

**AGENDA
CITY OF SHAWNEE
PLANNING COMMISSION
MARCH 2ND, 2016 AT 1:30 P.M.
COMMISSION CHAMBERS
CITY HALL, 16 W 9TH ST**

- 1)** Roll Call
- 2)** Consideration of approval of the minutes from the February 3rd, 2016 Planning Commission meeting
- 3)** Citizens' Participation
(A three minute limit per person)
(A twelve minute limit per topic)
- 4)** Case #S01-16 – Consideration of approval of a Preliminary Plat for Vision Addition, Section II, located at 4301 N. Harrison, Shawnee, OK
Applicant: Vision Bank, NA
- 5)** Case #S02-16 – Consideration of approval of a Preliminary Plat for Rolling Hills Addition, located at the NE intersection of Main & Bryan, Shawnee, OK
Applicant: Absentee Shawnee Housing Authority
- 6)** Case #S03-16 – Consideration of approval of a Final Plat for Avonlea Addition, located at 789 W. Country Grove Dr., Shawnee, OK
Applicant: United Senior Properties
- 7)** Case #S04-16 – Consideration of approval of a Preliminary Re-Plat for Regal Addition, located at 4200 N. Harrison, Shawnee, OK
Applicant: Forum Investments, LLC
- 8)** Case #S05-16 – Consideration of approval of a Final Plat for Regal Addition, located at 4200 N. Harrison, Shawnee, OK
Applicant: Forum Investments, LLC
- 9)** Planning Director's Report
- 10)** Commissioners Comments and/ or New Business
- 11)** Adjournment

PLANNING COMMISSION MINUTES

DATE: February 3rd, 2016

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in the Commission Chambers, at City Hall, 9th and Broadway, on Wednesday, February 3rd, 2016 at 1:30 p.m., pursuant to notice duly posted as prescribed by law.

AGENDA ITEM NO.1:

Roll Call

Upon roll call the following members were present:

Present: Morton, Clinard, Kerbs, Bergsten, Cowen, Kienzle, Affentranger

Absent:

Meeting was called to Order.

AGENDA ITEM NO. 2:

Consideration of Approval of the minutes from the January 6th, 2016 Planning Commission Meeting

Chairman Bergsten asked if the Board had time to review the minutes and if there were any questions or comments. Commissioner Morton addressed the absence of each Commissioners individual votes being listed on agenda item five and Commissioner Affentranger discussed his vote showing approval on agenda item number seven when he left meeting early. Board voted to approve amended minutes with changes to both item numbers. Commissioner Kerbs made a motion to approve, seconded by Vice-Chairman Cowen.

Motion passed:

AYE: Morton, Clinard, Kerbs, Bergsten, Cowen, Kienzle, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 3:

Citizen's Participation

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

AGENDA ITEM NO. 4:

Case #S14-15 – Consideration of approval of a Final Plat for Shawnee Auto Mall located on Shawnee Mall Dr., east of Union Street, Shawnee, OK

Applicant: Huitt-Zollars, INC

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report. Mr. Debruin explained that the location is around twenty one acres and runs alongside the I40 service road, east of Union Street. Four car lots are shown and staff does recommend approval after review with five conditions listed. Chairman Bergsten asked if there were any questions. Commissioner Kerbs asked which lots would be constructed first. Mr. Debruin informed him it would be the south and north portions; lots 1 and 4. Commissioner Clinard asked if the lots on northern end of plans would be addressed due to the water. Mr. Debruin agreed and mentioned that was part of the delay. Chairman Bergsten opened the public portion of the meeting and asked if anyone against the item would like to come forward. No one

came forward and Chairman Bergsten asked if anyone in favor of the item would like to come forward. No one came forward. Chairman Bergsten closed the public portion of the meeting and asked if there were any questions or comments from Commissioners. Commissioner Kerbs made a motion to approve with conditions, seconded by Commissioner Affentranger.

Motion passed:

AYE: Morton, Clinard, Kerbs, Bergsten, Cowen, Kienzle, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 5:

Case #P15-15 – A public hearing for consideration of approval of a Rezone for property located at 1500 E. Independence St. from R-1; Single Family Residential to R-2; Combined Residential, Shawnee, OK

Applicant: The Landrun Group, LLC

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report. Mr. Debruin passed out conceptual plats to Commissioners. Justin Debruin discussed the location of rezone, current zoning, zoning of surrounding properties, consistency with surrounding areas and comprehensive plan uses. Mr. Debruin mentioned the platting procedure if rezone was not approved. Justin Debruin also went over the main topics listed in the protest letters. Chairman Bergsten asked if there were any questions for staff. Commissioner Kerbs asked if R-2 zoning can include a quad, two up two down and around 150 total triplexes. Mr. Debruin explained triplexes and townhomes are allowed as well as the number of triplexes. Commissioner Clinard asked if the conceptual plat was for homes or duplexes. Mr. Debruin stated the applicant could address that question. Vice-Chairman Cowen asked if he misunderstood Justin Debruin when referring to only 2 living units per ten thousand square feet. Mr. Debruin discussed the comparison for duplexes and single family residences. Commissioner Kienzle asked if the properties to the west pre-dated Emerald Forest and if the other multi-family residences on Bryan were for a specific use. Mr. Debruin stated he believed that both pre-dated Emerald Forest. Commissioner Affentranger asked if the Commission agreed on a PUD that it would help iron out some of the questions and issues. Justin Debruin agreed and discussed the processes involved. Chairman Bergsten mentioned the different potential ways the PUD could house duplexes, single family home and etc. Commissioner Affentranger asked for clarification on if rezoned to a PUD, it be an R-2 at the same time. Mr. Debruin stated it would be considered a PUD. Commissioner Affentranger also asked if Golden Acres was zoned a PUD and Mr. Debruin agreed. Commissioner Kienzle asked about process to vote on PUD. Justin Debruin discussed options. Chairman Bergsten asked if there were any other questions. There were none and Chairman Bergsten asked for the applicant or developer to come forward to give additional information. Darrin Marical came forward and discussed the handout, went over concerns, explained intentions and mentioned he met with property owners. Commissioner Kerbs asked if Mr. Marical held a meeting with the surrounding property owners and he agreed. Commissioner Affentranger asked how much the rent would run. Darrin Marical stated it would run between \$1300-\$1400 a month. Chairman Bergsten asked what the square footage would be. Mr. Marical informed him it would be 1171 living area and an additional two car garage. Commissioner Clinard asked if they allow students to rent and Darrin Marical stated they have one unit with college students but they also have requirements. Commissioner Kienzle asked about the driveways for the units and Mr. Marical discussed they would do a curb and gutter and Justin Debruin informed the Commissioners that is something that can be dictated as the process moves further. Commissioner Affentranger asked if yard size would be bigger than Golden Acres and Darrin Marical agreed. Steve Landes came forward and discussed lot size differences, amenities, zoning, setbacks and a PUD. Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition would like to come forward. Lesa Shaw, Christopher Aston, Roger Klans, Greg Wall

and Glen Parsons came forward. Their discussions included, but were not limited to, the number of petitioners, different studies regarding the housing market and effects of duplexes next to single family residences, crime, consistency, Elm Street and flooding issues. Chairman Bergsten asked if anyone in favor would like to come forward. Darrin Marical came forward and mentioned sidewalks, revenues and need for upper end housing. Commissioner Kienzle asked if Marical Brothers were the owner. Darrin Marical stated the contract is contingent upon the rezone. Chairman Bergsten asked if there was anyone else who 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 or comments. Commissioner Kerbs mentioned what the PUD dictates sizes of lots and Commissioner Affentranger asked if having driveway coming off Independence was possible. Steve Landes came forward and stated it would be limited on space. Justin Debruin discussed PUD requirements. Vice-Chairman Cowen asked about the legality. Commissioner Kerbs asked if a Frank Harris was in the room who spoke on the last rezone at this property. He was not. Vice-Chairman suggested deferring until an answer is given and Commissioner Kerbs asked if Mary Ann Karns was available. Mr. Debruin stated the option was to defer or deny at that point and Commissioner Clinard made a motion to deny, seconded by Commissioner Kienzle. Vice-Chairman Cowen asked if the discussion was over and Commissioner Affentranger went on to ask if motion is denied today, if applicant can turn in an application for a PUD. Mr. Debruin agreed. Chairman Bergsten addressed the motion on the floor and took a five minute recess. After resuming, the determination was agreed that the application was valid and Chairman Bergsten asked to continue with the motion on the floor. Motion was denied.

Motion to deny passed:

AYE: Morton, Clinard, Kerbs, Bergsten

NAY: Cowen, Affentranger

ABSTAIN:

AGENDA ITEM NO. 6:

Planning Director's Report

Chairman Bergsten asked Justin Debruin if he had any news to report. Mr. Debruin stated he did not have anything to report but would be happy to answer any questions.

AGENDA ITEM NO. 9:

Commissioners Comments and/or New Business

Chairman Bergsten asked if there were any comments and Commissioner Kienzle requested that the City consider a comprehensive housing study to be better informed of the people living here. Chairman Bergsten discussed the alternative of a PUD application. Vice-Chairman Cowen discussed the importance of understanding the facts being presented, removing emotions and looking into the best interests of Shawnee. Commissioner Clinard mentioned needing to listen to the interests in the community. Vice-Chairman Cowen stated he believed they needed to do what was best for all of Shawnee. Commissioner Kerbs asked if there was a study on Shawnee's rental versus ownership. Justin Debruin stated he did not see any based on his research. Commissioner Kienzle discussed looking at the current rentals in Shawnee to see if having newer developments would benefit the city. Vice-Chairman Cowen discussed the need for nicer rentals and Commissioner Affentranger agreed. Chairman Bergsten and Commissioner Kerbs spoke about a PUD.

AGENDA ITEM NO. 10:

Adjournment

Meeting was adjourned.

Chairman/Vice-Chairman

Cheyenne Lincoln
Planning Commission Secretary



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

STAFF REPORT
Preliminary Plat
CASE #S01-16

TO: Shawnee Planning Commission

AGENDA: March 2, 2016

RE: Vision Addition Section II Preliminary Plat

PROPOSAL

The applicant is requesting preliminary plat approval for Vision Addition Section II, for the creation of two (2) large lots, and two (2) outlots, on approximately 10 Acres of property. The subject property is zoned C-3 (Highway Commercial) and is generally located at the north-east corner of Harrison Avenue and 42nd Street. A major component of this project is the incorporation of a concrete drainage channel for the purpose of shrinking the floodplain, creating increased buildable space.

GENERAL INFORMATION

Applicant	Landes Engineering LLC
Owner(s)	Vision Bank
Site Location/Address	NE Corner of Harrison St. and 42 nd St.
Current Site Zoning	Commercial (C-3)
Parcel Size	9.98 Acres
Comprehensive Plan Designation	Commercial
Existing Land Use	Commercial (C-3)
Surrounding Zoning	Commercial (C-3), Agricultural (A-1) and Residential (R-1)

STAFF REVIEW AND ANALYSIS

Vision Addition Section II incorporates the following components:

1. Creation of four (4) total lots:
 - a. Lot 1: Approximately 2.57 acres
 - b. Lot 2: Approximately 5.22 acres
 - c. Outlot A: Detention easement – approximately 1.21 acres
 - d. Outlot B: Detention easement – approximately 0.3 acres
2. Completion of a collector street (Vision Boulevard) providing ingress and egress on both Harrison Street and 45th Street.
3. Four (4') foot required sidewalk along Vision Blvd. and 42nd Street. A six (6') foot sidewalk is required along Harrison Ave. and 45th St.
4. A continuous 50'- 60' drainage easement incorporating a concrete stormwater drainage channel.
5. Upgrade of 42nd Street from a local street to a collector, allowing commercial access from 42nd Street. This upgrade requires additional street right-of-way (ROW) dedication.
6. Extensions required for City sanitary sewer access to each lot.
7. Extension and looping required for City water service to all lots.
8. Dedication of appropriate perimeter and utility easements (u/e).

Currently, the subject property is undeveloped, as the majority of the land lies within the floodplain. The concrete stormwater drainage channel has been recently completed, therefore, Staff will be awaiting a letter of map revision (LOMR) from FEMA that will confirm the reduction of the floodplain to the concrete channel. After that point, both lots will be available for development.



Figure 1: Aerial Plat Map – approximate total area outlined in blue.

STAFF RECOMMENDATION

Staff recommends **approval** of the proposed preliminary re-plat for the subject property with the following conditions:

1. Submittal of construction plans for sewer, water, and paving along with final plat application.
2. Before Final Plat approval, present for review and approval an appropriate Letter of Map Revision (LOMR) from FEMA, indicating any changes to the floodplain due to channelization.
3. Final construction documents must be approved by the City Engineer concurrent with Final Plat approval.
4. Any necessary drainage plans must be approved by the City Engineer concurrent with Final Plat approval.
5. All other applicable City standards apply.

Attachments

1. Figure 1: Aerial Plat Map
2. Figure 2: Zoning Map
3. Figure 3: Future Land Use Map
4. Exhibit 1: Preliminary Plat
5. Exhibit 2: Preliminary Plat Vision Boulevard Close-up

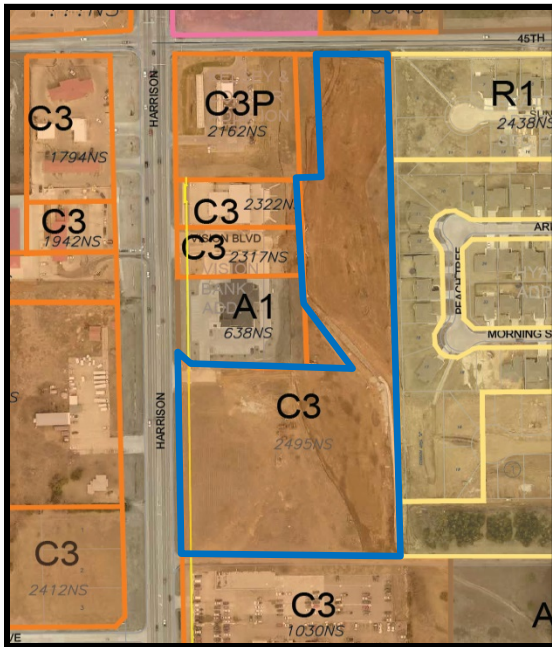


Figure 2: Zoning Map of site – approximate total area outlined in blue.

