions with Mr. Bryce Barfield in regards to a planned development called "The 19th Hole".

Based upon the information detailed by Mr. Barfield, the ownership of Shawnee Country Club has determined that the planned development does not infringe on the existing operations of Shawnee Country Club, does not conflict with its operations, and appears to be a quality development.

Therefore, the ownership of Shawnee Country Club does not object to the project and its possible approval by the City of Shawnee to proceed.

Cordially,

Highlands, L.L.C. dba Shawnee Country Club



Gary A. Akin, L.L.C. Manager

December 20, 2017

Planning Commission
City of Shawnee
16 West 9th Street
Shawnee, Oklahoma 74801

RE: Proposed Planned Unit Development
Referred to as 19th Hole, located on
Lots 1 & 2, Country Club Heights Addition
to the City of Shawnee

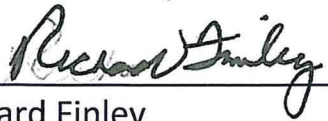
Ladies and Gentlemen:

The undersigned lot owners in Country Club Heights Addition hereby protest referenced Planned Unit Development for the reason that same conflicts with the Owners Certificate & Restrictions for Country Club Heights, a copy of which is attached hereto.

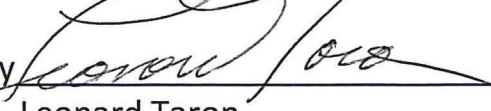
This protest letter may be signed in one or more counterparts.

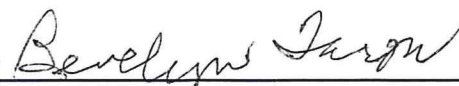
Respectfully Submitted,

Lot 9, Richard Finley 1997 Trust

By 
Richard Finley

Lot 11, Leonard Taron & Bevelyn Taron

By 
Leonard Taron

By 
Bevelyn Taron

RECEIVED CITY CLERK'S OFFICE

Date 12/21/17 Time 2:18 pm
Hacie Eck

received
12-21-17

K.G.

December 20, 2017

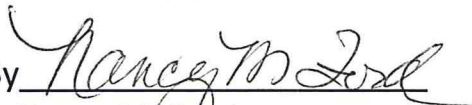
Page 2

Lot 12, Chris J. Lillard & Patty Lillard

By _____
Chris J. Lillard

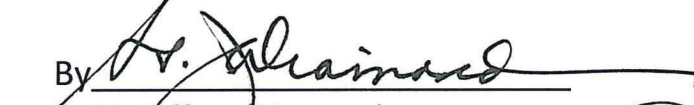
By _____
Patty Lillard

**Lot 13 & 14, Nancy M. Ford
Revocable Trust**

By 
Nancy M. Ford

By 
William L. Ford

**Lot 16, H. Jeffrey Diamond and
Nance L. Diamond**

By 
H. Jeffrey Diamond

By 
Nance L. Diamond

December 21, 2017

PLANNING COMMISSION
CITY OF SHAWNEE
16 WEST 9TH STREET
SHAWNEE, OKLAHOMA 74801

RE: PROPOSED PLANNED UNIT DEVELOPMENT
REFERRED TO AS 19TH HOLE, LOCATED ON
LOTS 1 & 2, COUNTRY CLUB HEIGHTS ADDITION
TO THE CITY OF SHAWNEE

LADIES AND GENTLEMEN:

THE UNDERSIGNED LOT OWNERS IN COUNTRY CLUB HEIGHTS ADDITION HEREBY **PROTEST** THE REFERENCED PLANNED UNIT DEVELOPMENT FOR THE REASON THAT SAME CONFLICTS WITH THE OWNERS CERTIFICATE & RESTRICTIONS FOR COUNTRY CLUB HEIGHTS, A COPY OF WHICH IS ATTACHED HERETO.

THIS PROTEST LETTER MAY BE SIGNED IN ONE OR MORE COUNTERPARTS.

RESPECTFULLY SUBMITTED,

LOT 4 BLOCK 1, RAYMOND & LAVERNE SHAFFER

BY *Raymond Shaffer*
RAYMOND SHAFFER

BY *Laverne Shaffer*
LAVERNE SHAFFER

Kacio Eck
RECEIVED CITY CLERK'S OFFICE
Date 12/21/17 Time 3:57pm

26 December 2017

Planning Commission
City of Shawnee
16 West 9th Street
Shawnee, OK 74807

Re: Proposed Planning Unit Development
referred to as 19th Hole, located on
Lots 1 & 2, Country Club Heights Subdivision
to the City of Shawnee

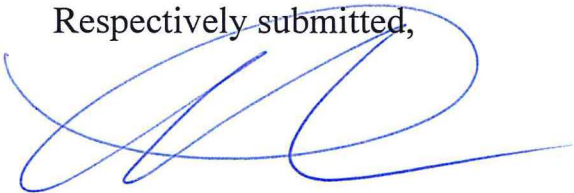
Members of the Planning Commission:

I am the owner of Lot 6 in the Country Club Heights Subdivision and hereby protest the above referenced proposed development which is subject to the existing "Owner's Certificate & Restrictions for the Country Club Heights Subdivision" (restrictions), a copy of which is attached hereto. Such proposed development would be contrary to and in violation of the deed restrictions which I personally relied upon when purchasing my property in April 2017. I would like to assume that such restrictions will be applied to any proposed development in the Country Club Heights Subdivision both now and in the future.

Even though I am new to Shawnee, there are numerous existing sites elsewhere where the proposed development could be sited.

Please deny the request from the Land Run Group relative to its proposed development on Lots 1 & 2 of the Subdivision referenced herein.

Respectively submitted,



Loyd Drain, Owner LOT 6
6 Country Club Road
Shawnee, OK 74801
Loyd.Drain1@gmail.com

received
12-27-17
KG

December 20, 2017

Planning Commission
City of Shawnee
16 West 9th Street
Shawnee, Oklahoma 74801

RE: Proposed Planned Unit Development
Referred to as 19th Hole, located on
Lots 1 & 2, Country Club Heights Addition
to the City of Shawnee

Ladies and Gentlemen:

The undersigned lot owners in Country Club Heights Addition hereby protest referenced Planned Unit Development for the reason that same conflicts with the Owners Certificate & Restrictions for Country Club Heights, a copy of which is attached hereto.

This protest letter may be signed in one or more counterparts.

Respectfully Submitted,

Lot 9, Richard Finley 1997 Trust

By _____
Richard Finley

Lot 11, Leonard Taron & Bevelyn Taron

By _____
Leonard Taron

By _____
Bevelyn Taron

received
12-28-17
Lr

December 20, 2017

Page 2

Lot 12, Chris J. Lillard & Patty Lillard

By 
Chris J. Lillard

By 
Patty Lillard

**Lot 13 & 14, Nancy M. Ford
Revocable Trust**

By _____
Nancy M. Ford

By _____
William L. Ford

**Lot 16, H. Jeffrey Diamond and
Nance L. Diamond**

By _____
H. Jeffrey Diamond

By _____
Nance L. Diamond



**STAFF REPORT
Planned Unit Development (PUD)
Case #P01 -18**

TO: Shawnee Planning Commission

AGENDA: March 7th, 2018

RE: 19th Hole PUD – Additional Comments and Updates

In summary, the 19th Hole Development was deferred from the January 3rd Planning Commission meeting to the March 7th agenda. The main objectives for this sixty day deferral were:

1. To allow the developer time to meet with surrounding residents to better explain the proposal and possibly facilitate an agreement.
2. To provide the applicant an opportunity to resolve City concerns, listed as conditions in the January staff report. The main items include the addition of necessary language in the PUD Design Statement and providing a means for stormwater mitigation that conforms to City standards.
3. Additionally, a request was made for Staff to explore current and future plans affecting Country Club Heights Addition and the Country Club area to provide details concerning historic land use patterns.

As of February 28, 2018, Staff has received no revisions to the PUD document(s) and stormwater mitigation concerns remain unresolved. The applicant has indicated that letters were delivered to all residents of Country Club Heights Addition providing a project summary and possible points for negotiation (Exhibit 8).

In regard to the Country Club and associated neighborhoods, City records do not indicate a consolidated future plan for the area. However, the following four subdivisions have been developed since the late 1970's which have defined the general land use pattern for this area:

1. The Bridges Addition I, II, & III
2. Country Club Heights I & II
3. Augusta Court
4. Highland Farm Estates

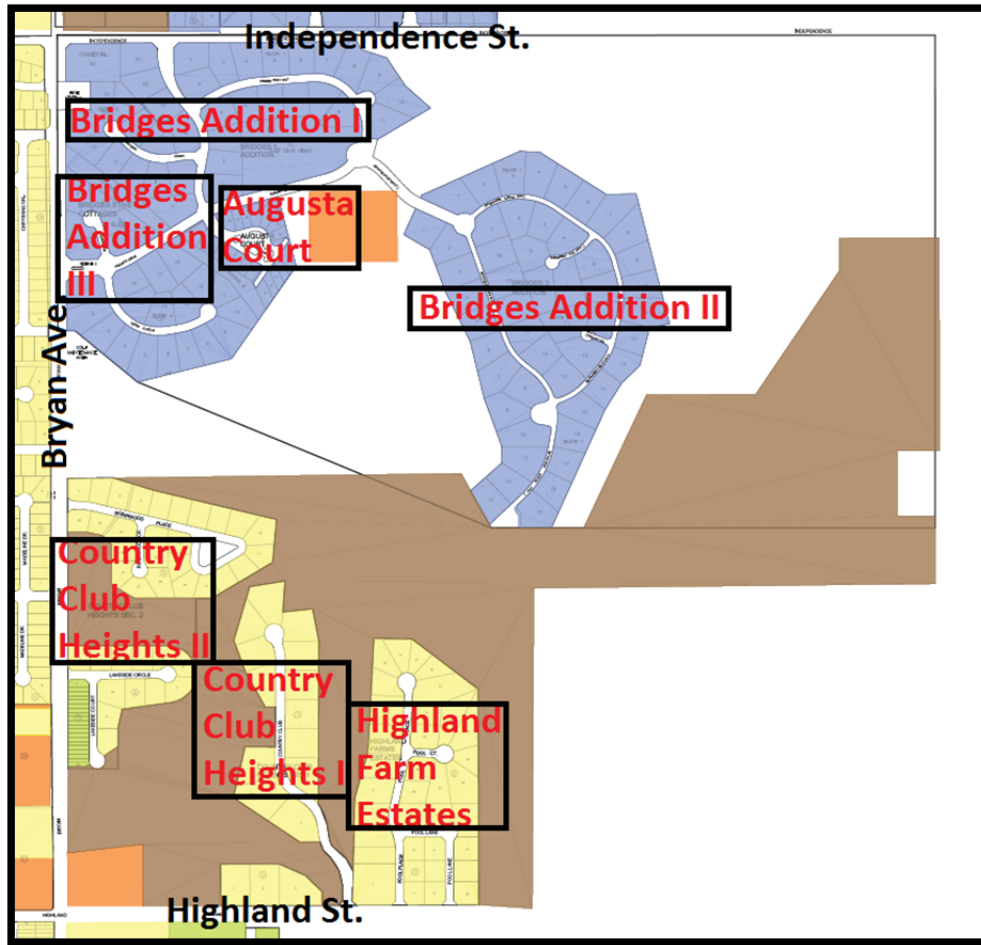


Figure 1: Subdivisions associated with the Shawnee Country Club.

Country Club Heights I & II (1977)

Country Club Heights Addition, Section I was platted in 1977, followed by Section II in 1980. These developments are primarily associated with large lot, single family residential development. However, Block I of Country Club Heights II is specifically reserved, by covenants, for minimal townhouse development. The covenants for Block I, Section II are quite detailed and ensure high quality construction.

Highland Farms Estates (1985)

Highland Farms Estates was platted in 1985 for single family residential housing. There are approximately 32 lots, which generally range in size from 0.5 - 1.5 Acres.

The Bridges Addition (1998)

The Bridges Addition was originally platted as two separate entities, Bridges I and Bridges II, both in October of 1998. All subject land was rezoned from A1 to a PUD (The Greens at Shawnee Country Club), to incorporate the golf course and a variety of housing options. "Residential opportunities range from multi-family villa units to large lot single-family

residential” (PUD Design Statement). The proposed residential zoning includes RE, R-1, R-3, and C-3. The residential housing selection was broken into:

1. Executive Lots: 125 ft. x 175 ft.
2. Premier Lots: 165 ft. x 200 ft.
3. Estate Lots: 185 ft. x 235 ft.
4. Multi-family: 8 DU’s per acre for a total of 94 DU’s

In 2007, Block two of the existing Bridges I Addition was vacated and re-platted as Bridges III, The Cottages. Consistent with this change, a new PUD was established to allow for higher density residential. The primary difference between the existing PUD and the new PUD (The Greens at Shawnee Country Club) includes: six lots became 19 lots with common areas, a gated entrance was added, a wall was erected around the development, and the properties were moved from separate ownership to a condo type development with a target market for persons over 55 years of age. The new lot sizes ranged between 2,500 sq. ft. - 3,500 sq. ft., allowing structures to be built in a zero-lot line arrangement, using the common area to obtain adequate separation between structures. The new PUD also allows for one office and one community center.

Augusta Court (2000)

The Augusta Court Addition is a replat of Lot 8, Block 4 of the Bridges I Addition and was established as an R1-Z development (zero-lot-line). Points worth noting about this development are the approved private street, reduced front yard setbacks, and zero side yard setbacks in conformance with R1-Z standards. Twenty (20) lots, at approximately 6,000 square feet, cover approximately 5.4 Acres of land.

The three original subdivisions, established in the late 1970’s through the 1980’s provided for large, single family lots. As indicated in Figure 1, these subdivisions comprise roughly the southern half of land developed and associated with the Country Club. It should be pointed out that the three original neighborhoods have maintained low density residential use, aside from one planned block of townhouses associated with Country Club Heights II. The newer, northern half of this land section has a significantly different timeline, however. As previously discussed, Bridges Addition I & II were established in 1998 and provided options for a variety of residential densities, ranging from single family residential to multi-family development. In the early and mid-2000’s, portions of the Bridges Addition were re-platted, incorporating significantly higher density residential uses.

Summary of Staff Findings

The 19th Hole PUD is in general conformance with the City’s Comprehensive Plan. The subject property and surrounding areas are designated for residential uses, ranging from single family to multifamily residential development. The land is currently zoned R-1 (Single Family Residential) which limits development to one dwelling unit per lot. The proposed PUD represents a substantially higher density than currently permitted, based on the anticipated sixteen lots

covering two acres of land. When assessing the validity of a zoning change, Staff first explores the general zoning pattern of adjacent properties and the general area. On the north side of Highland Street, the majority of properties are zoned R1, and Agricultural for the existing golf course. Staff's assessment becomes complex on the south side of Highland Street, where two large properties received R3 (Multi-family Residential) zoning approval, which allows for maximum density residential development. Though this issue is merely one variable in the commission's decision, there is a general precedent for allowing high density residential development in the immediate area.

Next, Staff reviews the subject site as it relates to the public roadway. Highland Street is considered a major arterial in Shawnee. Generally, the City's major arterials facilitate higher density development, including multi-family residential and high density commercial. This pattern can be recognized along Highland Street, particularly between Bryan Avenue and Kickapoo Street. Though the Highland Street corridor east of Bryan does not currently follow this pattern, it is reasonable to assume that it could in the future.

Staff does find the requested use to be reasonable based on consistency with the Comprehensive Plan designation for this area, the approved multi-family residential zoning directly south of the subject site, and the conforming land use patterns that exist on Highland Street and similar arterial roads. However, Staff recognizes issues with this particular project. First, per the conditions listed in the January staff report, the requested corrections are yet to be addressed by the applicant. Second, based on the covenants presented for Country Club Heights, Section I (Exhibit 4), the proposed PUD appears to be in conflict. Such covenants are generally created to assure homeowners of the type of development that can be expected in their neighborhood.

Though the City does not enforce private covenants, Staff certainly reviews the covenants as evidence. Until the PUD can be reconciled with the existing covenants, it is Staff's opinion that further review should cease.



THE LAND RUN GROUP, LLC

ENGINEERING, LEGAL, LAND MANAGEMENT, CONSTRUCTION MANAGEMENT

February 20, 2018

Resident of Country Club Heights

Subject: Proposed 19th Hole Addition
Located on Lots 1 & 2, Block 1
Country Club Heights Addition

Dear Sir or Madam:

A year ago, I was contacted by a developer regarding interest in the old Country Club facility located at the intersection of Bryan Street and East Highland. During review of the property I discovered a sign on the above referenced lots. I was familiar with the lots because of previous review of the property during development of an ALTA survey of the Country Club and the current Country Club facility to the north. I have also been privileged to have designed or assisted with the golf course, clubhouse parking area, the Bridges, and Bridges Cottages Additions.

In January of 2016, I was asked to evaluate the need for a higher density, exclusive housing development, like the Bridges Cottages, on the east side of Shawnee. The location under consideration was the corner of Elm Street and Independence Avenue. The assessment determined a need in this type of development which would serve both elderly and executive housing needs. The comparison presented to the developer was to create executive housing comparable to Brookhaven Village on the west side of Norman (north side of Sooner Fashion Mall). The variation was to create a gated community combining single family executive homes, exclusive multi-family housing, and amenities. The developer's intent was to create the appearance that we were trying to develop this type of housing while intending on constructing housing like their other developments. It is my professional opinion, due to the disparity in design concepts the zoning was not approved, and the project was abandoned.

When reviewing the old Country Club property, I realized this is an exceptional location for the type of development perceived on the Elm and Independence parcel. The clientele would primarily be a combination of young professionals, mature families downsizing, and corporate housing. It seems not uncommon for larger companies to own a maintained property for either visiting executives, corporate dignitaries, or honored guests. The size was acceptable to establish a higher density development with the amenities for potential home owners. A golf course and Country Club provided a location what would be considered secure and attractive for this type of clientele. An additional attribute is the potential privacy that is associated with the area.

201 W. 9TH STREET
SHAWNEE, OK 74801
(405) 273-4222

PO BOX 1584
SHAWNEE, OK 74802-1584
WWW.LANDRUNGROUP.COM

Concerns that had to be addressed included the proximity to Highland Street. Due to the depth off of the arterial street adequate landscaping and barriers/walls or fencing could be developed similar to the Bocage and the Greens Additions in Oklahoma City off of 122nd Street. Other obstacles considered were arrangements with the owners of the Shawnee County Club, Dennis Jones (adjacent property owner), and the covenants. Prior to purchasing the lots, we had been in contact with Mr. Overland and Mr. Akin to discuss housing and consideration of purchasing the old country club property. Regarding this project they were not in disagreement. We indicated that it would be mandatory for all property owners to apply for a social membership at Shawnee Golf and Country Club. Following the initial communications, I was not part of any further communications. I contacted and spoke with Mr. Jones, who indicated he had considered similar ideas with Mr. Tomlinson but really did not have a problem with the project. He indicated he was intending on sizing down and selling his property. I asked if the development had a Home Owners Association (HOA) and he indicated that there was not one. By this time, we were having issues with the seller because of asking for time extensions. We obtained and researched a copy of the covenants. We first identified the age of the covenants and some minor discrepancies due to the age. One being with a building committee which, per covenants, disbanded in 1998. This information combined with no indication of an HOA or building committee by Mr. Jones brought us to the interpretation that if we construct single family homes on individual lots, this project would not be in violation of the covenants. We also knew the property would have to be re-platted with its own set of covenants, which made it independent of the original covenants.

This information is presented to provide an understanding why we never contacted individuals in the neighborhood prior to purchasing the property. Similar reasons exist, as to prior to the discussion with Mr. Chris Lillard, we did not perceive opposition to this development. We met with City staff several times to develop the Planned Unit Development (PUD) prior to submittal. Following the discussion with Mr. Lillard, my opinion was a lack of understanding of our intention. The best way of addressing concerns, after receiving copies of the protest letters, was to attend the meeting, discuss the concerns, and table the project to allow these items to be addressed.

The planning commission tabled this item until March to allow us to communicate and achieve this task. Directly following the meeting, I was taken back by the level of apprehension and later spoke with Mr. Diamond regarding some of the Country Club Heights resident's concerns. The concerns discussed with Mr. Diamond are partially addressed below;

1. **Impact on Existing Covenants** – Two (2) possibilities to protect the existing covenants. First while the property is being re-platted, once re-platted should be outside the Country Club Heights covenants. The Planned Unit Development (PUD) should protect your interests in maintaining compatible requirements. We will expand language in the PUD to make sure this development meets certain guidelines. Second, we would work with the residents of Country Club Heights to amend and update existing covenants. This update of the covenants would solidify that splitting any lot on Country Club Road would be prohibited, all houses must be single family homes, refer to current zoning regulations, and place whatever additional restrictions discussed on lots fronting Highland Street which would address this development.

2. **Density** – Mr. Diamond indicated that a meeting held, following the planning commission meeting, addressed concerns regarding density. The reason for the density was related with the “typical townhouse” type of a development combined allowing the Property Owners Association (POA) dues to maintain the proposed amenities. The proposed development includes a clubhouse, community golf carts for use by the property owners, a security gate, landscaping, and a part-time employee to assist with maintaining the properties security, yardwork, and landscaping. Analysis determined that a monthly POA fee over \$200 was considered an extravagant fee for this type of a development. The 16 houses with a monthly POA dues of \$185 would generate \$2,960/month and capable of sustaining the property amenities. Removal of the golf carts and stalls, reducing the employee to only being responsible for cleaning of the clubhouse, yardwork, and landscaping could decrease the development to 12 houses. Eliminating clubhouse and all amenities could reduce it even further.
3. **Depth adjacent to Golf Course** – Concern was raised regarding golf balls hitting and damaging the houses. The houses close to the course were already being developed addressing this concern. The common wall between houses do not have windows and are constructed of materials resistant to an impact. The first story was designed 16’ off of the back-property line but the second story is an additional 25 to 30 feet or a total distance of 41 to 45’ away from the property line. Based on the existing sewer line or manhole located on the course the back of the first floor will be 32’ south of the sewer line and the second floor will be approximately 60 feet south. This will preserve some of the large oak trees between the course and the homes. Additional trees and amenities can be added to provide additional protection, if desired. It was also indicated that many people accidentally slice golf balls into this property. When mowing this property approximately 12-15 balls were found. Due to the location where the balls were found, I anticipate most of these balls came from people trying to drive over this property to the green. It is common for people who can hit long drives to “cut the corner” when possible and over tree lines. The probability of people wanting to “cut the corner” will diminish if homes are constructed, requiring people to use the fairway as the course was designed.
4. **Traffic on Highland** – I believe the reason why this property has not developed in 40 years is because the entrance and noise on Highland makes the property less desirable. To combat this concern, the wall and gate is 40 feet north of the Highland Street curb or twice a conventional building line. The widened divided entrance combined with the gate and turn around, similar to the Bridges Cottages property, creates a turnabout outside the gate. Currently each lot would have a drive, therefor allowing two additional driveways which would be viewed by both city and state as potentially more dangerous and less desirable. This development’s drive is directly across from Clubhouse Drive which is the entrance into Harbor Estates. A traffic study could be requested for consideration of a street light or reduced flashers to Tim Hardcaste (Region 4 - O.D.O.T).

These are four (4) principle concerns discussed which I believe could be further discussed and/or worked through with proper communications.

As stated during the meeting, I am not only the design engineer but a Shawnee native since 1977 and the owner. I was dismayed following the planning commission meeting because most of the protestors I know, have worked with, or known their children. Equally, I hope to believe your view of me is being of sound intent and character. I believed this project to be an opportunity to step out-side my usual engineering experience of assisting other people's desires to develop a quality development which would serve as part of my future retirement.

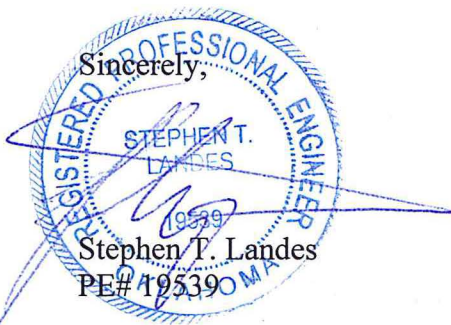
Unlike comments by Mayor Finely, I don't believe there isn't a viable solution to resolve the differences in our design concept. My concern is due to the location on Highland Street, without a variation to these lots, future development is less viable unless an individual wanting a large estate property is found.

Subsequently, I would request one of two possibilities for consideration;

1. Discuss of options to modify this potential development and make it a viable development. We could divide it into anywhere between 4 and 16 individual lots with the gated entrance allowing me to revise the PUD, re-plat and amend the existing covenants to address current zoning codes, or
2. If different interests exist including a desire to leave it in a natural state, I would be willing to update the covenants, revise the PUD to fit alternative interests you might and sell the lots for what I currently have invested which is approximately \$75,000.

I truly hope to hear from one or several of you as representative of the group to communicate potential options. If further information is required, please feel free to call (405) 273-4222.

