

NOTICE OF MEETING
PLANNING COMMISSION

TYPE OF MEETING

REGULAR MEETING	(X)	RESCHEDULED REGULAR MEETING	()
SPECIAL MEETING	()	CONTINUED OR RECONVENED MEETING	()

DATE:	TIME:	PLACE OF MEETING:
<u>1/4/2023</u>	<u>1:30 P.M.</u>	<u>Commission Chambers</u>
		<u>City Hall, 9th & Broadway</u>
		<u>Shawnee, OK 74802-1448</u>

To be completed by person filing notice:

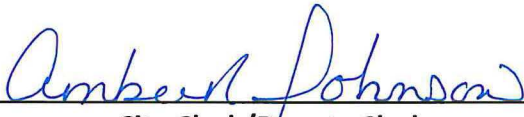
NAME: Rachel Clyne

TITLE: City Planner

ADDRESS: 16 W. 9th Street
Shawnee, OK 74801

PHONE: (405) 878-1672

Filed in the office of the municipal clerk at 11:10 a.m./p.m. on 12/30/2022

SIGNED: 
City Clerk/Deputy Clerk

=====

FOR CITY CLERK'S OFFICE USE ONLY

DATE NOTICE RELEASED TO NEWS MEDIA: 12/30/2022

PERSON FILING NOTICE: /s/ Rachel Clyne

NOTICE VERIFIED BY: Amber Johnson

AGENDA

PLANNING COMMISSION of SHAWNEE, OK

Regular Meeting
January 4, 2023, at 1:30 P.M.
City Hall, 16 W. 9TH St., Shawnee, OK

1. Roll Call
2. Consideration and approval of the minutes from the regular meeting of the Shawnee Planning Commission on December 7, 2022.
3. Case No. **RZ01-23** – Public hearing and consideration of a request to rezone from C-3 with a PUD (Automotive Commercial District with Planned Unit Development) to R-3 (Multifamily Residential District) on approximately 5 acres located on Transportation Parkway.
Applicant: Nelmon Brauning
4. Case No. **PPL01-23** – Consideration of a request for a Preliminary Plat, Shawnee Marketplace, Phase 2, on approximately 6.23 acres located at 4700 Marketplace Boulevard.
Applicant: Ali Ghaniabadi
5. Case No. **FPL01-23** – Consideration of a request for a Final Plat, Shawnee Marketplace, Phase 2, on approximately 6.23 acres located at 4700 Marketplace Boulevard.
Applicant: Ali Ghaniabadi
6. Community Development Department Updates
7. Commissioners' Comments
8. Adjournment

REGULAR PLANNING COMMISSION MINUTES

DATE: December 7, 2022

DRAFT MINUTES

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on December 7, 2022, at 1:30 p.m., according to notice duly posted as prescribed by law.

Item 1. Roll Call

Vice-Chair Walker called the meeting to order at 1:30 p.m. Community Development Director, Rian Harkins, called roll and stated a quorum was present.

The following Commissioners were present:

Present: Walker, Johnson, Mew-Palmer, Rowell, and Barrett (arrived at 1:33 PM)

Absent: Reese

Item 2. Approval of Minutes – Regular meeting

Consideration of approval of the minutes from the regular meeting of November 2, 2022. Vice-Chair Walker asked for questions or corrections to the minutes. Commissioner Johnson indicated a vote for an item on the agenda had not been included in the minutes. City Planner, Rachel Clyne, made note of the necessary amendment.

Commissioner Johnson made a motion to **Approve** the minutes with the requested for amendment, which Commissioner Rowell seconded.

Motion **passed 5-0-0**.

Aye: Walker, Johnson, Mew-Palmer, Rowell, Barrett

Nay: None

Abstain: None

Item 3. Case No. CPA01-22 – Public hearing and consideration of a request to amend the Comprehensive Plan Land Use designation on ±16.25 acres located at 4731 N. Union Avenue.

Planner Clyne, explained the subject property is located at 4731 N. Union Avenue. The ±16.25-acre property is situated north of E. 45th Street and east of N. Union Avenue and is undeveloped. The request is for a Comprehensive Plan amendment from Low-Density Residential and Greenway land use designations to the High-Density Residential land use designation.

Surrounding the subject property are two land use designations: High-Density Residential and Medium-Density Residential. Amending the land use designation of the subject property to High-Density Residential is a reasonable request for an unforeseen opportunity for residential development. Approval of this request for a Comprehensive Plan Amendment (CPA) is the initial step of the corresponding rezoning application (RZ13-22).

Staff recommended that the Planning Commission recommend to the City Commission APPROVAL of Case No CPA01-22 as presented.

Vice-Chair Walker opened the public hearing. The owner's representative, David M. Box, was present and available for questions. With no additional speakers, the public hearing was closed.

Commissioner Barrett made a motion to recommend the **Approval** of Case No. CPA01-22, which Commissioner Mew-Palmer seconded.

Motion **passed 5-0-0**.

Aye: Walker, Johnson, Mew-Palmer, Rowell, Barrett

Nay: None

Abstain: None

It was noted the application would be heard by the City Commission at its regular meeting on December 19, 2022, at 6:00 p.m.

Item 4. Case No. **RZ13-22** – Public hearing and consideration of a request to rezone from A-1 (Rural Agricultural District) to R-3 (Multifamily Residential District) on ±16.25 acres located at 4731 N. Union Avenue.

The subject property is located at 4731 N. Union Avenue. The ±16.25-acre property is situated north of E. 45th Street and east of N. Union Avenue and is undeveloped. The request is to rezone from A-1 (Rural Agricultural District) to R-3 (Multifamily Residential District).

The land surrounding the subject property is zoned with residential and commercial zoning districts. The zoning includes R-1 (Single-Family Residential District), R-3 (Multifamily Residential District), C-2 (Limited Office District), and C-3 (Automotive Commercial District). This application follows the Comprehensive Plan Amendment application to adjust the FLUM to High-Density Residential in the 2040 Comprehensive Plan. This land use designation allows +12 dwelling units per acre.

Staff recommended that the Planning Commission recommend to the City Commission APPROVAL of Case No RZ13-22 as presented.

Vice-Chair Walker opened the public hearing. The owner's representative, David M. Box, was present and available for questions. Commissioner Walker asked about the number of dwelling units, and Mr. Box replied approximately 350 market-rate units were anticipated. With no additional speakers, the public hearing was closed.

Commissioner Barrett made a motion to recommend the **Approval** of Case No. RZ13-22, which Commissioner Johnson seconded.

Motion **passed 5-0-0**.

Aye: Walker, Johnson, Mew-Palmer, Rowell, Barrett

Nay: None

Abstain: None

It was noted the application would be heard by the City Commission at its regular meeting on December 19, 2022, at 6:00 p.m.

Item 5. Case No. **RZ14-22** – Public hearing and consideration of a request to rezone from RE (Residential Estates District) to I-2 (Light Industrial District), the property located at 39104 W. MacArthur Street.

The subject property is located at 39104 W. MacArthur Street, which is generally situated east of the intersection of West MacArthur Street and Acme Road. The ±4.4-acre property contains a residential structure and two (2) outbuildings. The request is to rezone from RE (Residential Estates District) to I-2 (Light Industrial District). There is an area of I-2 zoning to the south. Additionally, RE zoning is located to the east and north of the property, with a Planned Unit Development (PUD) to the west that contains R-3 and C-2 zoning.