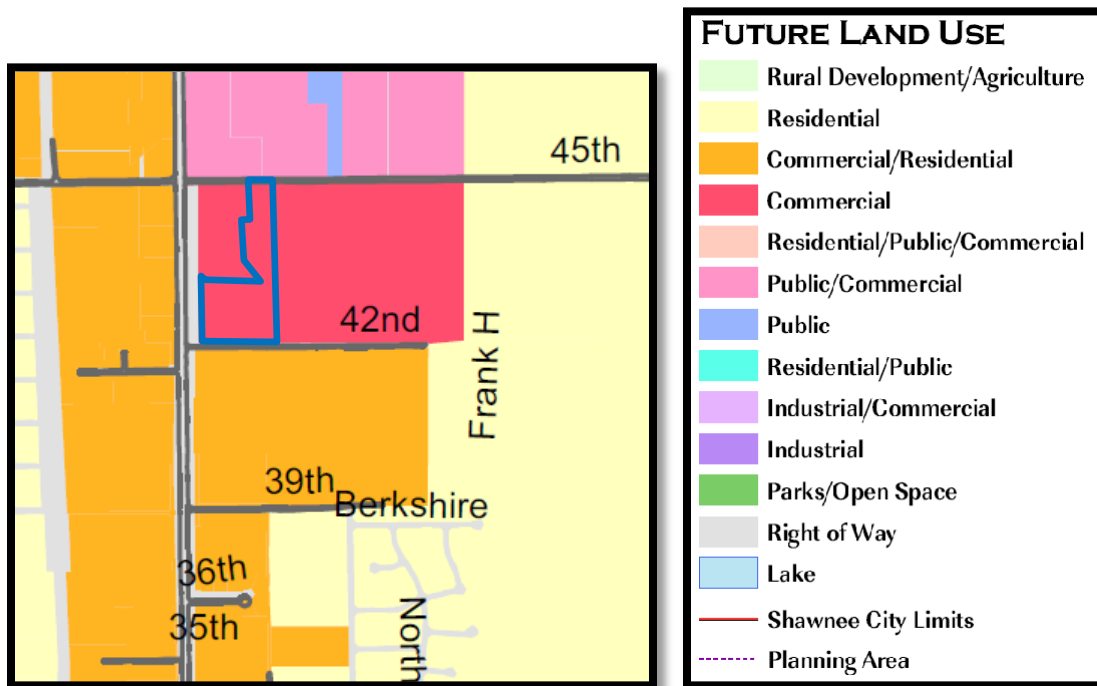
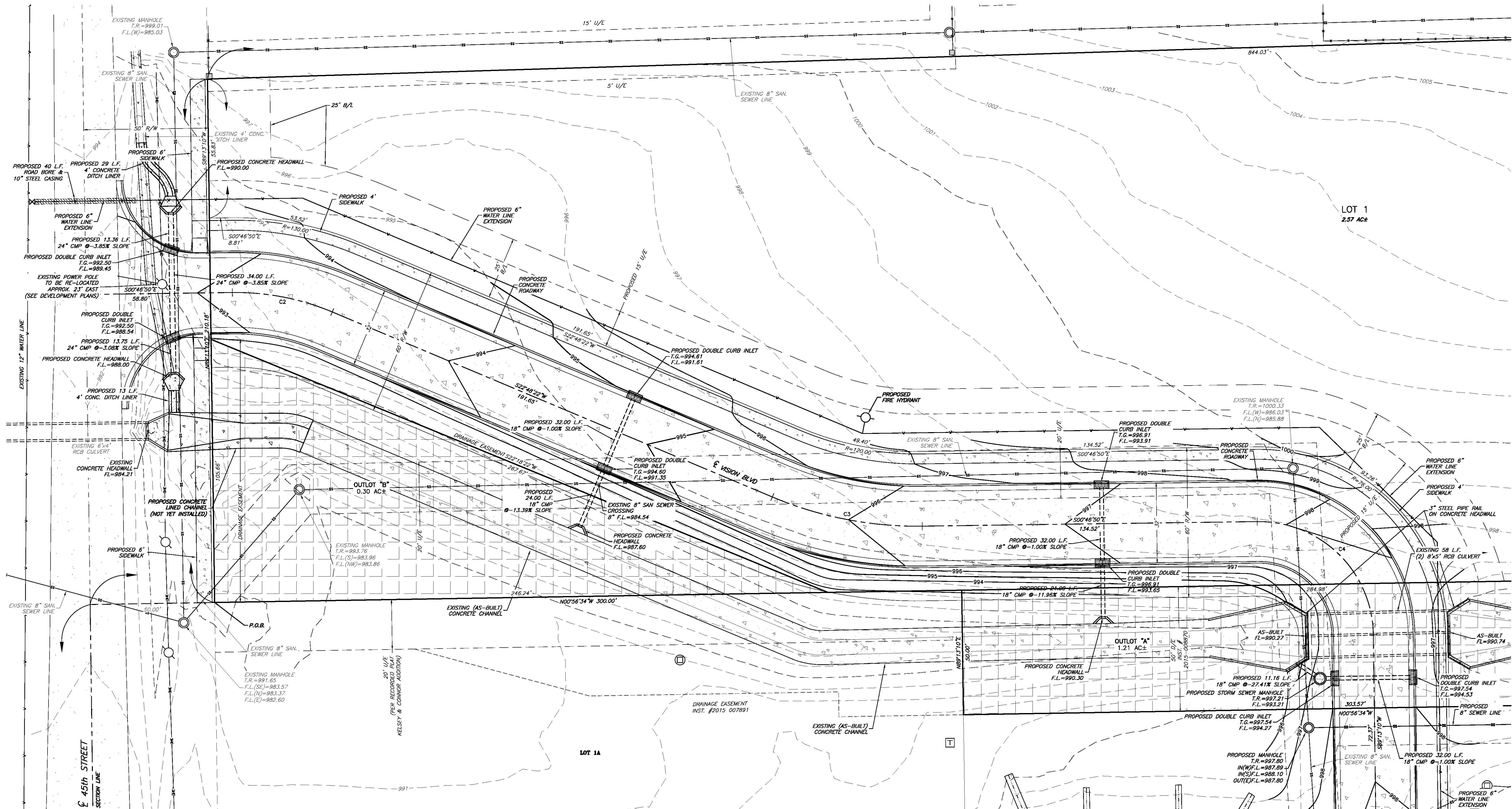
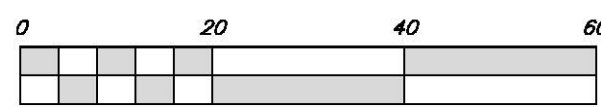
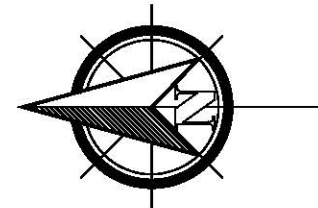


Figure 3: Shawnee Comprehensive Plan: Future Land Use Map (Figure 4.2). Approximate area outlined in blue.



LEGEND

- (o) INDICATES 3/8" IRON PIN SET
- (•) INDICATES EXISTING IRON PIN
- W WATER METER
- W WATER VALVE
- F FIRE HYDRANT
- P POWER POLE
- L LIGHT POLE
- W GUY WIRE
- M GAS METER
- V VENT PIPE
- T TELEPHONE PEDESTAL
- E ELECTRIC BOX
- C CLEAN OUT
- M MANHOLE
- S STORM DRAIN
- A AIR CONDITIONER UNIT
- TUG TELEPHONE, UNDERGROUND
- UGE UNDERGROUND ELECTRIC
- OHE OVERHEAD ELECTRIC & CABLE TV
- FOC FIBER OPTIC CABLE
- CATV CABLE TV
- PET PETROLEUM LINE
- G 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
- SIGN
- BENCHMARK
- TREE



SCALE: 1"=20'

ASSUMED BASIS OF BEARING OF N89°13'10"E ALONG THE NORTH LINE OF NW¼ OF SECTION 8, T10N-R4E OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C2	23°35'12"	S11°00'46"W	20.88	100.00	41.17	40.88
C3	23°35'12"	S11°00'46"W	31.32	150.00	61.75	61.31
C4	80°00'00"	S44°13'10"W	46.00	46.00	72.26	65.05

LANDES ENGINEERING L.L.C.

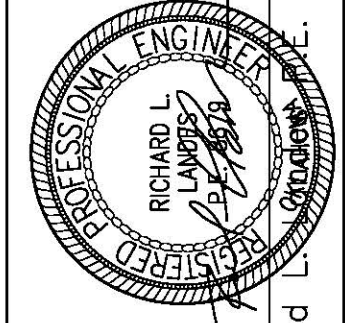
www.landesengineering.net

903 E. 35th Street * P.O. BOX 1032

Shawnee, OK 74802-1032

(405) 275-5388 * Fax (405) 275-9047

CA # 2260 EXP. 6-30-17



Revisions	No.	Date	By	Mark-ups per City Review
1	02/22/2016			

Client: Vision Bank N.A.
Project: Vision Addition Section II
Sheet: Preliminary Plat
Design: RLL
Check: RLL
Date: 12/04/2015
Drawn: M

12/04/2015
Date
Richard L. Landes
#86679

PRELIMINARY PLAT APPLICATION FOR THE CITY OF SHAWNEE

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

APPLICANT Vision Bank, NA
APPLICANT ADDRESS 4301 N. HARRISON, SHAWNEE 74804
APPLICANT PHONE NUMBERS 405. 395. 9455
EMAIL ADDRESS CPackwood@visionbankok.com
NAME OF PLAT Vision Addition Section II
LOCATION 4301 N. HARRISON ST.
NUMBER OF ACRES 9.98 NUMBER OF LOTS 1

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00
PLUS \$3.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 1 3.00
PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS _____
TOTAL COST 228.00

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 Vision Bank, NA
ADDRESS 4301 N HARRISON, SHAWNEE 74804
CONTACT NUMBERS 405. 395. 9455
EMAIL ADDRESS CPackwood@visionbankok.com

PROJECT ENGINEER INFORMATION:

NAME RICHARD LANDES, LANDES ENGINEERING, LLC
ADDRESS 903 E. 35th St., SHAWNEE 74804
CONTACT NUMBERS 405. 275. 5388
EMAIL ADDRESS landesengineering@landesengineering.net

FOR STAFF USE ONLY

PROJECT NUMBER: 181242 CASE NUMBER: 501-16

DATE: 12-4-15 AMOUNT PAID: \$ 228.00 RECEIPT NO. 01821892



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

STAFF REPORT
Preliminary Plat
CASE #S02-16

TO: Shawnee Planning Commission

AGENDA: March 2, 2016

RE: Rolling Hills Preliminary Plat

PROPOSAL

The applicant, Absentee Shawnee Housing Authority, is requesting preliminary plat approval for the Rolling Hills Addition. The subject property is generally located at the north-east corner of Main and Bryan and is approximately 9.38 acres in size. The site is currently zoned Residential (R-1) and had been previously platted.

GENERAL INFORMATION

Applicant	Absentee Shawnee Housing Authority
Owner(s)	Absentee Shawnee Housing Authority
Site Location/Address	NE Corner of Main and Bryan
Current Site Zoning	Residential (R-1)
Parcel Size	9.38 Acres
Comprehensive Plan Designation	Residential
Existing Land Use	Residential (R-1)
Surrounding Zoning	Residential (R-1)

STAFF REVIEW AND ANALYSIS

The Absentee Shawnee Housing Authority had previously, in May of 2012, received Final Plat approval for the Rolling Hills Addition to develop 26 lots. The development never came to fruition and has therefore remained vacant. In August of 2014, the neighboring property to the east, with a vacant residential home, was purchased by the Absentee Shawnee Housing Authority. A conditional use permit (CUP) was applied for, and approved, on the newly purchased property to allow a new use within the existing residential home – a community center.

The newly revised plat will combine both properties, and the following is a detailed list of the proposed design:

1. Twenty-four (24) single family residential lots on 9.38 acres
2. One (1) common area – 2.29 acres
3. One (1) existing residential home, located on Lot 11, will remain and continue to front upon N. Bryan Ave.
4. Four (4') foot sidewalk along the full extent of the property, on both Bryan Ave. and Main St.
5. Half-street and full-street improvements along Main St.
6. Detention pond to mitigate storm water runoff
7. Existing community center to remain with a privately created five (5') foot walking trail as an amenity.
8. Sewer lines are properly designed to serve all lots within the subdivision.
9. Water lines are properly designed and looped to serve all lots within the subdivision.



Figure 1: Aerial Plat Map – approximate total area outlined in blue.

Staff has reviewed all details of the Preliminary Plat and find it to be in general conformance with City Codes. The City Engineer has provided the following notes in regards to conditions of approval, “Engineering can recommend approval of the Preliminary Plat contingent on water, sanitary sewer, detention, and paving construction plans being submitted and approved.”

STAFF RECOMMENDATION

Staff recommends approval of the proposed preliminary re-plat for the subject property with the following conditions:

1. The sanitary sewer presented along the north boundary of the site is not within the property boundaries. Any existing utility easements from the Crestline Heights Addition shall be affixed to the preliminary plat.
2. Final construction documents must be approved by the City Engineer concurrent with Final Plat approval.
3. Any necessary drainage plans must be approved by the City Engineer concurrent with Final Plat approval.
4. Four (4') foot sidewalks to be built at the time of building permit approval.
5. All other applicable City standards apply.