Sincerely,

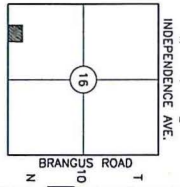


Stephen T. Landes
PE# 125390

201 W. 9TH STREET
SHAWNEE, OK 74801
(405) 273-4222

PO BOX 1584
SHAWNEE, OK 74802-1584
WWW.LANDRUNGROUP.COM

LANDSCAPE PLAN
THE 19th HOLE
LOTS 1 & 2, BLK. 1
COUNTRY CLUB HEIGHTS ADDITION
SHAWNEE, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'

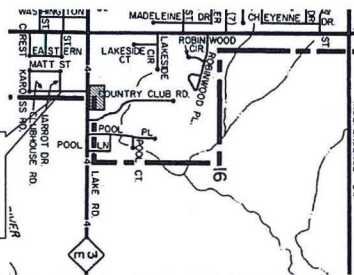
SCALE: 1" = 2000'

65 BASEMENT, STATE OF OKLAHOMA
--BOOK 204, PAGE 105

40' EASTMENT, STATE OF OKLAHOMA
BOOK 66, PAGE 58

LANDSCAPE REQUIREMENTS

LANDSCAPING NOTES



THE LANDRUN GROUP, LLC
LandRun Engineering, LLC
 201 West 9th Street * P.O. BOX 1584
 Shawnee, OK. 74801-1584 (405) 273-4222
 CA# 6182 Exp. 06/30/2018
 E-mail: slandes@landrungle.com

Client	The 19th Hole, LLC
Project	The 19th Hole Addition
Sheet / of	Landscape Development Plan

Drop	sti	Drop	sti	1	1
Drop	mi	Drop	5/3/17	1	1

Stephen T. Landes 9539 Date

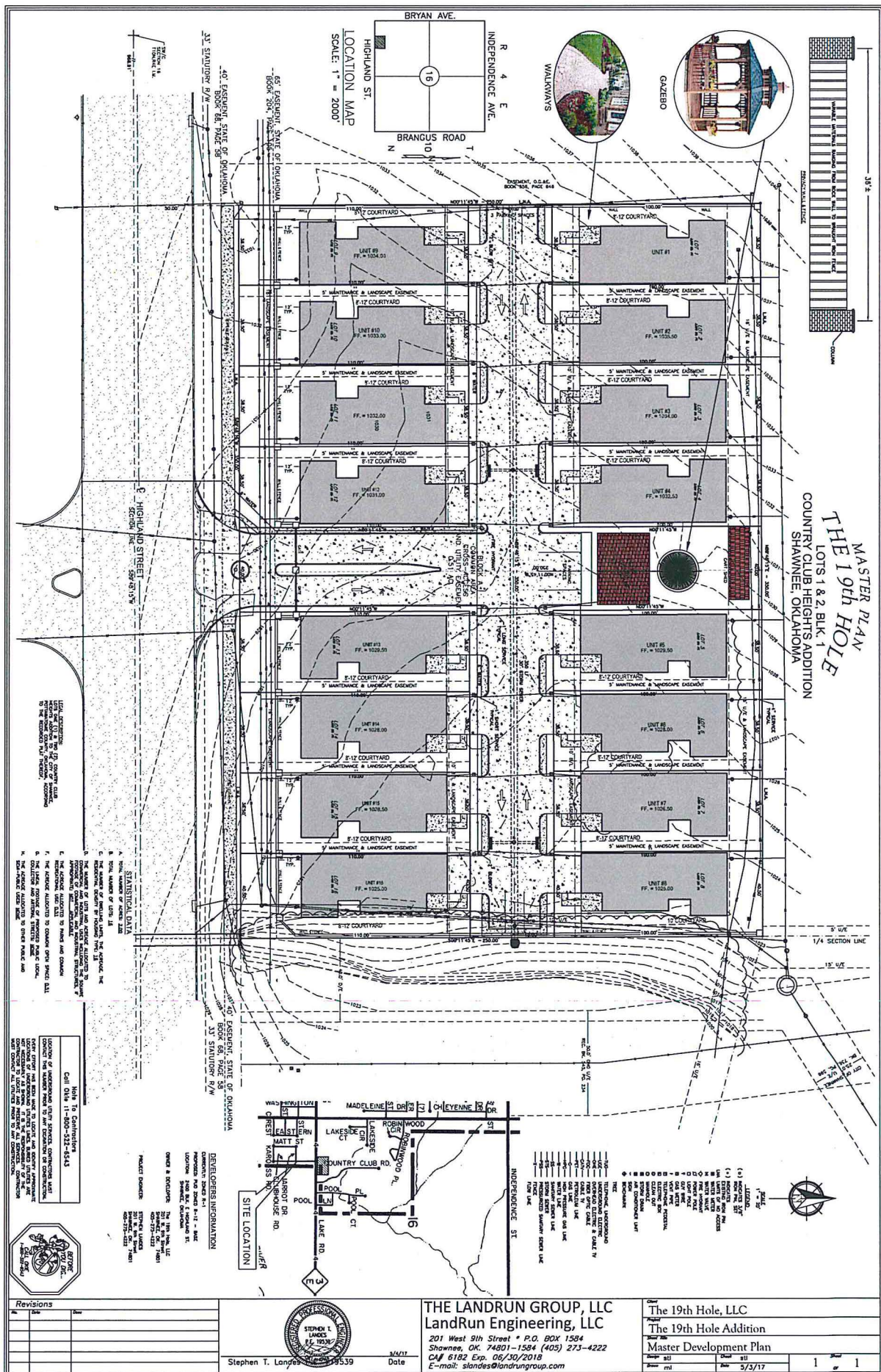
A RE-PLAT OF LOTS ONE (1) & TWO (2), COUNTRY CLUB HEIGHTS ADDITION
LOCATED IN THE SE/4 OF SECTION 16, TOWNSHIP 10 NORTH, RANGE 4 EAST OF THE 1.M.,
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA.

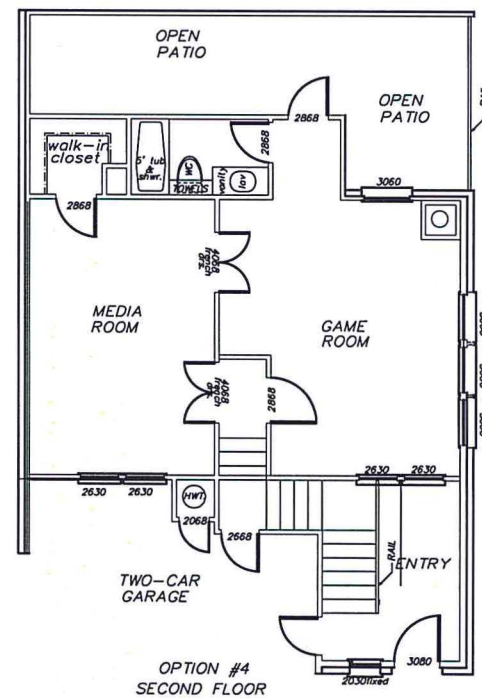
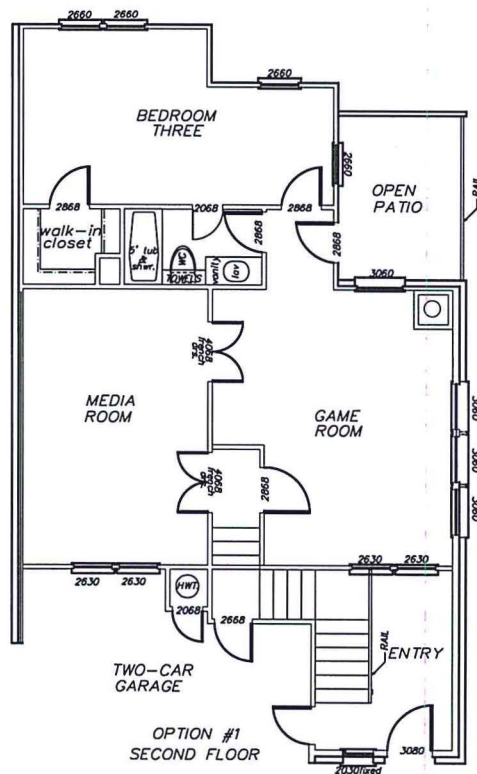
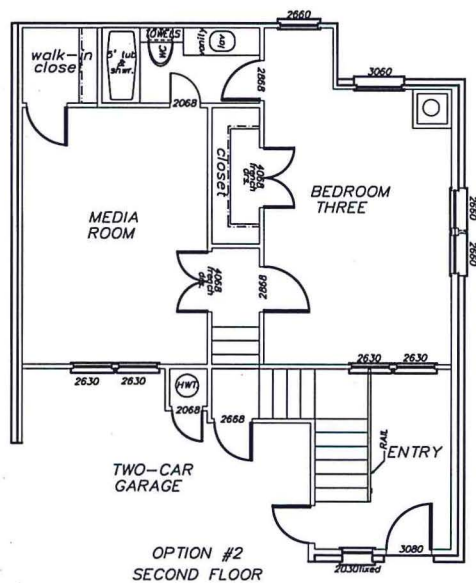
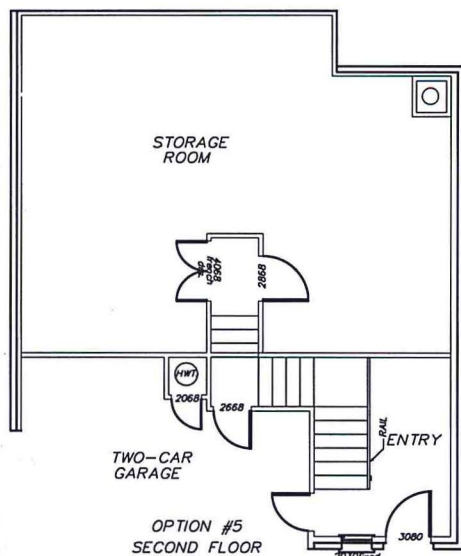
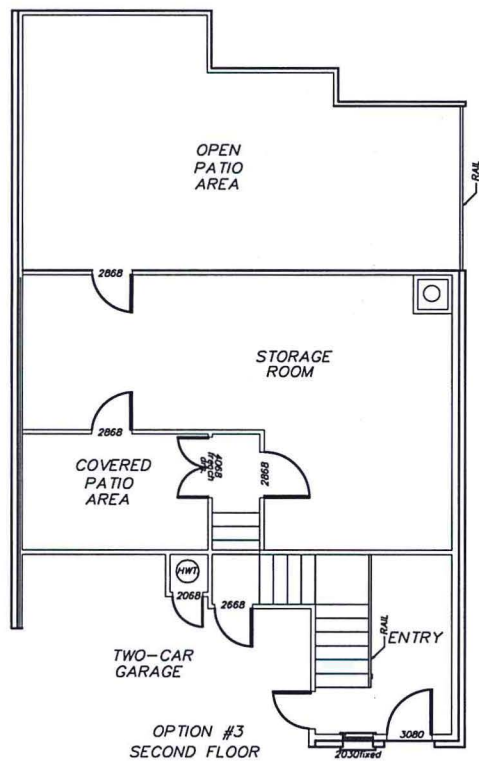
PRESIDENT-Jo Dochney

My Commission Expires:

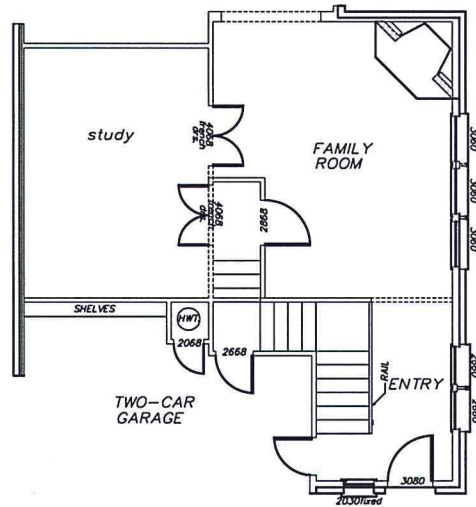
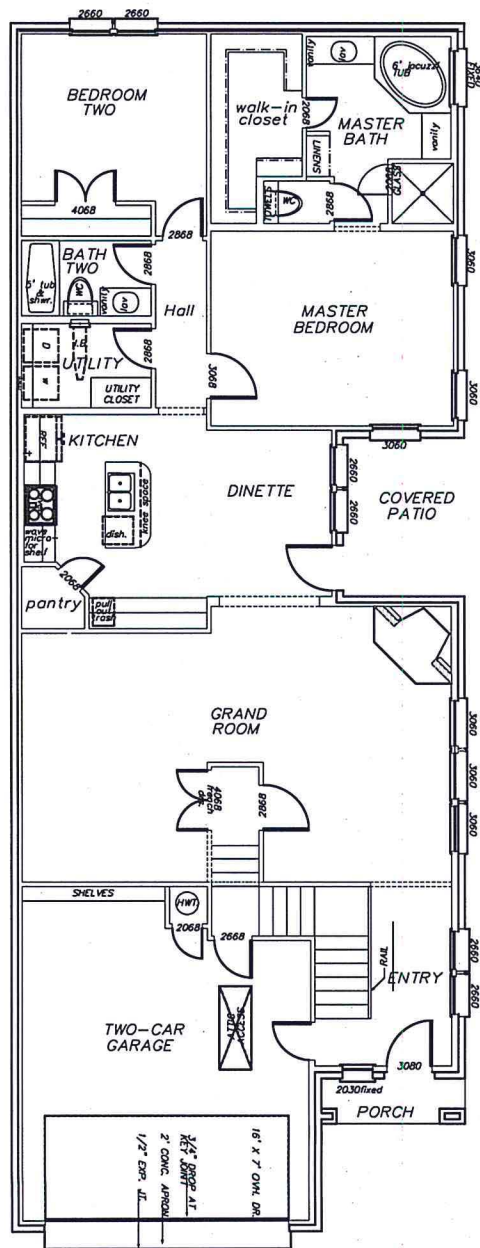
My Commission Expires:

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

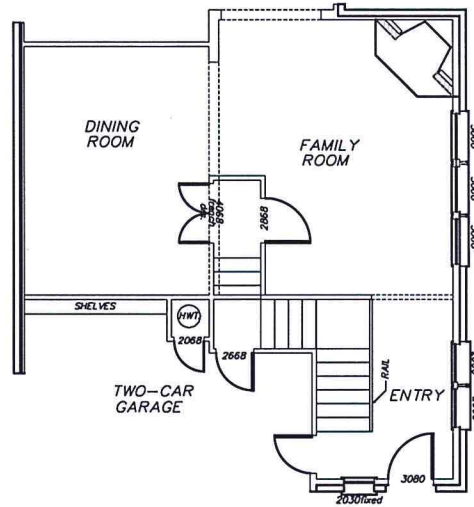




SECOND FLOOR PLAN

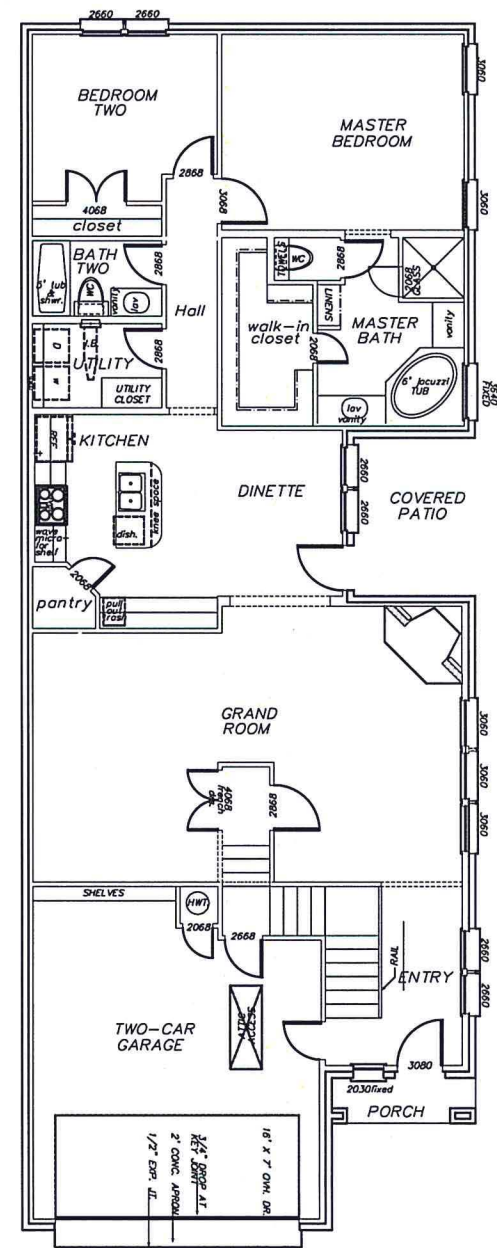


OPTION #1
STUDY



OPTION #2
DINING ROOM

FIRST FLOOR PLAN



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: PC-18
Project Number: 171220
Date Filed: November 22nd 2017
Chrysine 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 R1 District to PUD District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): Country Club Heights addition Sec. 1

LEGAL DESCRIPTION: Lots 1 & 2 Bk. 1 SE 1/4 of Section 16, township 10

PROPERTY OWNER (S): North Range 4 East of the I.M., City of Shawnee, Bt., OK
19 Hole, LLC

PROPERTY AGENT (APPLICANT): LandRun Group, LLC

APPLICANT'S ADDRESS: 201 W. 9th Street

CITY: Shawnee STATE: OK ZIP: 74801

EMAIL ADDRESS: Shandes@landrungroup.com

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

DIMENSIONS OF PROPERTY: AREA: 87120 WIDTH: 250 ft.

LENGTH: 350 ft. FRONTAGE: 350 ft.

CURRENT ZONING: R1 CURRENT USE: Undeveloped

PROPOSED ZONING: PUD PROPOSED USE: Residential

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

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

SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

REZONING &/OR C.U.P FEE \$ 280.00
RECEIPT NO. 02108783

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 #P01-18

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

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

Lots One (1) and Two (2), COUNTRY CLUB HEIGHTS ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

General Location Known As:	<u>East of the Intersection of Highland Street</u> <u>and Bryan Avenue, Shawnee, OK</u>
Current Zoning Classification:	<u>R-1; Single Family Residential District</u>
Requested Zoning Classification:	<u>PUD</u>
Proposed Use of Property:	<u>Residential</u>
Applicant:	<u>Landrun Group, LLC</u>

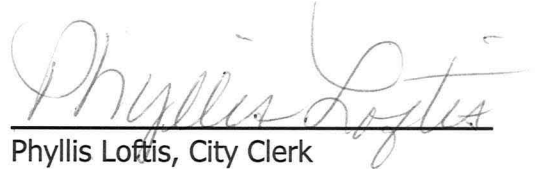
The public hearings will be held in the City Commission Chambers in City Hall, 16 W. 9th St. Shawnee, Oklahoma, as follows:

January 3 rd , 2018 AT 1:30 P.M.:	CITY OF SHAWNEE PLANNING COMMISSION
January 16 th , 2018 AT 6:00 P.M.:	CITY OF SHAWNEE CITY COMMISSION

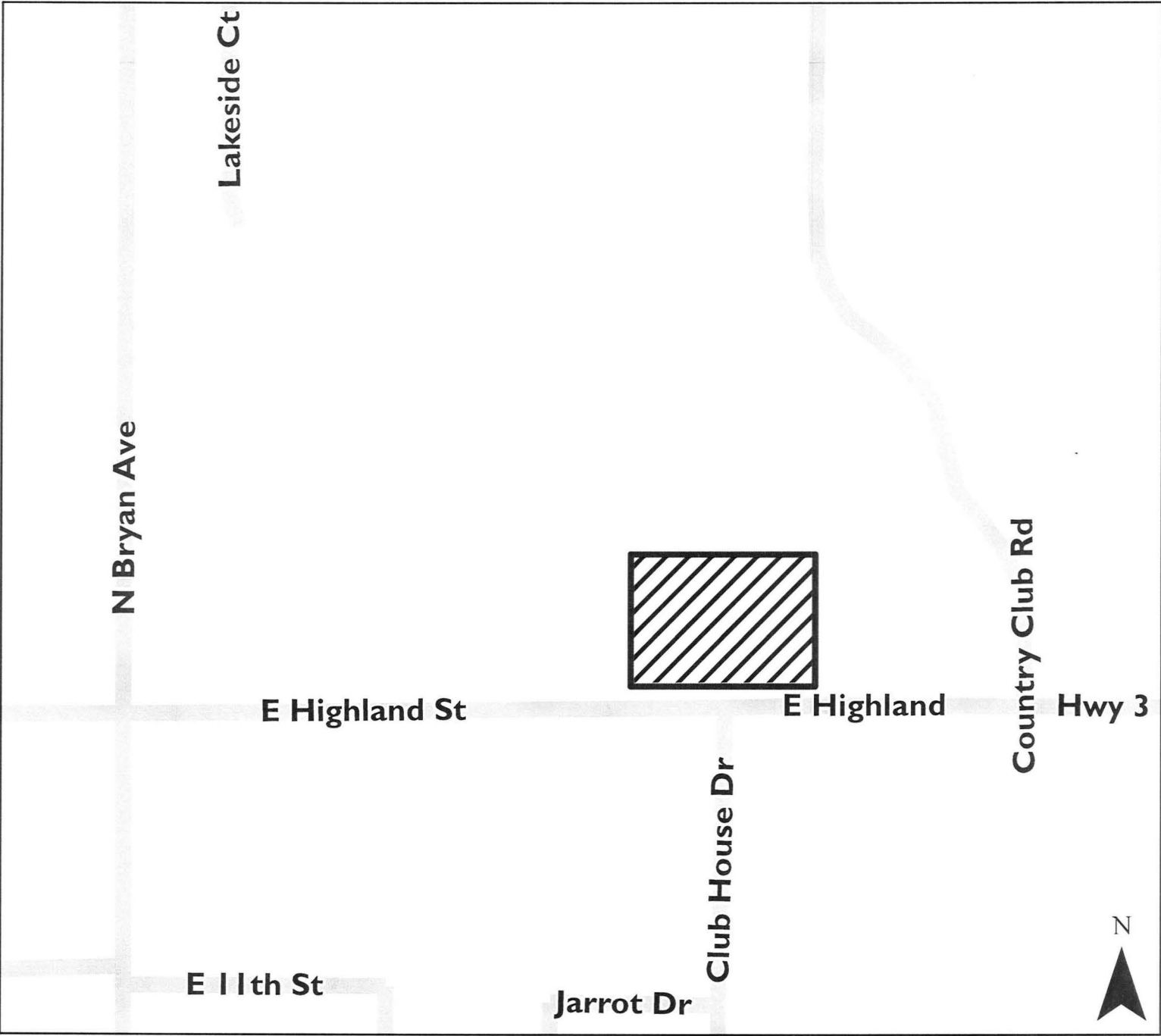
At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the Planned Unit Development. The Commission reserves the right to limit discussion and debate on the proposed Planned Unit Development in the public hearing, in which event those 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 13TH day of December, 2017.




Phyllis Loftis, City Clerk

CASE# P01-18
CONSIDERATION FOR PUD APPROVAL
EAST OF BRYAN AVE. AND HIGHLAND ST. INTERSECTION



CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF POTTAWATOMIE)

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

Lots One (1) and Two (2), COUNTRY CLUB HEIGHTS ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (2), both inclusive.