The applicant intends to use the subject property for medical marijuana (MMJ) indoor grow operation, which is permitted in the I-2 zoning district. The growing aspect would be indoors and toward the property's rear (north) half. Under the Zoning Code Section 22-365(a).1, a watchman living on the premises may utilize the residence at the southern end of the subject property if the land is zoned I-2.

While a less intense zoning district, such as C-3 (Automotive Commercial District), would permit a medical marijuana growing outfit, the subject property is not adjacent to any C-3 zoned property.

If approved, the property is subject to all industrial zoning restrictions, including appropriate landscaping to buffer adjacent residential zoning districts. If rezoned to C-3, the existing house could not be used for residential purposes.

The following options were presented to the Planning Commission:

- Recommending Approval of Case No. RZ14-22, rezoning from RE to I-2 as requested by the applicant.
- Recommending Denial of the rezoning request of Case No. RZ14-22.
- Recommending Deferral of the rezoning request of Case No. RZ14-22 with a request for additional and specific information to a certain date.
- Recommending Approval of Case No. RZ14-22, rezoning from RE to C-3 with commercial-only use of the residence.

Staff recommended that the Planning Commission recommend to the City Commission DENIAL of Case No RZ14-22 as presented.

Vice-Chair Walker opened the public hearing. The applicant's representative, Josh Moore, was present and available for questions. With no additional speakers, the public hearing was closed.

Commissioner Rowell made a motion to recommend the **Denial** of Case No. RZ14-22, which Commissioner Johnson seconded.

Motion **passed 4-1-0**.

Aye: Walker, Johnson, Mew-Palmer, Rowell

Nay: Barrett

Abstain: None

It was noted the application would be heard by the City Commission at its regular meeting on December 19, 2022, at 6:00 p.m.

Item 6. Case No. **RZ15-22** – Public hearing and consideration of a request to rezone from A-1 (Rural Agricultural District) to R-1 (Single-Family Residential District) on ±80.00 acres located approximately ½ mile north of Westech Rd and west of N. Kickapoo Avenue.

The ±80.05-acre subject property is generally located ½ mile north of Westech Road and west of N. Kickapoo Avenue and is undeveloped. The request is to rezone from A-1 (Rural Agricultural District) to R-1 (Single-Family Residential District). A portion of the subject property is currently zoned R-1. The land to the east of the subject property is zoned R-1 (Single-Family Residential District). Properties north, south, and west are zoned A-1 (Rural Agricultural District). The applicant is also applying for a Preliminary Plat (PPL06-22).

The Comprehensive Plan Future Land Use Map (FLUM) indicates the subject property has the land use designation of Urban Reserve. The Comprehensive Plan defines Urban Reserve as land use for long-term growth areas; land to accommodate growth over the next 10 - 20 years. According to the Land Use Compatibility Scale of the Comprehensive Plan, Low-density Residential is an appropriate use. With the highest ranking of five (5), the proposed use is completely compatible with existing land uses.

Staff recommended that the Planning Commission recommend to the City Commission **APPROVAL** of Case No RZ15-22 as presented.

Vice-Chair Walker opened the public hearing. The applicant's representative, Scott Holtzen, was present and available for questions. He advised there were 272 lots in the proposed subdivision. Rob Morris stated he wanted to know the size of the homes within the subdivision. With no additional speakers, the public hearing was closed.

Commissioner Johnson made a motion to recommend the **Approval** of Case No. RZ15-22, which Commissioner Rowell seconded.

Motion **passed 5-0-0**.

Aye: Walker, Johnson, Mew-Palmer, Rowell, Barrett

Nay: None

Abstain: None

It was noted the application would be heard by the City Commission at its regular meeting on December 19, 2022, at 6:00 p.m.

Item 7. Case No. **PPL06-22** – Consideration of a request for a Preliminary Plat, Heritage Plains Addition, on ±80.00 acres located approximately ½ mile north of Westech Rd and west of N. Kickapoo Avenue.

The subject property is located in the Southeast Quarter of Section 25, Township 11 North, Range 3 East. The proposed subdivision has 272 lots on approximately ±80.05 acres. The current zoning for the property is A-1 (Rural Agricultural District) and R-1 (Single-Family Residential District). An application for rezoning (RZ15-22) that requests the entire parcel to be zoned R-1 (Single-Family Residential) is being processed concurrently with this preliminary plat application.

The City Engineer requested a Traffic Impact Analysis (TIA) to determine if additional public infrastructure, such as turn lanes, would be required. The TIA indicates no additional traffic infrastructure is necessary. Engineering found the proposed design sufficient to meet the requirements of the Subdivision Regulations.

In the Subdivision Regulations, Section 40.2.5.C discusses the potential for dedicated easements for mid-block crosswalks when a block exceeds six hundred (600) feet in length. If such crosswalks are deemed essential to provide circulation or access to schools, playgrounds, shopping centers, transportation, or other community facilities, they may be required by the Planning Commission.

Community Development staff received a request from the applicant's engineer, to waive the requirement of dedicated easement for mid-block crosswalks on streets 600' or longer. Since the Preliminary Plat does not indicate schools, shopping centers, or other community facilities in the development, staff recommended the Planning Commission accept the waiver request for the mid-block crosswalks.

Staff reviewed the Preliminary Plat and requested minor changes to the proposed thoroughfare names to be more consistent with existing roadways in Shawnee and to avoid duplicate street names. All other aspects of the Preliminary Plat were satisfactory.

Staff recommended that the Planning Commission approve the request to waive Section 40.2.5.C of the Subdivision Regulations.

Staff recommended that the Planning Commission recommend to the City Commission **APPROVAL** of Case No PPL06-22 subject to the street name changes proposed by staff.

Commissioner Johnson made a motion to approve the waiver request and to recommend the **Approval** of Case No. PPL06-22, subject to the street name changes proposed by staff, which Commissioner Mew-Palmer seconded.

Motion **passed 5-0-0**.

Aye: Walker, Johnson, Mew-Palmer, Rowell, Barrett

Nay: None

Abstain: None

It was noted the application would be heard by the City Commission at its regular meeting on December 19, 2022, at 6:00 p.m.

Item 8. Community Development Department Update

Community Development Director Rian Harkins updated the Planning Commission on the progress of the Unified Development Code (UDC) project. He advised that the Love Your Block (LYB) team was wrapping up year one. The Twin Lakes Master Plan project is ongoing. March or April should bring meetings seeking public input. The CDBG COVID relief funds were now available for mental health assistance with residents of the Shawnee Housing Authority. The results of the ODOT grant application for repairs to the Santa Fe Depot will be made available in the late spring or summer of 2023. Director Harkins explained a program in its beginning stages that will allow new residential construction on non-typical lots. Lastly, he attended the recent Walkability session and there was much discussion about different approaches to community engagement.

Item 9. Planning Commissioners' Comments

Commissioners Rowell and Barrett had no comments. Commissioner Walker asked staff about where to report crosswalk concerns along Harrison and Federal. All Commissioners voiced or affirmed appreciation for the efforts of the Community Development Department staff and for receiving regular updates.

Item 10. Adjournment

The meeting adjourned at 2:20 p.m.

REGULAR PLANNING COMMISSION MINUTES

DATE: December 7, 2022

Chair/Vice-Chair

/s/ Rachel Clyne
City Planner



Planning Commission Meeting – 1.4.2023 – City of Shawnee, Oklahoma
Staff Report | RZ01-23 | C-3 (with PUD) to R-3 | Transportation Parkway

Date: 12.29.2022

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Subject: **Staff Report** - Public hearing and consideration of a request to rezone from C-3 with a PUD (Automotive Commercial District with Planned Unit Development) to R-3 (Multifamily Residential District) on approximately 5 acres located on Transportation Parkway.
Case No. **RZ01-23** | Applicant: Nelmon Brauning

Background: The applicant has withdrawn this rezoning application. Since public notice has already been served, it is on the agenda.