Attachments

1. Figure 1: Aerial Plat Map
2. Figure 2: Zoning Map
3. Figure 3: Future Land Use Map
4. Exhibit 1: Preliminary Plat



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

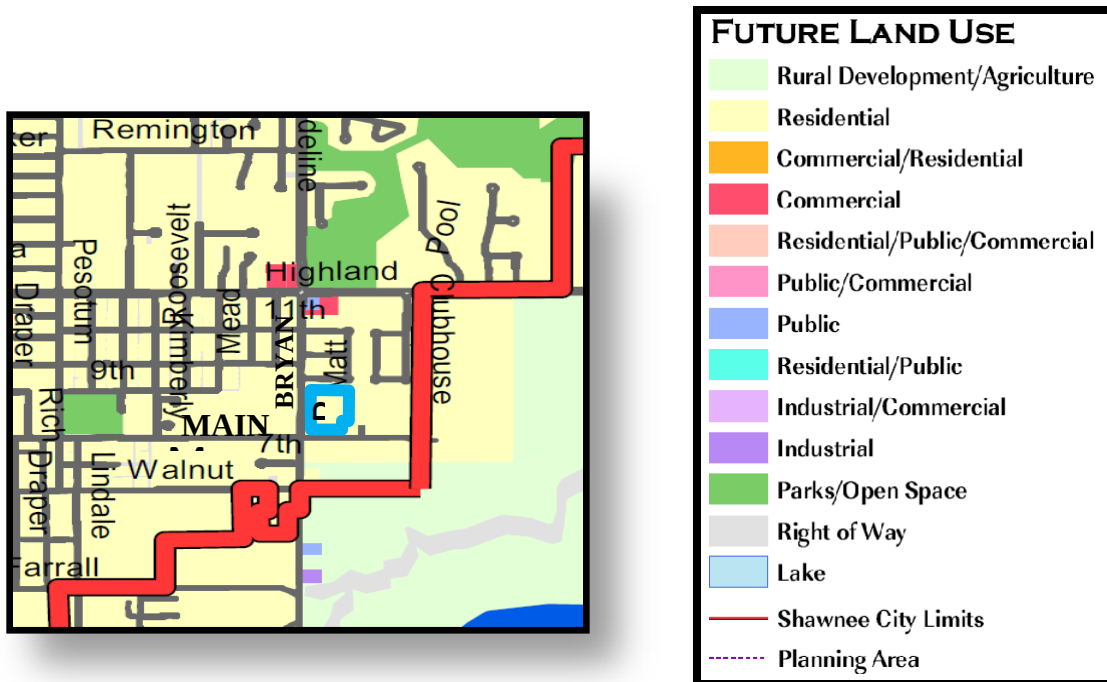
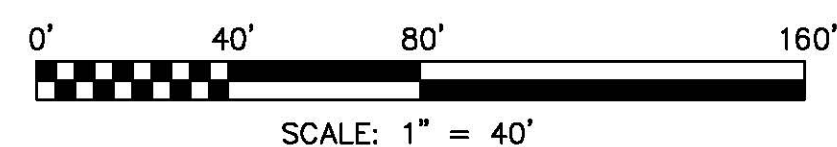
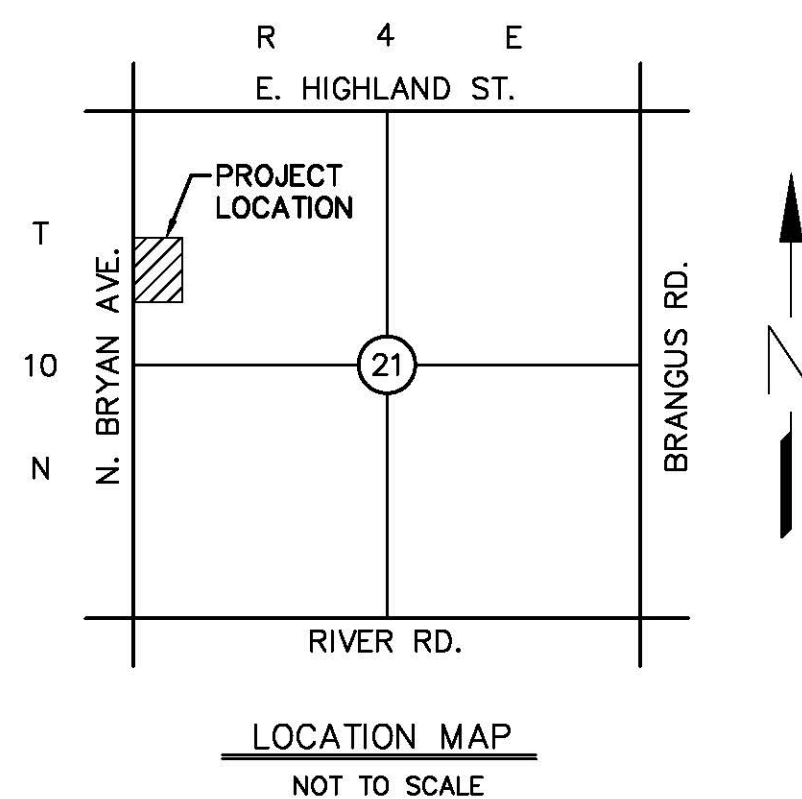
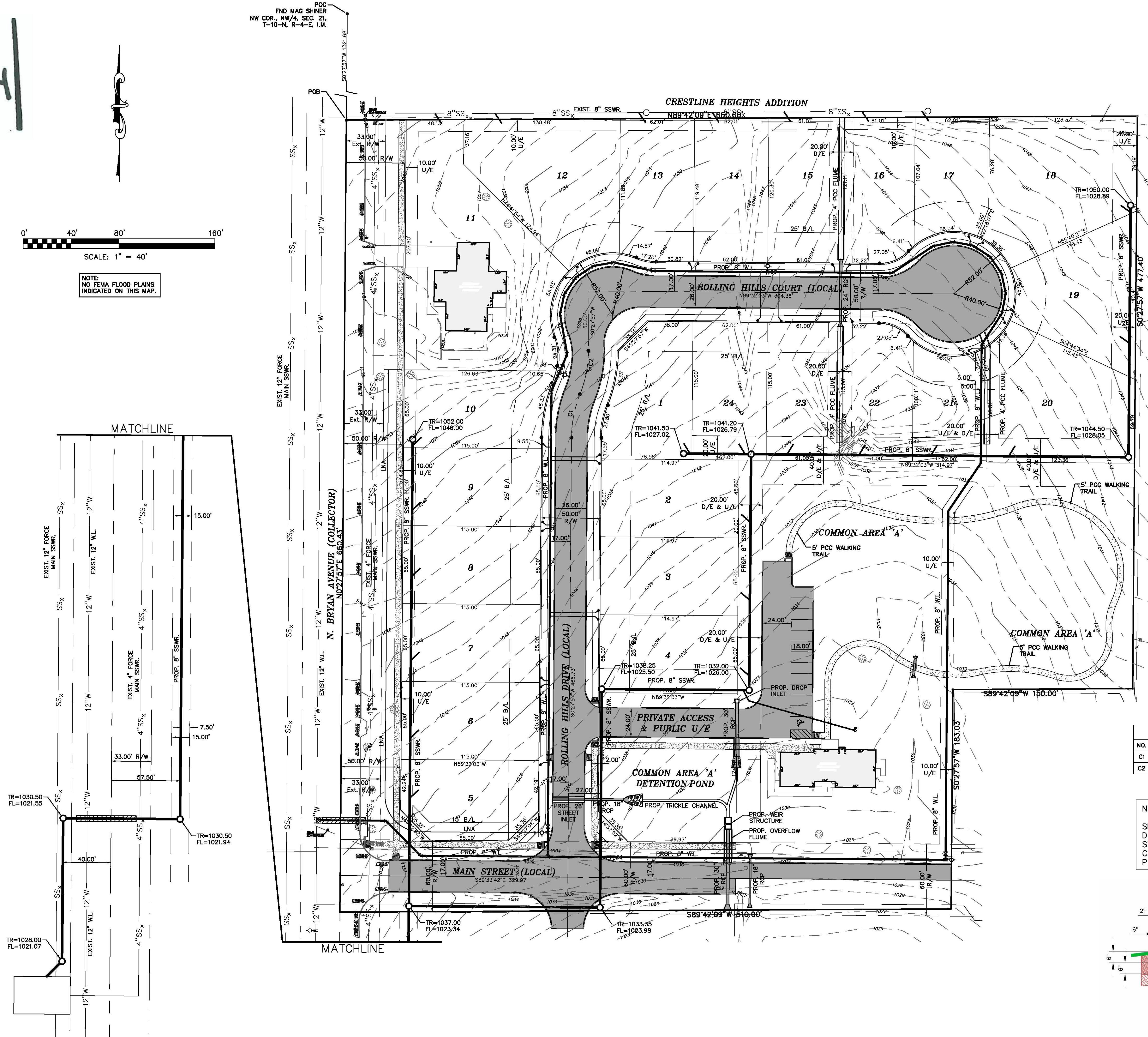


Figure 3: Shawnee Comprehensive Plan: Future Land Use Map (Figure 4.2). Approximate area outlined in blue.



NOTE:
NO FEMA FLOOD PLAINS
INDICATED ON THIS MAP.



LEGAL DESCRIPTION

A tract of land being a part of the Northwest Quarter (NW/4) of Section Twenty One (21), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest corner of said Northwest Quarter (NW/4), thence South 00°27'57\"/>

Thence North 89°42'09\"/>

Said described tract containing 408,393.05 square feet or 9.375 acres, more or less.

OWNER/CLIENT:

THE HOUSING AUTHORITY OF THE
ABSENTEE SHAWNEE TRIBE OF OKLAHOMA
107 N. KIMBERLY
SHAWNEE, OK 74801

CONTACT: AMANDA RAMIREZ
(405) 273-1050

ALT. CONTACT: BOB SHEPPARD
(405) 273-1050

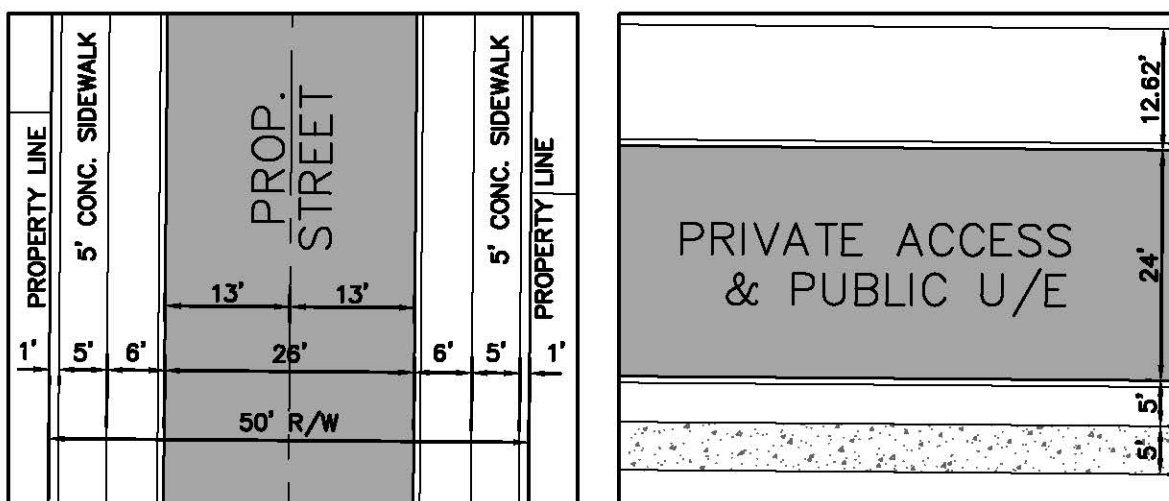
ZONING: R1

AREA: 9.38 AC.
COMMON AREA: 2.29 AC.
TOTAL NO. LOTS: 24

OKLAHOMA STATE PLANE COORDINATE
SYSTEM, OKLAHOMA SOUTH ZONE
HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88

BENCHMARK # 1 ELEVATION = 1040.99
OUT 7\"/>

BENCHMARK # 2 ELEVATION = 1080.06
OUT 7\"/>



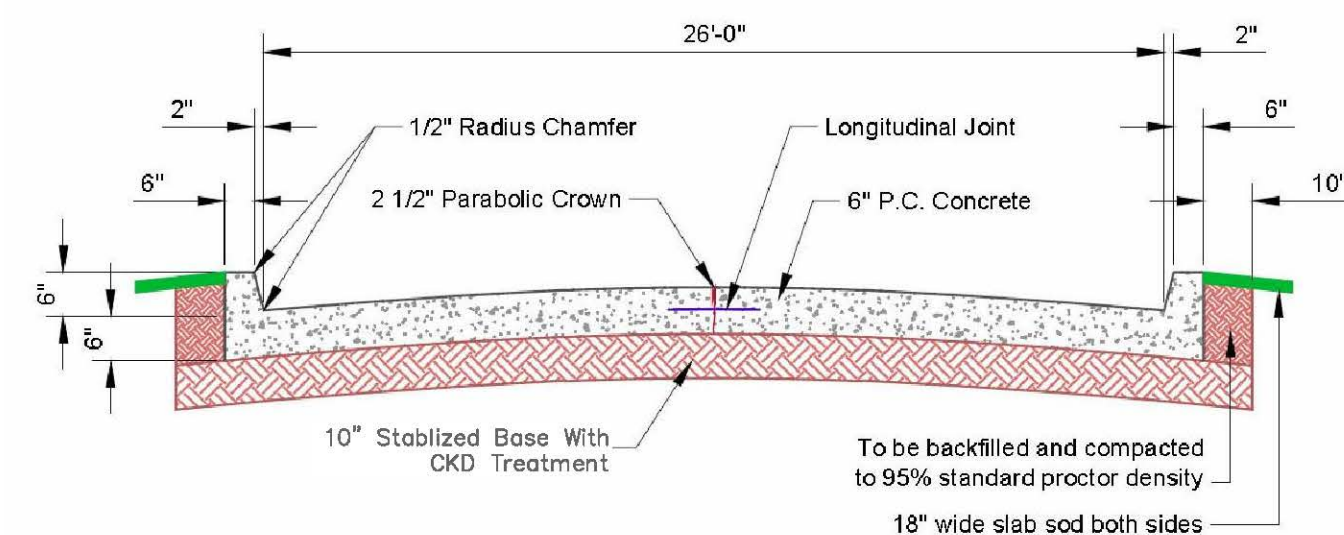
TYP. DIMENSIONS
FOR STREET/ROW
LAYOUT

CURVE TABLE

NO.	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	100.00	37.07	21°14'13"	18.75	36.85	N 11°05'03\"/>
C2	100.00	37.07	21°14'13"	18.75	36.85	N 11°05'03\"/>

NOTE:

SIDEWALKS WITHIN COMMON AREAS TO BE CONSTRUCTED BY DEVELOPER, PER CITY CODE. SIDEWALKS WITHIN MAIN STREET OR N. BRYAN AVENUE RIGHT-OF-WAYS TO BE CONSTRUCTED BY DEVELOPER, PER CITY CODE. SIDEWALK PLAN TO BE APPROVED PRIOR TO CONSTRUCTION.



• TYPICAL SECTION •
26\"/>

ROLLING HILLS ADDITION
PART OF THE NW/4 SEC. 21, T-10-N, R-4-E, I.M.
SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA
PRELIMINARY PLAT

RED PLAINS
PROFESSIONAL, INC.
CIVIL ENGINEERING • GIS • PLANNING • CONSTRUCTION MANAGEMENT
www.rap-plains.com

PRELIMINARY

This document is released for the purpose of interim plan review under the authority of Sean P. McGraw, P.E. 26495, Thursday, February 4th, 2016. It is not to be used for construction, bidding, and/or permitting purposes.



Red Plains Professional, Inc.
2933 South Bryant Ave.
Edmond, Oklahoma 73013
Telephone: (405) 341-4031
FAX: (405) 341-4037

CERTIFICATE OF AUTHORIZATION
NO. 2926
JUNE 30, 2017

Proj. 21118
SHT. 1

PRELIMINARY PLAT APPLICATION FOR THE CITY OF SHAWNEE

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

APPLICANT The Housing Authority of the Absentee Shawnee Tribe of Oklahoma

APPLICANT ADDRESS 107 N. Kimberly, Shawnee, OK 74801

APPLICANT PHONE NUMBERS 405-273-1050

EMAIL ADDRESS aramirez@ashousingauthority.com (Amanda Ramirez)

NAME OF PLAT Rolling Hills Addition

LOCATION NE intersection of Main & Bryan

NUMBER OF ACRES 8.01 NUMBER OF LOTS 24

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00

PLUS \$3.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 24

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

TOTAL COST —

FOR LESS THAN 2 ACRE LOTS: FEE: \$225.00

PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 24 48

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

TOTAL COST 273.00

OWNER/DEVELOPER INFORMATION:

NAME Same as above

ADDRESS —

CONTACT NUMBERS —

EMAIL ADDRESS —

PROJECT ENGINEER INFORMATION:

NAME Sean P. McGraw (Red Plains Professional, Inc.)