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

Dated: MAY 31, 2017 at 7:30 AM

First American Title & Trust Company

By: 
Michelle Cook
Abstractor License No. 3286
OAB Certificate of Authority # 017
File No. 2246280-SH99

OWNERSHIP LIST**ORDER NO. 2246280-SH99**

DATE PREPARED: June 7, 2017

EFFECTIVE DATE: May 31, 2017 @ 7:30 am

OWNER	LOT	BLK	ADDITION
THE 19 TH , LLC PO BOX 1584 SHAWNEE, OK 74802	1	1	COUNTRY CLUB HEIGHTS
THE 19 TH , LLC PO BOX 1584 SHAWNEE, OK 74802	2	1	COUNTRY CLUB HEIGHTS
JONES DENNIS D & LECIA RAE 2424 E HIGHLAND SHAWNEE OK 74801-0000	3, LESS STRIP TO STATE	1	COUNTRY CLUB HEIGHTS
HIGHLANDS LLC % DAN OVERLAND P O BOX 250 EARLSBORO OK 74840-0000			TRACTS A & B IN E/2 SW/4 AS DESC. IN BOOK 672 PAGE 330 40.73 Acres COUNTRY CLUB HEIGHTS
SHAFFER RAYMOND L & LAVERNE W 2 COUNTRY CLUB RD SHAWNEE OK 74801-0000	4	1	COUNTRY CLUB HEIGHTS
GOODSON JACOB C 5 BINGHAM CIRCLE SHAWNEE OK 74804-0000	5	1	COUNTRY CLUB HEIGHTS
HIGHLANDS LLC % DAN OVERLAND P O BOX 250 EARLSBORO OK 74840-0000			29SR W/2 SW/4 LESS TRACTS (COUNTRY CLUB HEIGHTS)AND 2 TR DES AS A TR LOCATED BETWEEN LOTS 3 & 4 BLK 3 COUNTY CLUB HEIGHTS SEC II DES AS BEG AT THE SELY FRONT CORNER OF LOT 3 BLK 3 COUNTY CLUB HGHTS II TH N 13*E ALG THE EASTERLY LOT LINE OF LOT 3 156.35' TO THE NE/C LOT 3 TH S 76*E 15' TO THE NW CORNER OF LOT 4 BLK 3 TH S13*W ALG THE WESTERLY LN LOT 4 156.36' TO THE SWLY CORNER OF LOT 4 TH N 76* W 15' POB AND BEG AT SE/C LOT 25 BLK 3 N36*E 140' S76*E 16.35' S36*W 146.5'N53*W15' POB(9 hole course) 43.96 Acres (SW4 16-10N-4E)
HODGES LOUIS & ANGELA 2401 E HIGHLAND SHAWNEE OK 74801-0000			BEG 660'E NW/CNW S411' E330.50' N411' W330.50' POB. (NW4 21-10N-4E)

JONES S N LEVI & PAULA W 2403 E HIGHLAND SHAWNEE OK 74801-0000			93-SU BEG 990.5'E NW/C NW S411' E131'N411' W131' POB. (NW4 21-10N-4E)
JONES SAMUEL NATHAN LEVI & PAULA JONES 2403 E HIGHLAND SHAWNEE OK 74801-0000			93-SU BEG 1121.5'E NW/C NW S411'E199'N411' W199' POB. LESS RD R/W (NW4 21-10N-4E)
HARDIN CYNTHIA JEAN OLIVER 311 W MACARTHUR SHAWNEE OK 74801-0000			NE NW LESS TRACTS NO MAIL RECEIVED AT HOME- P O WONT DELIVER -USE BUSINESS ADDRESS 37.54 Acres (NE4 NW4 21-10N-4E)

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



CASE # P03-18
PUBLIC HEARING DATE:
March 7th, 2018
CITY COMMISSION DATE:
March 19th, 2018

APPLICANT:
Nelmon Brauning

35963 EW 99A
Seminole, OK 74868

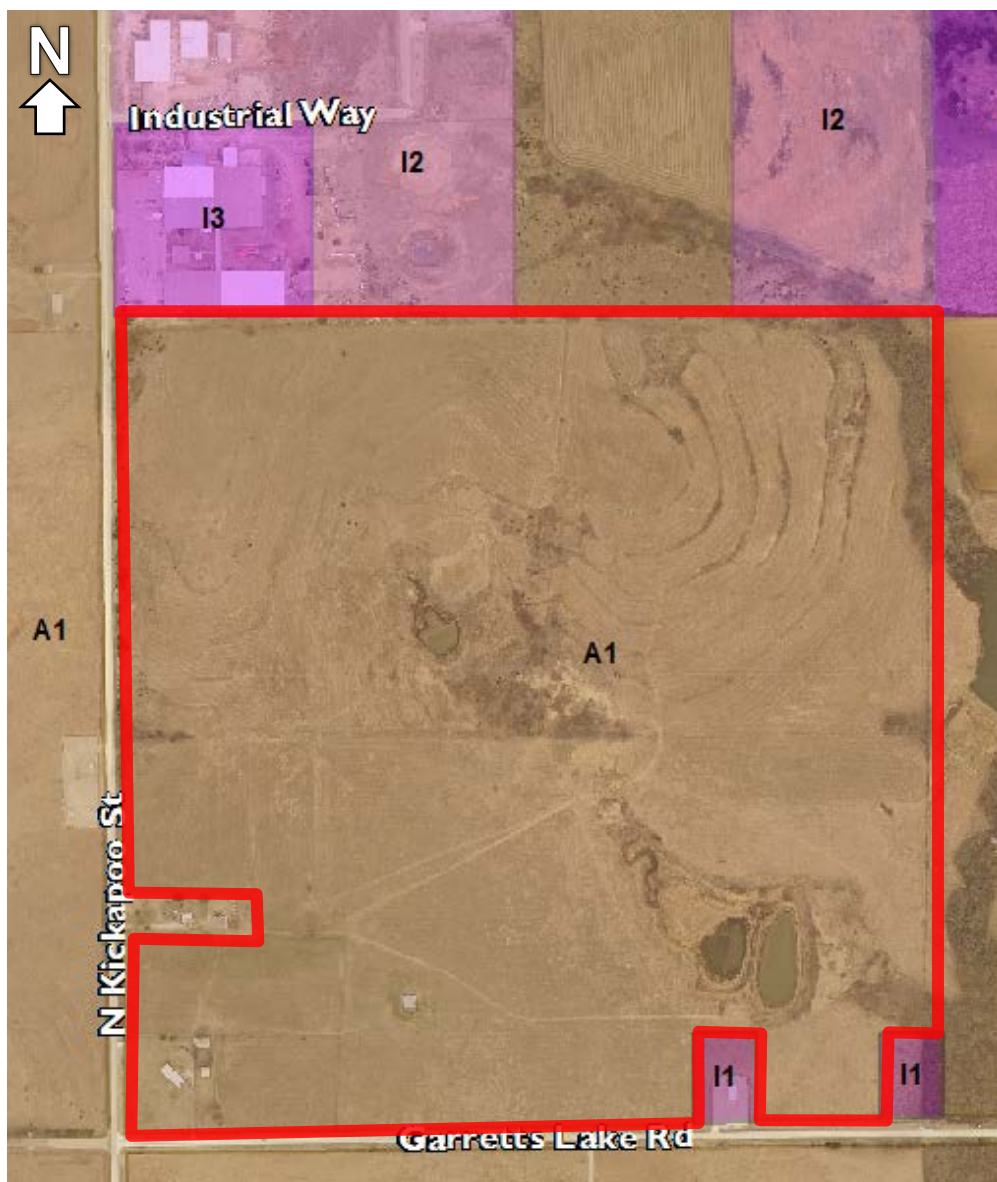
(405) 370-0394

PROPERTY ADDRESS/LOCATION: **7109 N. Kickapoo, Shawnee OK, 74801**

The applicant, Nelmon Brauning, is requesting a Conditional Use Permit (CUP) on A1 (Agricultural) zoned land to allow for "carnival, circus, tent revival or similar temporary open air enterprise," in accordance with Table 22-155.2.1 of the Zoning Code.

The property owner intends to use the 157 (approximate) acre property for a variety of temporary open air market uses, including craft, flea, and farmers market uses. If the venture proves successful, the applicant may explore commercial rezoning in the future. The subject property is located on the north-east corner of Kickapoo St. and Garrett's Lake Rd., is surrounded by agricultural and industrial uses, and is designated for industrial use per the Comprehensive Plan.

This case was deferred from the January 3rd Planning Commission meeting until the March 7th agenda. The intent behind deferral was to obtain more information regarding events held on the subject property and to allow Staff time to prepare reasonable conditions for approval.



EXISTING ZONING: A1	EXISTING LAND USE: Residential	SURROUNDING ZONING & LAND USE: A-1 (Agricultural) I-1 (Restricted Light Industrial) I-2 (Light Industrial) I-3 (Heavy Industrial)	School District: North Rock Creek	PROPERTY SIZE: 157.55 Acres

STAFF REVIEW

Since the January 3rd, 2018 Planning Commission meeting, a letter has been received, per Staff request, providing further details regarding the proposed use (Exhibit 1). The subject property is approximately 157 Acres in size, but the requested temporary use will be limited to the south-western most 10 acres of land. Events are planned to take place up to twice per month, and the following are additional items addressed in the letter:

- Hours of operation will be between 9:00am and 5:00pm;
- Due to the large property size, traffic and circulation will be managed on-site. Personelle will be available to direct traffic and parking;
- Portable restroom facilities and dumpsters will be available for events, and personelle will be designated for appropriate trash collection;
- The property owner, or a designated event manager, will organize all events; and
- Signage for events will be in conformance with City Code.

Staff has reviewed the request and find such a use to be in conformance with the City Zoning Code and Comprehensive Plan. Per Figure 4.2, "Future Land Use Map," of the City's Comprehensive Plan, the subject land is appropriate for a variety of uses, as high impact as industrial allowances. Because the property is quite large, it seems evident that temporary events will be located in manner that creates a significant degree of separation from neighboring properties. Because the City does not have a permitting process for events on private property, aside from those involving the use of public property, the City's major concerns are ensuring appropriate hours of operation, honoring the temporary nature of the this request with limited event frequency, providing adequate on-site parking and circulation, limiting adverse effects on neighboring land, and generally ensuring proper health, safety, and welfare standards. With that in mind, Staff has spent time reviewing private event permitting guidelines from appropriate Oklahoma municipalities to assist in conditioning such a use in Shawnee.

If approved with the conditions listed, the applicant will be required to submit an Event Plan (with map), ensuring a well planned and safe event that minimizes adverse effects on surrounding property owners. When determined necessary by the Planning Director, said plan will be distributed to appropriate City Staff for further review. If conditions of the event do not change, the Event Plan may serve to satisfy requirements for additional events in the same year, up to two times per month. The CUP may be revoked in the event of fraud or misrepresentation. Until the process can certainly be refined by City Staff in the future, it is recommended to limit the CUP to one year. In the interim, City Staff will explore ways to refine this process for similar requests in the future.

Staff recommends approval of the requested CUP, subject to the following conditions:

1. Conditional Use Permit (CUP) approval shall be granted for one (1) year, to begin upon formal City Commission approval;

2. Hours of Operation shall be limited to 8:00am – 5:00pm;
3. Events shall be restricted to two (2) per month;
4. Applicant must remove all trash immediately following each event;
5. All vendors shall be properly licensed and insured;
6. No event signs or placards shall be permanently posted;
7. Events must be accessible to persons with disabilities;
8. An event plan and map shall be submitted to the Planning Department for review thirty (30) days prior to events, which will include but not be limited to: parking, directional traffic arrows, restrooms, vendor locations, traffic control signage, etc. This is to ensure that public events are safe and well-planned. Such plan may be approved for a recurring event on multiple dates in the same year if no changes are made to the site plan or participants ;
9. The CUP may be revoked if any of the following issues are identified by City Staff: fraud, misrepresentation, imminent threat to public health, safety and/or welfare; and
10. All local, state, and federal requirements shall be adhered to.

APPROVE

APPROVE WITH CONDITIONS

DENY

Exhibit 1: Applicant Letter of Explanation

**SUBMITTED
PLANS**

**PUBLIC HEARING
PETITION/
APPLICATION FORM**

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

N. Kickapoo Flea Market CUP

Justin,

Answers to you request for the use of owners property:

The overall intent for the 157 acres on N. Kickapoo & Garretts Lake Rd. is to develop a very nice area for the citizen of Shawnee and the surrounding area to enjoy a relaxing time with their family and friends, to shop and sell their goods to the public and have fun doing it. It will also bring revenue into Shawnee businesses such as: the hotels, restaurants and shopping. His plan is to someday have something like the one in Canton, Texas.

The plan is to start with approximately 10 acres on the corner of N. Kickapoo and Garretts Lake Rd. on a temporary basis with hopes of enlarging as the need arises.

The hours of operation to start will be based on the number of venders that sign up with the hopes of growing. To start the hours will probably be from 9AM to 5 PM on Sat. and Sun. Note: We have had several venders asking for spots for their crafts.

The number of events to start (depending on the season) maybe 2 times a month the 1st and 3rd weekend.

As to the traffic flow on the property that should not be a problem, with the amount of land there is for roads and parking there can always be additional roads added to site to carry the flow.

There are plans to have personal at the entrance to direct traffic to and from the events.

There will be a porta pots service and employees to pick up trash as well dumpsters on the premises.

The property owner will oversee the events with a project manager to organize the events. The owner hopes in time to develop his property into an outdoor entertainment area for the community and someday to have a nice flea market, craft market, and farmers market like the one in Canton, TX.

Signage: To start a large sign that meets city code on the corner of N. Kickapoo and Garretts Lake Rd. Additional signage maybe needed as the projects grows. There maybe directional signage during the events.

The events will have area for handicapped accessibility.

The owner will be available to the city staff at anytime for additional questions.

At this time, the owner can not see any excessive noise concern that should be addressed. The property is not located need any housing additions, the property adjoining to the north is the industrial area. (see aerial attached)

The owner also agrees to comply with any fire and police requirement as needed to ensure a safe environment for the community.

There is electric on site from a house that burned down also a water well. A 16" water line is located on N. Kickapoo across street from this site.

There are 2 food truck owners that have shown interest in setting on site during events.

Any future expansion to this property will be designed to meet city, state and DEQ requirements. At this time we are only doing a temporary site, testing the market before going to the expense of engineering and building permanent structures.

I hope this answers your concerns, if you need anything else, please do not hesitate and let me know.

Respectfully,

 Maribel Escobedo Owner

Nelmon Brauning

405-370-0394

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: P03-18
Project Number: 171287
Date Filed: December 14th, 2017
Chryselle Pettigrew
Planning Commission Secretary

REQUEST:

☐ Rezoning
☒ Conditional Use Permit

☐ Rezoning w/Conditional Use Permit
☐ Planned Unit Development

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

PROPERTY LOCATION (STREET ADDRESS): 7109 N. Kickapoo, Shawnee OK

LEGAL DESCRIPTION: See ATTACH LEGAL

PROPERTY OWNER (S): Marcial Escobedo dba Escobedo LLC

PROPERTY AGENT (APPLICANT): NELMON BRAUNING

APPLICANT'S ADDRESS: 35963 HWY 99A

CITY: Seminole STATE: OK ZIP: 74868

EMAIL ADDRESS: nbrauning@hotmail.com

TELEPHONE NUMBER: (405) 370-0394 CONTACT NUMBER: (405) 370-0394

DIMENSIONS OF PROPERTY: AREA: 157.55 ac WIDTH: 2631'
LENGTH: 2645' FRONTAGE: 2561' on Kickapoo

CURRENT ZONING: AG CURRENT USE: Pasture / Hay

PROPOSED ZONING: Conditional 2/c PROPOSED USE: Craft, Flea & Farmers MARKET

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

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

Nelson Brauning
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

RECEIPT NO. 0215330

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 #P03-18

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

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

Lots 3 and 4 (Known as the West Half of the Southwest) and the East Half of the Southwest Quarter (SW/4) of Section Nineteen (19), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma. LESS AND EXCEPT A tract of land described as beginning 691 feet North of the Southwest Corner of the Southwest Quarter of the Southwest Quarter (SW/C SW/4 SW/4) of Section Nineteen (19), Township Eleven (11) North, Range Four (4) East, Pottawatomie County, Oklahoma; thence 396 feet East; thence 110 feet North, thence 396 feet West, Thence 110 feet South to the point of beginning. LESS AND EXCEPT a tract of land in the East half of the Southwest Quarter (E/2 SW/4) of said Section 19, described as beginning at a point 556.20 feet S89°20'28"W of the Southeast Corner of said E/2 SW/4; thence N00°20'27"E a distance of 333.00 feet; thence S89°20'29"W a distance of 200.00 feet; thence S00°20'27"W a distance of 333.00 feet to the south line of said East Half of the Southwest Quarter; thence N89°20'28"E along and parallel to said south line a distance of 200.00 feet to the point of beginning.

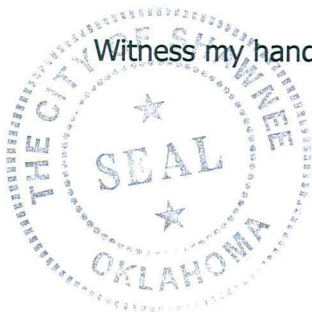
General Location Known As:	<u>7109 N. Kickapoo Avenue, Shawnee, OK</u>
Current Zoning Classification:	<u>A-1; Rural Agricultural District</u>
Requested Zoning Classification:	<u>A-1; Rural Agricultural District w/CUP</u>
Proposed Use of Property	<u>Flea & Farmers Market</u>
Applicant:	<u>Nelmon Brauning</u>

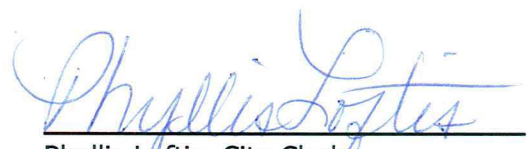
The public hearings will be held in the City Commission Chambers in City Hall, 16 W. 9th St. Shawnee, Oklahoma, as follows:

January 3 rd , 2018	AT 1:30 P.M.:	CITY OF SHAWNEE PLANNING COMMISSION
January 16 th , 2018	AT 6:00 P.M.:	CITY OF SHAWNEE CITY COMMISSION

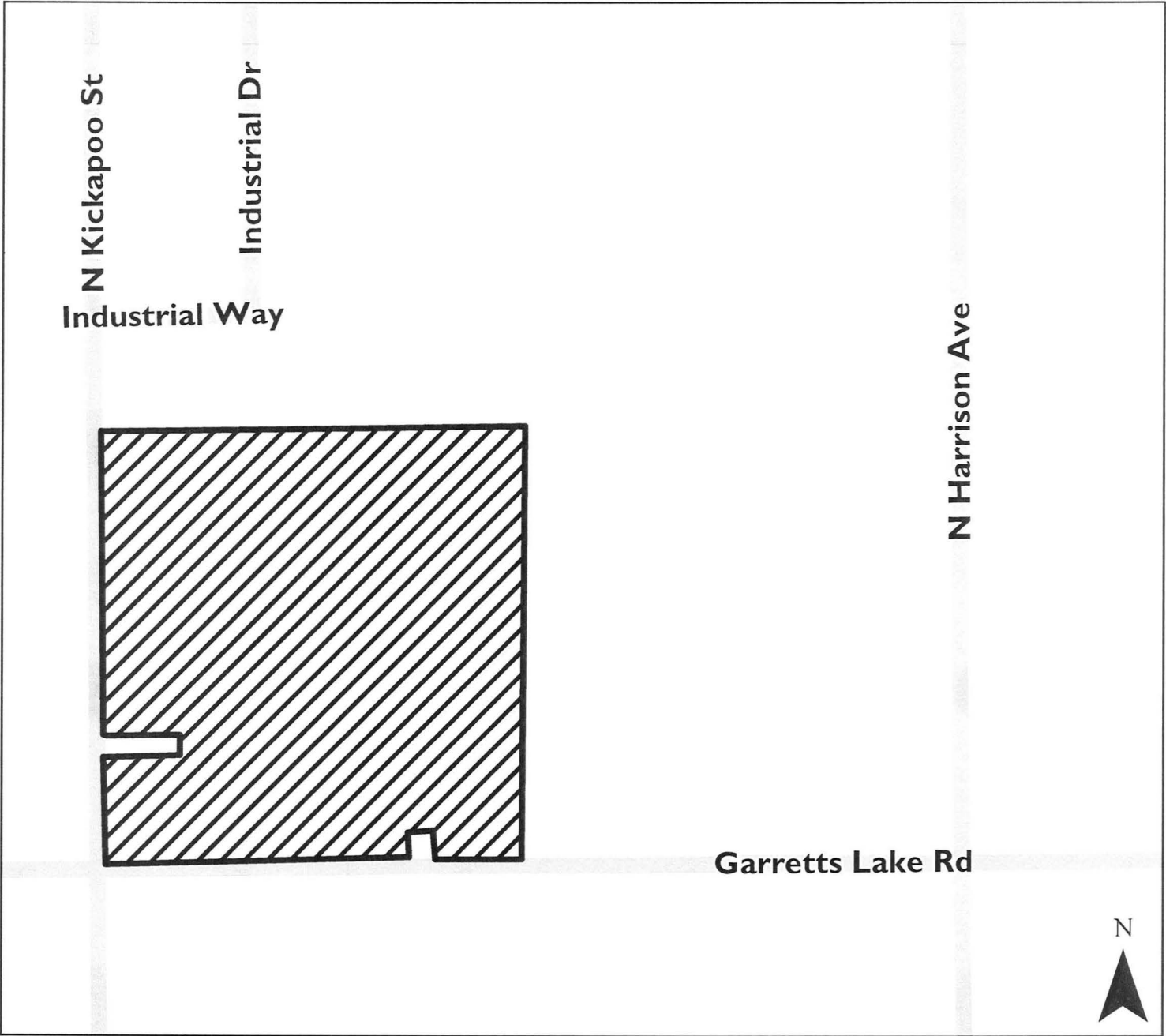
At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the conditional use permit. The Commission reserves the right to limit discussion and debate on the proposed conditional use permit in the public hearing, in which event those persons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

Witness my hand this 13th day of December, 2017.




Phyllis Loftis, City Clerk

CASE# P03-18
CONSIDERATION FOR CONDITIONAL USE PERMIT
7109 N. KICKAPOO



CERTIFICATE OF BONDED ABTRACTOR (300 FEET RADIUS REPORT)

STATE OF OKLAHOMA

)

) §:

COUNTY OF POTTAWATOMIE

)

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

Lots 3 and 4 (Known as the West Half of the Southwest) and the East Half of the Southwest Quarter (SW/4) of Section Nineteen (19), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma. LESS AND EXCEPT A tract of land described as beginning 691 feet North of the Southwest Corner of the Southwest Quarter of the Southwest Quarter (SW/C SW/4 SW/4) of Section Nineteen (19), Township Eleven (11) North, Range Four (4) East, Pottawatomie County, Oklahoma; thence 396 feet East; thence 110 feet North, thence 396 feet West, Thence 110 feet South to the point of beginning. LESS AND EXCEPT a tract of land in the East half of the Southwest Quarter (E/2 SW/4) of said Section 19, described as beginning at a point 556.20 feet S89°20'28"W of the Southeast Corner of said E/2 SW/4; thence N00°20'27"E a distance of 333.00 feet; thence S89°20'29"W a distance of 200.00 feet; thence S00°20'27"W a distance of 333.00 feet to the south line of said East Half of the Southwest Quarter; thence N89°20'28"E along and parallel to said south line a distance of 200.00 feet to the point of beginning.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (2), both inclusive.

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Dated: November 22, 2017 at 7:30 AM

First American Title & Trust Company

By:

Michelle Cook

Michelle Cook

Abstractor License No. 3286

OAB Certificate of Authority # 017

File No. 2291217-SH99

OWNERSHIP LIST**ORDER NO. 2291217**

DATE PREPARED: December 8, 2017

EFFECTIVE DATE: November 22, 2017 at 7:30 am

OWNER	LOT	BLK	ADDITION
ESCOBEDO LLC 11127 NS 3500 RD PRAGUE OK 74864-0000			10-SR SW LESS 1A & LESS BEG 556.2'W SE/C E/2 SW TH N 333' W200' S333' W200' WITH A EASEMENT 157.55 Acres (SW4 19-11N-4E)
COX JAMES L & JANICE K 7207 N KICKAPOO SHAWNEE OK 74804-0000			10-SU BEG 691'N SW/C E396' N110' W396' S110' POB. (SW4 19-11N-4E)
WILLIAMS COMMUNICATIONS INC P O BOX 2400 MD 50-6 TULSA OK 74102-2400			BEG 556.2'W SE/C E/2 SW/4 N333' W200' S333' E200' POB WITH A 20' EASEMENT
KOZEL KARL A 7108 N HARRISON SHAWNEE OK 74804-0000			N/2 OF PT SE/4 LYING WEST OF THE WEST R/W LINE EASTERN RR CO TOGETHER WITH EASE (SE4 19-11N-4E)
SESTAK VALDENE REVOC TRUST 56495 WOLVERINE RD PRAGUE OK 74864-0000			S/2 OF PT SE/4 LYING WEST OF THE WEST R/W LINE EASTERN RR CO SUB TO EASE (SE4 19-11N-4E)
SIOUX REALTY LLC 196 1/2 E 6TH ST SIOUX FALLS SD 57104-0000			BEG SW/C NW/4 N659' E656.91' S659' W656.91' POB & BEG 656.91'E SW/C NW/4 N659' E656.91' S659' W656.91' POB (NW4 19-11N-4E)
SESTAK VALDENE REVOC TRUST 56495 WOLVERINE PRAGUE OK 74864-0000			W1/2 E1/2 NW (NW4 19-11N-4E)
SHAWNEE ECONOMIC DEV FOUNDATIO 131 N BELL STE 208 SHAWNEE OK 74801-0000			10-SR E1/2 E1/2 NW (NW4 19-11N-4E)

FILMS SHAWNEE LLC ATTN: ACCOUNTS PAYABLE 41501 WOLVERINE RD SHAWNEE OK 74801-0000			BEG NW/C NE/4 S50' POB E1375.37' S85°6'54"E100.5' E217.9' S4°7'10"W623.22' S85°52'50"E50' S4°7'10"W1805.54' W ALONG THE SOUTH LINE OF THE NE/4 1533.8' N ALONG TH E W LINE OF THE NE/4 2413.95' POB 97.00 Acres (NE4 19-11N-4E)
THE GRANT DOCKERY PARTNERSHIP 6203 COKER RD SHAWNEE OK 74804-0000			10-SR LOTS 1 & 2 & E1/2 NW LESS TR BEG SW/C LOT 2 N471' E471' S471' W471' POB TOD TO DACE DOCKREY 2015-2995 155.00 Acres (NW4 30-11N-4E)
ALLOTMENT OK -0			10-SR NE LAND 7000 160.00 Acres (NE4 30-11N-4E)
HAWK LARRY & BARBARA 40701 GARRETTS LAKE RD SHAWNEE OK 74804-0000			AN UNDIVIDED INTEREST IN THE SOUTHEAST (SE/4) LESS A 1 ACRE TRACT DESCRIBED AS BEGINNING NE/C SE/4 SE/4 S300' W150' N300' E150' TO POB & LESS A 2 ACRE TRACT DESCRIBED AS BEGINNING 742.64'W SE/C SE/4 W208.71' N417.42' E208.71' S417.42' POB 157.00 Acres (SE4 24-11N-3E)
NEW ONG TRANSMISSION CO PUBLIC SERVICE SHAWNEE OK 74801-0000			BEG NE/C SE SE S300' W150' N300' E150' TO POB (SE4 24-11N-3E)
HAWK LARRY W & BARBARA R 40701 GARRETTS LAKE RD SHAWNEE OK 74804-0000			E/2 NE/4 LESS TRACTS 38.60 Acres (NE4 25-11N-3E)

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org				CASE # P04-18 PUBLIC HEARING DATE: March 7th 2017 CITY COMMISSION DATE: March 19th 2017	
APPLICANT: Darrin Marical		16759 CR 3520 Ada, OK 74820		(580)320-3520	
PROPERTY ADDRESS/LOCATION: 2204 N. Leo Shawnee, OK 74804					
The applicant is requesting approval to rezone property from R1 (Single Family Residential) to R2 (Combined Residential District) in order to develop one (1) duplex home on the site. Two properties located directly to the south, and Golden Acres Cottages Addition at the south-west corner of Leo Avenue and MacArthur are examples of similar rezone cases approved since the mid-2000's.					
EXISTING ZONING: R1	EXISTING LAND USE: Vacant	SURROUNDING ZONING & LAND USE: R-1 (Single Family)		School District: I-93	PROPERTY SIZE: 15,000 Sq. Ft.