Recommendation: No action is required.



Planning Commission Meeting – 1.4.2023 – City of Shawnee, Oklahoma

Preliminary Plat Application – PPL01-23 – Shawnee Marketplace, Phase 2

=====

To: Shawnee Planning Commission
From: Rachel Clyne, City Planner
Date: December 29, 2022
Subject: **Staff Report** – Consideration of a request for a Preliminary Plat, Shawnee Marketplace, Phase 2, on approximately 6.23 acres located at 4700 Marketplace Boulevard.
Case No. PPL01-23 | Applicant: Ali Ghaniabadi

=====

Background: The subject property is located at 4700 Marketplace Boulevard, which is adjacent to the Shawnee Marketplace, Phase 1 development. The proposed subdivision has one (1) lot that is approximately 6.23 acres. The property is zoned C-3 (Automotive Commercial District) with a Planned Unit Development (PUD) overlay. This application is a replat of Lot 3, Block 1, Shawnee Marketplace and A Part of the Southeast Quarter, Section 36, Township 11 North, Range 3 East of the Indian Meridian, City of Shawnee, Pottawatomie County, Oklahoma.

Discussion:

Findings and Facts

- Staff reviewed the Preliminary Plat submittal of the Shawnee Marketplace, Phase 2 subdivision for accuracy with the Subdivision Regulations.
- A Planned Unit Development (PUD) containing the subject property was approved in March 2014 - (Ord. No. 2540NS).

Reason for Recommendation

- Staff determined the Preliminary Plat was in conformance with the Subdivision Regulations.
- The subdivision is a continuation of a planned development project.
- The City Engineer is satisfied with the Preliminary Plat as submitted.

Recommendation Options

- Recommending Approval of Case No. PPL01-23, for the Preliminary Plat of Shawnee Marketplace, Phase 2 as requested by the applicant.
- Recommending Denial of the application for Preliminary Plat of Shawnee Marketplace, Phase 2, Case No. PPL01-23
- Recommending Deferral of the Preliminary Plat of Shawnee Marketplace, Phase 2 application of Case No. PPL01-23 with a request for additional and specific information to a certain date.

Recommendation: Based on the Findings and Facts, staff recommends that the Planning Commission recommend to the City Commission **APPROVAL** of **PPL01-23** for the Preliminary Plat of Shawnee Marketplace, Phase 2 subdivision as presented.

This application will be heard at the City Commission meeting on **Tuesday**, January 17, 2023, at 6:00 p.m. in the City Hall Commission Chambers.

PRELIMINARY PLAT APPLICATION



Planning Department

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

For Office Use Only

Case Number: _____
Project Number : _____
Date Filed: _____
Amount Paid : _____
Receipt No.: _____

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 Brady Ali Properties, L.L.C.

APPLICANT ADDRESS 10601 S. Western Avenue, Oklahoma City, Oklahoma 73170

APPLICANT PHONE NUMBERS Ali Ghaniabadi (405) 410-4528

EMAIL ADDRESS ali@bradyproperties.com

NAME OF PLAT Shawnee Marketplace, Phase2

LOCATION 4700 Marketplace Boulevard, Shawnee, Oklahoma 74804

NUMBER OF ACRES 6.23 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 LOT 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 LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS _____

TOTAL COST _____

OWNER/DEVELOPER INFORMATION:

NAME Brady Ali Properties, L.L.C.

ADDRESS 10601 S. Western Avenue, Oklahoma City, Oklahoma 73170

CONTACT NUMBERS Ali Ghaniabadi (405) 410-4528

EMAIL ADDRESS ali@bradyproperties.com

PROJECT ENGINEER INFORMATION:

NAME Allen Engineering Services, Inc.

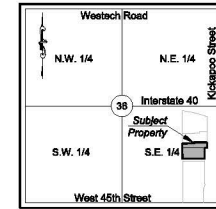
ADDRESS P.O. Box 891747, Oklahoma City, Oklahoma 73189-1747

CONTACT NUMBERS Charles Allen (405) 840-9901

EMAIL ADDRESS callen@aeswins.com

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

Preliminary Plat of:
Shawnee Marketplace, Phase 2
 A Replat of Lot 3, Block 1, Shawnee Marketplace and
 A Part of the Southeast Quarter, Section 36
 Township 11 North, Range 3 East of the Indian Meridian
 City of Shawnee, Pottawatomie County, Oklahoma



Vicinity Map
 Section 36, Township 11N, Range 3E
 Not To Scale

Sheet Index

- PP1 Existing Site Plan
- PP2 Layout Plan
- PP3 Grading Plan
- PP4 Utility Plan
- PP5 Landscape Plan

Legal Description

All of Lot Three (3) in Block One (1) of Shawnee Marketplace, an addition to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof;

