

AGENDA
PLANNING COMMISSION
APRIL 3, 2024 AT 1:30 PM
COMMISSION CHAMBERS AT CITY HALL
16 WEST 9TH STREET
SHAWNEE, OKLAHOMA

Official action can only be taken on items which appear on the agenda. The public body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, the public body may refer the matter to Staff or back to Committee or the recommending body. Under certain circumstances, items are deferred to a future date or stricken from the agenda entirely.

CALL TO ORDER

DECLARATION OF QUORUM

1. Consideration of approval of the Minutes from the February 7, 2024, regular meeting.
2. Staff Report: TXT01-24 | Public hearing and consideration of a text amendment to Section 22-299 to 22-309 of the Zoning Code, which provides guidance about Short-Term Rentals (STR) in the City of Shawnee, OK. (*Due to a lack of quorum at the March 6, 2024, Planning Commission meeting, this item was deferred to the meeting on April 3, 2024.*)
3. Staff Report: RZ01-24 | Public hearing and consideration of a request to rezone from A-1 (Rural Agricultural District) to I-2 (Light Industrial District) an approximately 160-acre parcel located north of Westech Road and approximately one-half (1/2) mile west of N. Kickapoo Avenue.
4. Staff Report: PPL01-24 | Consideration of a Preliminary Plat for Shawnee Twin Lakes, Lake No. 1, Phase II.
5. Community Development Department Updates
6. Commissioners Comments
7. Adjournment

Respectfully submitted,

A handwritten signature in blue ink that reads "R. Clyne". The signature is written in a cursive, flowing style.

Rachel Clyne, Secretary

The City of Shawnee encourages participation from its citizens in public meetings. If participation is not possible due to a disability, notify the City Clerk, in writing, at least forty-eight hours prior to the scheduled meeting, and necessary accommodations will be made. (ADA 28 CFR 36)

REGULAR PLANNING COMMISSION MINUTES

DATE: February 7, 2024

DRAFT MINUTES

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on February 7, 2024, at 1:30 p.m., according to notice duly posted as prescribed by law.

Chair Reese 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: Johnson, Reese, Rowell, Porter, Barrett, Walker

Absent: Mew-Palmer

Item 1. Approval of Minutes – Regular Meeting

Consideration of approval of the minutes from the regular meeting on December 6, 2023. Chair Reese asked for questions or corrections to the minutes.

Commissioner Walker made a motion to **Approve** the minutes as presented, which Commissioner Barrett seconded. Motion **passed 6-0-0.**

Aye: Johnson, Reese, Rowell, Walker, Porter, Barrett

Nay: None

Abstain: None

Item 2. Case Number: **CUP01-24** Public hearing and consideration of a request for a Conditional Use Permit (CUP) to operate a liquor store on the property at 523 S. Chapman Avenue.

City Planner Rachel Clyne provided a staff report with the following information and recommendation.

The subject property is located at 523 S. Chapman Avenue and contains a vacant structure. The request is for a Conditional Use Permit (CUP) to operate a retail liquor store in the existing building. After receiving a Conditional Use Permit (CUP) in 2007, the structure previously operated as a bar. That business ceased operation more than twelve (12) months ago. The property is zoned C-3 (Highway Commercial District). In the Code, **Section 22-331. Table 22-331. Permitted uses in Commercial Zoning Districts.** The table indicates that in zoning district C-3, the use of "Beer, wine, or liquor store (off-premises consumption of alcohol)" is permitted subject to acquiring a Conditional Use Permit (CUP).

Findings:

- The subject property is located in C-3 and previously had a Conditional Use Permit to operate as a bar.
- Proper notification for a public hearing was served.
- The application was reviewed, and conditions are recommended.

Based on the review of the application and the listed Findings, staff recommended that the Planning Commission recommend to the City Commission **APPROVAL** of **CUP01-24** to locate a liquor store at 523 S. Chapman Avenue with the following conditions:

- Acknowledgment by the applicant that the Approval of a Conditional Use Permit (CUP) does not negate or circumvent the other requirements of development as stated in the City Codes, which include the Zoning Code and the adopted Building and Fire Codes.
- Acknowledgment by the applicant that additional permits may be required and standard inspections will be conducted.

- All licenses, permits, and regulations enforceable by the Oklahoma Alcoholic Beverage Laws Enforcement (ABLE) Commission shall be followed.
- Compliance with all provisions of the Oklahoma Alcoholic Beverage Control (ABC) Act.