ADDRESS 2933 S. Bryant Ave., Edmond, OK 73013

CONTACT NUMBERS 405-341-4031

EMAIL ADDRESS Sean.mcgraw@red-plains.com

FOR STAFF USE ONLY

PROJECT NUMBER: 160193 CASE NUMBER: 502-16

DATE: 2-4-16 AMOUNT PAID: \$273.00 RECEIPT NO. 01842586



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

STAFF REPORT
Final Plat
Case #S03-16

TO: Shawnee Planning Commission

AGENDA: March 2, 2016

RE: Avonlea Cottages of Shawnee, Final Plat

PROPOSAL

The applicant, John Julian, is requesting Final Plat approval for one (1) lot on a 2.72 acre property to facilitate the expansion of Avonlea Cottages, an assisted living facility. The property is generally located west along Country Grove Drive and North Harrison Avenue.

GENERAL INFORMATION

Applicant	John Julian, United Senior Properties
Owner(s)	John Julian, United Senior Properties
Site Location/Address	789 Country Grove Drive
Current Site Zoning	C-3 (Highway Commercial)
Parcel Size	2.72
Proposed Use	Senior Living Facility
Comprehensive Plan Designation	Commercial / Residential
Existing Land Use	Commercial
Surrounding Zoning	C-3 (Highway Commercial)



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

STAFF REVIEW AND ANALYSIS

Avonlea Cottage of Shawnee provides assisted living services and care to citizens of Shawnee, Oklahoma. With a growing need, the intent is to expand upon their current structure. In order to expand, it became necessary to purchase a portion of the neighboring property to the south to allow room for the addition and necessary parking. A part of the purchase agreement includes land to construct a private drive fronting on North Harrison Street. This private drive will allow access to the expanded parking lot and new facility.

A general review of the Avonlea Cottages Plat includes:

1. The purchase of additional property to the south (represented in the property boundaries provided in all figures).
2. Proposed one-story addition connecting, from the south, to the current structure.
3. Private drive allowing access from North Harrison Avenue to the proposed, additional parking.
4. In addition to the one-lot plat, an outlot is indicated for land in the floodplain.
5. City utilities are present on site.
6. Stormwater detention is indicated on site.
7. A four (4) foot sidewalk will be required for the full length of property along Country Grove Drive.

The site is properly zoned and the use is consistent with the Shawnee Comprehensive Plan designation (Figure 3) and similar uses in the immediate area. Staff has reviewed the final plat request and finds that the plat meets City requirements, with a few exceptions to be indicated in the conditions of approval.

STAFF RECOMMENDATION

The technical aspects of the final plat have been reviewed and Staff does recommend approval of the Final Plat, with the following conditions:

1. Final construction documents must be approved by the City Engineer concurrent with Final Plat approval.
2. The final engineered drainage plan must be approved by the City Engineer concurrent with final plat approval.
3. Landscape Plans will be required concurrent with building permit.
4. A four (4') foot sidewalk shall be required along Country Grove Drive.
5. Prior to the recording of the final plat, all instrument numbers and dedications shall be affixed to the plat.
6. All other applicable City standards apply.

Attachments

1. Figure 1: Aerial view of site
2. Figure 2: Zoning Map
3. Figure 3: Future Comprehensive Plan Map

4. Exhibit 1: Final Plat
5. Exhibit 2: Preliminary Plat

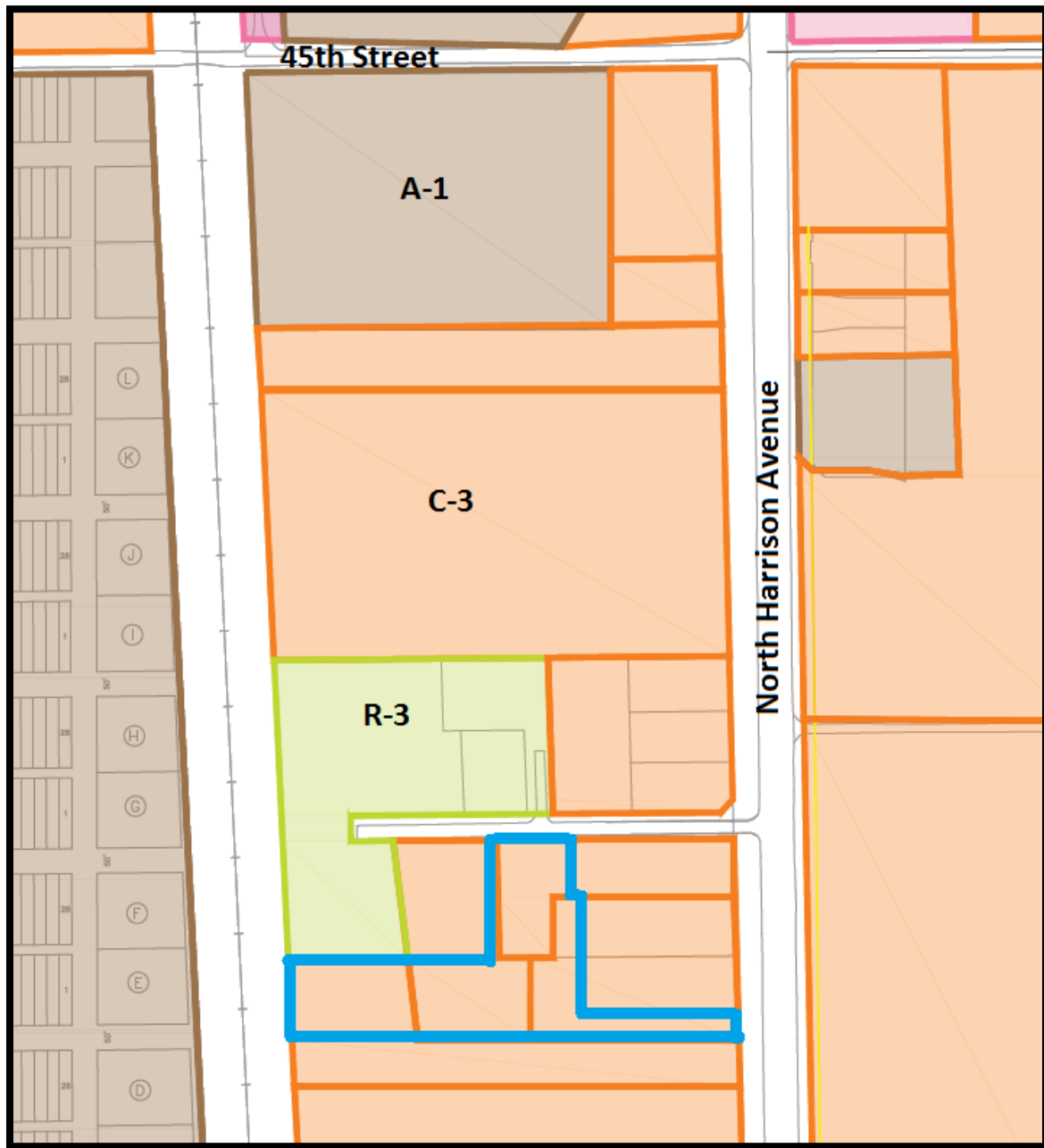


Figure 2: Zoning Map of site – approximate total area outlined in blue.

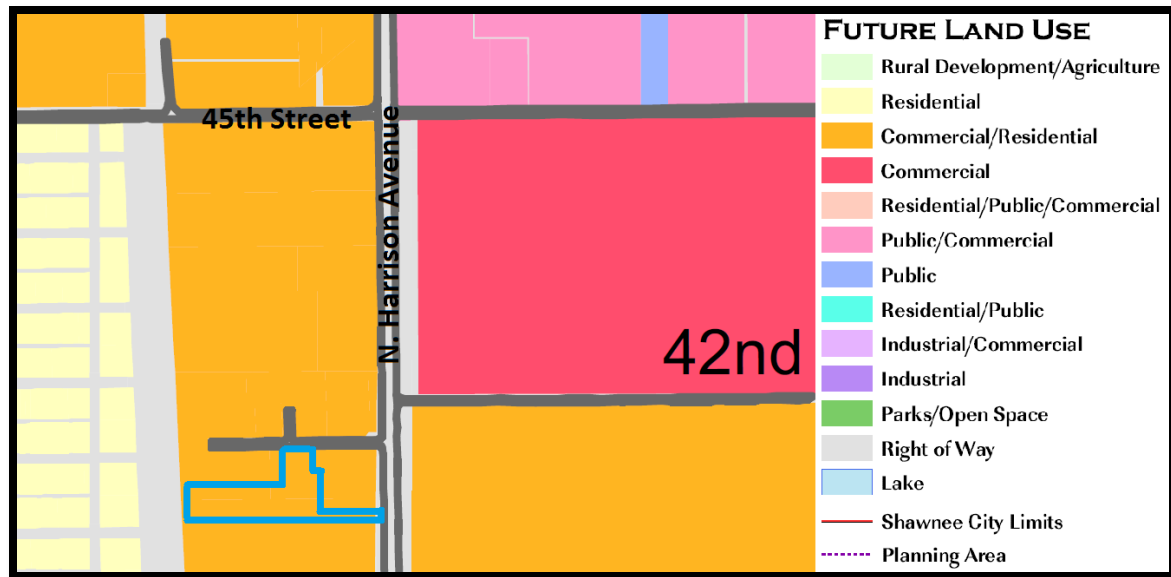
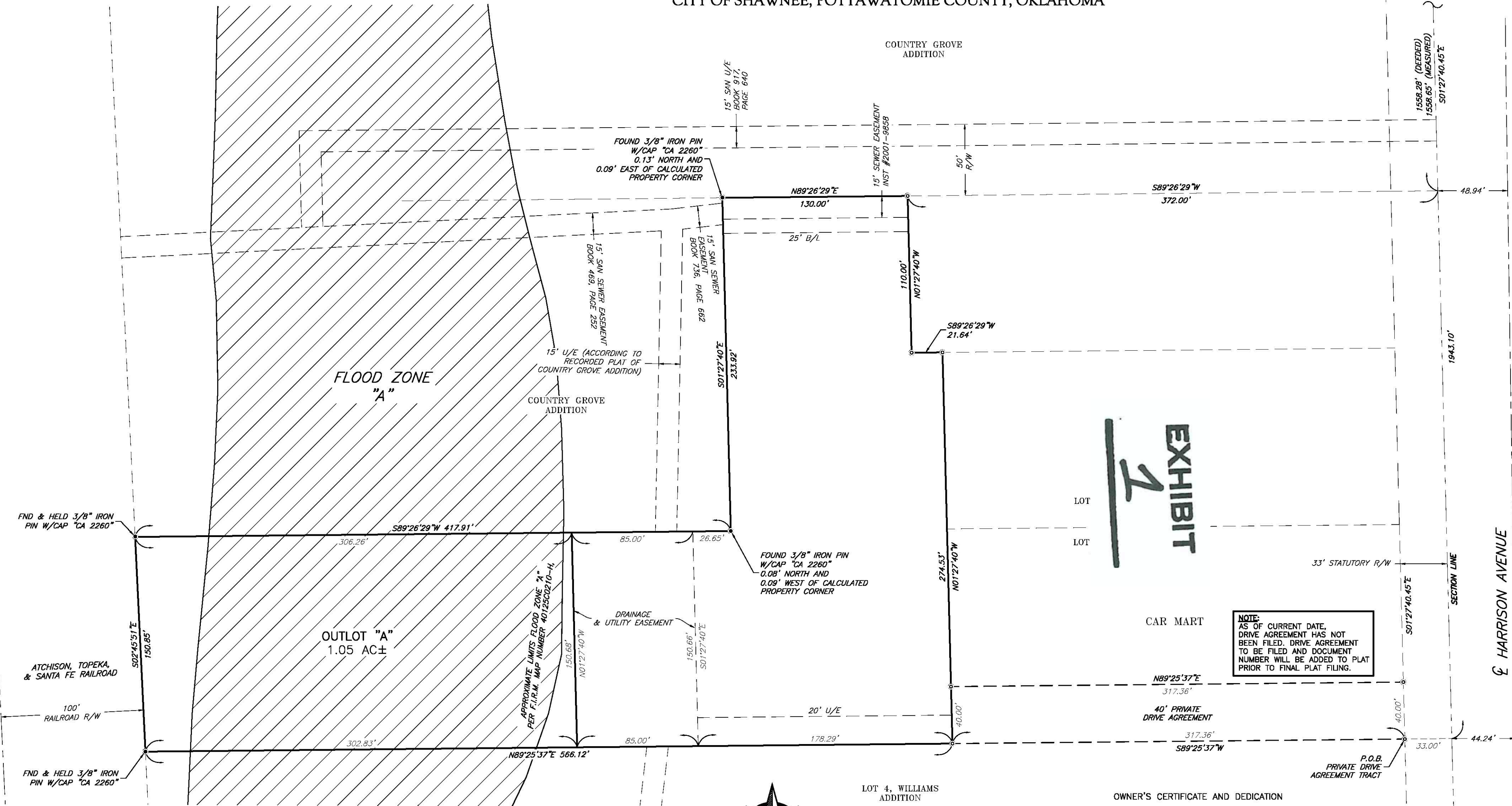


Figure 3: Future Comprehensive Plan Map – approximate total area outlined in blue.

FINAL PLAT
AVONLEA ADDITION

A PART OF BLOCKS 3 & 4, WILLIAMS ADDITION,
BEING A PART OF THE NE/4 OF SECTION 6, T10N-R4E, I.M.,
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA



BONDED ABSTRACTOR'S CERTIFICATE

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

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

ATTEST: First American Title and Trust

By: Asst. Secretary By: Vice-President

STATE OF OKLAHOMA }
COUNTY OF POTTAWATOMIE } SS:

The foregoing instrument was acknowledged before me this ____ day of ____, 20__.

By: Vice-President of First American Title and Trust, an Oklahoma Corporation, on behalf of the Corporation.

My Commission Expires:

Notary Public

COUNTY TREASURER'S CERTIFICATE

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

County Treasurer

CITY PLANNING COMMISSION APPROVAL

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

CHAIRMAN

ACCEPTANCE OF DEDICATION OF CITY COMMISSION

BE IT RESOLVED BY the Council of the City of Shawnee, Oklahoma, that the dedications shown on the annexed plat are hereby accepted. Adopted by the Council of the City of Shawnee, Oklahoma, this ____ day of ____, 20__.