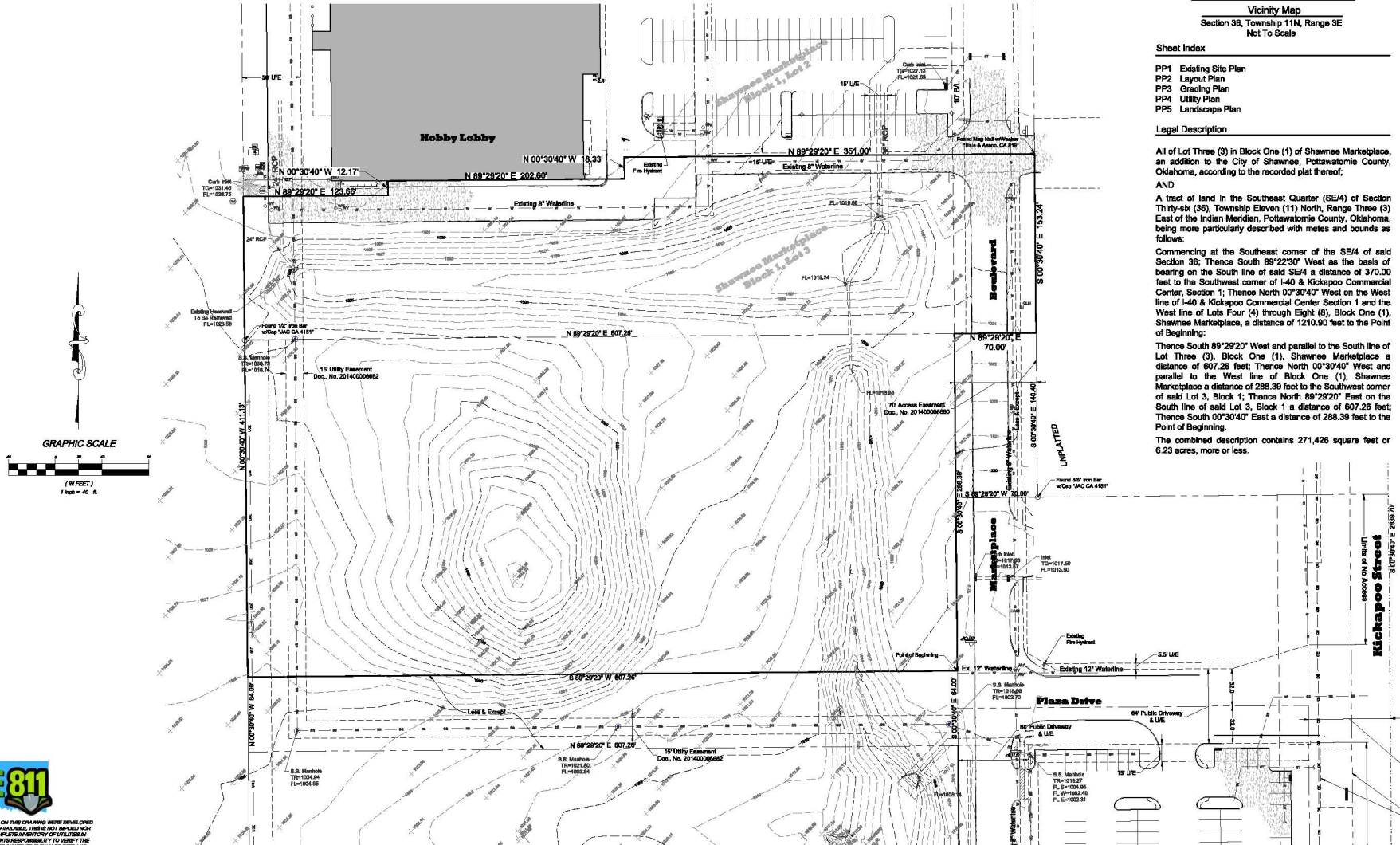
AND

A tract of land in the Southeast Quarter (SE/4) of Section Thirty-six (36), Township Eleven (11) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described with metes and bounds as follows:

Commencing at the Southeast corner of the SE/4 of said Section 36; Thence South 89°22'30" West as the basis of bearing on the South line of said SE/4 a distance of 370.00 feet to the Southwest corner of I-40 & Kickapoo Commercial Center, Section 1; Thence North 00°30'40" West on the West line of I-40 & Kickapoo Commercial Center Section 1 and the West line of Lots Four (4) through Eight (8), Block One (1), Shawnee Marketplace, a distance of 1210.90 feet to the Point of Beginning;

Thence South 89°29'20" West and parallel to the South line of Lot Three (3), Block One (1), Shawnee Marketplace a distance of 607.28 feet; Thence North 00°30'40" West and parallel to the West line of Block One (1), Shawnee Marketplace a distance of 288.39 feet to the Southwest corner of said Lot 3, Block 1; Thence North 89°29'20" East on the South line of said Lot 3, Block 1 a distance of 607.26 feet; Thence South 00°30'40" East a distance of 288.39 feet to the Point of Beginning.

The combined description contains 271,426 square feet or 6.23 acres, more or less.



THE UTILITIES ARE SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT A GUARANTEE NOR INTENDED TO BE THE COMPLETE RESPONSIBILITY OF THE ENGINEER. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (INCLUDING BUT NOT LIMITED TO) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

NO.	DATE	REVISION/ISSUE
1	11-16-2022	Day Comments

Brady All Properties, L.L.C.
 10601 S. Western Avenue
 Oklahoma City, Oklahoma 73170
 (405) 732-4899

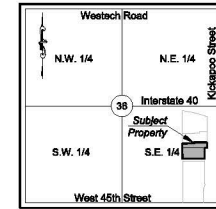


Shawnee Marketplace, Phase 2
 4700 Marketplace Boulevard
 Shawnee, Oklahoma 74804
 Preliminary Plat
 Existing Site Plan

PROJECT NO.	5826.3
FILE	5826-3Design
DATE	11-30-2022
DRAWN BY	JMS
CHECKED BY	CWA
FIELD CREW	H&A

SHEET
PP1
 OF 5

Preliminary Plat of:
Shawnee Marketplace, Phase 2
 A Replat of Lot 3, Block 1, Shawnee Marketplace and
 A Part of the Southeast Quarter, Section 36
 Township 11 North, Range 3 East of the Indian Meridian
 City of Shawnee, Pottawatomie County, Oklahoma



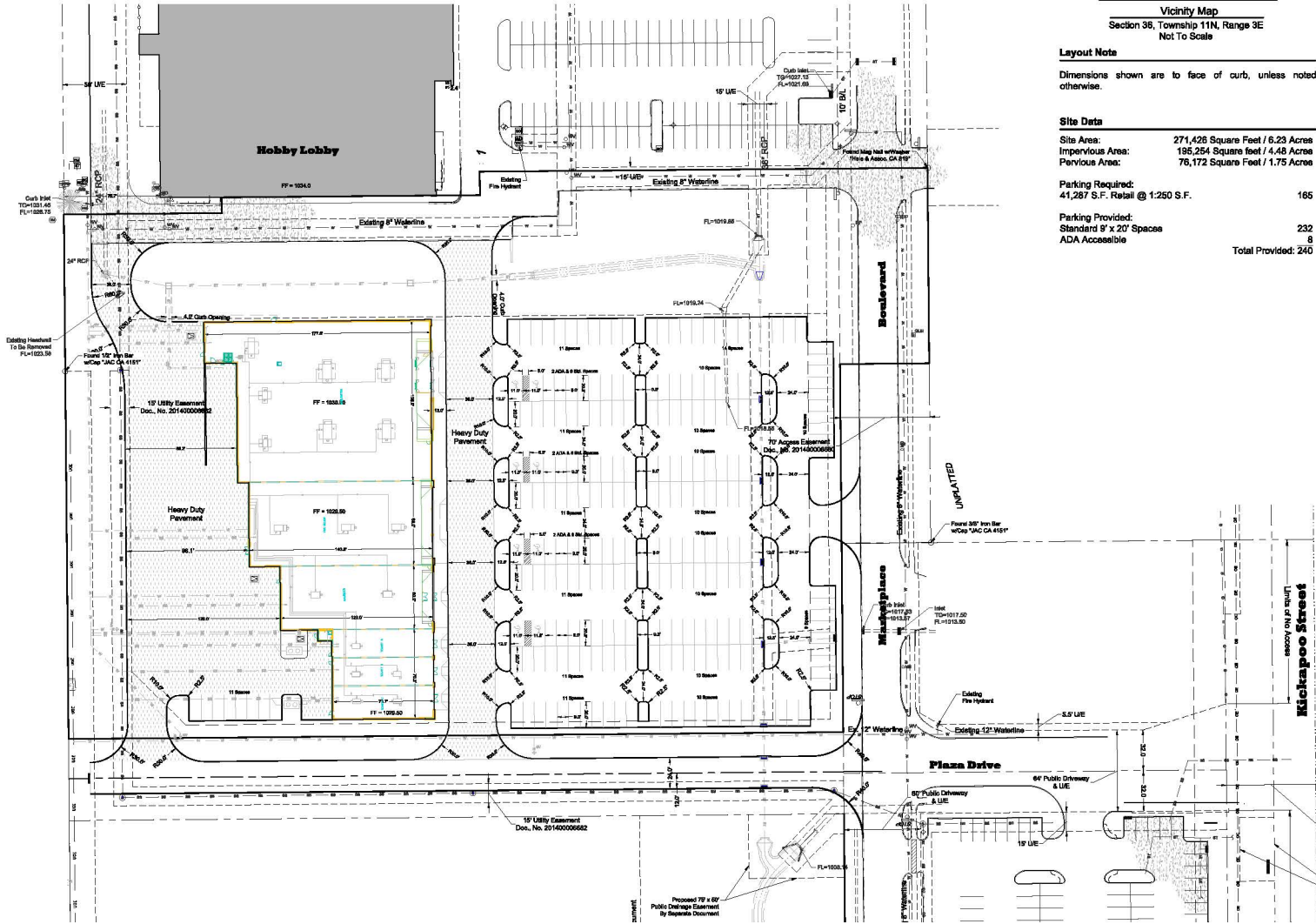
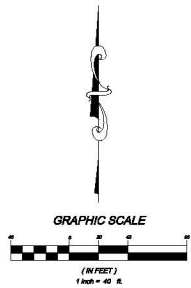
Vicinity Map
 Section 36, Township 11N, Range 3E
 Not To Scale

Layout Note

Dimensions shown are to face of curb, unless noted otherwise.