		Residential) R-2 (Medium Density Residential) C-1(Neighborhood Commercial) C-3 (Highway Commercial)		
STAFF RECOMMENDATION				
The requested rezone from R1 to R2 is consistent with similar requests in the area. In January of 2016, the adjacent property to the south was rezoned from R1 to R2. Similarly, property at the south-west corner of Franklin Street and Leo Avenue received R2 zoning approval (Ordinance #2295NS). Along with Golden Acres cottages, due north, these properties have received R2 and R3 (Multifamily Residential) zoning approval because they are on the periphery of their respective single family neighbourhoods, and along Leo Avenue, a fairly active collector road in Shawnee. The request is also consistent with the City's Comprehensive Plan and Zoning Code. For these reasons, Staff does hereby recommend approval for the requested rezone from R1 to R2. No indications of protest have been received.				
APPROVE		APPROVE WITH CONDITIONS		DENY
ATTACHMENTS:	SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM	LEGAL NOTICE	LEGAL DESCRIPTION
PUBLIC COMMENTS	AGENCY COMMENTS		RESPONSE TO STANDARDS	

PLANNING COMMISSION APPLICATION



City of Shawnee Planning Department

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

For Office Use Only

Case Number: P04-18
Project Number: 180005
Date Filed: January 3rd, 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 R-1 District to R-3 District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 2204 N. Leo

LEGAL DESCRIPTION: Block Lot 3, Block 8 Golden Acres

PROPERTY OWNER (S): John Roberts

PROPERTY AGENT (APPLICANT): Marical Brothers Real Estate, LLC

APPLICANT'S ADDRESS: 116759 CR 3520

CITY: Ada STATE: OK ZIP: 74820

EMAIL ADDRESS: darrin@maricalbrothers.com

TELEPHONE NUMBER: (580) 332-3061 CONTACT NUMBER: (580) 320-3520

DIMENSIONS OF PROPERTY: AREA: 20,000 sq ft WIDTH: 100'
LENGTH: 200' FRONTAGE: 100' Leo

CURRENT ZONING: R-1 CURRENT USE: Residential

PROPOSED ZONING: R-3 PROPOSED USE: Triplex or Duplex

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

Darrin Marical
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

RECEIPT NO. 02120818

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

SIGN DEPOSIT \$ 50.00

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

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COMMISSION ACTION: _____ DATE: _____

PLACE ON ZONING MAP: _____ ORDINANCE NO.: _____

CITY OF SHAWNEE
PUBLIC HEARING NOTICE
CASE #P04-18

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

The property requesting rezoning is described as follows:

Lot Three (3), Block Eight (8), GOLDEN ACRES ADDITION, to the City of Shawnee,
Pottawatomie County, Oklahoma, according to the recorded plat thereof.

General Location Known As:	<u>2204 N. Leo Avenue, Shawnee, OK</u>
Current Zoning Classification:	<u>R-1; Single Family Residential District</u>
Requested Zoning Classification:	<u>R-2; Combined Residential District</u>
Proposed Use of Property:	<u>Triplex/Duplex</u>
Applicant:	<u>Marical Brothers Real Estate, LLC</u>

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

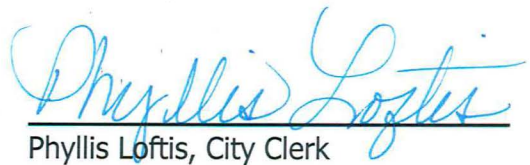
The public hearings will be held in the City Commission Chambers in City Hall, 16 W. 9th St. Shawnee, Oklahoma, as follows:

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

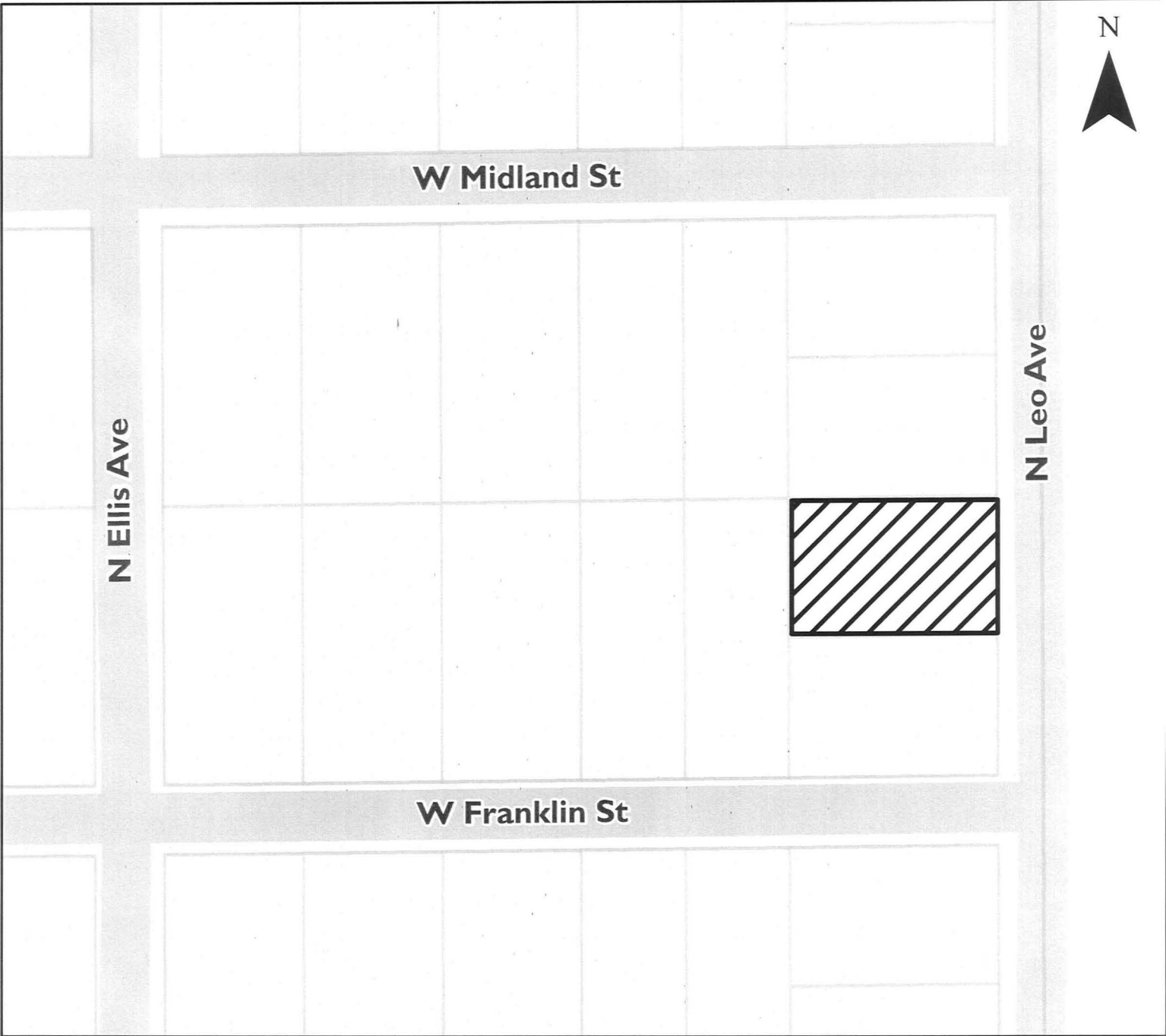
At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the rezone. The Commission reserves the right to limit discussion and debate on the proposed rezone in the public hearing, in which event those persons appearing in support or opposition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

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




Phyllis Loftis, City Clerk

CASE# P04-18
REZONE FROM R-1 TO R-2
2204 N. LEO AVE.



CERTIFICATE OF BONDED ABTRACTOR (300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
)
) §:
COUNTY OF POTTAWATOMIE)

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

Lot Three (3), Block Eight (8), GOLDEN ACRES ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (2), 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 11, 2018 at 7:30 AM

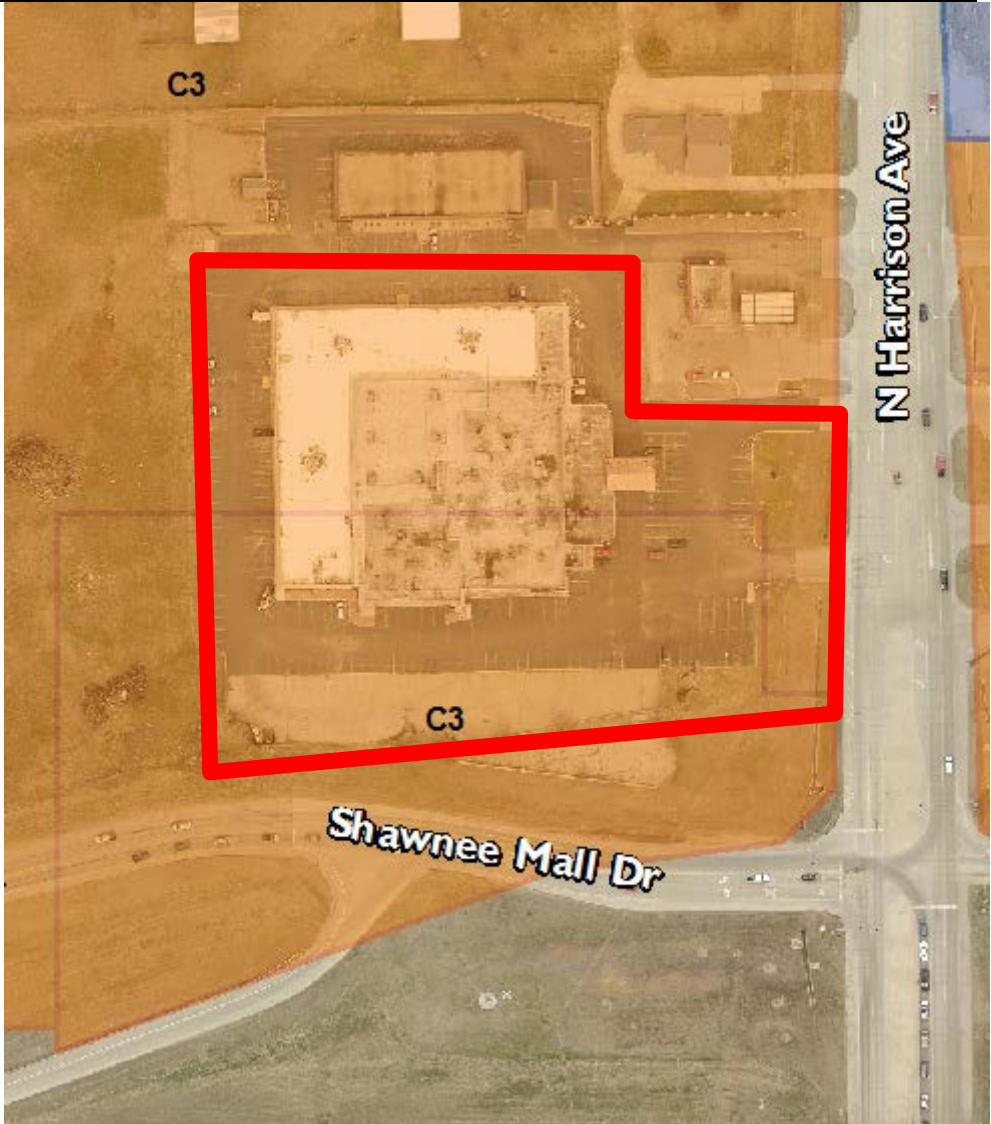
First American Title & Trust Company

By: Terrie Dugan
Terrie Dugan
Abstractor License No. 4396
OAB Certificate of Authority # 017
File No. 2294024-SH99

OWNERSHIP LIST**ORDER NO. 2094320**DATE PREPARED: 1-19-18
EFFECTIVE DATE: 1-11-18

NO.	OWNER	LOT	BLK	ADDITION
	Joy Pruitt 2306 N Leo Shawnee, OK 74804	1	5	GOLDEN ACRES
	Ryan Baldwin 1729 W Midland Shawnee, OK 74804	6 & 7	8	GOLDEN ACRES
	Anita Holuby (Cully) & Glen Kernell ETAT C/O Norma Hopkins Oklahoma City, OK 73107	1 & 2 & 5	8	GOLDEN ACRES
	Cleta Martin Living Trust Cleta Martin Trustee 44 Serenada CT Shawnee, OK 74804	8	9	GOLDEN ACRES
	R Doyle & Shirley Roberts 1733 W Midland Shawnee, OK 74801	8	8	GOLDEN ACRES
	John Bruce Roberts 1714 W Franklin Shawnee, OK 74801	3 & 14	8	GOLDEN ACRES
	John B Roberts 1714 W Franklin Shawnee, OK 74804	12 & 13	8	GOLDEN ACRES
	David & Patricia A Koehler 2103 N Leo Shawnee, OK 74801	2 & S ½ 5	9	GOLDEN ACRES
	Marguerite Barbere 2302 N Leo Shawnee, OK 74804	13 & 14	5	GOLDEN ACRES
	Jack Dockrey 41297 Benson Park Rd Shawnee, OK 74801	N ½ 7	9	GOLDEN ACRES
	Jack Dockrey 41297 Benson Park Rd Shawnee, OK 74801	N ½ 6	6	GOLDEN ACRES
	Jack Dockrey 41297 Benson Park Rd Shawnee, OK 74801	1 & N ½ 5	9	GOLDEN ACRES
	Jo Ellen Watson Trust 606 N Kickapoo Shawnee, OK 74801	10 & 11	8	GOLDEN ACRES
	Mark & Jennifer Drummond 2103 N Leo Shawnee, OK 74804	S ½ 6 & 7	9	GOLDEN ACRES
	Matti Tiger 1726 W Midland Shawnee, OK 74804	E 66.67' 12	5	GOLDEN ACRES

	Shawnee Airport Authority Shawnee, OK 74801		5	UNIVERSITY GROUNDS

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: March 7th, 2018 CITY COMMISSION DATE: March 19th, 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. Niles Patel, owns 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 one existing lot, the intent is to create an additional lot, at approximately 2.33 Acres in size, to facilitate three additional commercial structures. The two proposed lots will maintain common access, per a reciprocal access easement recorded by the County. Though the underlying zoning for the subject PUD will remain C-3, the PUD provides a vehicle for negotiating modifications in standard development requirements in order 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 to the April 4, 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 4th 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 4th 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;

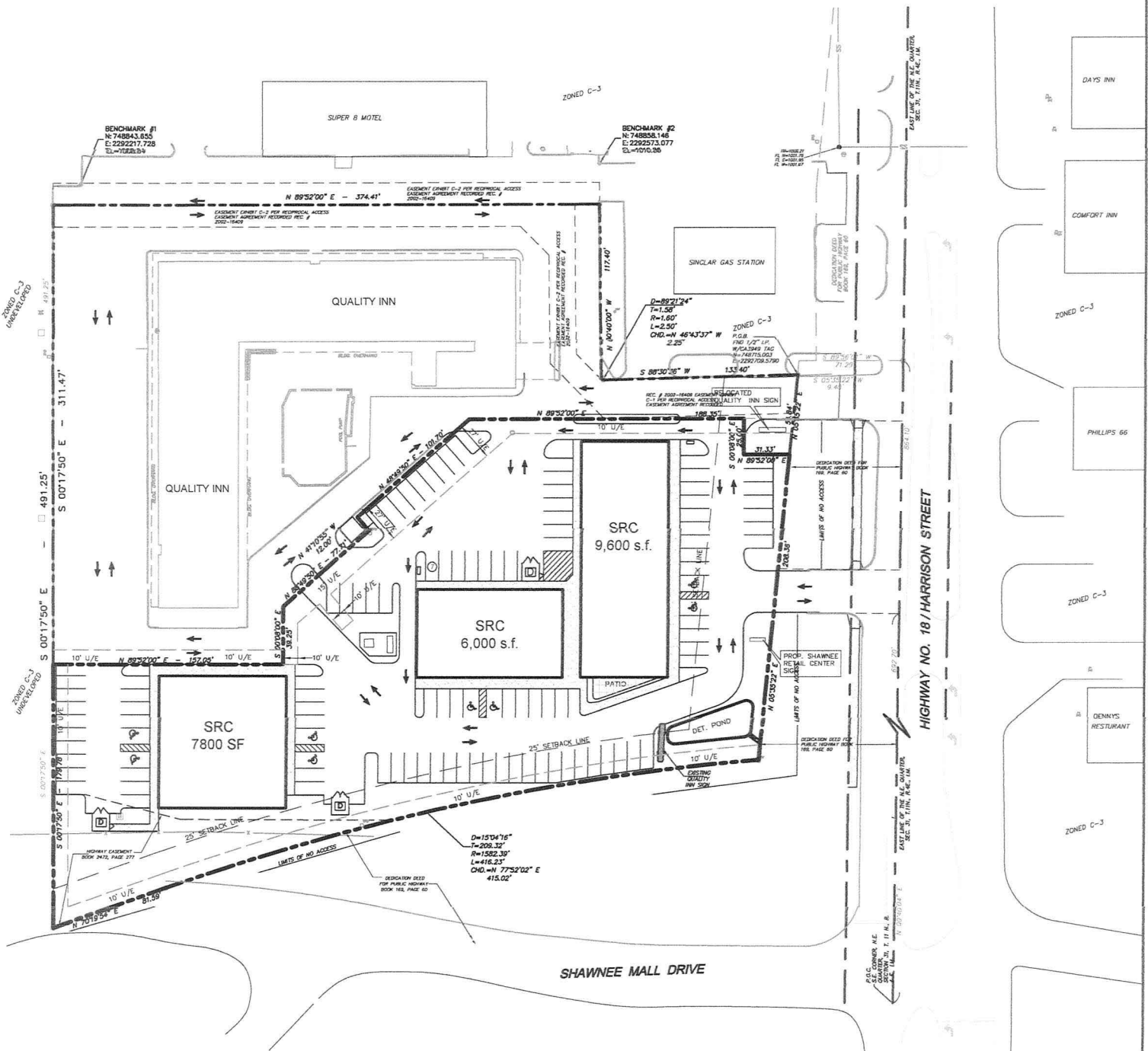
Thence South 00°17'50" East a distance of 491.25 feet to a point on the North Right-of-Way line of Interstate Highway No. 40;

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 73059
C: 405.210.3169
EM: terry@tlp-associates.com
CA NO. 7901
CA Expires 6-30-2019

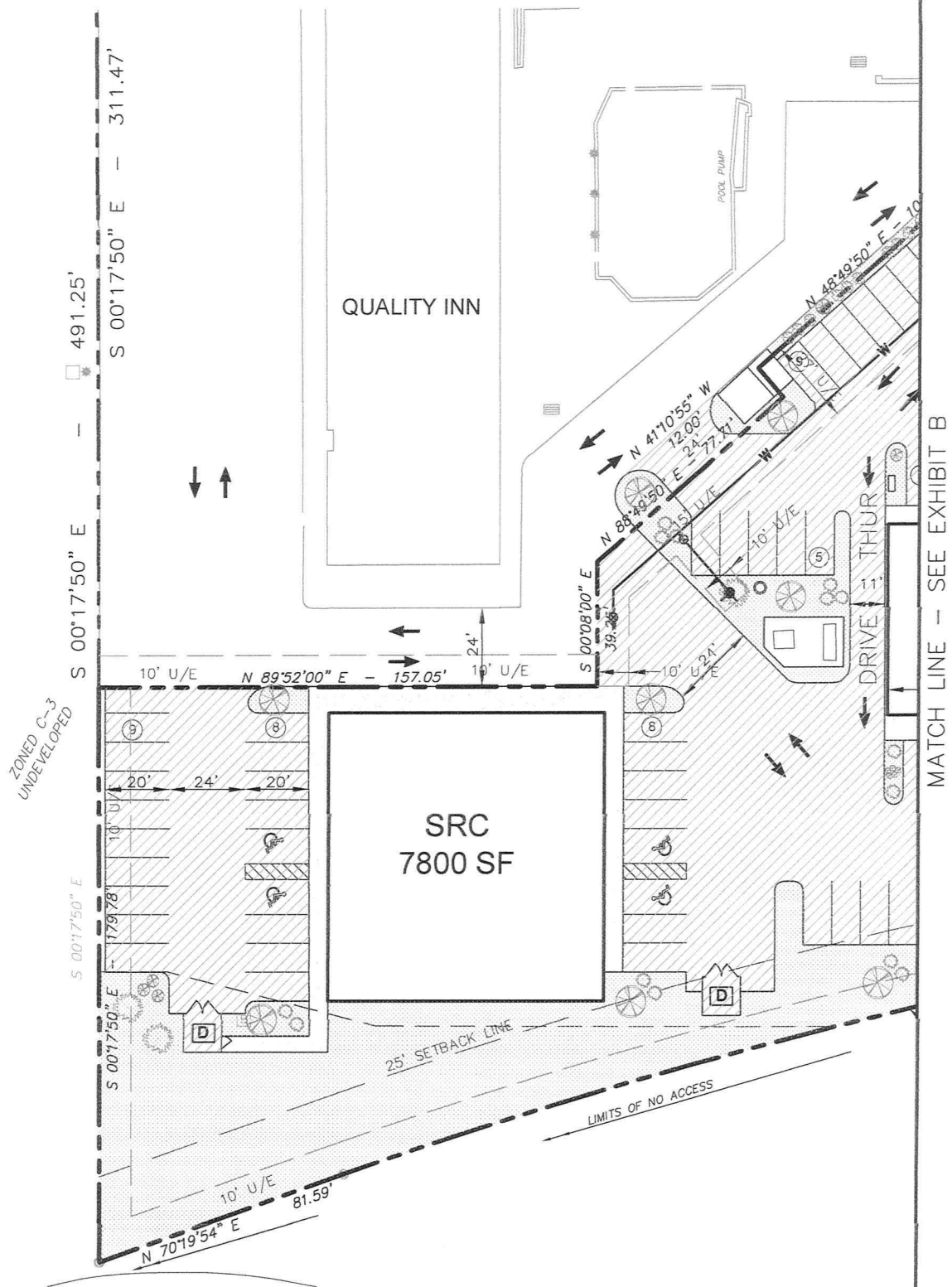
SHAWNEE RETAIL CENTER
4900 N. HARRISON STREET
SHAWNEE, OK

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'

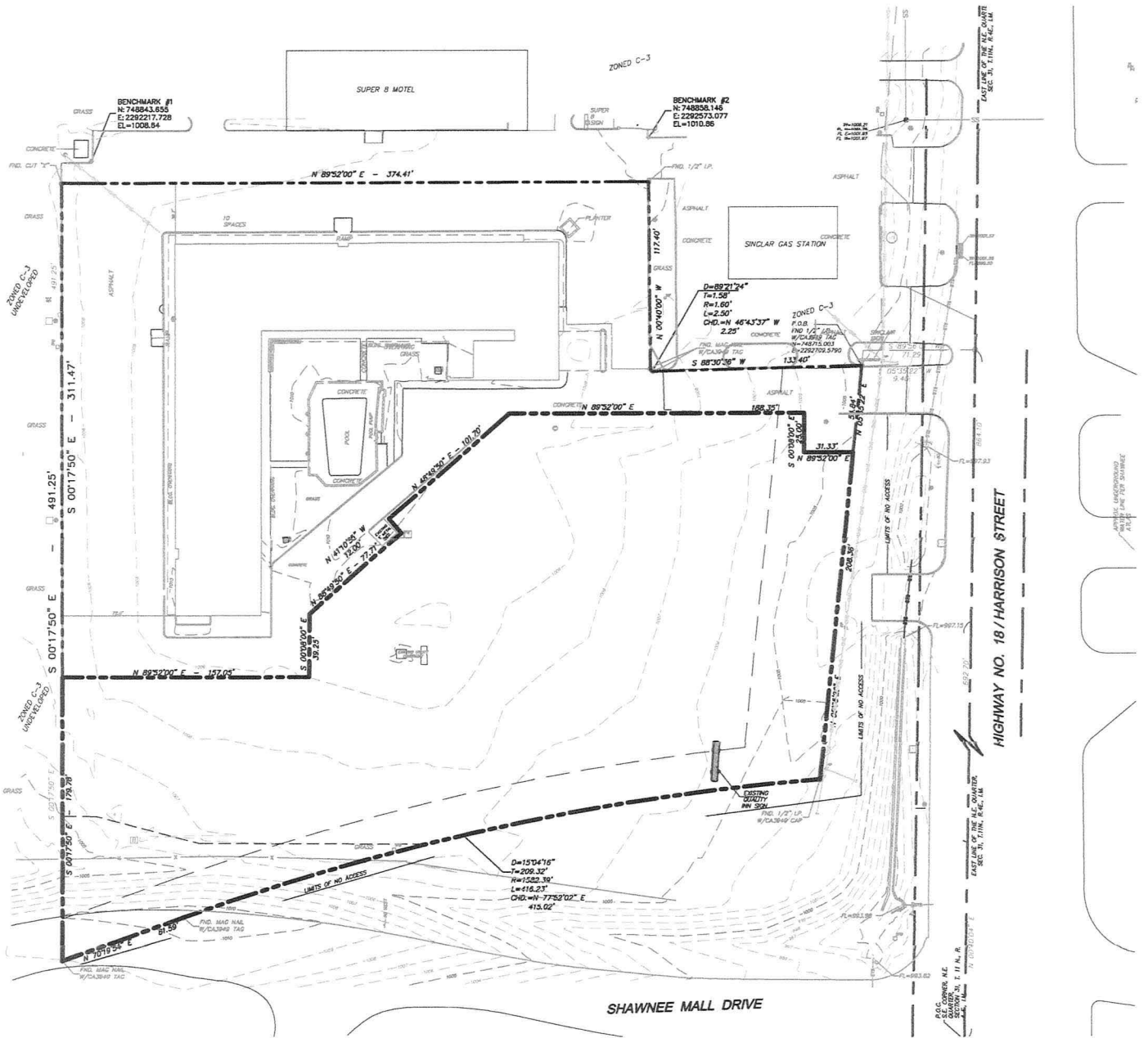
TLP
ASSOCIATES, INC.
CIVIL ENGINEERING
LAND DEVELOPMENT