Recommendation Options:

- Approval of Case No. CUP01-24, to locate a liquor store at 523 S. Chapman Avenue with the conditions presented by staff.
- Denial of the application for CUP01-24, thus preventing the operation of a liquor store at the subject property.
- Deferral of Case No. CUP01-24 with a request for additional and specific information to a certain date.
- Approval of Case No. CUP01-24, to locate a liquor store at 523 S. Chapman Avenue with the conditions presented by staff plus additional conditions.

Chair Reese opened the public hearing. The applicant, Jennifer Hunt, was present and provided an overview of the proposed business as a drive-through liquor store. She owns a liquor store in Pink, Oklahoma, and stated that the ABLE Commission will not measure property distance until they receive an application. However, she cannot apply until she receives the appropriate approval from the City.

Chair Reese invited anyone else who wished to speak about the application to come to the podium, sign in, and provide their name.

The following individuals voiced their opposition to CUP01-24:

Charles Bascue;
Brent McCutcheon;
Stephen Bascue;
Tyler Manzo; and
Faith Bascue.

The current owner of the subject property, Howard Smith, spoke in favor of the application.

The applicant returned to the podium and explained she was from the south side of Shawnee and wanted to help the area. She discussed policies that would be in place to prevent the sale of alcohol to individuals who were intoxicated or did not have a valid ID. Commissioner Walker asked the applicant about egress. She replied that cars would enter the property on Chapman and exit onto Farrall. With no other comments, the public hearing was closed.

Commissioner Barrett made a motion to recommend the **APPROVAL** of Case No. CUP01-24, which Commissioner Walker seconded.

Commissioner Porter began discussions by stating that the Planning Commission's purpose was not to be a "rubber stamp." He said that information was missing as it was unknown if ABLE would approve and noted the neighborhood was poor. Commissioner Johnson opined that the lack of a car should not prevent access to liquor, and she did not feel that the Planning Commission was "rubber stamping" the application. She further stated that the subject property contained a vacant building on a major roadway and that ABLE would measure distances. Commissioner Barrett noted that small businesses should be encouraged and that a closed business at the subject property doesn't help the neighborhood. Commissioner Walker stated that an occupied building was better than a vacant one. Chair Reese voiced concerns about the neighborhood's vulnerability and noted the lack of other businesses in the area. With no other discussion, Chair Reese requested a roll call.

Tie Motion **3-3-0**

Aye: Barrett, Johnson, Walker

Nay: Porter, Reese, Rowell

Abstain: None

Community Development Director Rian Harkins reminded the Commissioners of the option to recommend Deferral with a request for additional and specific information to a certain date. Chair Reese replied that the City Commission

would receive a neutral recommendation.

It was noted the application would be on the agenda of the City Commission at its regular meeting on February 19, 2024, at 6:00 p.m.

Item 3. Community Development Update

Community Development Director Harkins advised the Planning Commission that the work on the Unified Development Code (UDC) continues along with sections of the Engineering Design Standards. In the spring, the public will be asked to participate in work sessions regarding the UD. Staff will highlight areas of significant change. Next, Harkins updated the Commissioners on the Infill Housing Palette project. He stated the intent for the plans to be available on the website at the end of February 2024. He then advised that although the Love Your Block grant had expired, the City would continue working with Dunbar Heights residents behind the scenes. Lastly, Harkins summarized the recent warming station at C3 Church and noted the completion of the Point In Time (PIT) count for the unhoused population. An update once the numbers were calculated and analyzed would be forthcoming.

Item 4. Planning Commissioners' Comments

Commissioners Johnson, Porter, Reese, and Barrett commented on the importance of the upcoming bond issue and encouraged everyone to research and vote.

Item 5. Adjournment

The meeting adjourned at **2:18 p.m.**

Chair/Vice-Chair

Date

City Planner

Date



Planning Commission Meeting – 3.6.2024 – City of Shawnee, Oklahoma

Staff Report | TXT01-24

Date: 3.1.2024

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Subject: **Staff Report** – Public hearing and consideration of a proposed text amendment to **Section 22-299-309** of the Zoning Code, which provides guidance about Short-Term Rentals (STR) in the City of Shawnee, OK.
Case No. **TXT01-24**

Background

When it is necessary to amend the Zoning Code's language, the change must first be presented to the Planning Commission for consideration. The Planning Commission must review and make a recommendation to the City Commission regarding any text amendments presented by staff.