Site Data

Site Area: 271,426 Square Feet / 6.23 Acres
 Impervious Area: 185,254 Square Feet / 4.48 Acres
 Pervious Area: 76,172 Square Feet / 1.75 Acres
 Parking Required: 41,287 S.F. Retail @ 1:250 S.F. 165
 Parking Provided: Standard 9' x 20' Spaces 232
 ADA Accessible 8
 Total Provided: 240



THE UTILITIES ARE SHOWN ON THIS DRAWING WERE DERIVED FROM THE INFORMATION AVAILABLE. THERE IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE RESPONSIBILITY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (INCLUDING BUT NOT LIMITED TO) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

NO.	REVISION/DATE

Brady All Properties, L.L.C.
 10601 S. Western Avenue
 Oklahoma City, Oklahoma 73170
 (405) 732-4899

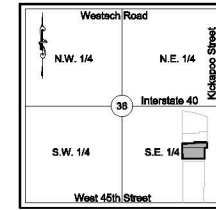


Shawnee Marketplace, Phase 2
 4700 Marketplace Boulevard
 Shawnee, Oklahoma 74804
 Preliminary Plat
 Layout Plan

PROJECT NAME	Shawnee Marketplace, Phase 2
PROJECT NO.	5826.3
FILE	5826-3Design
DATE	11-30-2022
DRAWN BY	JMS
CHECKED BY	CWA
FIELD CREW	H&A

PP2
 OF 5

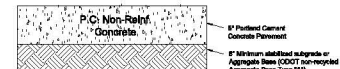
Preliminary Plat of:
Shawnee Marketplace, Phase 2
 A Replat of Lot 3, Block 1, Shawnee Marketplace and
 A Part of the Southeast Quarter, Section 36
 Township 11 North, Range 3 East of the Indian Meridian
 City of Shawnee, Pottawatomie County, Oklahoma



Vicinity Map
 Section 36, Township 11N, Range 3E
 Not To Scale

Grading Notes

GU = Gutter
 TC = Top of Curb
 TP = Top of Pavement
 FL = Flowline



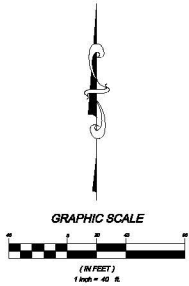
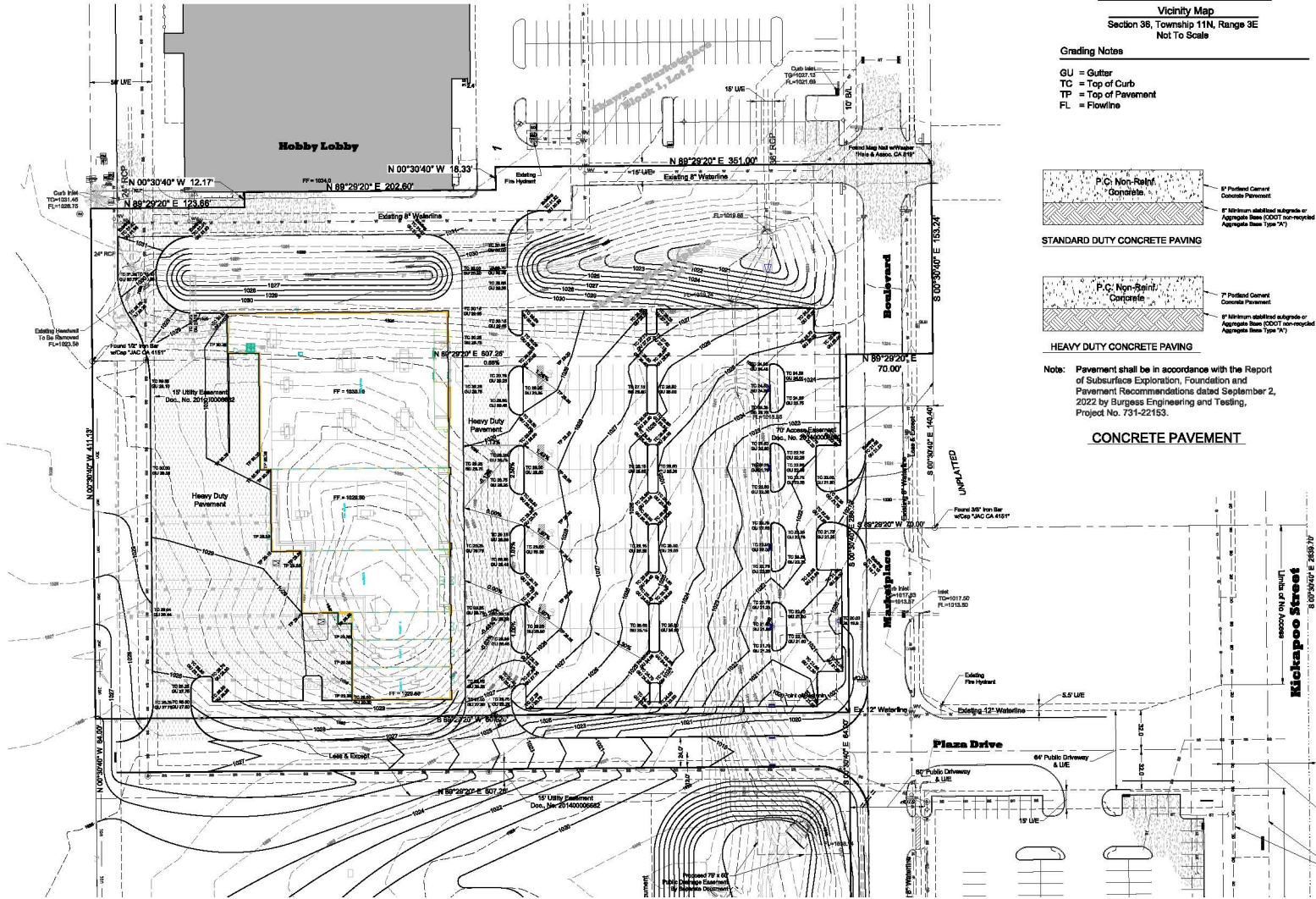
STANDARD DUTY CONCRETE PAVING



HEAVY DUTY CONCRETE PAVING

Note: Pavement shall be in accordance with the Report of Subsurface Exploration, Foundation and Pavement Recommendations dated September 2, 2022 by Burgess Engineering and Testing, Project No. 731-22153.