Attest: City of Shawnee, Oklahoma

City Clerk Mayor

CERTIFICATE OF CITY CLERK

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

City Clerk

LEGAL DESCRIPTION:

A TRACT OF LAND DESCRIBED AS BEGINNING 1558.28 FEET S01°27'40.45"E AND 372.00 FEET S89°26'29"W OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4-NE/4) OF SECTION SIX (6), TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA; THENCE S89°26'29"W A DISTANCE OF 130.00 FEET; THENCE S01°27'40"E A DISTANCE OF 233.92 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF LOT THREE (3), SOMETIMES REFERRED TO AS BLOCK THREE (3), WILLIAMS ADDITION, TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE S89°26'29"W A DISTANCE OF 417.91 FEET ALONG SAID SOUTH BOUNDARY LINE TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA, & SANTA FE RAILROAD; THENCE S02°45'51"E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 150.85 FEET; THENCE N89°25'37"E A DISTANCE OF 566.12 FEET; THENCE N01°27'40"W A DISTANCE OF 274.53 FEET; THENCE S89°26'29"W A DISTANCE OF 21.64 FEET; THENCE N01°27'40"W A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.72 ACRES, MORE OR LESS.

PRIVATE DRIVE AGREEMENT LEGAL DESCRIPTION:

A FORTY (40) FOOT PRIVATE DRIVE AGREEMENT LOCATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION SIX (6), TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, WITH AN ASSUMED BASIS OF BEARING OF N01°27'40"W ALONG THE EAST LINE OF SAID NE/4 AND MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER (NE/4) OF SAID NE/4; THENCE S01°27'40"E ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 1943.10 FEET; THENCE S89°25'17"W A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST 33 FOOT STATUTORY RIGHT OF WAY LINE OF HARRISON AVENUE, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING S89°25'37"W A DISTANCE OF 317.36 FEET; THENCE N01°27'40"W A DISTANCE OF 40.00 FEET; THENCE N89°25'37"E A DISTANCE OF 317.36 FEET TO A POINT ON SAID 33 FEET STATUTORY RIGHT OF WAY LINE; THENCE S01°27'40"E ALONG SAID STATUTORY RIGHT OF WAY LINE A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.29 ACRES, MORE OR LESS.

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

IF THE SURVEYOR'S SEAL IMPRESSION IS NOT RED COLORED, THE PLAT IS A COPY.

LANDES ENGINEERING L.L.C. & ASSOCIATES www.landesengineering.net 903 EAST 35TH STREET SHAWNEE, OKLAHOMA 74804 (405) 275-5388 CA #2260 EXP. 6-30-17		Avonlea Addition SHAWNEE, OKLAHOMA	
DATE: 01/29/2016	REV. 02/22/2016	DRAWN BY: rml	SHEET NUMBER: 1 of 1
		CHECKED: BOK	

DWG FILE: P:\ENGINEERING\2015\ENG 1006-15 AVONLEA SHAWNEE\SITE DESIGN.DWG

LAND SURVEYOR'S CERTIFICATE

I, Billy Gene Knight, Professional Land Surveyor hereby certify that the annexed plat of Avonlea Addition, an addition to the City of Shawnee, Pottawatomie County, Oklahoma, correctly represents a careful survey made under my supervision and any monuments shown thereon actually exist and their respective positions are correctly shown. I further certify that this plat complies with the requirements of Senate Bill No. 377, Section 518, as amended.

Billy Gene Knight, P.L.S. 1244

STATE OF OKLAHOMA }
COUNTY OF POTTAWATOMIE } SS:

The foregoing instrument was acknowledged before me this ____ day of ____, 20__.

My Commission Expires:

Notary Public

LEGEND

(c) INDICATES 3/8" IRON PIN, SET W/CAP "CA 2260"

(*) INDICATES EXISTING MONUMENT

U/E UTILITY EASEMENT

B/L BUILDING LINE (SETBACK)

R/W RIGHT-OF-WAY

(P) INDICATES DISTANCE OR BEARING ACCORDING TO PLAT

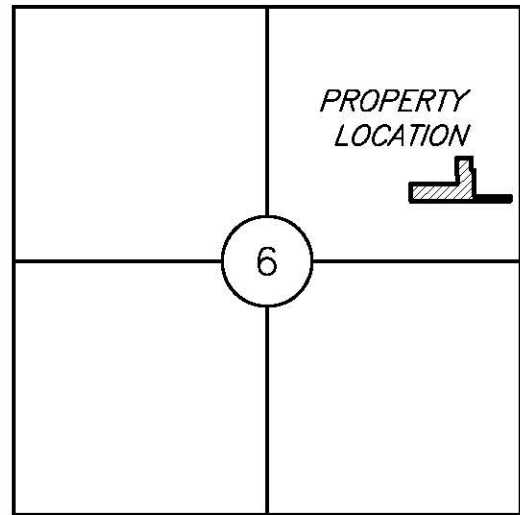
(M) INDICATES ACTUAL MEASURED DISTANCE OR BEARING

SCALE: 1" = 50'

BASIS OF BEARING OF S01°27'40.45"E ALONG THE EAST LINE OF NE/4 OF SECTION 6, T10N-R4E, I.M. ACCORDING TO DDOT HIGHWAY PLANS STATE AID PROJECT NO. SAP-63(55), SHEET 23, POTTAWATOMIE COUNTY

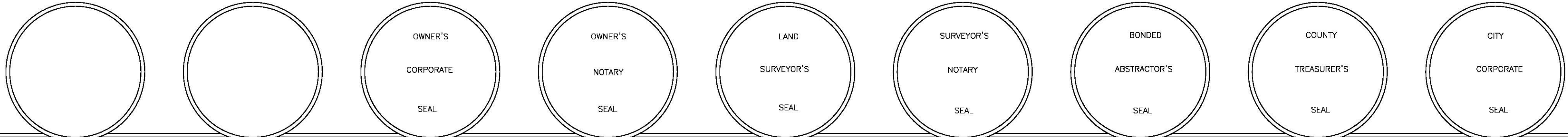
R 4 E

45TH STREET

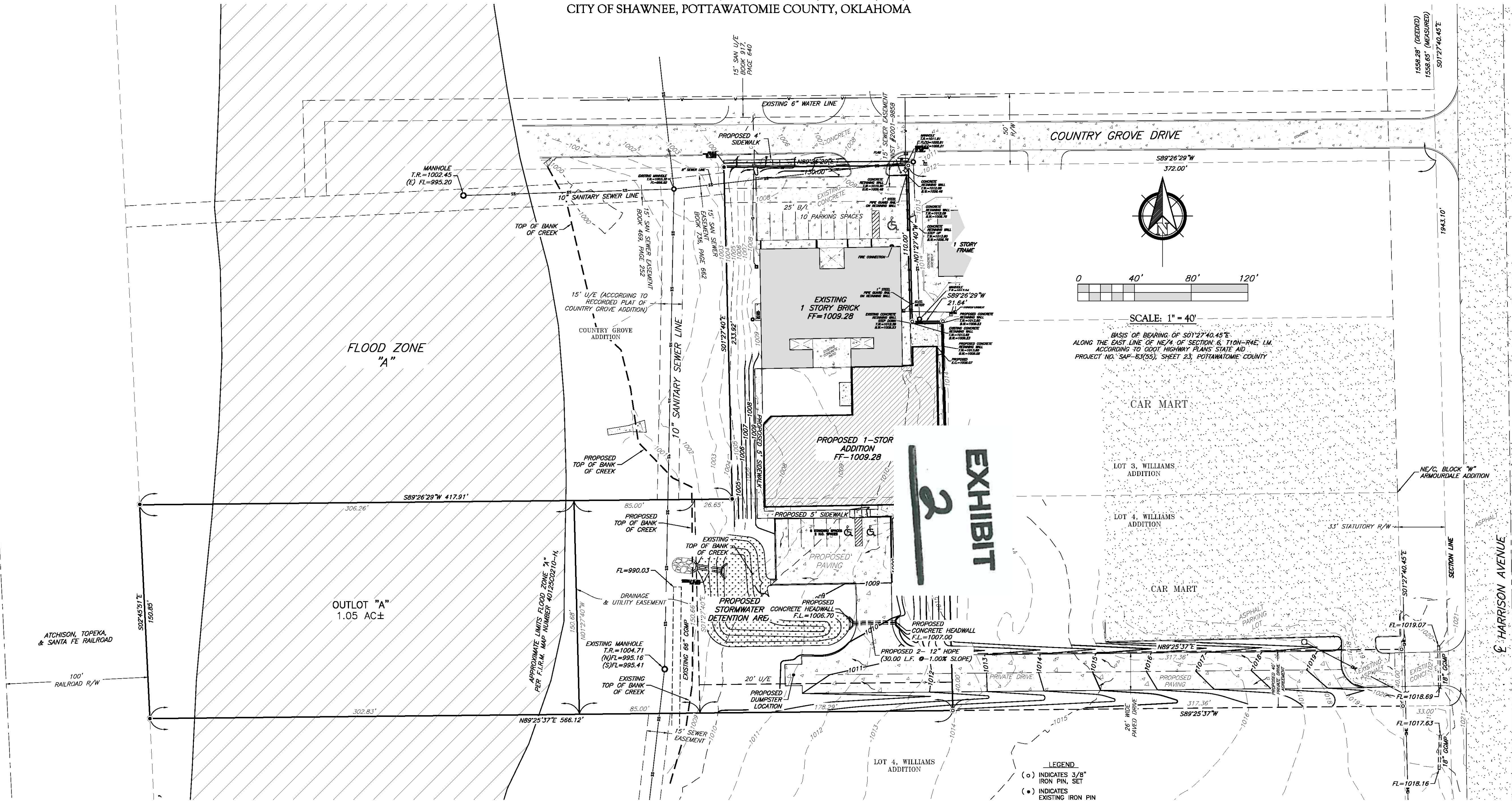


LOCATION MAP

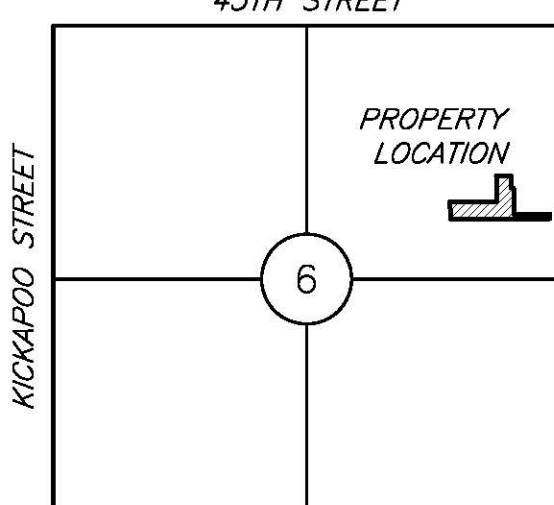
1" = 2000'



PRELIMINARY PLAT
AVONLEA COTTAGES, SHAWNEE EXPANSION
A PART OF BLOCKS 3 & 4, WILLIAMS ADDITION,
BEING A PART OF THE NE/4 OF SECTION 6, T10N-R4E, I.M.,
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA



R 4 E
45TH STREET



MacARTHUR STREET
LOCATION MAP
1" = 2000'

UNDERGROUND UTILITIES NOTES
SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

FLOOD STATEMENT
THIS PROPERTY IS PARTIALLY LOCATED IN FLOOD ZONE 'A' (NO BASE FLOOD ELEVATIONS DETERMINED) PER F.I.R.M. POTTAWATOMIE COUNTY, OKLAHOMA AND INCORPORATED AREAS, PANEL 210 OF 350, MAP NUMBER 40125C0210-H, MAP REVISED 9-3-2016.

STORMWATER FLOW
THE PROPERTY IS TO BE GRADED AND STORMWATER RUNOFF IS TO BE DIRECTED TOWARDS THE PROPOSED STORMWATER DETENTION AREA. THE STORMWATER IS TO BE DETAINED IN THE PROPOSED DETENTION AREA AND DISCHARGED INTO THE EXISTING DRAINAGE PATH AT A RATE NOT TO EXCEED PRE-DEVELOPMENT CONDITIONS.

PRELIMINARY PLAT NOTE
THE PRELIMINARY PLAT HAS BEEN PREPARED TO THE BEST OF OUR ABILITIES IN ACCORDANCE WITH THE COMPREHENSIVE PLAN WITH WHICH WE ARE FAMILIAR, AND IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND EXCEPT WHERE VARIANCES ARE BEING REQUESTED.

LEGAL DESCRIPTION:
A TRACT OF LAND DESCRIBED AS BEGINNING 1558.28 FEET S01°27'40.45"E AND 372.00 FEET S89°26'29"W OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4-NE/4) OF SECTION SIX (6), TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA; THENCE S89°26'29"W A DISTANCE OF 132.00 FEET; THENCE S01°27'40"E A DISTANCE OF 233.92 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF LOT THREE (3), SOMETIMES REFERRED TO AS BLOCK THREE (3), WILLIAMS ADDITION, TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE S89°26'29"W A DISTANCE OF 412.01 FEET ALONG SAID SOUTH BOUNDARY LINE TO A POINT ON THE EAST RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA, & SANTA FE RAILROAD; THENCE S02°45'51"E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 150.85 FEET; THENCE N89°25'37"E A DISTANCE OF 566.12 FEET; THENCE N01°27'40"W A DISTANCE OF 274.53 FEET; THENCE S89°26'29"W A DISTANCE OF 21.64 FEET; THENCE N01°27'40"W A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.72 ACRES, MORE OR LESS.

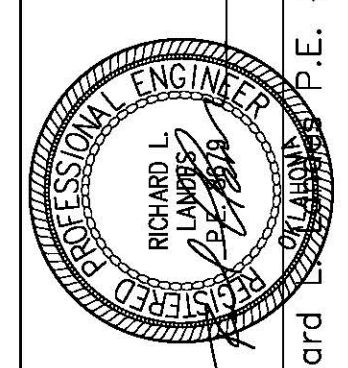
PRIVATE DRIVE AGREEMENT LEGAL DESCRIPTION:
A FORTY (40) FOOT PRIVATE DRIVE AGREEMENT LOCATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION SIX (6), TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, WITH AN ASSUMED BASIS OF BEARING OF N01°27'40"W ALONG THE EAST LINE OF SAID NE/4 AND MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER (NE/4) OF SAID NE/4; THENCE S01°27'40"E ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 1943.10 FEET; THENCE S89°25'37"W A DISTANCE OF 33.00 FEET TO A POINT ON THE WEST 33 FEET STATUTORY RIGHT OF WAY LINE OF HARRISON AVENUE; SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING S89°25'37"W A DISTANCE OF 317.36 FEET; THENCE N01°27'40"W A DISTANCE OF 40.00 FEET; THENCE N89°25'37"E A DISTANCE OF 317.36 FEET TO A POINT ON SAID 33 FEET STATUTORY RIGHT OF WAY LINE; THENCE S01°27'40"E ALONG SAID STATUTORY RIGHT OF WAY LINE A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.29 ACRES, MORE OR LESS.