In the Shawnee, Oklahoma Zoning Code, **Sec. 22-645. - Planning commission recommendation required.** states: "The regulations, restrictions, prohibitions and limitations imposed and the districts created may from time to time be amended, supplemented, changed, modified or repealed by ordinance, but no change shall be made until the planning commission, after notice and public hearing, files with the city commission a report and recommendation on the proposed change."

Discussion

Staff previously presented a draft ordinance for short-term rentals (STR) for review and discussion. The Planning Commission recommended approval of the ordinance. Since then, staff have had additional discussions regarding short-term rentals, which led to further amendments to the ordinance. Due to the changes, the ordinance is brought before the Planning Commission for an additional review of an amended draft ordinance for short-term rentals.

Short-term rentals are also known as home-sharing or vacation rentals. One definition of a short-term rental is a dwelling unit offered or provided to a guest by an owner or operator for a fee for fewer than thirty consecutive nights. Several platforms assist travelers and hosts with short-term rentals. AirBnb and VRBO (Vacation Rental By Owner) are two well-known example platforms.

Findings

- There is a demand for short-term rentals in Shawnee, OK.
- There are active short-term rentals in the City.
- The Zoning Code currently only offers guidance on "Bed and Breakfast" operations.
- Regulations to establish guidelines and procedures in order to protect citizens and the City are necessary.

Staff Recommendation

Based on the review of the draft ordinance and the listed Findings, staff recommends that the Planning Commission recommend to the City Commission APPROVAL of TXT01-24 for the proposed text amendment to **Section 22-2990-309** of the Zoning Code.

Recommendation Options

- Approval of Case No. TXT01-24 for the proposed text amendment to **Section 22-299 - 309** of the Zoning Code as presented by staff and indicated on the accompanying ordinance.
- Denial of the application for TXT01-24.
- Deferral of Case No. TXT01-24 with a request for additional and specific information to a certain date.
- Approval of Case No. TXT01-24 as amended by the Planning Commission.

This text amendment will be heard at the City Commission meeting on Monday, March 18, 2024, at 6:00 pm.

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 22-299 TO SECTION 22-309 OF THE ZONING CODE OF THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, MORE SPECIFICALLY KNOWN AS RESERVED, TO SHORT TERM RENTAL, RESIDENTIAL. BY AMENDING SAID SECTIONS OF SAID ZONING CODE

WHEREAS, pursuant to notice duly given as required by law, a public hearing conducted by the Board of Commissioners of the City of Shawnee, Oklahoma, on the ____ day of ____ 2024, to revise certain sections of the zoning code.

WHEREAS, the Planning Commission of the City of Shawnee has conducted one or more public hearings on said amendment pursuant to notice as required by law and has submitted its final report and recommendation regarding said amendment to the Board of Commissioners; and,

WHEREAS, it appears to be in the best interest of the City of Shawnee and the inhabitants thereof for said amendment to be adopted

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SHAWNEE, OKLAHOMA:

SECTION 1: That the Sections 22-299 to 22-309 of the Zoning Code be amended to include the following:

Sec. 22-299 Purpose

It is the purpose and intent of this chapter to establish regulations for privately owned residential property used as vacation homes and rented to transient occupants for periods of less than thirty (30) days in the municipal limits of the City of Shawnee, Oklahoma, so as to minimize the adverse effects of short-term rental uses on surrounding residential properties and neighborhoods, and to preserve the character, integrity, and stability of residential neighborhoods in which short-term rental properties are located.

Sec. 22-300 - Definitions.

The following words, terms, and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Conditional Use Permit means the process of review, recommendation, and conditional approval of a specific use (short-term rentals) is permitted by the City Commission.

Guest means a person who rents or occupies a short-term rental alone or with others.

Owner shall mean any person, firm, trust, or other legal entity that owns the property that a short-term rental is located.

Responsible Party shall mean the primary contact for the short-term rental, aside from the owner, that can be reached by the occupant or city staff in the event of an emergency or other issue.

Short-term rental means any dwelling unit, portion thereof, or habitable accessory dwelling unit for rent for a temporary period up to 30 days per guest.

Short-term rental license means the process of reviewing and approving a specific residence to engage in a short-term rental.

Sec. 22-301. – General Requirements.

A short-term rental is defined as the rental of an existing or otherwise permitted dwelling unit, or any portion thereof, for not more than thirty (30) days, where the owner is engaged in a contract for the rental of that specific dwelling unit or any portion thereof.