CONCRETE PAVEMENT



THE UTILITIES ARE SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THERE IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE RESPONSIBILITY OF THE CLIENT TO VERIFY THE LOCATION OF ALL UTILITIES (INCLUDING BUT NOT LIMITED TO) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

NO.	REVISION/DATE

Brady All Properties, L.L.C.
 19801 S. Western Avenue
 Oklahoma City, Oklahoma 73170
 (405) 732-4899

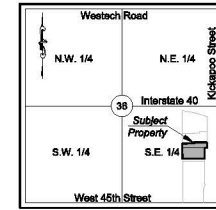


Shawnee Marketplace, Phase 2
 4700 Marketplace Boulevard
 Shawnee, Oklahoma 74804
 Preliminary Plat
 Grading Plan

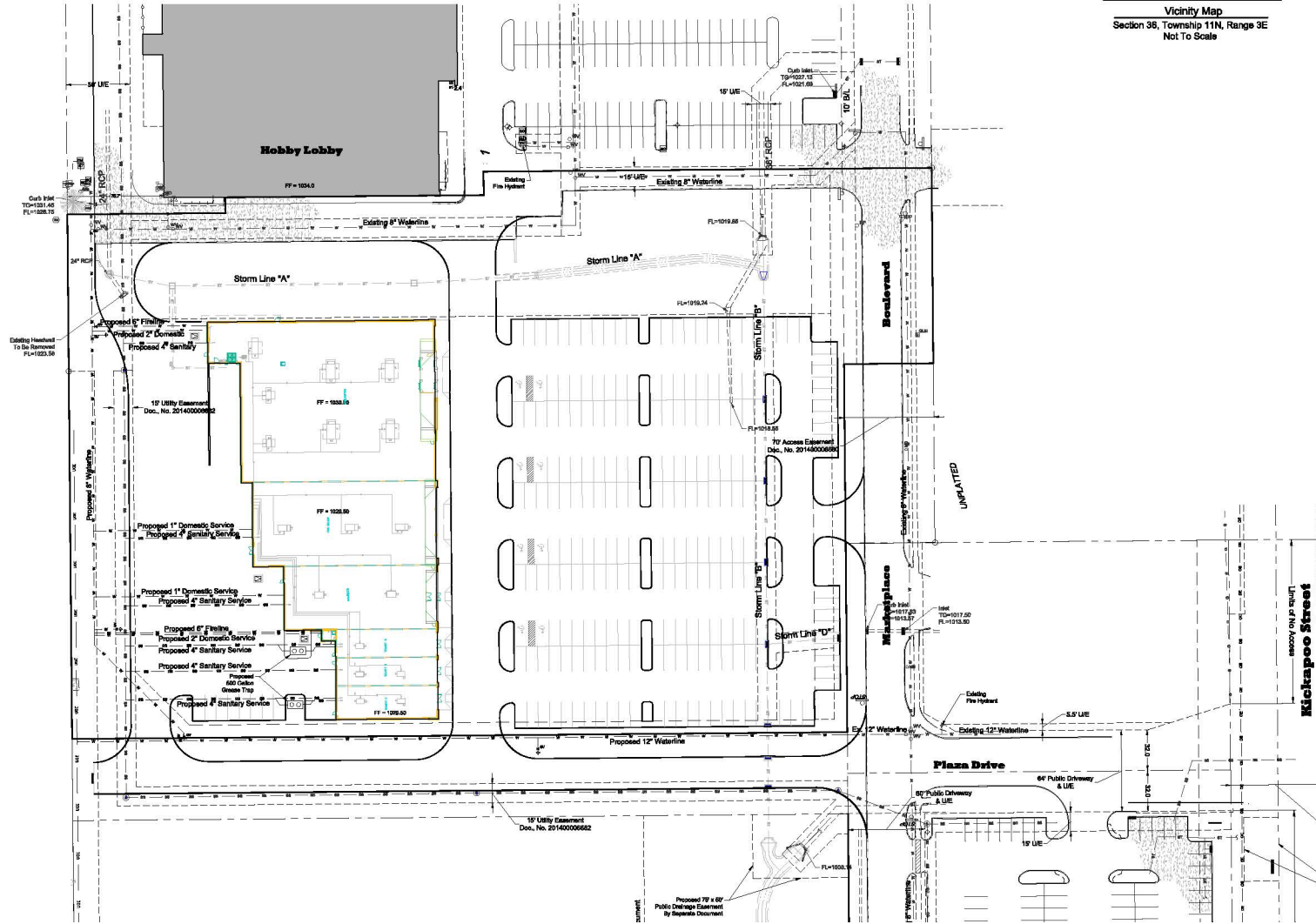
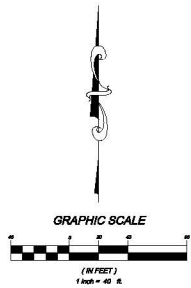
PROJECT NO.	5826.3
FILE	5826-30esign
DATE	11-30-2022
DRAWN BY	JMS
CHECKED BY	CWA
FIELD CREW	H&A

PP3
 OF 5

Preliminary Plat of:
Shawnee Marketplace, Phase 2
 A Replat of Lot 3, Block 1, Shawnee Marketplace and
 A Part of the Southeast Quarter, Section 36
 Township 11 North, Range 3 East of the Indian Meridian
 City of Shawnee, Pottawatomie County, Oklahoma



Vicinity Map
 Section 36, Township 11N, Range 3E
 Not To Scale



THE UTILITIES ARE SHOWN ON THIS DRAWING WERE DERIVED FROM THE INFORMATION AVAILABLE. THERE IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE RESPONSIBILITY OF UTILITIES IN THIS AREA. IT IS THE CLIENT'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES BEFORE ANY WORK OR NOT TO BE PROTECT SAID UTILITIES FROM ANY DAMAGE.

NO.	REVISION/DATE

Brady All Properties, L.L.C.
 10601 S. Western Avenue
 Oklahoma City, Oklahoma 73170
 (405) 732-8699



Shawnee Marketplace, Phase 2
 4700 Marketplace Boulevard
 Shawnee, Oklahoma 74804
 Preliminary Plat
 Utility Plan

PROJECT NO.	5826.3
FILE	5826-3Design
DATE	11-30-2022
DRAWN BY	JMS
CHECKED BY	CWA
FIELD DRAW	H&A

PP4
 OF 5



Planning Commission Meeting – 1.4.2023 – City of Shawnee, Oklahoma

Final Plat Application – FPL01-23 – Shawnee Marketplace, Phase 2

=====

To: Shawnee Planning Commission
From: Rachel Clyne, City Planner
Date: December 29, 2022
Subject: **Staff Report** – Consideration of a request for a Final Plat, Shawnee Marketplace, Phase 2, on approximately 6.23 acres located at 4700 Marketplace Boulevard.
Case No. FPL01-23 | Applicant: Ali Ghaniabadi

=====

Background: The subject property is located at 4700 Marketplace Boulevard, which is adjacent to the Shawnee Marketplace, Phase 1 development. The proposed subdivision has one (1) lot that is approximately 6.23 acres. The property is zoned C-3 (Automotive Commercial District) with a Planned Unit Development (PUD) overlay. This application is a replat of Lot 3, Block 1, Shawnee Marketplace and A Part of the Southeast Quarter, Section 36, Township 11 North, Range 3 East of the Indian Meridian, City of Shawnee, Pottawatomie County, Oklahoma.

Discussion:

Findings and Facts

- Staff reviewed the Final Plat submittal of the Shawnee Marketplace, Phase 2 subdivision for accuracy with the Subdivision Regulations.
- A Planned Unit Development (PUD) containing the subject property was approved in March 2014 - (Ord. No. 2540NS).

Reason for Recommendation

- Staff determined the Final Plat was in conformance with the Subdivision Regulations.
- The subdivision is a continuation of a planned development project.
- The City Engineer is satisfied with the Final Plat as submitted.

Recommendation Options

- Recommending Approval of Case No. FPL01-23, for the Final Plat of Shawnee Marketplace, Phase 2 as requested by the applicant.
- Recommending Denial of the application for Final Plat of Shawnee Marketplace, Phase 2, Case No. FPL01-23
- Recommending Deferral of the Final Plat of Shawnee Marketplace, Phase 2 application of Case No. FPL01-23 with a request for additional and specific information to a certain date.