- LEGEND**
- (o) INDICATES 3/8" IRON PIN, SET
 - (•) INDICATES EXISTING IRON PIN
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - POWER POLE
 - LIGHT POLE
 - GUY WIRE
 - GAS METER
 - VENT PIPE
 - TELEPHONE PEDESTAL
 - ELECTRIC BOX
 - CLEAN OUT
 - STORM DRAIN
 - AIR CONDITIONER UNIT
 - SIGN
 - BENCHMARK
 - TREE
 - TUG- TELEPHONE, UNDERGROUND
 - UGE- UNDERGROUND ELECTRIC
 - OIE- OVERHEAD ELECTRIC & CABLE TV
 - FOC- FIBER OPTIC CABLE
 - CATV- CABLE TV
 - PET- PETROLEUM LINE
 - G- 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

- A. 2.72 ACRES
- B. 1 LOT & 1 OUTLOT
- C. (1) SINGLE STORY APPROXIMATELY 10,000 SQ. FT. ADDITION
- D. NONE
- E. 0.05 ACRES
- F. NONE
- G. NO ADDITIONAL PUBLIC ROADWAY PROPOSED.
- H. NONE

DEVELOPERS INFORMATION
CURRENTLY:
ZONED: C-3
LOCATION: 789 W. COUNTRY GROVE DR.
SHAWNEE, OK. 74804
OWNER & DEVELOPER: UNITED SENIOR PROPERTIES
2800 NE 80th STREET
SUITE 205
GLADSTONE, MO. 64119
(800) 949-5500
PROJECT ENGINEER: RICHARD LANDES
903 E. 35TH ST.
SHAWNEE, OK. 74801
(405) 275-5388



Revisions		Date		By		Check		Date		By	
No.	Rev.	1	02/22/2016	MARK-UPS PER CITY REVIEW							

LANDES ENGINEERING L.L.C.
www.landesengineering.net
903 E. 35th Street * P.O. BOX 1032
Shawnee, OK 74802-1032
(405) 275-5388 * Fax (405) 275-9047
CA # 2260 EXP. 6-30-17

United Senior Properties
Avonlea Cottages of Shawnee Expansion
Preliminary Plat
Design RLL
Check RLL
Date 11/02/2015
Sheet 1 of 1

FINAL PLAT APPLICATION FOR THE CITY OF SHAWNEE

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

APPLICANT UNITED SENIOR PROPERTIES
APPLICANT ADDRESS 2900 NE 60th St., Ste 205, Gladstone, MO 64119
APPLICANT PHONE NUMBERS 913.492.7800
EMAIL ADDRESS john.julian@unitedresource.biz
NAME OF PLAT AVONLEA ADDITION
LOCATION 789 W. Country Grove Dr., SHAWNEE, OK 74804
NUMBER OF ACRES 2.72 NUMBER OF LOTS 2

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS:

FEE: \$325.00

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 331.00

FOR LESS THAN 2 ACRE LOTS:

FEE: \$325.00

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 UNITED SENIOR PROPERTIES
ADDRESS 2900 NE 60th St., Ste 205, Gladstone, MO 64119
CONTACT NUMBERS 913.492.7800
EMAIL ADDRESS john.julian@unitedresource.biz

PROJECT ENGINEER INFORMATION:

NAME LANDES ENGINEERING, LLC
ADDRESS 903 E. 35th St., PO Box 1032, SHAWNEE, OK 74802-1032
CONTACT NUMBERS 405.275.5388
EMAIL ADDRESS landesengineering@landesengineering.net

FOR STAFF USE ONLY

PROJECT NUMBER: 160170 CASE NUMBER: 503-16

DATE: 2-1-16 AMOUNT PAID: \$331.00 RECEIPT NO. 01840768



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

STAFF REPORT
Preliminary Plat / Final Plat
CASE #S04-16 & #S05-16

TO: Shawnee Planning Commission

AGENDA: March 2, 2016

RE: Regal Addition Preliminary Plat & Final Plat

PROPOSAL

The applicant is requesting preliminary and final plat approval for Regal Addition to allow the construction of a car lot on approximately 1.42 acres of property. The subject site is generally located at the north-west corner of Country Grove Drive and North Harrison Avenue. The site is properly zoned C-3 (Highway Commercial), allowing for the intended use without a need for a rezone.

GENERAL INFORMATION

Applicant	Forum Investments, LLC
Owner(s)	Forum Investments, LLC
Site Location/Address	NE Corner of Country Grove Dr. & N. Harrison Ave. 4200 N. Harrison Ave.
Current Site Zoning	Commercial (C-3)
Parcel Size	1.42 Acres
Comprehensive Plan Designation	Commercial
Existing Land Use	Commercial
Surrounding Zoning	Commercial (C-3)

STAFF REVIEW AND ANALYSIS

Regal Addition is a re-plat of the east section of Country Grove Addition. The subject preliminary plat will effectively combine the three (3) existing lots into one (1) lot to construct:

1. A 3,625 square foot car dealership
2. Adequate parking to satisfy City requirements
3. Proper stormwater detention area
4. Two locations for ingress / egress
5. Privacy fencing
6. Four (4') foot sidewalk along Country Grove Dr. and a six (6') foot sidewalk along North Harrison Ave.
7. Sewer service extension to site

Proper access to City water is available for this site, however, how and where sanitary sewer is to be extended to the Regal Addition must be shown on the preliminary plat.

As a one (1) lot plat, Staff has no objection to approving both preliminary and final plat, based on the fulfillment of any listed conditions.

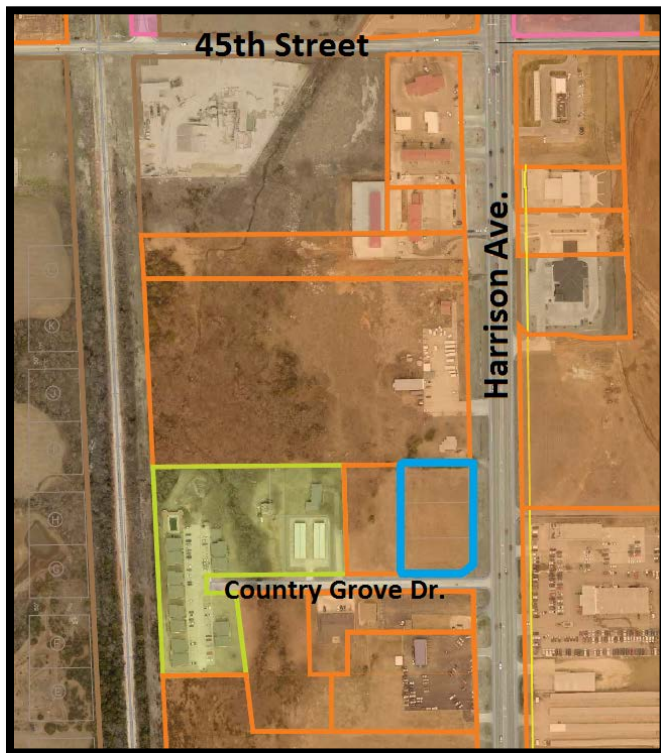


Figure 1: Aerial Plat Map – approximate total area outlined in blue.

STAFF RECOMMENDATION

PRELIMINARY RE-PLAT

Staff recommends **approval** of the proposed preliminary re-plat for the subject property with the following conditions:

1. Show how and where sanitary sewer service is to be extended to the subject lot.
2. Submittal and approval of sanitary sewer plans by the City Engineer.
3. Submittal and approval of drainage/detention plans by the City Engineer.
4. All other applicable City standards apply.

FINAL PLAT

Staff recommends **approval** of the proposed final plat for the subject property with the following conditions:

1. Final construction documents must be approved by the City Engineer prior to construction.
2. The final engineered drainage plan must be approved by the City Engineer prior to construction.
3. Landscape Plans shall be submitted concurrent with building permit.
4. Six (6') foot sidewalk required along Harrison Ave. and four (4') foot sidewalk required along Country Grove Dr.
5. All other applicable City standards apply.

Attachments

1. Figure 1: Aerial Plat Map
2. Figure 2: Zoning Map
3. Figure 3: Future Land Use Map
4. Exhibit 1: Preliminary Plat
5. Exhibit 2: Final Plat

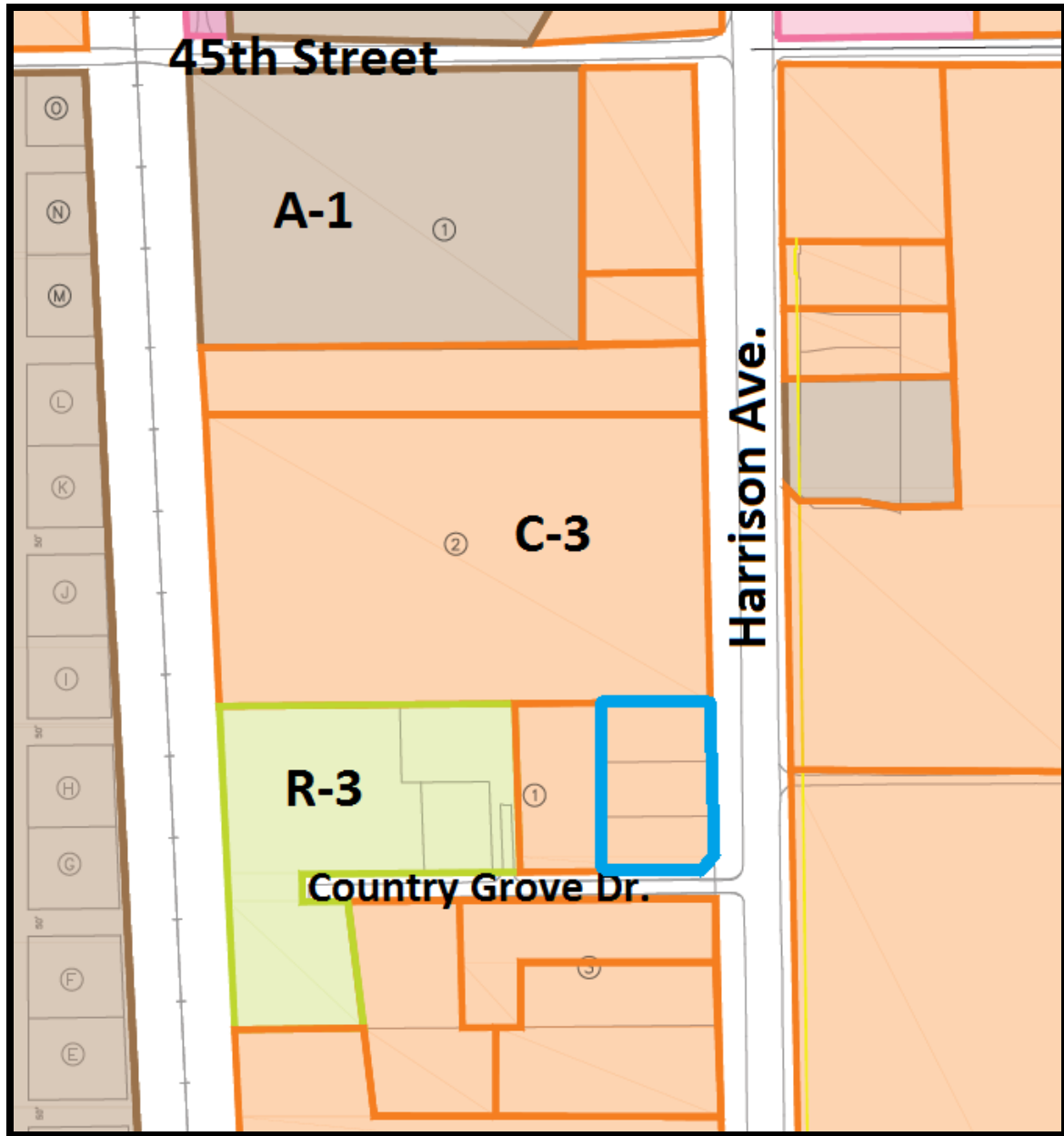


Figure 2: Zoning Map of site – approximate total area outlined in blue.

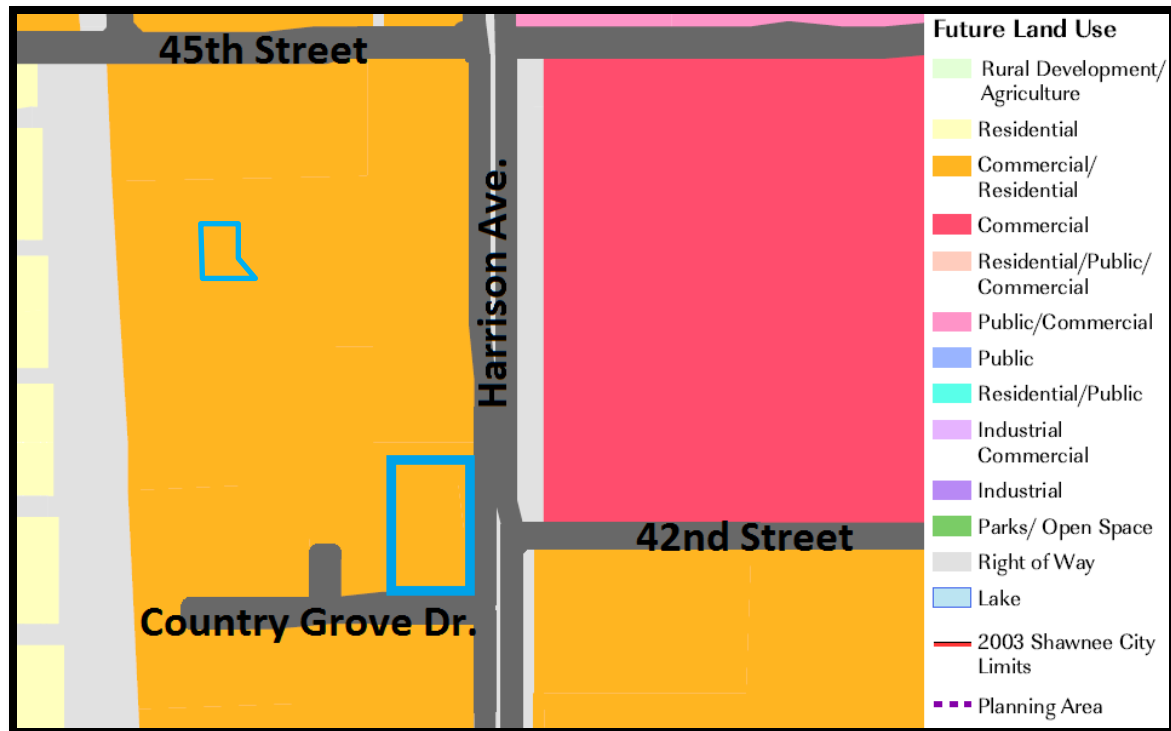


Figure 3: Shawnee Comprehensive Plan: Future Land Use Map (Figure 4.2).
Approximate area outlined in blue.