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

SHAWNEE RETAIL CENTER
4900 N. HARRISON STREET
SHAWNEE, OK

ENLARGED
MASTER SITE
PLAN
PUD-XXXX

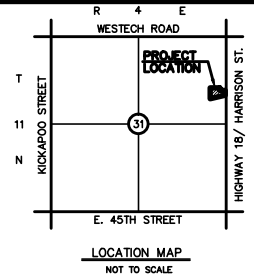
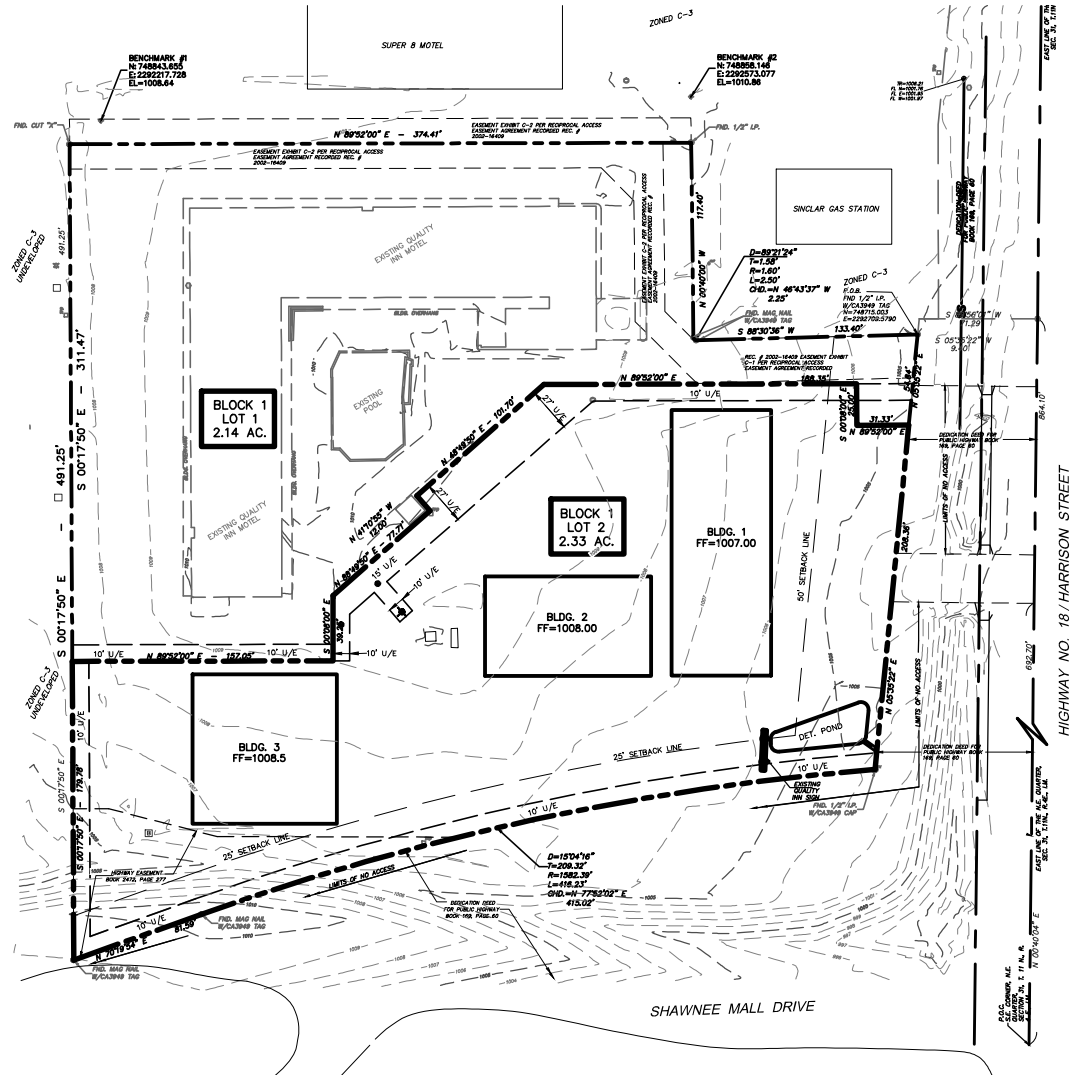
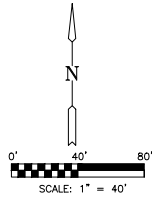
EXHIBIT "D"



EXHIBIT

2

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



LEGAL DESCRIPTION:

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

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

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

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

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

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

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

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

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

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

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

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

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

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



JAN. 9, 2018

TLP
ASSOCIATES, INC.
CIVIL ENGINEERING
LAND DEVELOPMENT
703 S. Ranchwood Blvd.
Tulsa, OK 74209
C: 405.210.3169
EM: 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

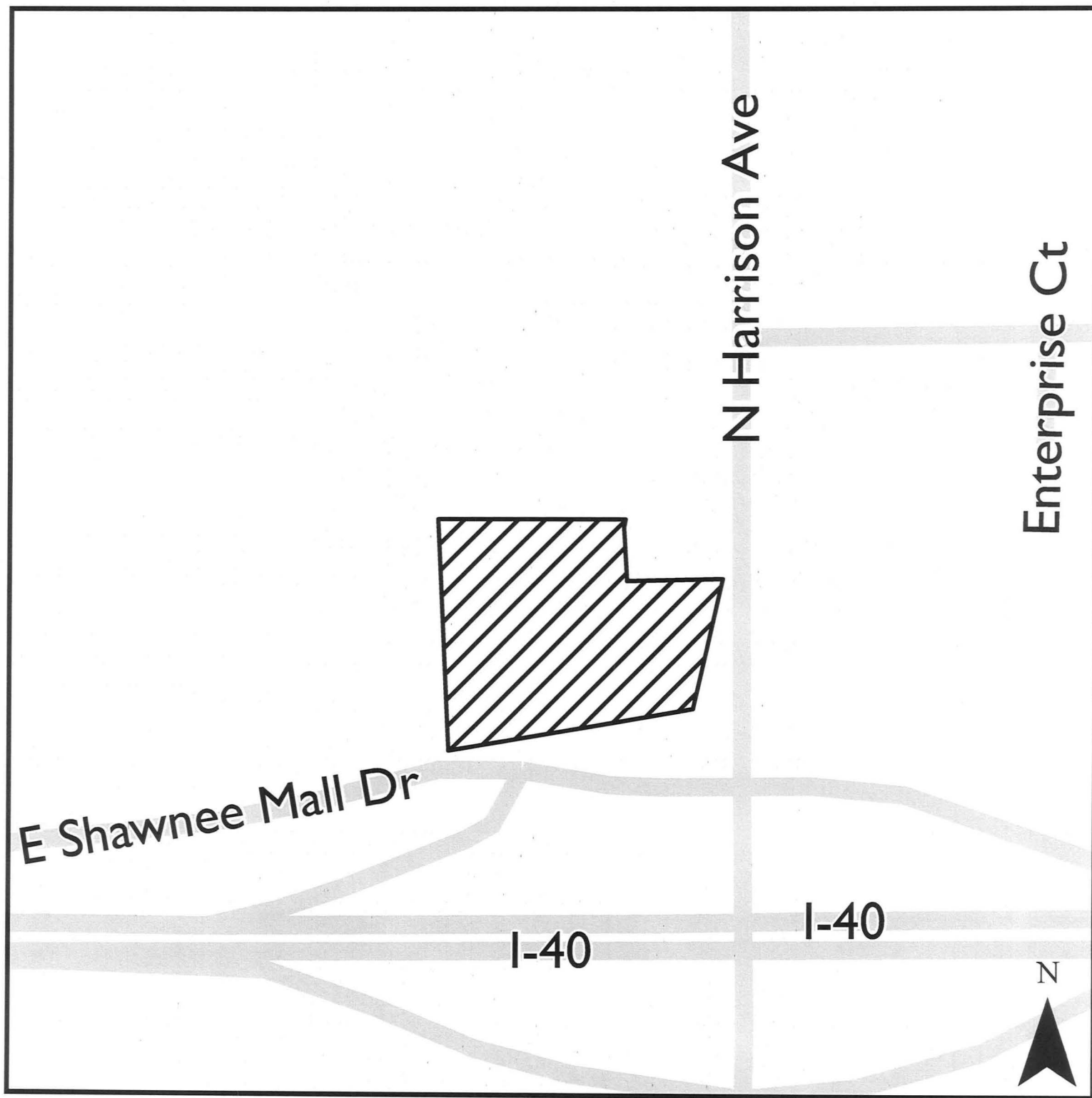
At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the Planned Unit Development. The Commission reserves the right to limit discussion and debate on the proposed Planned Unit Development in the public hearing, in which event those 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)**

)

COUNTY OF POTTAWATOMIE

)

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

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

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

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

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

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

Dated: January 12, 2018 at 7:30 AM

First American Title & Trust Company

Michelle Cook

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

OWNERSHIP LIST

ORDER NO. 2297051

DATE PREPARED: January 22, 2018

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

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

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

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

PRELIMINARY PLAT APPLICATION



City of Shawnee Planning Department

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

For Office Use Only

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

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

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

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

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

OWNER/DEVELOPER INFORMATION:

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

PROJECT ENGINEER INFORMATION:

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

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

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



CASE # P06-18
PUBLIC HEARING DATE:
March 7th, 2018
CITY COMMISSION DATE:
March 19th, 2018

APPLICANT:
**Nelmon
Brauning**

**35963 EW 99A
Seminole, OK 74868**

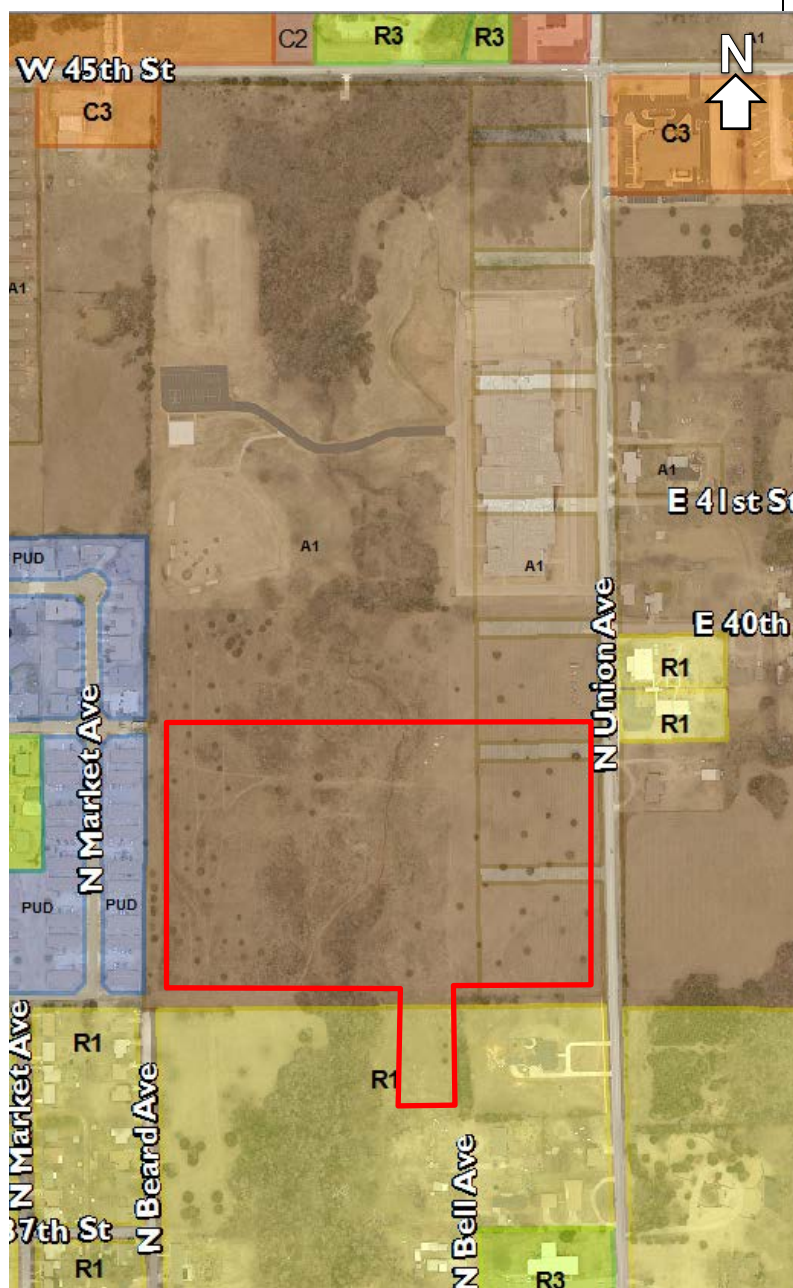
(405) 370-0394

PROPERTY ADDRESS/LOCATION: **3900 N. Union, Shawnee OK, 74801**

The applicant, Nelmon Brauning, is requesting the rezone of property from A1 (Rural Agricultural District) to R3 (Multi-family Residential District) on 20.14 Acres, located at 3900 North Union Street. The site is generally located south of the Shawnee Middle School, west of Union Ave., and the intent is to develop a multi-unit retirement community (Exhibit 1). Housing will be accomplished in four to six unit, one-story structures, while amenities such as a clubhouse with workout facilities, safe room, and meeting room will be included.

The development will be required to conform to Section 22-160.7 of the Zoning Code, "Multifamily Development Standards," which assures safe and cohesive design for high density residential development. A brief summary of such requirements include:

- Parking lots shall be located to the side or behind buildings and shall not dominate the front yard area;
- Pedestrian access routes shall be provided from the public or private streets to all primary building entrances;
- Lighting shall be directed downward, inward and away from public rights-of-way and adjoining uses. All lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source; and
- Developments with multiple buildings shall use appropriate architectural variations and use of colors to differentiate buildings within the development.



EXISTING ZONING:
A1

EXISTING
LAND USE:

SURROUNDING ZONING &
LAND USE:

School District:
I-93

PROPERTY SIZE:
20.14 Acres

	Residential	A-1 (Agricultural) R-1 (Single Family Residential) PUD	Shawnee	
STAFF REVIEW				
According the City’s Comprehensive Plan, this area is designated for future residential use, “which may include multifamily residential activity and neighborhood commercial” (Page 4-26, COS Comprehensive Plan). Zoning in the general vicinity includes A1, R1 (Single Family Residential), and C3 (Highway Commercial). With the Shawnee Middle School to the north, a childcare center to the east, and general residential surrounding uses, Staff finds no conflict with the proposed zoning. Major residential benefits of this site include recently constructed sidewalks spanning from MacArthur Street to the Shawnee Middle School, and the newly constructed amenities provided by the school (tennis courts, walking trail, etc.). Based on the general lack of accessibility to the pubic sewer line, Union Street north of MacArthur has remained underdeveloped. If approved, the developer will be required to extend the public sewer line to their site, opening up more land for future development. Based on the City’s improved standards for multifamily development and the applicant’s willingness to provide a quality product, Staff recommends approval of a rezone from A1 to R3 for this location.				
APPROVE		APPROVE WITH CONDITIONS	DENY	
Exhibit 1: Applicant Letter of Explanation Exhibit 2: Similar Design Sample (not the official site layout)				
SUBMITTED PLANS		PUBLIC HEARING PETITION/ APPLICATION FORM	LEGAL NOTICE	LEGAL DESCRIPTION
PUBLIC COMMENTS		AGENCY COMMENTS	RESPONSE TO STANDARDS	



EXHIBIT
1

February 12, 2018

Re: 3900 N. Union

To Whom It May Concern:

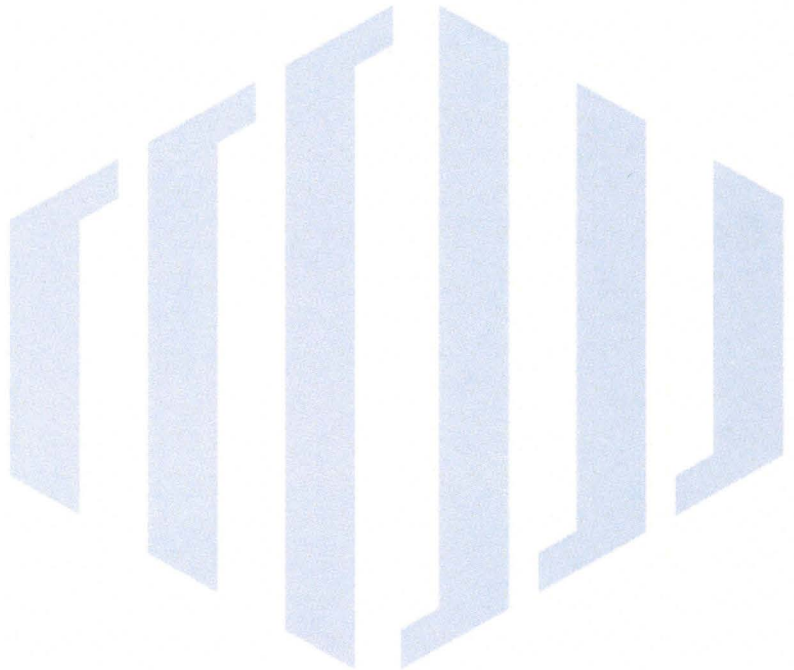
We are very excited about the opportunity to pursue a development in Shawnee. I wanted to provide information with regards to our proposed usage of the property coming before zoning and city council. We are seeking rezoning in order to conform to city requirements to develop a 55yr+ retirement community. The concept being designed is one that will be single story, leasable units in a gated neighborhood. We currently are in construction on one of these communities in Moore, OK. I have attached the design for it as reference. We are currently designing a similar development for this land. The units will consist of one and two bedroom units. Buildings will consist of four to six units. There will be a clubhouse with theater room, safe room, meeting room, and workout facility.

Should there be any questions, please contact our office at (405)794-MEEK or 405-642-1130.

Thank You,

A handwritten signature in black ink, appearing to be "Tony Meek", written over a light blue background.

Tony Meek
President
Meek Development



Key Plan

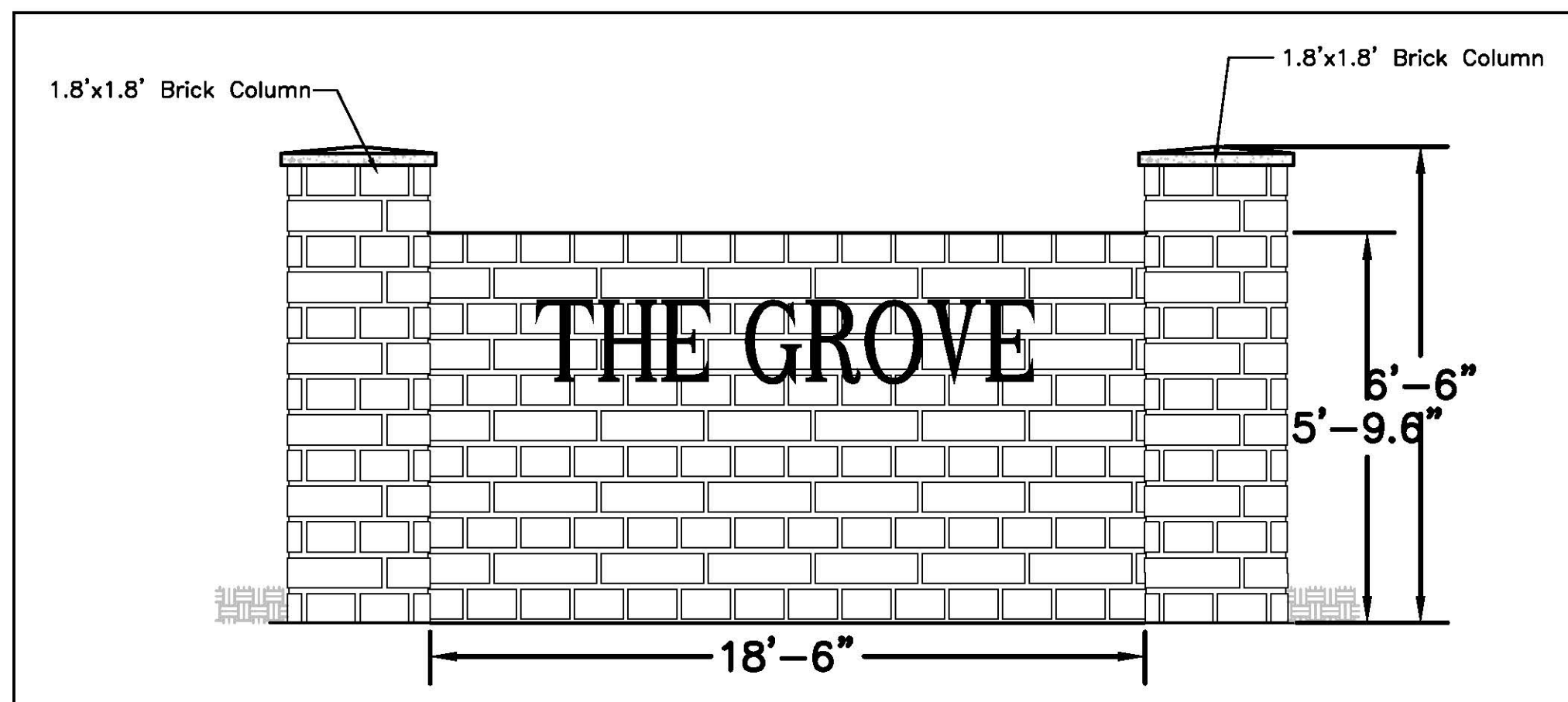
This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PRELIMINARY PLANS

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LANDSCAPE

C-001



PLANNING COMMISSION APPLICATION



City of Shawnee Planning Department

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

For Office Use Only

Case Number: P06-18
Project Number: 180114
Date Filed: 1-29-18
Cheryl Pettigrew
Planning Commission Secretary

REQUEST:

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

I, the undersigned, do hereby respectfully make application and petition to the City Commission to amend the zoning map, and to change the zoning district of the Shawnee area, from AG District to R3 District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 3900 N. UNION ST, SHAWNEE

* SEE ATTACHED LEGAL DESCRIPTION: Tracts 4, 5, 6 & 7 in SE/4 NW/4 Sec 6-T10N-R4E = 20.14 Ac +/-

PROPERTY OWNER (S): Community Resources Real Estate-Rhonda Goodwin V.P.

PROPERTY AGENT (APPLICANT): Nelson Brauning

APPLICANT'S ADDRESS: 35963 Hwy 99A

CITY: Seminole STATE: OK ZIP: 74868

EMAIL ADDRESS: nbrauning@hotmail.com

TELEPHONE NUMBER: (405) 370-0394 CONTACT NUMBER: (405) 370-0394

DIMENSIONS OF PROPERTY: AREA: 20.14 Ac +/- WIDTH: 922'
LENGTH: 659' FRONTAGE: 618'

CURRENT ZONING: Ag CURRENT USE: vacant Land

PROPOSED ZONING: R3 PROPOSED USE: Retirement Community with Club House

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

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

Nelson Brauning
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

RECEIPT NO. 02130509

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

SIGN DEPOSIT \$ 50.00

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

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COMMISSION ACTION: _____ DATE: _____

PLACE ON ZONING MAP: _____ ORDINANCE NO.: _____

CITY OF SHAWNEE
PUBLIC HEARING NOTICE
CASE #P06-18

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

The property requesting rezoning is described as follows:

A tract of land located in the West Half (W/2) of Section Six (6), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, more particularly described as follows: BEGINNING at the Northeast Corner (NE/c) of the Northwest Quarter (NW4/), of said Section 6; THENCE S00°33'52" E a distance of 2194.96 feet to the point of beginning; THENCE S00°33'52" E a distance of 451.90 feet; THENCE S89°52'11" W a distance of 456.68 feet; THENCE S01°10'43" E a distance of 304.90 feet; THENCE N89°48'28" W a distance of 203.00 feet; THENCE N03°50'37" W a distance of 304.50 feet; THENCE S89°58'21" W a distance of 645.98 feet; THENCE N00°14'236" E a distance of 452.96 feet; THENCE N89°58'26 E a distance of 1313.45 feet to the POINT OF BEGINNING.

AND

A tract of land located in the West Half (W/2) of Section Six (6), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, more particularly described as follows: BEGINNING at a point 1528.95 feet; S00°33'52" E of the Northeast Corner (NE/c) of the Northwest Quarter (NW4) of said Section 6; THENCE S00°33'52" E a distance of 666.01 feet; THENCE S89°58'26" W a distance of 1313.45 feet; THENCE N00°14'26" E a distance of 665.97 feet; THENCE N89°58'26" E a distance of 1304.09 feet to the POINT OF BEGINNING.

General Location Known As:	<u>3900 N. Union Avenue , Shawnee, OK</u>
Current Zoning Classification:	<u>A-1; Rural Agricultural District</u>
Requested Zoning Classification:	<u>R-3; Multi-Family Residential District</u>
Proposed Use of Property:	<u>Retirement Community</u>
Applicant:	<u>Nelmon Brauning</u>

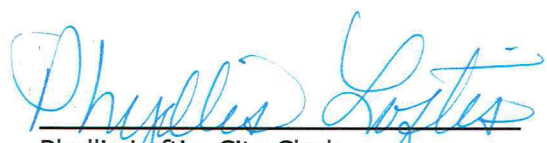
The "Zoning Map of the City of Shawnee, Oklahoma" will be amended accordingly to reflect such change if approved by the City Commission.