Recommendation: Based on the Findings and Facts, staff recommends that the Planning Commission recommend to the City Commission **APPROVAL** of **FPL01-23** for the Final Plat of Shawnee Marketplace, Phase 2 subdivision as presented.

This application will be heard at the City Commission meeting on **Tuesday**, January 17, 2023, at 6:00 p.m. in the City Hall Commission Chambers.

FINAL PLAT APPLICATION



Planning Department

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

For Office Use Only

Case Number: _____
Project Number : _____
Date Filed: _____
Amount Paid : _____
Receipt No.: _____

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 (405) 878-1616 with any questions.

APPLICANT Brady Ali Properties, L.L.C.

APPLICANT ADDRESS 10601 S. Western Avenue, Oklahoma City, Oklahoma 73170

APPLICANT PHONE NUMBERS Ali Ghaniabadi (405) 410-4528

EMAIL ADDRESS ali@bradyproperties.com

NAME OF PLAT Shawnee Marketplace, Phase2

LOCATION 4700 Marketplace Boulevard, Shawnee, Oklahoma 74804

NUMBER OF ACRES 6.23 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 LOT 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 LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS _____

TOTAL COST _____

OWNER/DEVELOPER INFORMATION:

NAME Brady Ali Properties, L.L.C.

ADDRESS 10601 S. Western Avenue, Oklahoma City, Oklahoma 73170

CONTACT NUMBERS Ali Ghaniabadi (405) 410-4528

EMAIL ADDRESS ali@bradyproperties.com

PROJECT ENGINEER INFORMATION:

NAME Hale & Associates Survey Co., Inc.

ADDRESS P.O. Box 891747, Oklahoma City, Oklahoma 73189-1747

CONTACT NUMBERS Charles Allen (405) 686-0174

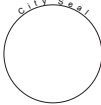
EMAIL ADDRESS callen@aeswins.com

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

Final Plat of:
Shawnee Marketplace, Phase 2
A Replat of Lot 3, Block 1, Shawnee Marketplace and
A Part of the Southeast Quarter, Section 36
Township 11 North, Range 3 East of the Indian Meridian
City of Shawnee, Pottawatomie County, Oklahoma

Planning Commission

I, _____, Chairperson of the Planning Commission of the City of Shawnee, Oklahoma, do hereby certify that the said Planning Commission approved the Final Plat of **Shawnee Marketplace, Phase 2**, an Addition to the City of Shawnee, Oklahoma, this _____ day of _____, 2023.



Chairperson

Acceptance of Dedication

Be it resolved by the City Council of the City of Shawnee, Oklahoma, that the dedications shown on the Final Plat of **Shawnee Marketplace, Phase 2**, an Addition to the City of Shawnee, Oklahoma, are hereby accepted.

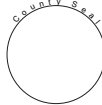
Signed by the Mayor of the City of Shawnee, Oklahoma this _____ day of _____, 2023.



Mayor

Certificate of City Clerk

I, _____, City Clerk of the City of Shawnee, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments of 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 this Final Plat of **Shawnee Marketplace, Phase 2**

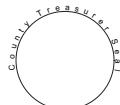


Signed by the City Clerk of the City of Shawnee, Oklahoma this _____ day of _____, 2023.

City Clerk

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 _____ and prior years on the land shown on the annexed plat, that the required statutory security has been deposited in the office of County Treasurer guaranteeing payment of the current years taxes. In witness where, said County Treasurer has caused this instrument to be executed on this _____ day of _____, 2023.

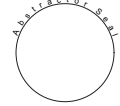


COUNTY TREASURER

Bonded Abstracter's Certificate

The undersigned, a duly qualified and lawfully Bonded Abstracter of titles in and for the County of Pottawatomie, State of Oklahoma, hereby certifies that the records for said County show that the land shown on the annexed plat is vested in **Brady Ali Properties, L.L.C.**, and that on the day of _____, 2023, there are no actions pending or judgments of any nature against said land or the owner thereof; that the taxes are paid for the year _____ and prior years; that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any persons; that there are no liens, mortgages, or encumbrances of any kind against the land included in the annexed plat except _____.

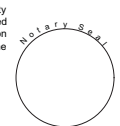
Attest: _____ President:



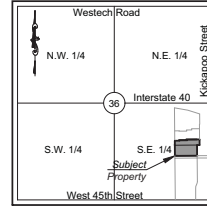
STATE OF OKLAHOMA, COUNTY OF _____, §

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 2023, personally appeared _____ to me known to be the identical Person who executed the same as his free and voluntary act and deed for the purposes set forth.

Given under my hand and seal the day and year last written.



My Commission Expires _____ Notary Public



Vicinity Map
Section 36, Township 11N, Range 3E
Not To Scale

Legal Description

All of Lot Three (3) in Block One (1) of Shawnee Marketplace, an addition to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof;

AND

A tract of land in the Southeast Quarter (SE/4) of Section Thirty-six (36), Township Eleven (11) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described with metes and bounds as follows:

Commencing at the Southeast corner of the SE/4 of said Section 36; Thence South 89°22'30" West as the basis of bearing on the South line of said SE/4 a distance of 370.00 feet to the Southwest corner of I-40 & Kickapoo Commercial Center, Section 1; Thence North 00°30'40" West on the West line of I-40 & Kickapoo Commercial Center Section 1 and the West line of Lots Four (4) through Eight (8), Block One (1), Shawnee Marketplace, a distance of 1210.90 feet to the Point of Beginning;

Thence South 89°29'20" West and parallel to the South line of Lot Three (3), Block One (1), Shawnee Marketplace a distance of 607.26 feet; Thence North 00°30'40" West and parallel to the West line of Block One (1), Shawnee Marketplace a distance of 288.39 feet to the Southwest corner of said Lot 3, Block 1; Thence North 89°29'20" East on the South line of said Lot 3, Block 1 a distance of 607.26 feet; Thence South 00°30'40" East a distance of 288.39 feet to the Point of Beginning.

The combined description contains 271,426 square feet or 6.23 acres, more or less.

Notes

1. This Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors; and that said Final Plat complies with the requirements of Title 11 Section 41-106 of the Oklahoma State Statutes.
2. Utility Easements, Private Drainage Easements and Common Areas are to be maintained by the property owners association. No Structures, storage or material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within the common areas and / or drainage easements.

Owner's Certificate and Dedication

KNOWN ALL MEN BY THESE PRESENTS:

That _____, Manager of **Brady Ali Properties, L.L.C.**, does hereby certify that it is the owner of and the only person, firm, or corporation having any rights, title, or interest in and to the land shown on the annexed plat and that it has caused the same to be surveyed and platted, and that it hereby dedicates the utility easements shown hereon to the public, for the purposes of utilities, and drainage, and have cause 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 _____, 2023. Covenants, reservations and restrictions for this addition are contained in a separate instrument.

Brady Ali Properties, L.L.C.

Manager

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, §

Before me, the undersigned a notary public, in and for said County and State, on this _____ day of _____, 2023, personally appeared _____, Manager of **Brady Ali Properties, L.L.C.**, to me known to be the identical person who executed the within and foregoing instrument on behalf of said company, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said company, for the purposes herein set forth.



My Commission Expires _____ Notary Public

Land Surveyor's Certificate

I, Curtis Lee Hale, do hereby certify that I am a Licensed Land Surveyor, and that the annexed plat correctly represents a careful survey made under my direction, and that the monuments shown hereon actually exist and their positions are correctly shown.