PRELIMINARY PLAT
REGAL CAR SALES

LOTS 1, 2 AND 3 IN BLOCK 1 OF COUNTRY GROVE ESTATES,
BEING A PART OF BLOCK 3, WILLIAMS ADDITION,
BEING A PART OF THE NE/4 OF SECTION 6, T10N-R4E, I.M.,
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA

STATISTICAL DATA

- A. 1.42 ACRES
B. 1 LOT
C. NONE
D. (1) SINGLE STORY 3625 SQ. FT.
E. NONE
F. NONE
G. NO ADDITIONAL PUBLIC ROADWAY PROPOSED.
H. NONE

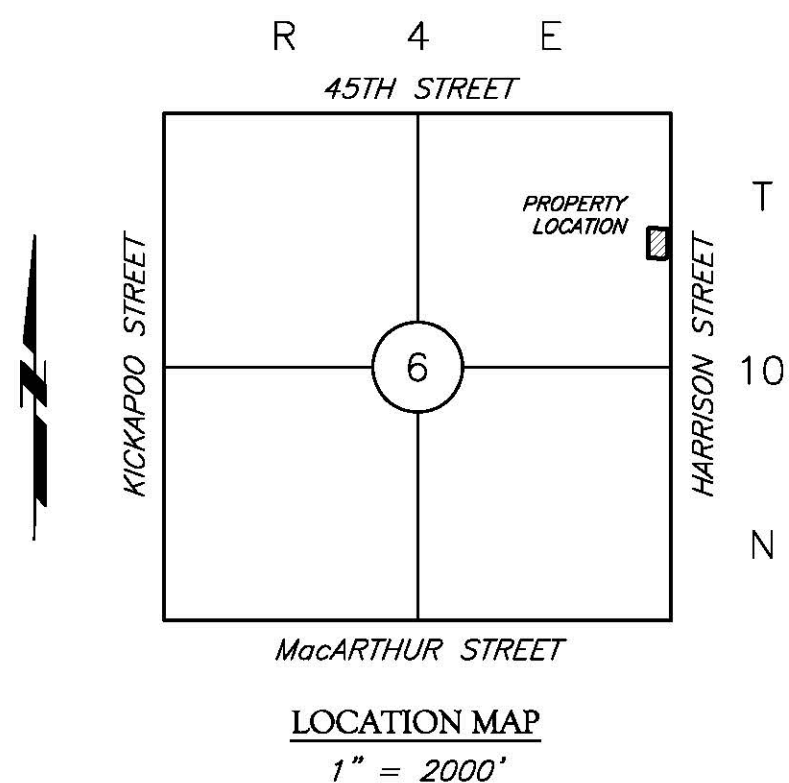
DEVELOPERS INFORMATION

CURRENTLY:
ZONED: C-3

LOCATION: 4200 N. HARRISON AVE.
SHAWNEE, OK. 74804

OWNER & DEVELOPER: FORUM INVESTMENTS, LLC
P.O. BOX 471035
TULSA, OK. 74147
(918) 622-0788

PROJECT ENGINEER: RICHARD LANDES
903 E. 35TH ST.
SHAWNEE, OK. 74801
(405) 275-5388



FLOOD STATEMENT

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. POTTAWATOMIE COUNTY, OKLAHOMA AND INCORPORATED AREAS, PANEL 210 OF 550, MAP NUMBER 40125C0210-H, MAP REVISED 9-3-2010.

STORMWATER FLOW

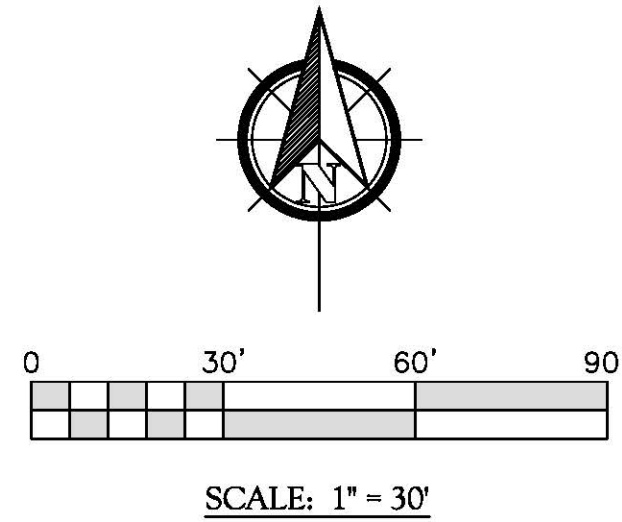
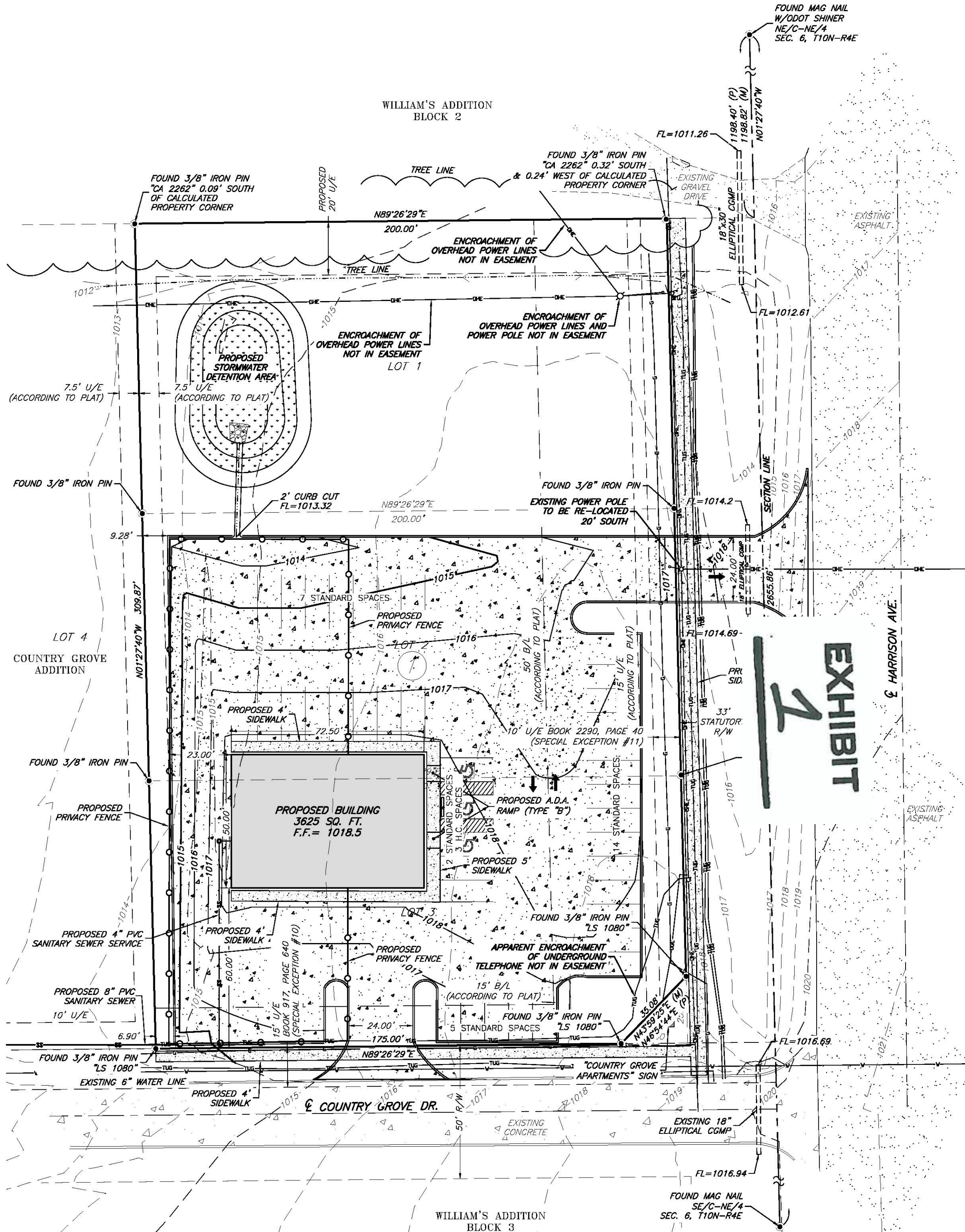
THE PROPERTY IS TO BE GRADED AND STORMWATER RUNOFF IS TO BE DIRECTED TOWARDS THE PROPOSED STORMWATER DETENTION AREA. THE STORMWATER IS TO BE DETAINED IN THE PROPOSED DETENTION AREA AND DISCHARGED INTO THE EXISTING DRAINAGE PATH AT A RATE NOT TO EXCEED PRE-DEVELOPMENT CONDITIONS.

PRELIMINARY PLAT NOTE

THE PRELIMINARY PLAT HAS BEEN PREPARED TO THE BEST OF OUR ABILITIES IN ACCORDANCE WITH THE COMPREHENSIVE PLAN WITH WHICH WE ARE FAMILIAR, AND IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND EXCEPT WHERE VARIANCES ARE BEING REQUESTED.

UNDERGROUND UTILITIES NOTES

SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.



BASE OF BEARING OF S0127°40'45"E
ALONG THE EAST LINE OF NE/4 OF SECTION 6, T10N-R4E, I.M.
ACCORDING TO ODOT HIGHWAY PLANS STATE AID
PROJECT NO. SAP-63(95), SHEET 23, POTTAWATOMIE COUNTY

LEGEND

- (o) INDICATES 3/8" IRON PIN, SET
- (*) INDICATES EXISTING IRON PIN
- W WATER METER
- W WATER VALVE
- F FIRE HYDRANT
- P POWER POLE
- L LIGHT POLE
- G GUY WIRE
- M GAS METER
- V VENT PIPE
- T TELEPHONE PEDESTAL
- E ELECTRIC BOX
- C CLEAN OUT
- M MANHOLE
- S STORM DRAIN
- A AIR CONDITIONER UNIT
- B BENCHMARK
- T TREE
- TUG TELEPHONE, UNDERGROUND
- UGE UNDERGROUND ELECTRIC
- OHE OVERHEAD ELECTRIC & CABLE TV
- FOC FIBER OPTIC CABLE
- CATV CABLE TV
- PET PETROLEUM LINE
- G GAS LINE
- HPC HIGH PRESSURE GAS LINE
- W WATER LINE
- SS SANITARY SEWER LINE
- STS STORM SEWER
- PSS PRESSURIZED SANITARY SEWER LINE
- X FENCE
- FLOW LINE

LEGAL DESCRIPTION:

LOTS ONE (1), TWO (2) AND THREE (3), BLOCK ONE (1), COUNTRY GROVE ESTATES, A REPLAT OF PART OF BLOCK 3, WILLIAMS ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.
SAID DESCRIBED TRACT CONTAINS 1.42 ACRES, MORE OR LESS.

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.



LANDES ENGINEERING L.L.C.

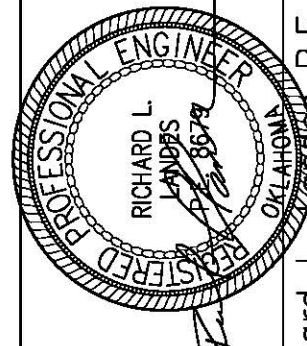
www.landesengineering.net

903 E. 35th Street * P.O. BOX 1032

Shawnee, OK 74802-1032

(405) 275-5388 * Fax (405) 275-9047

CA # 2260 EXP. 6-30-17



Richard L. Landes P.E. #86679

Forum Investments, LLC

Regal Car Sales

Preliminary Plat

Revisions	Date	By	Check	Date	By	Sheet
1.	02/22/2016	ADDED 20' U/E TO NORTH SIDE OF PROPERTY				1

RE-PLAT
REGAL ADDITION

A RE-PLAT OF LOTS 1, 2 AND 3 IN BLOCK 1 OF COUNTRY GROVE ESTATES,
BEING A PART OF BLOCK 3, WILLIAMS ADDITION,
BEING A PART OF THE NE/4 OF SECTION 6, T10N-R4E, I.M.,
CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That *Forum Investments, LLC, an Oklahoma Limited Liability Company*, does hereby certify that they are the owners of and the only persons, firms, or corporation having any right, title or interest in and to the land shown on the annexed plat, and that they have caused the same to be surveyed and platted, and that they hereby dedicate all the streets and easements shown hereon to the public, for the purposes of streets, utilities and drainage, for their heirs, executors, administrators, successors and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate. In Witness Whereof, the undersigned have caused this instrument to be executed this ____ day of ____, 20____. Covenants, reservations and restrictions for this addition are contained in a separate instrument.

Robert Mulkey, Managing Officer
Forum Investments, LLC

STATE OF OKLAHOMA }
COUNTY OF POTTAWATOMIE } SS:

The foregoing instrument was acknowledged before me this ____ day of ____, 20____.

My Commission Expires: _____

Notary Public

LAND SURVEYOR'S CERTIFICATE

I, Billy Gene Knight, Professional Land Surveyor hereby certify that the annexed re-plat of Regal Addition, an addition to the City of Shawnee, Pottawatomie County, Oklahoma, correctly represents a careful survey made under my supervision and any monuments shown thereon actually exist and their respective positions are correctly shown. I further certify that this plat complies with the requirements of Senate Bill No. 377, Section 518, as amended.