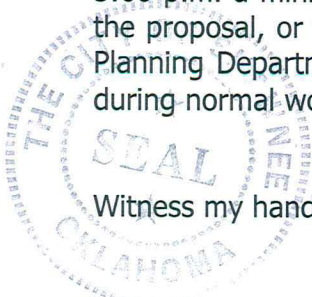
The public hearings will be held in the City Commission Chambers in City Hall, 16 W. 9th St. Shawnee, Oklahoma, as follows:

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

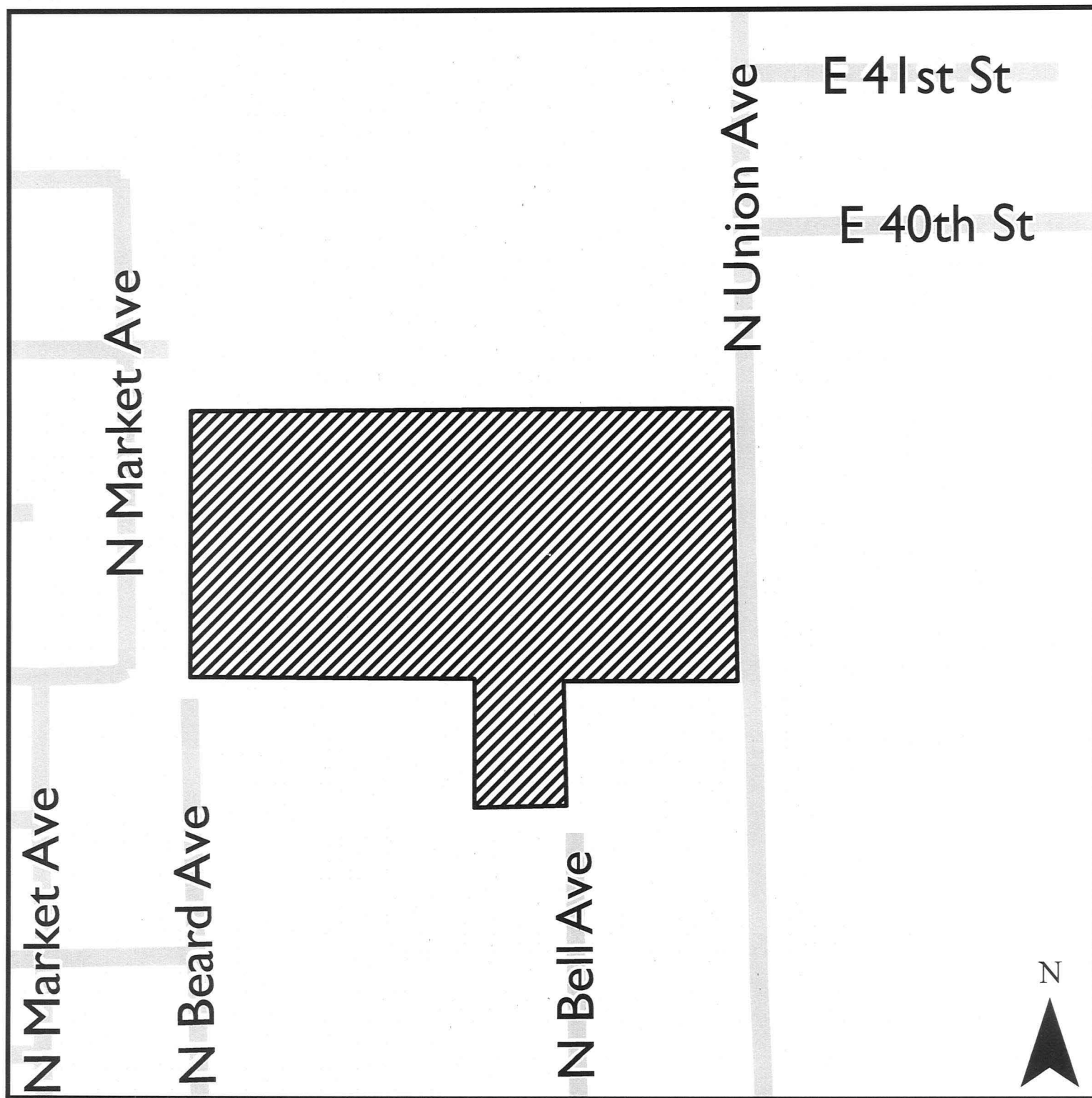
At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the rezone. The Commission reserves the right to limit discussion and debate on the proposed rezone in the public hearing, in which event those persons appearing in support or opposition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

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


Phyllis Loftis, City Clerk



CASE # P06-18
REZONE FROM A-1 TO R-3
3900 N. UNION



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 located in the West Half (W/2) of Section Six (6), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, more particularly described as follows: BEGINNING at the Northeast Corner (NE/c) of the Northwest Quarter (NW4/), of said Section 6; THENCE S00°33'52" E a distance of 2194.96 feet to the point of beginning; THENCE S00°33'52" E a distance of 451.90 feet; THENCE S89°52'11" W a distance of 456.68 feet; THENCE S01°10'43" E a distance of 304.90 feet; THENCE N89°48'28" W a distance of 203.00 feet; THENCE N03°50'37" W a distance of 304.50 feet; THENCE S89°58'21" W a distance of 645.98 feet; THENCE N00°14'236" E a distance of 452.96 feet; THENCE N89°58'26 E a distance of 1313.45 feet to the POINT OF BEGINNING.

AND

A tract of land located in the West Half (W/2) of Section Six (6), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, more particularly described as follows: BEGINNING at a point 1528.95 feet; S00°33'52" E of the Northeast Corner (NE/c) of the Northwest Quarter (NW4) of said Section 6; THENCE S00°33'52" E a distance of 666.01 feet; THENCE S89°58'26" W a distance of 1313.45 feet; THENCE N00°14'26" E a distance of 665.97 feet; THENCE N89°58'26" E a distance of 1304.09 feet to the POINT OF BEGINNING.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (5), 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 3, 2018 at 7:30 AM

First American Title & Trust Company

By:



Michelle Cook

Abstractor License No. 3286
OAB Certificate of Authority # 017
File No. 2296363-SH99

OWNERSHIP LIST**ORDER NO. 2296363**

DATE PREPARED: January 10, 2018

EFFECTIVE DATE: January 3, 2018 at 7:30 am

OWNER	LOT	BLK	ADDITION
COMMUNITY RESOURCES REAL ESTATE INC 1000 N BROADWAY OKC OK 73102-0000			BEG 2194.96'S NE/C NW/4S451.9 S89°52'11"W456.68' S1°10'43"E304.9' N89°48'28"W203' N3°50'37"W304.5' S89°58'21"W645.98' N452.96' N89°58'26"E1313.45' POB 15.14 Acres
COMMUNITY RESOURCES REAL ESTATE INC 1000 N BROADWAY OKC OK 73102-0000			BEG 1528.95'S NE/C NW/4 S666.01' S89°58'26"W1313.45' N665.97' N89°58'26"E1304.09' POB LESS A TRACT BEG 1528.95'S NE/C NW/4 S0°33'52"E499.91' S89°58'26"W1311.12' N0°14'26"E499.88' N89°58'26"E1304.09' POB 5.00 Acres
SCHOOL LAND INDEP SCHOOL DIST #93 326 N UNION SHAWNEE OK -0	1	1	SHAWNEE MIDDLE SCHOOL
GOODSON JOSHUA A & KATIE D P O BOX 805 TECUMSEH OK 74873-0000	17-18	42	ARMOURDALE
GOODSON JOSHUA A & KATIE D P O BOX 805 TECUMSEH OK 74873-0000	19-32	42	ARMOURDALE
CASE BOB 202 E 40TH SHAWNEE OK 74804-0000	7-12 & E20; OF 13	42	ARMOURDALE
RESIDENTIAL MORTGAGE ACCEPTANCE CORPORATION LLC P O BOX 1244 SHAWNEE OK 74802-1244	1-6	42	ARMOURDALE
SHUMAKER DAN E 1016 STERLING DR SEMINOLE OK 74868-0000	W5' OF 13 & ALL OF 14-16	42	ARMOURDALE

MCDANIEL DAVID E & AMIE M 4031 N UNION SHAWNEE OK 74804-0000	17-28	37	ARMOURDALE
WHITECOTTON RICHARD & RENEE' 203 E 40TH SHAWNEE OK 74801-0000	1-4 & 29-32	37	ARMOURDALE
MCDANIEL DAVID E & AMIE M 4031 N UNION SHAWNEE OK 74804-0000	5-16	37	ARMOURDALE
HARDIN CYNTHIA L 4025 N UNION SHAWNEE OK 74804-0000	17-28	34	ARMOURDALE
BARRETT J A JR 1210 GORDON COOPER SHAWNEE OK 74801-0000			VACATED PT OF ARMOURDALE ADDN DES AS A TR IN E/2 SECTION 6 MORE FULLY DESCRIBED IN BOOK 2047 PAGE 64 41.59 Acres
MOON THOMAS E JR 136 HONEYSUCKLE LN LONGVIEW TX 75605-9622	9-10	29	ARMOURDALE
BARRETT JOHN ADAMS JR TRUSTEE JA BARRETT IRR TR DATE 7-12-93 1210 GORDON COOPER DR SHAWNEE OK 74801-0000			VACATED PT OF KELLEYS DES AS A TR OF LAND IN E/2 OF SEC 6 MORE FULLY DESCRIBED IN BK 2239 PG 227 LESS.916 AC DES IN BK 2239 PG 30 AND LESS TR 38.49 Acres
GUINN BILLY JACK & DORAN L 3800 N UNION SHAWNEE OK 74804-0000	1-28	16	ARMOURDALE
CITY OF SHAWNEE P O BOX 1448 SHAWNEE OK 74802-1448	1-24	1	VISTA HEIGHTS
CITY OF SHAWNEE P O BOX 1448 SHAWNEE OK 74802-1448	1-33	3	VISTA HEIGHTS
HOUSING AUTH OF SAC & FOX NATI P O BOX 1252 SHAWNEE OK 74802-1252	15-16 & N15' OF 17	10	ARMOURDALE
WRIGHT KEITH D & MACHELLE 1212 TURNBERRY CIR SHAWNEE OK 74801-0000	12-14	10	ARMOURDALE
TISON RICKEY D 6221 BETHEL RD SHAWNEE OK 74804-0000	1-3	10	ARMOURDALE

NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE OK 74804-0000	18	6	THE MEADOWS – PHASE II
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE OK 74804-0000	17	6	THE MEADOWS – PHASE II
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE OK 74804-0000	16	6	THE MEADOWS – PHASE II
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE OK 74804-0000	15	6	THE MEADOWS – PHASE II
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE OK 74804-0000	14	6	THE MEADOWS – PHASE II
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE OK 74804-0000	16	6	THE MEADOWS – PHASE II
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE OK 74804-0000	12	6	THE MEADOWS – PHASE II
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE OK 74804-0000	11	6	THE MEADOWS – PHASE II
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE OK 74804-0000	10	6	THE MEADOWS – PHASE II
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE OK 74804-0000	9	6	THE MEADOWS – PHASE II
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE OK 74804-0000	8	6	THE MEADOWS – PHASE II

NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE OK 74804-0000	7	6	THE MEADOWS – PHASE II
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE OK 74804-0000	6	6	THE MEADOWS – PHASE II
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE OK 74804-0000	5	6	THE MEADOWS – PHASE II
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE OK 74804-0000	4	6	THE MEADOWS – PHASE II
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE OK 74804-0000	3	6	THE MEADOWS – PHASE II
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE OK 74804-0000	2	6	THE MEADOWS – PHASE II
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE OK 74804-0000	1	6	THE MEADOWS – PHASE II
NEIGHBORS FRED R & MARIA TRUSTEES REVOC TRUST 101 KEN DEL DR SHAWNEE OK 74804-0000	26-27	1	THE MEADOWS AP
HAGGARD SHERRY 12701 HENNEY RD JONES OK 73049-0000	24-25	1	THE MEADOWS AP
DOUGLAS STREET REALTY LLP 3701 N HARRISON SHAWNEE OK 74804-0000	22-23	1	THE MEADOWS AP
DOUGLAS STREET REALTY LLP 3701 N HARRISON SHAWNEE OK 74804-0000	20-21	1	THE MEADOWS AP
DOUGLAS STREET REALTY LLP 3701 N HARRISON SHAWNEE OK 74804-0000	18-19	1	THE MEADOWS AP

BUFORD WHITE LUMBER CO P O BOX 1029 SHAWNEE OK 74802-1029	17	1	THE MEADOWS AP
BUFORD WHITE LUMBER CO LLC P O BOX 1029 SHAWNEE OK 74802-1029	16	1	THE MEADOWS AP
HACKNEY SHANNON 130 MEADOWS LN SHAWNEE OK 74804-0000	15	1	THE MEADOWS AP
MCLEOD JAMES N & JAMES C 4118 N MARKET SHAWNEE OK 74804-0000	14-15	2	THE MEADOWS AP
DOUGLAS STREET REALTY LLC 3701 N HARRISON SHAWNEE OK 74804-0000	16-17	2	THE MEADOWS AP
REUBEN PELTIER PROPERTIES LLC P O BOX 3071 SHAWNEE OK 74802-0000	18-19	2	THE MEADOWS AP
DOUGLAS STREET REALTY LLC 3701 N HARRISON SHAWNEE OK 74804-0000	20-21	2	THE MEADOWS AP
MERCURIAL ASSETS LLC 3515 E 66TH ST TULSA OK 74136-0000	22-23	2	THE MEADOWS AP
NORTHSIDE VETERINARY HOLDINGS 121 W 45TH SHAWNEE OK 74804-0000			93-SU BEG NE/C NW NW WHICH IS CENTER OF BEARD S1320' W328.76' N1320' E328.76'(FORMERLY DESC.AS BLKS 23,24 & 27 ARMOURDALE ADDN) 10.00 Acres

Nelmon's Real Estate LLC
35063 Hwy 99A
Seminole, Ok. 74868
Cell: 405-370-0394

To Whom it May Concern:

I Rhonda Godwin, Vice President of Community Resources Real Estate, Inc. (Owner), hereby give permission for Nelmon Brauning, with Nelmon's Real Estate LLC. to assist in the rezoning of the property located at 3900 N Union Street, Shawnee, OK. from Ag to R2 containing 20.14 acres m/l, also to apply for a Deed Approval Application in order to combine tracts 4,5,6,&7 of attached survey into 1 lot.

Legal: See attached survey.

Respectfully,

X 
Rhonda Godwin

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



CASE # P07-18
PUBLIC HEARING DATE:
March 7th, 2018
CITY COMMISSION DATE:
March 19th, 2018

APPLICANT:
Nathan Alison, LLC

**2727 N. Central Ave,
Phoenix, AZ 85004**

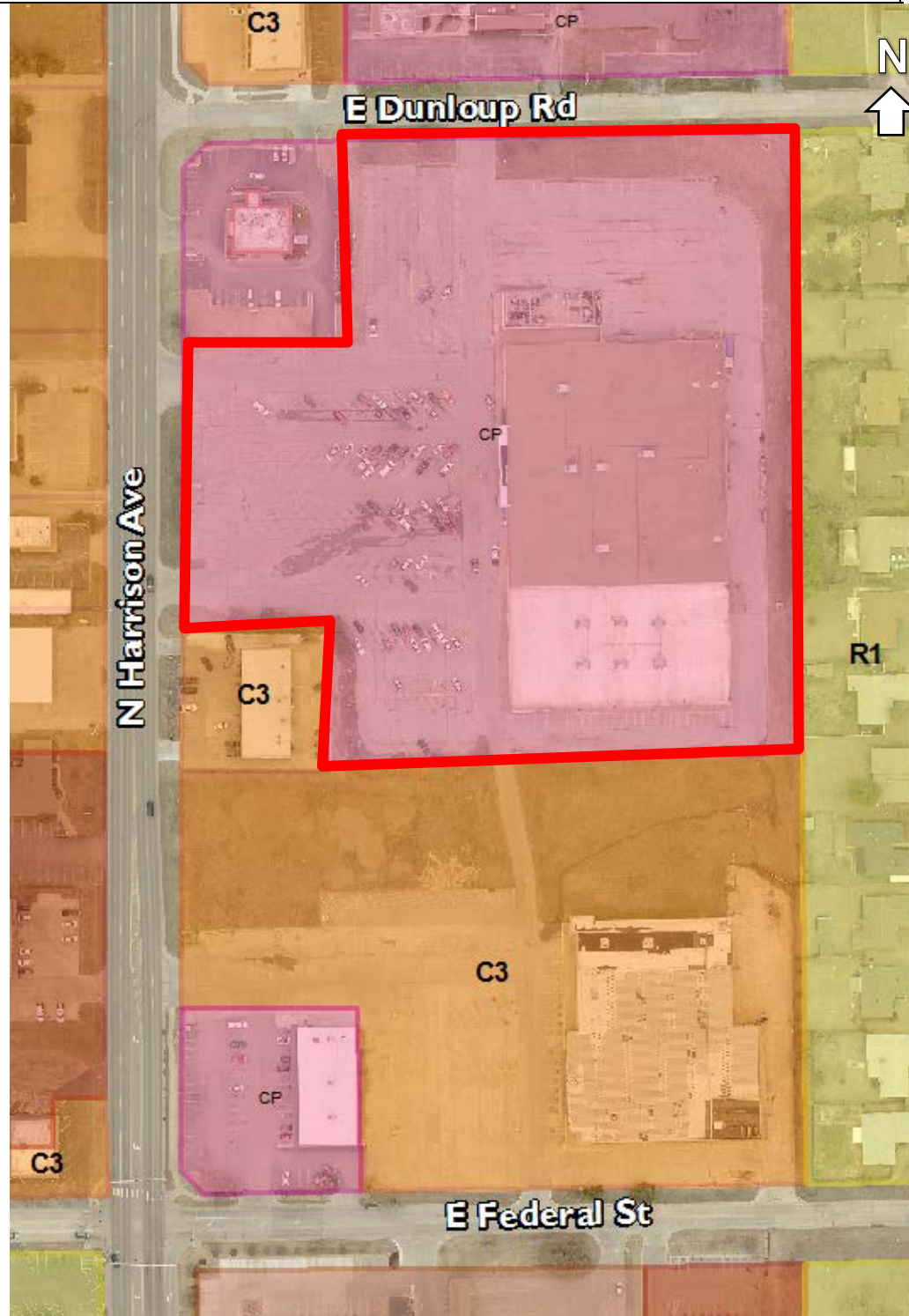
(863) 412-9217

PROPERTY ADDRESS/LOCATION: **2327 N. Harrison St**
Shawnee, OK 74804

The applicant, Amerco Real Estate Company, a real estate subsidiary of U-Haul, is requesting a rezone from CP (Planned Shopping Center District) to C3 (Highway Commercial) for an 8.10 Acre property located at 2327 N. Harrison Avenue, and commonly known as the Kmart building.

The requested rezone is necessary to facilitate repurposing of the existing 84,000 square feet structure into a U-Haul Moving and Storage Store. "Our uses will consist of self-storage, U-Haul truck and trailer sharing, and related retail sales" (Exhibit 1).

Aside from interior renovation, the structure will remain as is with no immediate modifications proposed. Please see Exhibit 1 for an in depth narrative of the proposal.



EXISTING ZONING: A1	EXISTING LAND USE: Residential	SURROUNDING ZONING & LAND USE: A-1 (Agricultural)	School District: I-93 Shawnee	PROPERTY SIZE: 20.14 Acres
-------------------------------	---	--	---	--------------------------------------

STAFF REVIEW				
In recent years, Uhaul has made a business of repurposing large, vacant structures to better serve the storage needs of the community and activate a property that is currently vacant. At 84,000 square feet in size, options for reuse are rare and limited, causing structures to remain unoccupied for long periods of time and eventually exist in a state of decay. Adaptive reuse is a practical solution to these problems that affect smaller cities and towns, such as Shawnee. Staff has organized findings into the following list: - At 84,000 square feet, there is a limited market interested in the reuse of such structures; - Per the City's Comprehensive Plan, the Harrison Avenue corridor supports residential and commercial uses that create a more dynamic environment, promoting interaction and walkability; - The site as it exists today already supplies appropriate parking and circulation. Additionally, traffic volumes will be reduced in comparison to the previous business; - The business, once completed, would employ between 10 and 15 employees; - The U-Haul business is compatible with surrounding uses; Staff finds the subject proposal to be a positive opportunity for the City of Shawnee. The requested rezone is in conformance with surrounding land uses, the Comprehensive Plan, and Zoning Code. For these reasons, Staff recommends approval of a rezone from CP to C3 for the subject site.				
APPROVE		APPROVE WITH CONDITIONS		DENY
Exhibit 1: Project Narrative Exhibit 2: Sample Elevations				
SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM		LEGAL NOTICE	LEGAL DESCRIPTION
PUBLIC COMMENTS	AGENCY COMMENTS		RESPONSE TO STANDARDS	

AMERCO[®]

REAL ESTATE COMPANY

2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555 • Fax: 602.277.5824 • Email: stephany_sheekey@uhaul.com

Narrative Project Summary

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the City of Shawnee's participation and counseling in regards to a Rezoning for the property located at 2327 N Harrison St. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed 8.10 acre property is located at 2327 N Harrison St. U-Haul is proposing an adaptive reuse of the existing 84,000 SF building by converting it into a U-Haul Moving and Storage Store. Our uses consist of self-storage, U-Haul truck and trailer sharing, and related retail sales. The interior of the building will be retrofitted to house self-storage units. This infill development will allow U-Haul to better serve the storage needs of the community and activate a property that is currently vacant.

The property is currently zoned CP (Planned Shopping Center District). The use of self-storage and U-Haul truck and trailer share are not permitted within this zoning district. U-Haul is proposing to rezone the property to C3 (Highway Commercial District). The building will be used structurally as is with the exception of imaging and signage.

Custom site design for every U-Haul store assures that the facility compliments the community it serves. Adherence to community objectives is key in order to ensure each U-Haul store is both a neighborhood asset and an economic success.

U-Haul is more of a commercial type use that serves the residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and

services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

The U-Haul Store:

U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time. Families will generally arrive in their own automobiles, enter the showroom and may choose from a variety of products and services offered there. When situated near public transit, approximately 50% of those families utilize alternative transportation to access U-Haul equipment and services.

- Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.
- U-Haul stores also provide truck and trailer sharing for household moving, either in-town or across country.
- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and sustainable packing materials.
- Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.
- Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically use U-Haul equipment or their personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

Significant Policies:

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.

- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.
- It is against policy for a business to be operated from a U-Haul storage room.
- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so, and are assessed an additional fee.
- Items that may not be stored include: chemicals, flammables, and paints.
- U-Haul stores are protected by video surveillance.
- U-Haul stores are non-smoking facilities.
- U-Haul will provide added services and assistance to our customers with disabilities.

Traffic Study:

- U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model and an environmentally-sound way to conduct business.

USE COMPARISON					
Use	Square Feet	Traffic	Volume	Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

U-Haul looks forward to working with the City of Shawnee as you consider the Rezoning Application we are currently submitting.

Sincerely,

Stephany Sheekey
AMERCO Real Estate - Planner

EXHIBIT

2

Big Box Conversion

U-Haul Moving & Storage at Verona Road was acquired in August of 2011.
The building grossed 68,612 SQFT, and was a former Cub Food Store.
This location also houses are local marketing company.



U-Haul Moving & Storage at Verona Road
4716 Verona Rd, Madison, Wisconsin 53711

Big Box Conversion

Property was formerly a K-Mart and was converted to a U-Haul center offering truck and trailer rental, interior heated and climate controlled self-storage and U-Box storage. Two additional mini storage buildings were also added to the property.



U-Haul Moving & Storage of NW Detroit
19990 Telegraph Rd, Detroit, Michigan 48219

Big Box Conversion

Property consists of two block buildings totaling 125,331 sf, on 7.043 acres.
The former Pathmark Grocery Store has been developed into a U-Haul center and climate controlled self-storage (SC-10s and lockers).



U-Haul Moving & Storage of North Bergen
6701 Tonnelle Ave. North Bergen, NJ 07047

Big Box Conversion

Property is a former Lowes Store situated on Enchanted Parkway, which is the major commercial arterial in Federal Way. Improvements consist of a 109,304sf building converted to 59,836 net rentable sf of self storage (816 rooms).



U-Haul Moving & Storage of Federal Way
35205 Enchanted Pkwy S. Federal Way WA 98003

Big Box Conversion

Property was formerly a K-Mart and was converted to a U-Haul center offering truck and trailer rental, interior heated and climate controlled self-storage and U-Box storage.



U-Haul Moving & Storage of Oshkosh West
900 N Koeller St. Oshkosh, WI 54902

Big Box Conversion

Property was formerly a Menards and was converted to a U-Haul center offering truck and trailer rental, interior heated and climate controlled self-storage and U-Box storage.



U-Haul Moving & Storage at Pendleton Pike & 38th St.
6800 Pendleton Pike, Indianapolis, IN 46226

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:

P07-18

Project Number:

180139

Date Filed:

February 3rd 2018

Cheyenne Pottiguen
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 CP District to C3 District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 2327 N Harrison St Shawnee, OK 74804

LEGAL DESCRIPTION: APN: 331500012007000000

PROPERTY OWNER (S): Nathan Alison, LLC

PROPERTY AGENT (APPLICANT): Amerco Real Estate Company

APPLICANT'S ADDRESS: 2727 N Central Ave, 5N

CITY: Phoenix STATE: AZ ZIP: 85004

EMAIL ADDRESS: stephany_sheekey@uhaul.com

TELEPHONE NUMBER: (602) 263-6555 CONTACT NUMBER: (863) 412-9217

DIMENSIONS OF PROPERTY: AREA: 8.10 AC WIDTH: ~ 636 ft
LENGTH: ~ 617 ft FRONTAGE: ~ 263 ft.

CURRENT ZONING: CP **CURRENT USE:** Vacant

PROPOSED ZONING: C3 **PROPOSED USE:** Self-Storage, U-Haul Truck & Trailer Share, and Retail Sales

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

Stephany Sheekey
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

RECEIPT NO. 02132412

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

SIGN DEPOSIT \$ 50.00

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

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

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

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

CITY OF SHAWNEE
PUBLIC HEARING NOTICE
CASE #P07-18

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

The property requesting rezoning is described as follows:

Lot Seven (7), Block Twelve (12), NORTH RIDGE ADDITION, 4th SECTION, being a subdivision of a part of the North Half (N/2) of Section Eight (8), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, containing 5.964 acres, more or less.