Curtis Lee Hale, L.S. # 1084

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, §

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Curtis Lee Hale, to me known to be the identical person who executed the above instrument and acknowledged to me that he executed the same as his free and voluntary act and deed. Given under my hand and seal the _____ day of _____, 2023.

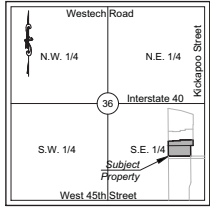


My Commission Expires _____ Notary Public



Shawnee Marketplace Phase 2
Land Surveying and Planning
1601 S.W. 89th Street, Building C, Suite 200
Oklahoma City, Oklahoma 73159
Tel.: (405) 686-0174 - Fax: (405) 681-4881
C. A. A.: 819 - Exp.: June 30, 2023
www.halesurvey.com
Proj. No. 5829.3

Final Plat of:
Shawnee Marketplace, Phase 2
A Replat of Lot 3, Block 1, Shawnee Marketplace and
A Part of the Southeast Quarter, Section 36
Township 11 North, Range 3 East of the Indian Meridian
City of Shawnee, Pottawatomie County, Oklahoma



Vicinity Map
Section 36, Township 11N, Range 3E
Not To Scale

Legal Description

All of Lot Three (3) in Block One (1) of Shawnee Marketplace, an addition to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof;

AND

A tract of land in the Southeast Quarter (SE/4) of Section Thirty-six (36), Township Eleven (11) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described by metes and bounds as follows:

Commencing at the Southeast corner of the SE/4 of said Section 36; Thence South 89°22'30" West as the basis of bearing on the South line of said SE/4 a distance of 370.00 feet to the Southwest corner of I-40 & Kickapoo Commercial Center, Section 1; Thence North 00°30'40" West on the West line of I-40 & Kickapoo Commercial Center Section 1 and the West line of Lots Four (4) through Eight (8), Block One (1), Shawnee Marketplace, a distance of 1210.90 feet to the Point of Beginning.

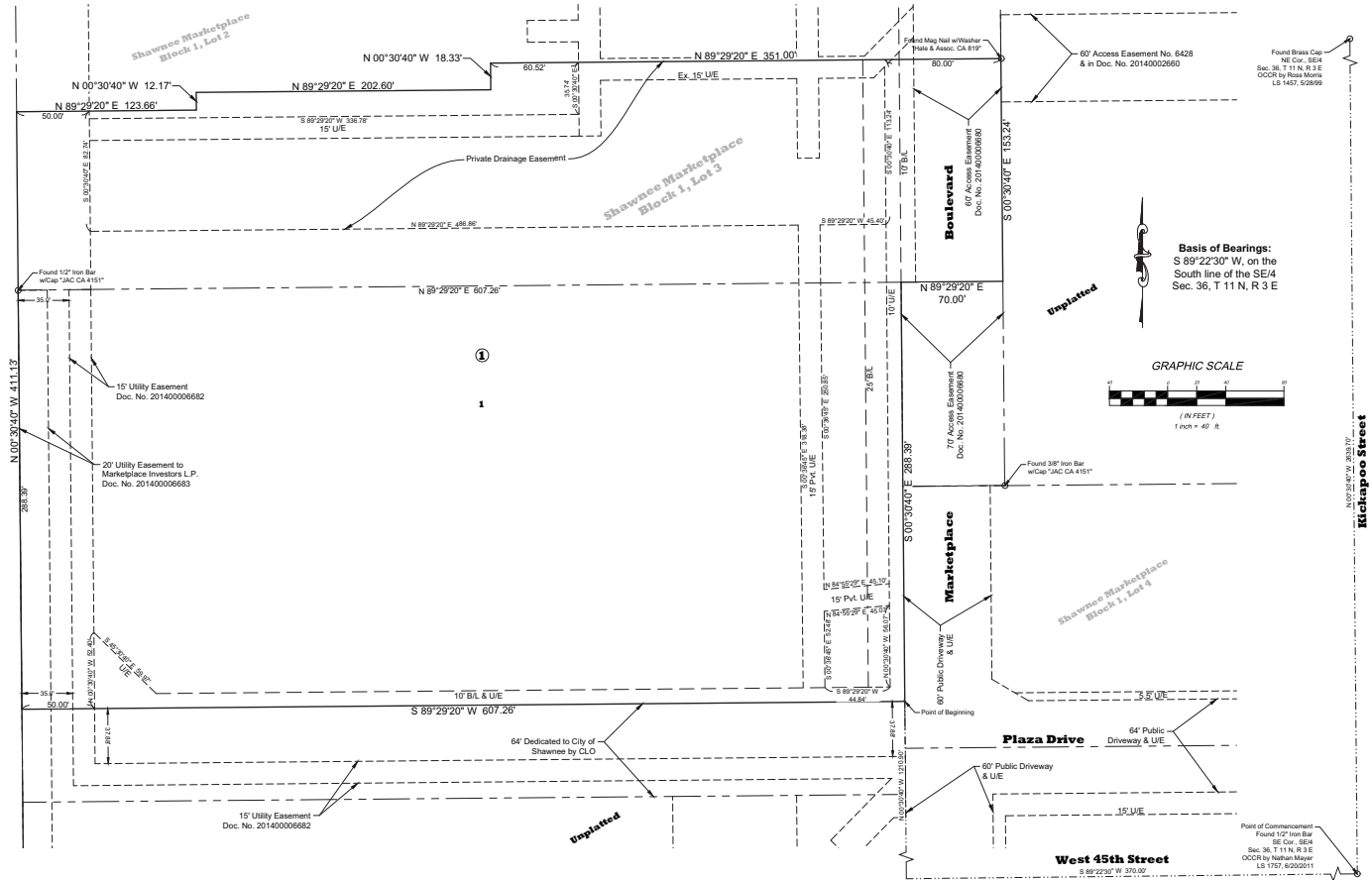
Thence South 89°29'20" West and parallel to the South line of Lot Three (3), Block One (1), Shawnee Marketplace a distance of 607.26 feet; Thence North 00°30'40" West and parallel to the West line of Block One (1), Shawnee Marketplace a distance of 288.39 feet to the Southwest corner of said Lot 3, Block 1; Thence North 89°29'20" East on the South line of said Lot 3, Block 1 a distance of 607.26 feet; Thence South 00°30'40" East a distance of 288.39 feet to the Point of Beginning.

The combined description contains 271.426 square feet or 6.23 acres, more or less.

Notes

1. This Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors; and that said Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.
2. Utility Easements, Private Drainage Easements and Common Areas are to be maintained by the property owners association. No Structures, storage or material, grading, fill or other obstructions, including fences, either temporary or permanent, shall be placed within the common areas and / or drainage easements.

Legend	
○	MONUMENT FOUND
●	MONUMENT SET
2" IRON BAR WITH CAP	"HALE & ASSOC. CA 819"
(UNLESS OTHERWISE NOTED)	
---	CENTER LINE
---	SUBJECT PROPERTY
---	PROPERTY LINE
---	EASEMENT LINE
---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	UTILITY EASEMENT
PVT. RTE	PRIVATE ROADWAY EASEMENT
B/L	BUILDING SETBACK



Shawnee Marketplace Phase 2
Land Surveying and Planning
1601 S.W. 89th Street, Building C, Suite 200
Oklahoma City, Oklahoma 73159
Tel.: (405) 686-0174 - Fax: (405) 681-4881
C. A.: 819 - Exp.: June 30, 2023
www.haleandassoc.com
Proj. No. S026.3