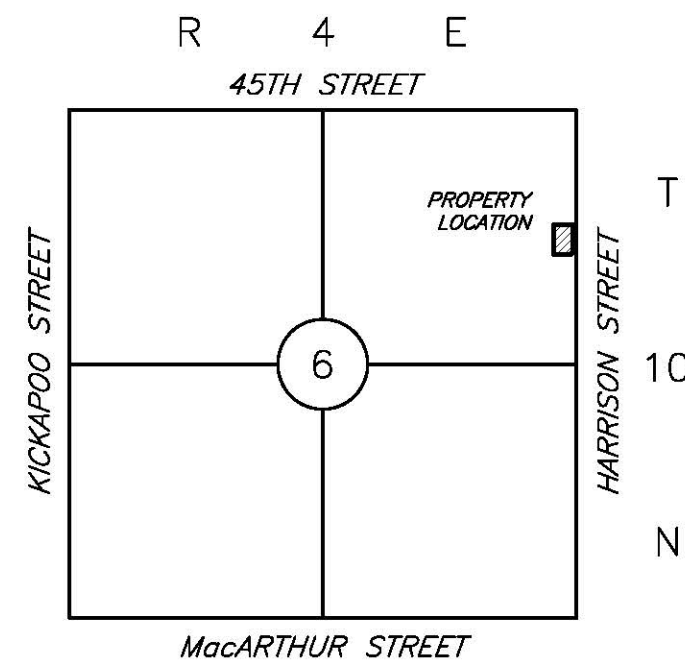
Billy Gene Knight, P.L.S. 1244

STATE OF OKLAHOMA }
COUNTY OF POTTAWATOMIE } SS:

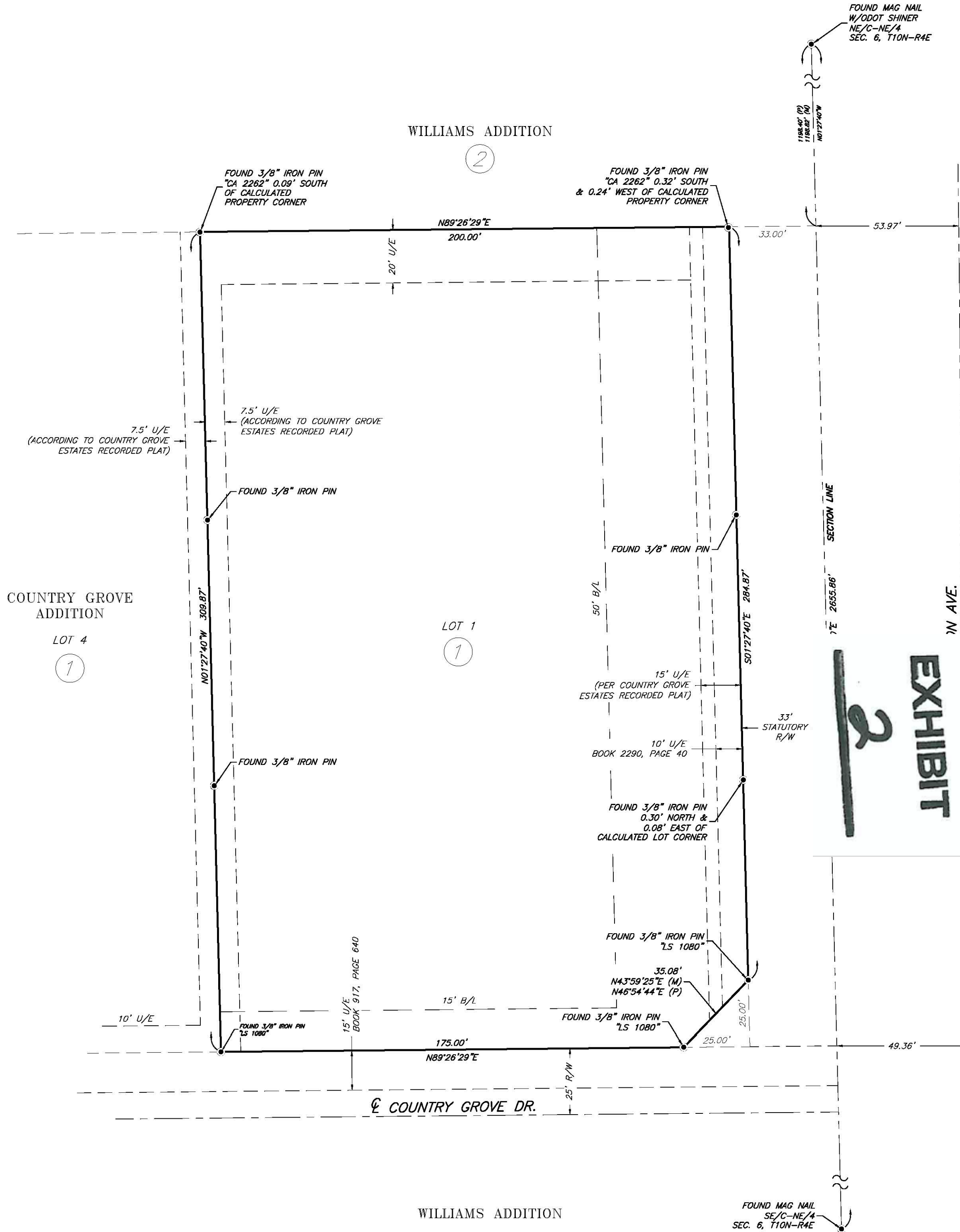
The foregoing instrument was acknowledged before me this ____ day of ____, 20____.

My Commission Expires: _____

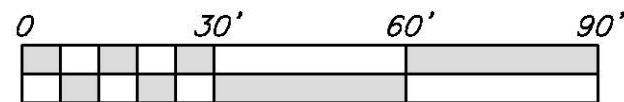
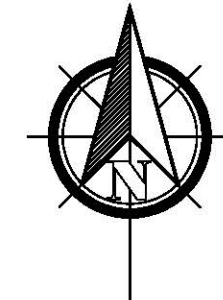
Notary Public



LOCATION MAP
1" = 2000'



UNPLATTED



SCALE: 1" = 30'

BASIS OF BEARING OF S01°27'40.43"E
ALONG THE EAST LINE OF NE/4 OF SECTION 6, T10N-R4E, I.M.
ACCORDING TO DOTT HIGHWAY PLANS STATE AID
PROJECT NO. S4P-63(55), SHEET 23, POTTAWATOMIE COUNTY

LEGEND

- (o) INDICATES 3/8" IRON PIN, SET W/OAP "CA 2260"
- (•) INDICATES EXISTING MONUMENT
- U/E UTILITY EASEMENT
- B/L BUILDING LINE (SETBACK)
- R/W RIGHT-OF-WAY
- (P) INDICATES DISTANCE OR BEARING ACCORDING TO PLAT
- (M) INDICATES ACTUAL MEASURED DISTANCE OR BEARING

LEGAL DESCRIPTION:

LOT ONE (1), BLOCK ONE (1), REGAL ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA,
BEING A REPLAT OF
LOTS ONE (1), TWO (2) AND THREE (3), BLOCK ONE (1), COUNTRY GROVE ESTATES, A REPLAT OF PART OF BLOCK 3, WILLIAMS ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLATS THEREOF.

SAD DESCRIBED TRACT CONTAINS 1.42 ACRES, MORE OR LESS.

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified abstractor in and for Pottawatomie County, State of Oklahoma, hereby certifies that according to the records of said County, title to the land included in the annexed re-plat of Regal Addition, an Addition to the City of Shawnee, Pottawatomie County, Oklahoma, appears to be vested in *Forum Investments, LLC, an Oklahoma Limited Liability Company*. All lands described and referred to are unencumbered by pending actions, judgments, liens, mortgages, taxes and other encumbrances, EXCEPT oil, gas and other mineral leases and interests which have been previously conveyed and easements and general mortgages of record.

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

ATTEST: First American Title and Trust

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

STATE OF OKLAHOMA }
COUNTY OF POTTAWATOMIE } SS:

The foregoing instrument was acknowledged before me this ____ day of ____, 20____.

By _____, Vice-President of First American Title and Trust, an Oklahoma Corporation, on behalf of the Corporation.

My Commission Expires: _____

Notary Public

COUNTY TREASURER'S CERTIFICATE

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

County Treasurer

CITY PLANNING COMMISSION APPROVAL

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

CHAIRMAN

ACCEPTANCE OF DEDICATION OF CITY COMMISSION

BE IT RESOLVED by the Council of the City of Shawnee, Oklahoma, that the dedications shown on the annexed plat are hereby accepted. Adopted by the Council of the City of Shawnee, Oklahoma, this ____ day of ____, 20____.

Attest: City of Shawnee, Oklahoma

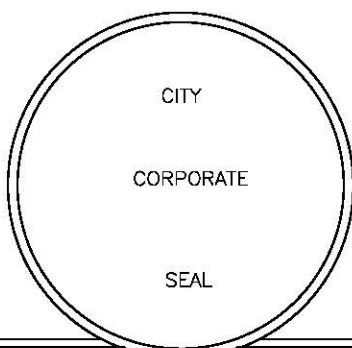
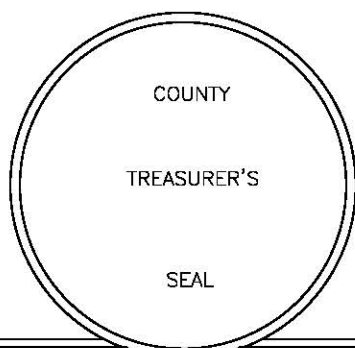
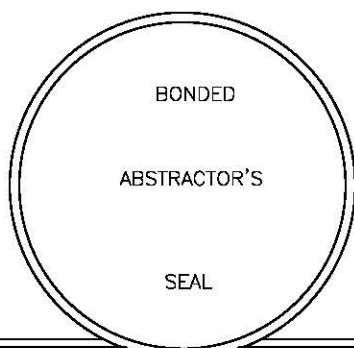
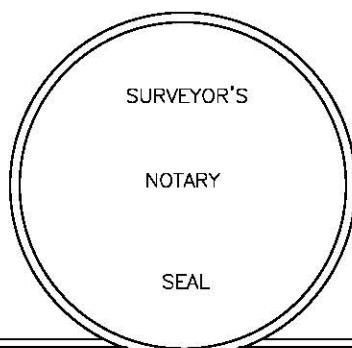
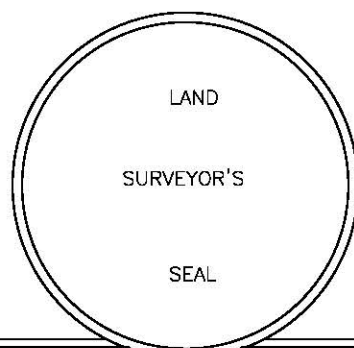
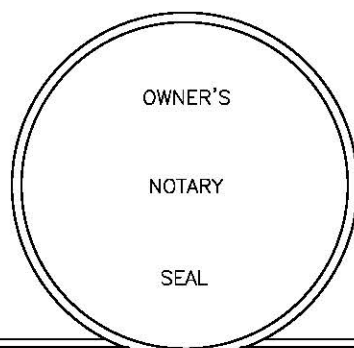
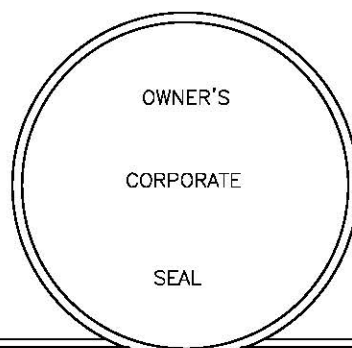
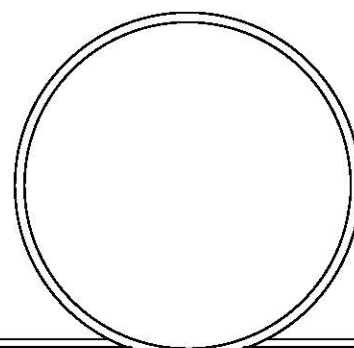
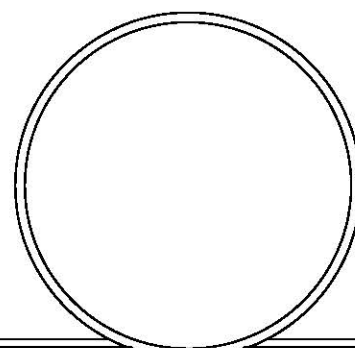
City Clerk

Mayor

CERTIFICATE OF CITY CLERK

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

City Clerk



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

IF THE SURVEYOR'S SEAL IMPRESSION IS NOT RED COLORED, THE PLAT IS A COPY.

LANDES ENGINEERING L.L.C. & ASSOCIATES		Regal Addition	
www.landesengineering.net		SHAWNEE, OKLAHOMA	
903 EAST 35TH STREET SHAWNEE, OKLAHOMA 74804		DRAWN BY: ml	
(405) 275-5388 CA #2260 EXP. 6-30-17		CHECKED: BGK	
DATE: 01/29/2016		REV. 02/22/2016	
		1 of 1	

PRELIMINARY PLAT APPLICATION FOR THE CITY OF SHAWNEE

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

APPLICANT FORUM INVESTMENTS, LLC
APPLICANT ADDRESS PO Box 471035, Tulsa OK 74147
APPLICANT PHONE NUMBERS 918.622.0788
EMAIL ADDRESS dhurt@regalcars.com
NAME OF PLAT REGAL ADDITION
LOCATION 4200 N. HARRISON, SHAWNEE, OK 74804
NUMBER OF ACRES 1.42 NUMBER OF LOTS 1

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

FOR LESS THAN 2 ACRE LOTS: FEE: \$225.00
PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 1 2.00
PLUS \$1.00 PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS _____
TOTAL COST \$227.00

OWNER/DEVELOPER INFORMATION:

NAME FORUM INVESTMENTS, LLC
ADDRESS PO Box 471035, TULSA, OK 74147
CONTACT NUMBERS 918.622.0788
EMAIL ADDRESS dhurt@regalcars.com

PROJECT ENGINEER INFORMATION:

NAME LANDES ENGINEERING, LLC
ADDRESS 903 E. 35th St (74804), PO Box 1032, SHAWNEE, OK 74802-1032
CONTACT NUMBERS 405.275.5388
EMAIL ADDRESS landesengineering@landesengineering.net

FOR STAFF USE ONLY

PROJECT NUMBER: 160189 CASE NUMBER: 50446

DATE: 2-4-16 AMOUNT PAID: \$227.00 RECEIPT NO. 01842214

FINAL PLAT APPLICATION FOR THE CITY OF SHAWNEE

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

APPLICANT FORUM INVESTMENTS, LLC
APPLICANT ADDRESS P.O. Box 471035, TULSA, OK 74147
APPLICANT PHONE NUMBERS 918.622.0788
EMAIL ADDRESS dhurt@regalcars.com
NAME OF PLAT REGAL ADDITION
LOCATION 4200 N. HARRISON, SHAWNEE OK 74804
NUMBER OF ACRES 1.42 NUMBER OF LOTS 1

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS:

FEE: \$325.00

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

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

TOTAL COST

FOR LESS THAN 2 ACRE LOTS:

FEE: \$325.00

PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 1 2.00

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

TOTAL COST 327.00

OWNER/DEVELOPER INFORMATION:

NAME FORUM INVESTMENTS, LLC
ADDRESS P.O. Box 471035, TULSA, OK 74147
CONTACT NUMBERS 918.622.0788
EMAIL ADDRESS dhurt@regalcars.com

PROJECT ENGINEER INFORMATION:

NAME LANDES ENGINEERING, LLC
ADDRESS 903 E. 35TH ST., PO Box 1032, SHAWNEE OK 74802.103
CONTACT NUMBERS 405.275.5388
EMAIL ADDRESS landesengineering@landesengineering.net

FOR STAFF USE ONLY

PROJECT NUMBER: 1160171 CASE NUMBER: 505-116

DATE: 2-1-16 AMOUNT PAID: \$327.00 RECEIPT NO. 01840769