General Location Known As:	<u>2327 N. Harrison Avenue, Shawnee, OK</u>
Current Zoning Classification:	<u>CP; Planned Shopping Center District</u>
Requested Zoning Classification:	<u>C-3; Highway Commercial District</u>
Proposed Use of Property:	<u>Self-Storage, Truck & Trailer Share, Retail Sales</u>
Applicant:	<u>Amerco Real Estate Company</u>

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

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

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

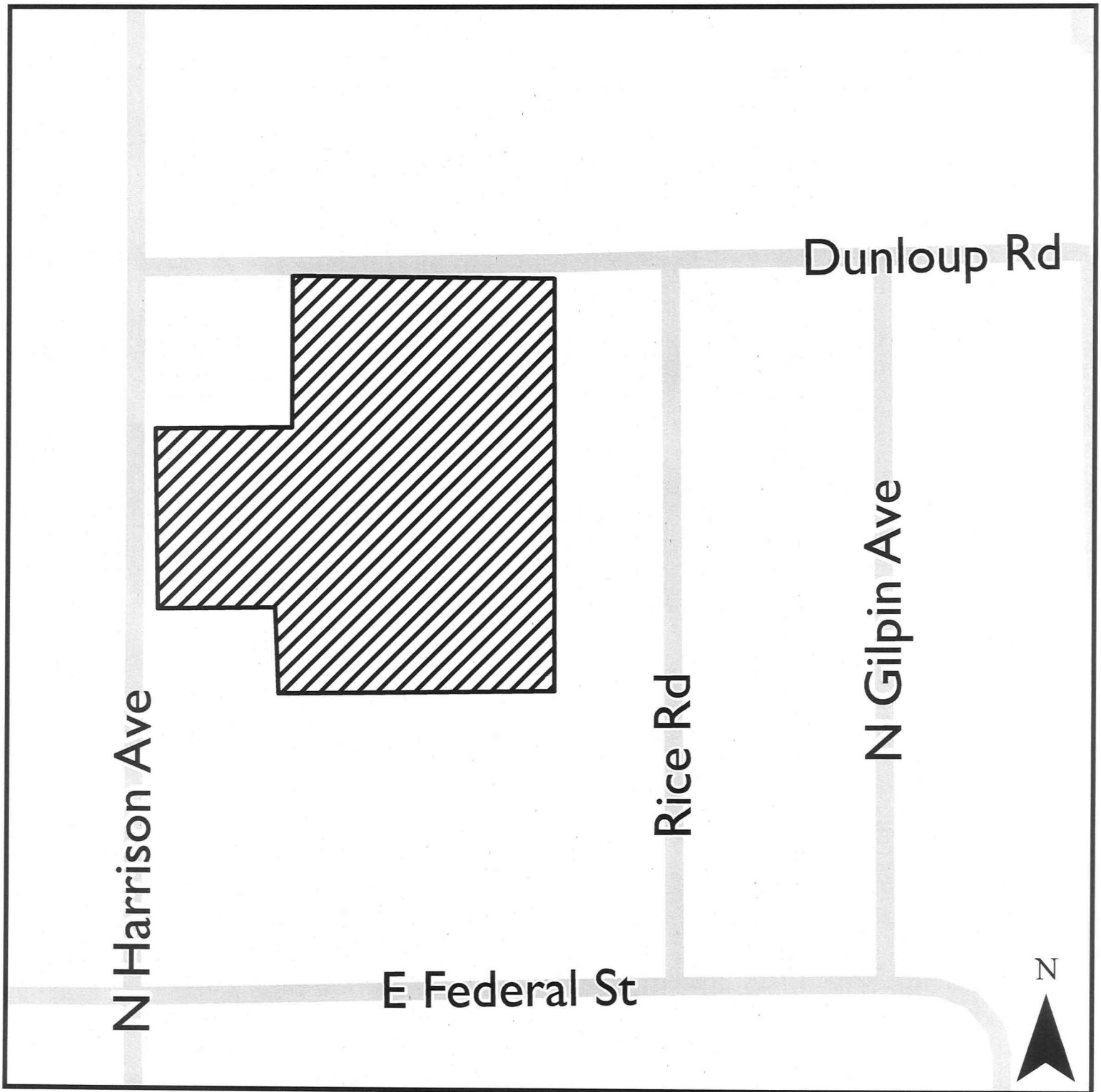
At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the rezone. The Commission reserves the right to limit discussion and debate on the proposed rezone in the public hearing, in which event those persons appearing in support or opposition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

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




Phyllis Loftis, City Clerk

CASE # P07-18
REZONE FROM CP TO C-3
2327 N. HARRISON



**CHOICE TITLE & ABSTRACTING
INSURANCE
ESCROW/CLOSING/ABSTRACTING
AGENCY
118 N. Broadway
Shawnee, Oklahoma 74801**

Telephone (405) 273-9820
Fax (405) 273-9813
Email: orderdesk@choicetitle.net

Attn: Stephanie Sheekey
2727 N Central Avenue, Suite 500
Phoenix, AZ 85004

Email: stephany_sheekey@uhaul.com
Telephone: (863) 412-9217

Re: Choice File No. 7835

February 2, 2018

LEGAL DESCRIPTION

Lot Seven (7), Block Twelve (12), NORTHRIDGE ADDITION, 4th SECTION, being a subdivision of a part of the North Half (N/2) of Section Eight (8), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, containing 5.964 acres, more or less.

Property Address: 2333 thru 2327 North Harrison Street, Shawnee, Oklahoma

Property Owner: NATHAN-ALISON, LLC, c/o Kin Properties Inc., 185 N.W. Spanish River Boulevard, Suite 100, Boca Raton, Florida 33431 - Partial Lot 7 Block 12, Northridge Addition, 4th Section, Beginning SW/C Lot ; thence North 285.26 feet; thence East 180 feet, thence North 180 feet; thence East 452.14 feet; thence South 462.61 feet; thence West 633.9 feet to the POB

Tenant: KMART CORPORATION c/o Sears Holdings Management Corporation, 3333 Beverly Road, Hoffman Estates, Illinois 60179 Attention: President-Real Estate

Property Owner: THUNDER PROPERTIES LLC, 1600 Corn Camp Road, Buttonwillow, California 93206 - Partial Lot 7 Block 12, Northridge Addition, 4th Section, Beginning NW/C of Lot 7, thence East 151.03 feet; thence South 180 feet; thence West 180 feet; thence North 151.03 feet to the POB

Tenant: OK Restaurant Holdings, L.L.C., 1301 Solana Blvd., Bldg. 2, Suite 2300, Westlake, Texas 76262 - Carl's Jr. # 1649, 2333 N. Harrison, Shawnee, OK 74802

300' SURROUNDING PROPERTY OWNERS (taken from corner boundaries of Lot 7 Block 12, Northridge Addition, 4th Section)

City of Shawnee, P.O. Box 1448, Shawnee, OK 74802-1448

State of Oklahoma, C/O Department of Transportation, 200 N.E. 21st Street,
Oklahoma City, OK 73105

Nordent, Inc., 20 Dunloup Road, Shawnee, OK 74804 - Lot 9 Block 13, Northridge Addition, 4th Section

Dunloup LLC, 18 Dunloup, Shawnee, OK 74804 - Lot 9 Block 13, Northridge Addition, 4th Section

D. Jack M Chinn, DDS, 20 Dunloup, Shawnee, OK 74804 - Lot 9 Block 13, Northridge Addition, 4th Section

Pinnacle Dental, 20 E Dunloup, Shawnee, OK 74804 - Lot 9 Block 13, Northridge Addition, 4th Section

Orthodontic Specialists of Oklahoma, 18 Dunloup, Suite A, Shawnee, OK 74804 - Lot 9 Block 13, Northridge Addition, 4th Section

Austin & Austin Investments, LLC, 37311 45th Street, Shawnee, OK 74804 - Lot 9 Block 13, Northridge Addition, 4th Section - Boomerang Corporate Offices, 2400 N. Harrison, Shawnee, OK 74802

OK Holding LLC, 1301 Solana Blvd., Bldg 2, Suite 2300, Westlake, Texas 76262-6281 - Tenant Carl's Jr. # 1649, 2333 N. Harrison, Shawnee, OK 74802

Patriot International LP, 465 Venetian Villa Drive, New Smyrna, Florida 32168 - Tenants The Mad Tatter, 2304 N Harrison, Shawnee, OK 74804; Healing Essance Massage Therapy, 2302 N Harrison, Suite D, Shawnee, OK 74804

Midfirst Bank, c/o MERITAX LLC, 14901 Quorum Drive, Suite 740, Dallas, TX 75254
Midfirst Bank Location: 2320 N. Harrison, Shawnee, OK 74802

Northridge Church of Christ, PO Box 666, Shawnee, OK 74802-0666 - Lot 8 Block 13, Northridge Addition, 4th Section

Tanya Gilbert Irrevocable Trust, 26 Dunlop Drive, Shawnee, OK 74804 - Lot 7 Block 13, Northridge Addition, 4th Section

Page 3 - File No. 7835

Gerren D. Bowlan, 28 E Dunlop Drive, Shawnee, OK 74804 - Lot 6 Block 13, Northridge Addition, 4th Section

Willie F. & Patricia A. Clagg, 28 Rice Road, Shawnee, OK 74804 - Lot 1 Block 12, Northridge Addition, 4th Section

Jason Willis & Kaci N. Grasty, 26 Rice Road, Shawnee, OK 74804 - Lot 2 Block 12, Northridge Addition, 4th Section

Marguerite L. Russell, 24 Rice Road, Shawnee, OK 74804 - Lot 3 Block 12, Northridge Addition, 4th Section (Transfer of Death Deed 1/3 Marilyn S. Chung; 1/3 Joyce E Tredinnick; 1/3 Donald Russell)

Freeman B. & Twilla Smith, 235 S. Oak, Shawnee, OK 74801 - Lot 4 Block 12, Northridge Addition, 4th Section

Linda & Bill S. Haselwood, 20 Rice Road, Shawnee, OK 74804 - Lot 5 Block 12, Northridge Addition, 4th Section

Calvin B. & Erika H. Jones, PO Box 1471, Shawnee, OK 74802-1471 - Lot 6 Block 12, Northridge Addition, 4th Section

Patricia A. Jackson, 17 Rice Road, Shawnee, OK 74804 - Lot 7 Block 11, Northridge Addition, 4th Section

Malania Hammer, 19 Rice Road, Shawnee, OK 74804 - Lot 8 Block 11, Northridge Addition, 4th Section

John W. Glasco, 8400 Edinger Avenue, Apt Y106, Huntington Beach, CA 92647 - Lot 9 Block 11, Northridge Addition, 4th Section

Andrea L. Brown, 23 Rice Road, Shawnee, OK 74804 - Lot 10 Block 11, Northridge Addition, 4th Section

Robert A. Robinson & Cheryl R. Trindle, 25 Rice Road, Shawnee, OK 74804 - Lot 11 Block 11, Northridge Addition, 4th Section

Thomas L. Miller, 27 Rice Road, Shawnee, OK 74804 - Lot 12 Block 11, Northridge Addition, 4th Section

Page 4 - File No. 7835

Donna S. Lasenberry, 16 Rice Road, Shawnee, OK 74804 - Lot 1 Block 14, Northridge Addition, 5th Section

Robert G. Bentley, 14 Rice Road, Shawnee, OK 74804 - Lot 2 Block 14, Northridge Addition, 5th Section

Keith Hoogland Limited Partnership c/o Accounts Payable, 1022 E. Adams, Springfield, IL 62703 - Lot 9, Block 14, Northridge Addition, 5th Section (Family Video # 582)

Charlene & Billy J.E. Partain, Sr., 13 Rice Road, Shawnee, OK 74804 - Lot 15 Block 15, Northridge Addition, 5th Section

Lavonta L. Miller, 15 Rice Road, Shawnee, OK 74804 - Lot 16 Block 15, Northridge Addition, 5th Section (Life Estate D'Anna V Fleming; Darnell A. Miller; Natasha N. Miller)

COURTESY NOTIFICATION

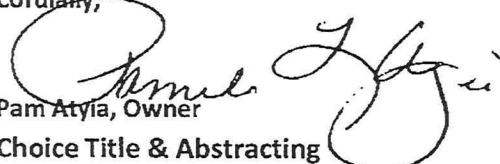
Wall Family LLC, c/o M. Keywood Deese, Sr VP, Trust Officer, Vision Bank NA, Ada Main Street, 101 East Main Street, Ada, OK 74821-0669 - Lot 9 Block 14, Northridge Addition, 5th Section

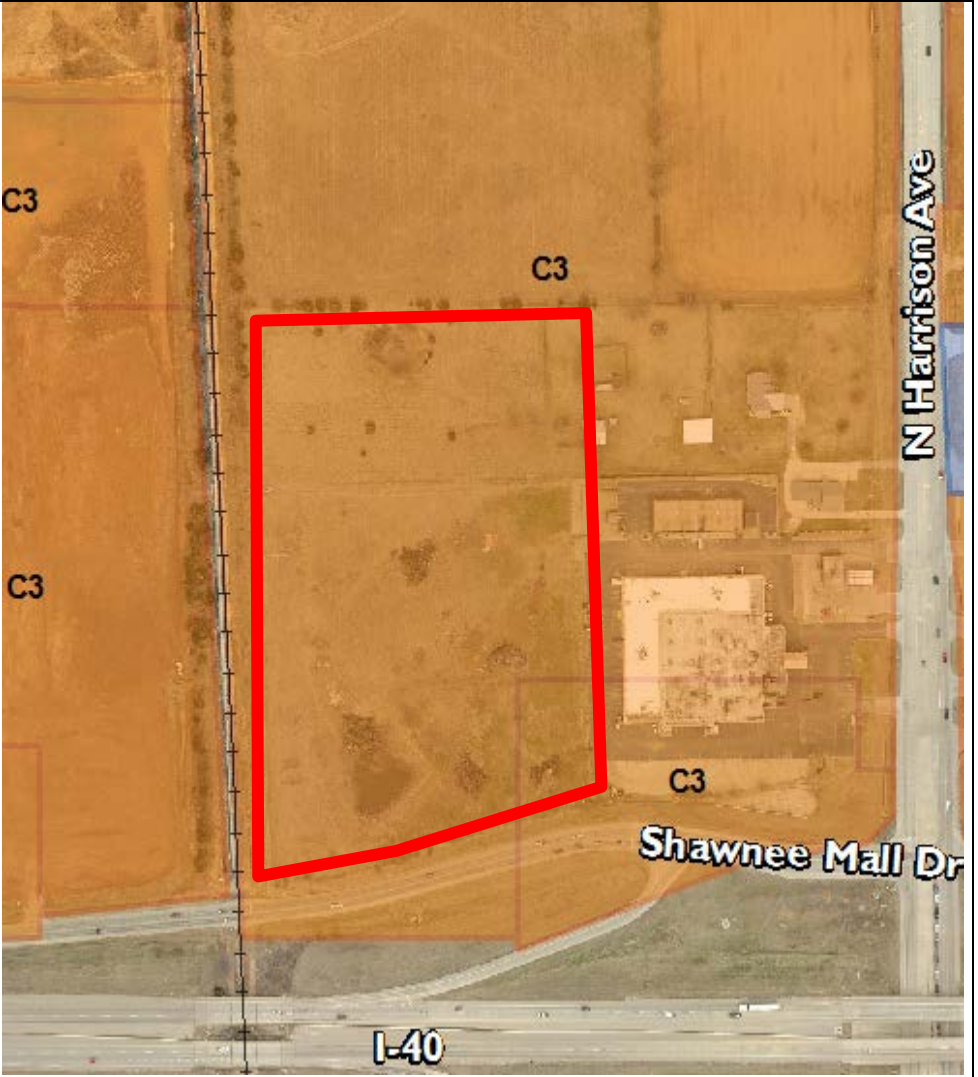
Family Video # 582, Movie Club Inc., 2500 Leigh Avenue, Glenview, IL 60026 - Property Location 2001 N. Harrison, Shawnee, OK 74802

Subway Sandwiches # 7501, c/o Raymond Walker, 1321 S State Highway 152, Mustang, OK 73064 - Property Location 2025 N. Harrison, Shawnee, OK 74802

Americash Loans, 2029 N. Harrison, Shawnee, OK 74801

Cordially,

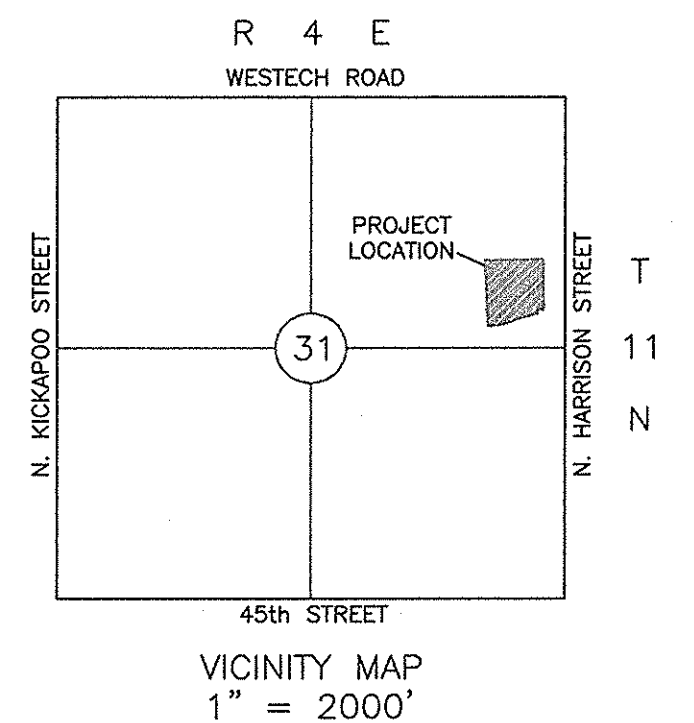

Pam Atyia, Owner
Choice Title & Abstracting

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: March 7 th , 2017 CITY COMMISSION DATE: March 19 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 approximately 8.5 acres 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.					
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 to in conformance with City Code. Staff recommends this item be deferred to the April 4 th , 2018 Planning Commission agenda, to allow the applicant time to					

make 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°23'36"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

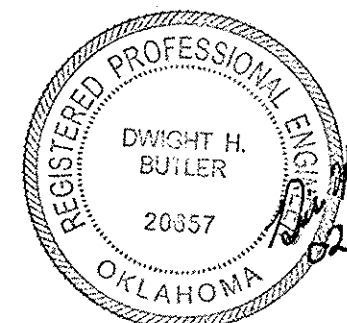
STATISTICAL DATA

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

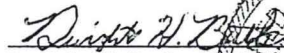
Mr. DeBruin,

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 _____

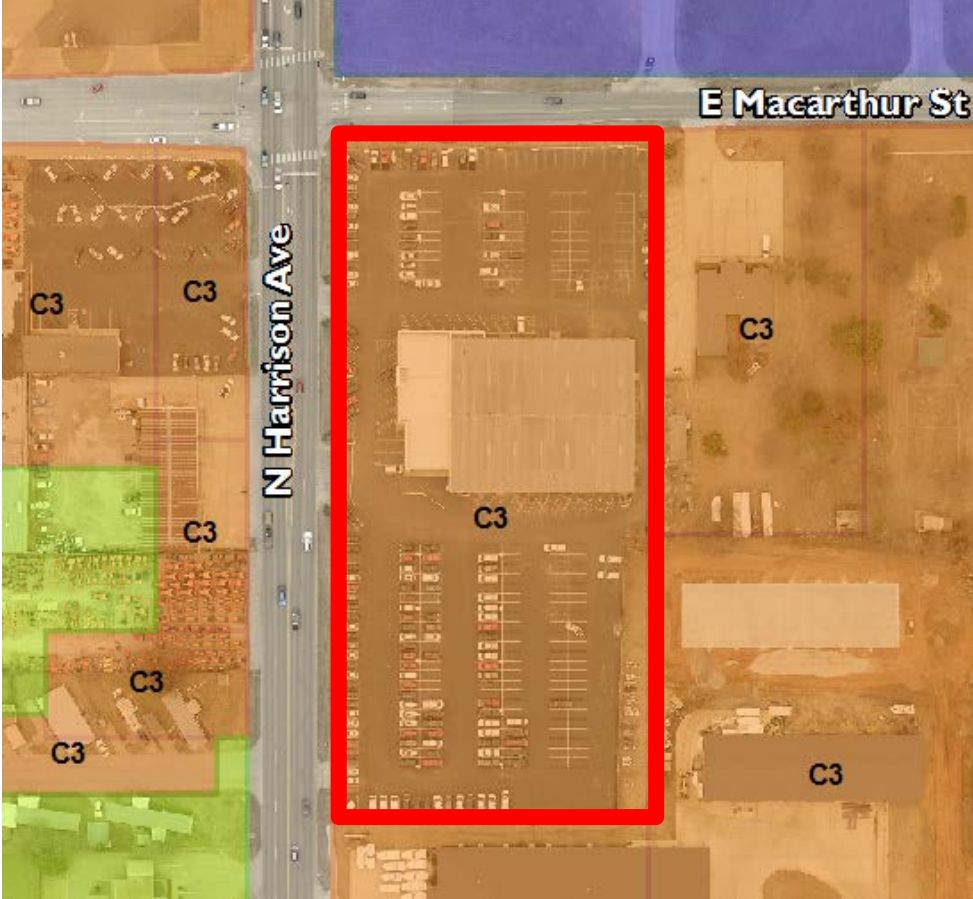
OWNER/DEVELOPER INFORMATION:

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 # S05-18 PUBLIC HEARING DATE: March 7 th , 2017 CITY COMMISSION DATE: March 19 th , 2017	
APPLICANT: Mr. William Fahrendorf	P.O. Box 130 Durant, OK 75702	(580) 924-2112		
PROPERTY ADDRESS/LOCATION: 2600 N. Harrison Shawnee, OK 74804				
SUMMARY OF REQUEST: The applicant, Mr. William Fahrendorf, is requesting preliminary plat approval to facilitate development of the First United Bank of Shawnee. The subject site is generally located at the south-east corner of MacArthur Street and Harrison Avenue, and was formally the Joe Cooper Ford location.				
EXISTING ZONING: C3	EXISTING LAND USE: Business	SURROUNDING ZONING & LAND USE: C-3 (Highway Commercial) C-5 (General Commercial)	Number of Lots: 2	PROPERTY SIZE: 4.317
STAFF REVIEW AND ANALYSIS				
Staff has reviewed the First United Bank Preliminary Plat and find it to be in full conformance with the City of Shawnee Subdivision Regulations and Zoning Code. The property is fully served by public water via a 10" water line on Harrison Avenue and a 12" water line on MacArthur Street. The existing 8" sanitary sewer line will be extended south from MacArthur Street to serve both proposed lots. Currently, the former Joe Cooper Ford structure has been demolished, and in its place will be constructed a First United Bank. On such a vital intersection in Shawnee, the redevelopment of this site will be a positive change for Shawnee.				

While the site was completely impervious, the new construction will comply with all modern commercial standards. Six foot sidewalks will be installed along Harrison Avenue and MacArthur Street, the land will be landscaped to the extent of 10%, the First United Bank building has indicated a modern and compliant building façade, and all other nonconforming issues will be resolved.

Staff finds the First United Bank Preliminary Plat to be consistent with City standards and recommends plat approval.

APPROVE	APPROVE WITH CONDITIONS	DENY
---------	-------------------------	------

Staff recommends approval of the First United Bank Addition Preliminary Plat with the following conditions:

1. Final Construction documents must be approved by the City Engineer concurrent with Final Plat approval.
2. Any necessary drainage plans must be approved by the City Engineer concurrent with Final Plat approval.
3. All other applicable City standards apply.

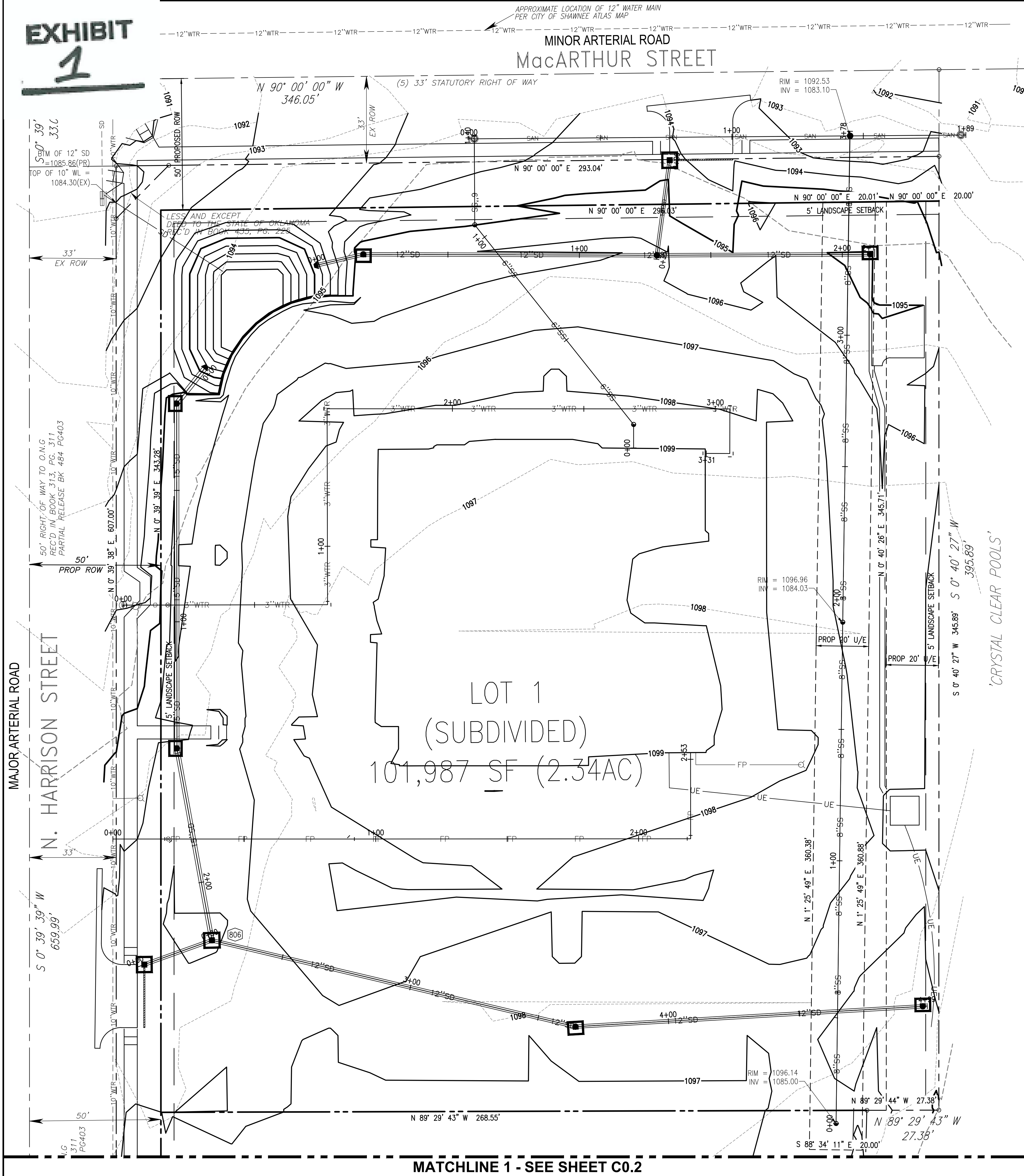
ATTACHMENTS: (CIRCLE)	SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM	LEGAL NOTICE	LEGAL DESCRIPTION
PUBLIC COMMENTS		AGENCY COMMENTS		RESPONSE TO STANDARDS

Attachments:

Exhibit 1: First United Bank Addition Preliminary Plat

EXHIBIT
1

MINOR ARTERIAL ROAD
MacARTHUR STREET



SITE INFORMATION:

APN: 0000-08-010-004-0-010-00
ZONING: C-3 (RESTRICTIVE AUTOMOTIVE AND COMMERCIAL RECREATION DISTRICT)
FLOOD ZONE: THE PROPERTY LIES WITHIN FLOOD ZONE 'X' PER FIRM PANEL NO: 40125C0210H, REVISED SEPTEMBER 3, 2010. ZONE X IS DEFINED AS 'AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANGE FLOODPLAIN'

SUMMARY:
EXISTING LOT AREA = ±188,057 SF (±4.317 ACRES)
PROPOSED LOT 1 AREA = ±101,987 SF (±2.34 ACRES) [AFTER DEDICATION]
PROPOSED LOT 2 AREA = ±70,375 SF (±1.62 ACRES) [AFTER DEDICATION]
TOTAL DISTURBED AREA = ±115,954 SF (±2.662 ACRES)

ON-SITE AREA SUMMARY:
EXISTING IMPERVIOUS AREA = ±112,374 SF
EXISTING PERVIOUS AREA = ±3,580 SF
PROPOSED IMPERVIOUS AREA = ±84,789 SF
PROPOSED PERVIOUS AREA = ±31,165 SF
CHANGE IN IMPERVIOUS AREA = ±27,585 SF DECREASE

BENCHMARK:

JOB BM IS CUT 'X' TOP OF CURB AT SE CORNER OF MACARTHUR AND HARRISON. BASED ON OKLAHOMA SOUTH ZONE AND NAVD 1988.
NORTHING=739905.222
EASTING=2292956.177
EL=1090.90'

PROPOSED

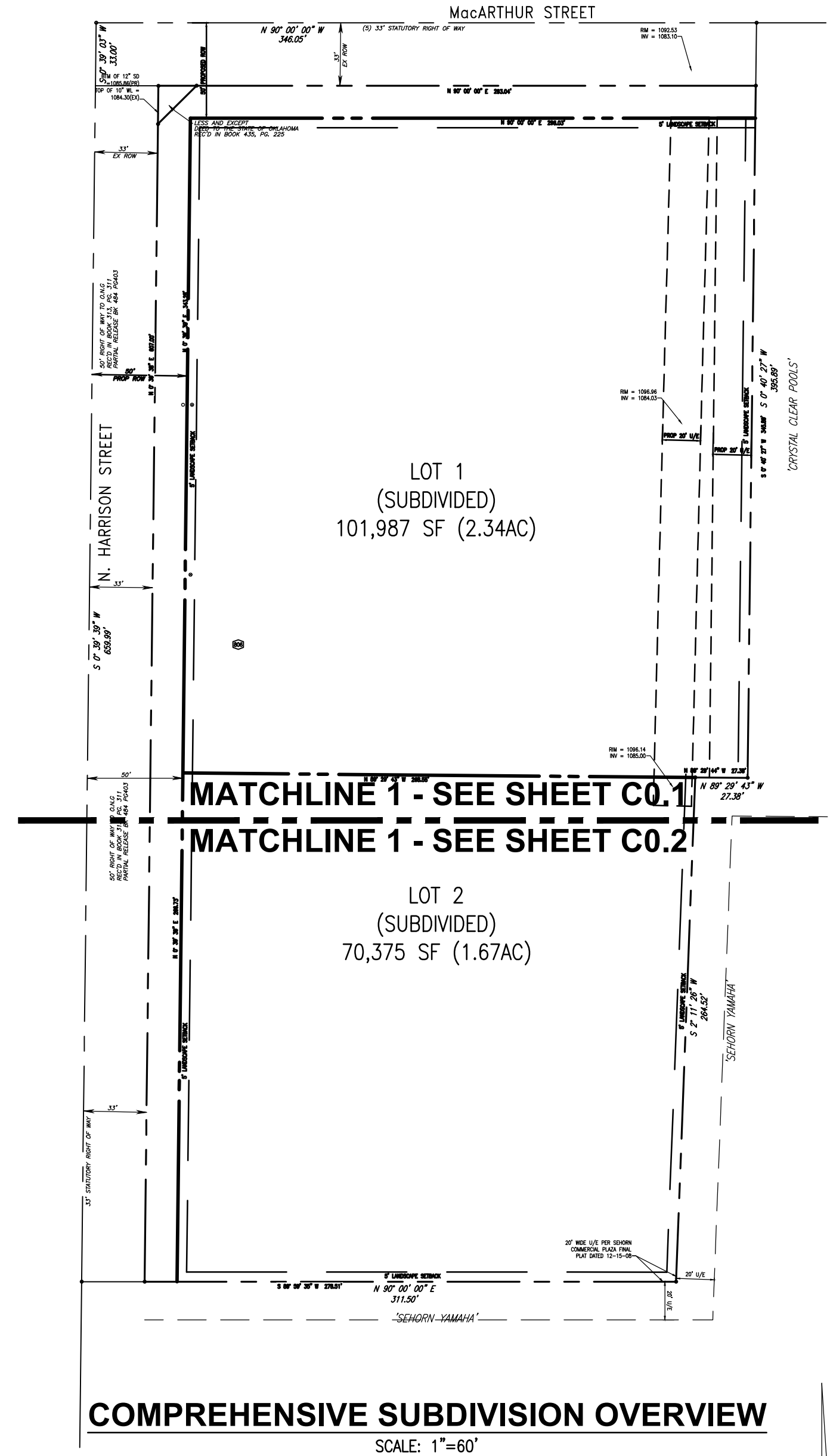
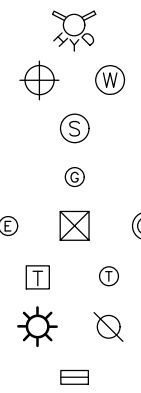
9	PROPOSED
10	PROPOSED
WTR	PROPOSED
SS	PROPOSED
SD	PROPOSED
OE	PROPOSED
UE	PROPOSED
G	PROPOSED
X	PROPOSED

LEGEND

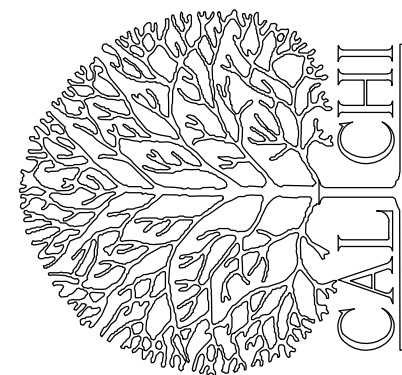
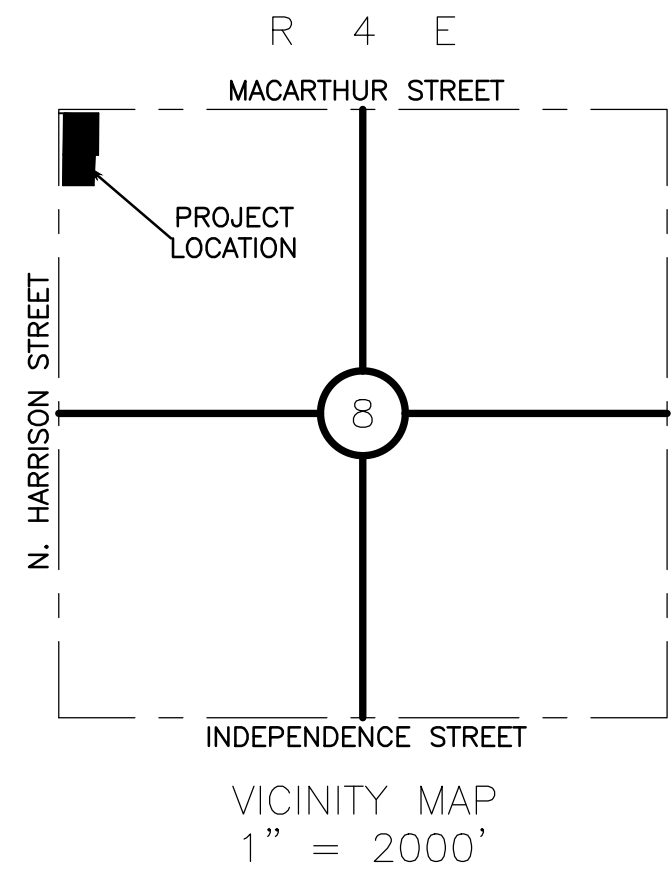
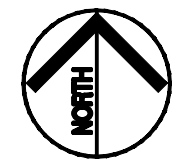
PROPERTY LINE	1-FOOT CONTOUR	5-FOOT CONTOUR	WATER LINE	SANITARY SEWER LINE	STORM DRAIN LINE	OVERHEAD ELECTRIC	UNDERGROUND ELECTRIC	GAS LINE	FENCE	EASEMENT	SETBACK	CENTER LINE	LOT LINE	FIRE HYDRANT	WATER METER/VALVE	SANITARY MANHOLE/CLEANOUT	GAS METER/VALVE	ELECTRIC METER/PEDESTAL/MANHOLE	TELEPHONE PEDESTAL/MANHOLE	LIGHT POLE, UTILITY POLE	STORM MANHOLE/INLET/CLEANOUT
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EXISTING

9	EXISTING
10	EXISTING
WTR	EXISTING
SAN	EXISTING
SD	EXISTING
OE	EXISTING
UE	EXISTING
G	EXISTING
X	EXISTING



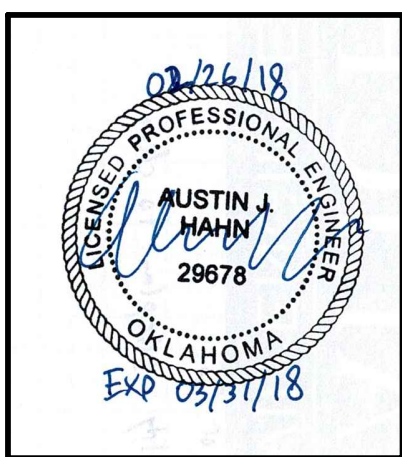
COMPREHENSIVE SUBDIVISION OVERVIEW
SCALE: 1"=60'



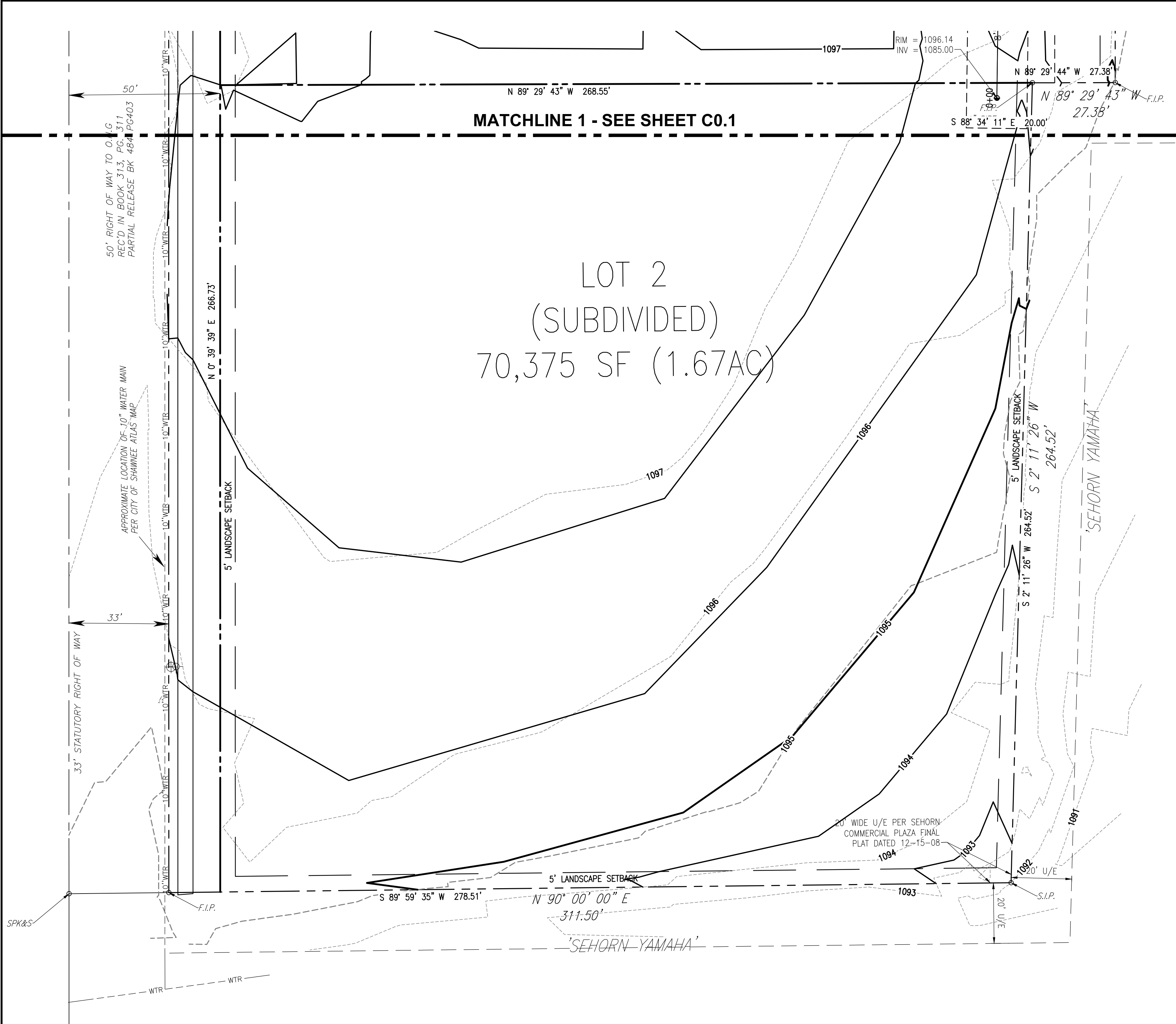
PREPARED BY:
CALICHI DESIGN GROUP
1 N. LASALLE, SUITE 3950
CHICAGO, IL 60602
(312) 940-4394

NO.	DATE	REVISION
1	02/26/18	REVISED PER CITY COMMENTS
1	01/26/18	PRELIMINARY PLAT

FirstUnited
FIRST UNITED BANK OF SHAWNEE
2600 NORTH HARRISON STREET
SHAWNEE, OK 74804



PROJECT # 2017-138-001
DRAWN BY: BBE
CHECKED BY: AJH
DATE: 01/26/2018
SHEET TITLE
PRELIMINARY
PLAT FIRST UNITED
BANK ADDITION-
LOT 1
SHEET NO.
C0.1



DETENTION & STORMWATER NOTES:

PRE-DEVELOPMENT 100 YEAR RUNOFF RATE = 3.529 CFS
POST-DEVELOPMENT 100 YEAR RUNOFF RATE (WITHOUT DETENTION) = 24.27 CFS
POST-DEVELOPMENT 100 YEAR RUNOFF RATE (WITH DETENTION) = 3.529 CFS
DETENTION STORAGE REQUIRED = 6,137 CF
DETENTION STORAGE PROVIDED = 8,167 CF
PRE AND POST-DEVELOPMENT AREA = 2.662 ACRES
PRE AND POST-DEVELOPMENT 100 YEAR STORM INTENSITY = 3.8 IN/HR
PRE-DEVELOPMENT RUNOFF COEFFICIENT = 0.35
POST-DEVELOPMENT RUNOFF COEFFICIENT = 0.89
PRE-DEVELOPMENT TIME OF CONCENTRATION = 58 MIN
POST-DEVELOPMENT TIME OF CONCENTRATION = 5 MIN

STATEMENT OF APPLICANT AUTHORITY:

THIS PRELIMINARY PLAT IS SUBMITTED ON BEHALF OF:

MR. WILLIAM FAHRENDORF
P.O. BOX 130
DURANT, OK 75702
WILLIAM@FIRSTUNITEDBANK.COM
1(580) 924-2112

BY CALICHI DESIGN GROUP, HAVING BEEN RETAINED TO PERFORM CIVIL
ENGINEERING SERVICES FOR THE REFERENCED PROJECT.

CERTIFICATION OF DESIGN:

TO THE BEST OF THEIR ABILITY, THE PROFESSIONAL ENGINEER RESPONSIBLE
FOR PREPARING THESE PRELIMINARY PLAT DOCUMENTS DESIGNED THE
SUBDIVISION IN ACCORDANCE WITH THE COMPREHENSIVE PLAN WITH WHICH
THEY ARE FAMILIAR, AND IN ACCORDANCE WITH ALL THE ORDINANCES AND
REGULATIONS GOVERNING THE SUBDIVISION OR LAND EXCEPT WHERE A
VARIANCE IS REQUESTED.

EXISTING LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS IS LOCATED IN POTTAWATOMIE COUNTY, STATE OF OKLAHOMA AND DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4) NORTH 90°00'00" EAST, A DISTANCE OF 346.05 FEET; THENCE SOUTH 00°40'27" WEST A DISTANCE OF 395.89 FEET; THENCE NORTH 89°29'43" WEST A DISTANCE OF 27.38 FEET; THENCE SOUTH 02°11'26" WEST A DISTANCE OF 264.52 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 311.51 FEET TO A POINT ON THE WEST LINE OF SAID NW/4; THENCE NORTH 00°39'39" EAST ALONG SAID WEST LINE, A DISTANCE OF 659.99 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

WARRANTY DEED IN FAVOR OF THE STATE OF OKLAHOMA, RECORDED IN BOOK 435, PAGE 255 AS FOLLOWS:
A STRIP, PIECE OR PARCEL OF LAND LYING IN PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST IN POTTAWATOMIE COUNTY, OKLAHOMA, SAID PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A POINT ON THE PRESENT EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 18, A DISTANCE OF 33.00 FEET SOUTH OF AND 33.00 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NW/4);
THENCE SOUTH ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET; THENCE NORTH 45°19'49" EAST (MEASURED) NORTH 45°06'10" EAST (RECORD), A DISTANCE OF 28.45 (MEASURED) 28.28 (RECORD) FEET TO A POINT 33.00 FEET SOUTH OF THE NORTH LINE OF SAID NW/4 OF THE NW/4 OF THE NW/4;
THENCE WEST ON A LINE PARALLEL TO AND 33.00 FEET SOUTH OF SAID NORTH LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT (MINUS THE LESS AND EXCEPT) CONTAINS 219965.0094+ SQUARE FEET, OR 5.05 ACRES MORE OR LESS.

PHYSICAL ADDRESS IS 2600 N. HARRISON
SHAWNEE, OKLAHOMA

NOTE: LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYORS I FURTHER CERTIFY THAT THE PROPERTY CORNERS WERE SET OR FOUND AS SHOWN.

THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AS ADOPTED JULY 23, 2013.

NOTE: ONLY THE IMPROVEMENTS AS SHOWN HEREON WERE LOCATED AS PER CLIENT'S REQUEST.

ANY ALTERATION OF THIS PROPERTY BOUNDARY SURVEY OR LEGAL DESCRIPTION BY ANY PARTY OTHER THAN THE AUTHOR, STATED BELOW, VOIDS THIS PROPERTY BOUNDARY SURVEY AND LEGAL DESCRIPTION AND THE PLAT OF SURVEY TO WHICH IT RELATES.

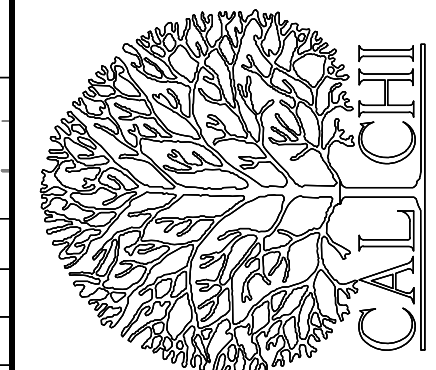
PROPOSED LEGAL DESCRIPTION (LOT 1):

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4) SOUTH 00°39'03" WEST A DISTANCE OF 50.00 FEET, THENCE NORTH 90°00'00" WEST A DISTANCE OF 50 FEET, TO THE PROPOSED NORTHWEST PROPERTY CORNER OF PARCEL A, THENCE NORTH 90°00'00" WEST A DISTANCE OF 296.03 FEET, THENCE SOUTH 00°40'27" WEST A DISTANCE OF 345.89 FEET, THENCE NORTH 89°29'43" WEST A DISTANCE OF 295.94 FEET, THENCE NORTH 00°39'39" EAST A DISTANCE OF 343.28 FEET, RETURNING TO THE PROPOSED NORTHWEST PROPERTY CORNER OF LOT 1.
CONTAINING 101,987 SQUARE FEET, MORE OR LESS.

PROPOSED LEGAL DESCRIPTION (LOT 2):

A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4) SOUTH 00°39'03" WEST A DISTANCE OF 392.84 FEET, THENCE SOUTH 89°29'43" EAST A DISTANCE OF 50 FEET TO THE PROPOSED NORTHWEST PROPERTY CORNER OF PARCEL B, THENCE SOUTH 89°29'43" EAST A DISTANCE OF 268.55 FEET, THENCE SOUTH 02°11'26" WEST A DISTANCE OF 264.52 FEET, THENCE SOUTH 89°29'43" WEST A DISTANCE OF 261.50 FEET, THENCE NORTH 00°39'39" EAST A DISTANCE OF 266.73 FEET, RETURNING TO THE PROPOSED NORTHWEST PROPERTY CORNER OF LOT 2.
CONTAINING 70,375 SQUARE FEET, MORE OR LESS.

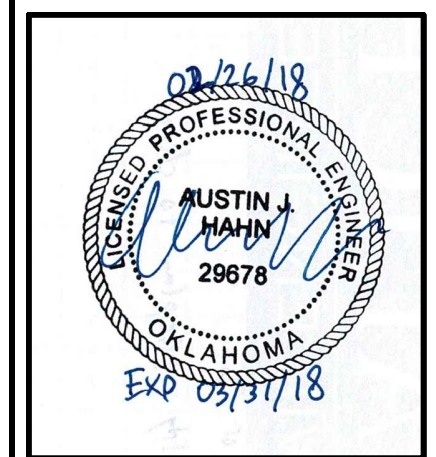
PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	1-FOOT CONTOUR	---
---	5-FOOT CONTOUR	---
---	WATER LINE	---
---	SANITARY SEWER LINE	---
---	STORM DRAIN LINE	---
---	OVERHEAD ELECTRIC	---
---	UNDERGROUND ELECTRIC	---
---	GAS LINE	---
---	FENCE	---
---	EASEMENT	---
---	SETBACK	---
---	CENTER LINE	---
---	LOT LINE	---
---	FIRE HYDRANT	---
---	WATER METER/VALVE	---
---	SANITARY MANHOLE/CLEANOUT	---
---	GAS METER/VALVE	---
---	ELECTRIC METER/PEDESTAL/MANHOLE	---
---	TELEPHONE PEDESTAL/MANHOLE	---
---	LIGHT POLE, UTILITY POLE	---
---	STORM MANHOLE/INLET/CLEANOUT	---



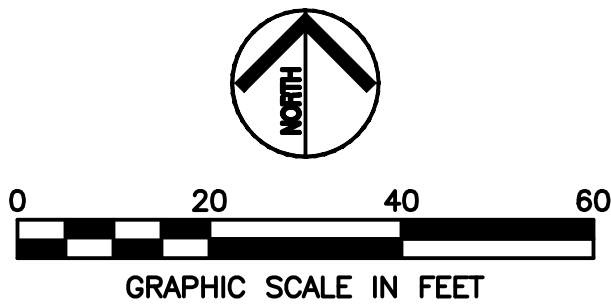
PREPARED BY:
CALICHI DESIGN GROUP
1 N. LASALLE, SUITE 3950
CHICAGO, IL 60602
(312) 940-4394

NO.	DATE	REVISION
1	02/26/18	REVISED PER CITY COMMENTS
1	01/26/18	PRELIMINARY PLAT

FirstUnited
FIRST UNITED BANK OF SHAWNEE
2600 NORTH HARRISON STREET
SHAWNEE, OK 74804



PROJECT # 2017-138-001
DRAWN BY: BBE
CHECKED BY: AJH
DATE: 01/26/2018
SHEET TITLE
PRELIMINARY PLAT
FIRST UNITED
BANK ADDITION-
LOT 2
SHEET NO.
C0.2



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: 505-18
Project Number: 180182
Date Filed: February 9th, 2018
Amount Paid: \$231.00
Receipt No.: 02134659

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 Mr. William Fahrendorf
APPLICANT ADDRESS First United Bank, P.O. Box 130, Durant, OK 75702
APPLICANT PHONE NUMBERS 580.924.2112
EMAIL ADDRESS william@firstunitedbank.com
NAME OF PLAT First United Bank of Shawnee
LOCATION 2600 N. Harrison Street, Shawnee, OK 74804
NUMBER OF ACRES 4.317 NUMBER OF LOTS 1(EX.), 2 (PROPOSED)

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00
PLUS **\$3.00** PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 2 \$6.00
PLUS **\$1.00** PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS -- --
TOTAL COST \$231.00

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

OWNER/DEVELOPER INFORMATION:

NAME Mr. William Fahrendorf
ADDRESS First United Bank, P.O. Box 130, Durant, OK 75702
CONTACT NUMBERS 580.924.2112
EMAIL ADDRESS william@firstunitedbank.com

PROJECT ENGINEER INFORMATION:

NAME Mr. Austin Hahn, PE (OK)
ADDRESS 1 N. LaSalle St., Suite 3950, Chicago, IL 60602
CONTACT NUMBERS 312.940.4393
EMAIL ADDRESS austin@calichi.com

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