- Application and approval of a Conditional Use Permit is required before application of the license is approved.
- An annual short-term rental license may be issued to eligible applicants by the city. A short-term rental license is a privilege that may be denied, suspended, revoked, or not renewed.
- Short term rental units shall only be utilized by those individuals who are renting said units, and then only for the purposes of overnight accommodations.
- Short-term rentals shall not adversely affect the residential character of the neighborhood, nor shall the use generate noise beyond what is allowed under city code, vibration, glare, odors, or other effects that unreasonably interfere with any person's enjoyment of their residence.
- A licensee or guest of a short-term rental shall not use or allow the use of sound equipment, amplified music, and musical instruments.
- A licensee or guest of a short-term rental shall not violate any parking ordinances of the Shawnee City Code.
- The guest occupancy limits are established for each short-term rental,
- Anyone under the age of eighteen (18) is prohibited from renting a short-term rental.
- All short-term rental properties shall pay a license application fee and a license renewal fee, as noted in the City Fee Schedule.
- All short-term rental properties shall be inspected by the City annually.
- Short-term rental licenses shall not be transferrable.
- No person shall offer or engage in a short-term rental in or on any part of the property not approved for residential occupancy. Examples include but are not limited to a vehicle or RV parked on the property, storage shed, trailer, garage, or any temporary structure such as a tent.

Sec. 22-302. - Permitted zoning districts.

- **R-1** (Single-Family Residential District)
- **R-2** (Medium Density Residential District)
- **R-3** (Multifamily Residential District) -- single-family, duplex, & triplex dwellings only
- **C-4** (Central Business District)
- **A-1** (Rural Agricultural District) with overlay LPZ (Lake Protection Zone)
- **A-1** (Rural Agricultural District)

Sec. 22-303. - Short-term rental, residential; license required; compliance with applicable codes.

- No person shall manage/operate a short-term rental without an annual license, as provided herein, issued by the Community Development Department.
- Licenses for short-term rental shall expire annually on the date the license was originally granted or immediately upon change of ownership. Licenses may be renewed annually upon filing a renewal application with the Community Development Department.
- No license shall be issued or renewed until the applicant verifies that tax permits have been issued by the State of Oklahoma and provides evidence that all applicable collection of taxes will take place or is taking place.
- No license shall be issued or renewed where taxes are delinquent and are owed by the owner or operator of the property or if the property violates any section of the Shawnee City Code. No renewal shall be issued for a property deemed to breach the Shawnee City Code until such violation is resolved through

final disposition of a prosecution filed in the Municipal or District Court or upon certification by the building code official that the property is in compliance with applicable codes.

- No license shall be issued until a Conditional Use Permit (CUP) has been approved by the City
- No person shall offer or engage in a short-term rental without complying with applicable building and fire codes.
- Use of a short-term rental for any commercial or social events is prohibited. Each short-term rental shall comply with all applicable noise ordinances
- The number of occupants at any given time in a short-term rental unit shall not exceed the number of beds per bedroom.
- One onsite parking space is required per every four beds.

Sec. 22-304. - Required information to be posted and provided to guests.

The license holder shall post the following information in a prominent location in the interior, clearly visible to guests, and provide a packet of the information, summarizing the restrictions applicable to short-term rental use, including:

- a) The license registration, which includes license number;
- b) Owner's name and phone number;
- c) Local emergency contact (within one hour driving time of the short-term rental) name and phone number;
- d) Occupancy limits;
- e) The location of any on-site and off-site parking spaces available for guests;
- f) Parking restrictions;
- g) Noise restrictions, including the prohibition on the use of sound equipment, amplified music, and musical instruments;
- h) Information on open burning or relevant burn bans;
- i) Information on applicable water restrictions;
- j) Trash and recycling collection rules and dates;
- k) Prohibition on the use of the short-term rental for commercial or social events; and
- l) Floor plan with fire exits and escape routes.

Sec. 22-305. - Application form, short-term rental, residential; license; process.

An application for a short-term rental license shall be submitted to the Community Development Department on a form supplied by the City, which shall contain the following information and attestations. The applicant also agrees to furnish any necessary documentation upon request of the City.

- a) The name, street address, mailing address, and telephone number of the owner of record of the property the short-term rental will be located, a mailing address (if different), cell phone number, and email address;
- b) The name, street address, telephone number, and email address of a local emergency contact who can access the rental within one hour's driving time; this information shall remain current with the City for the duration of the short-term rental license.
- c) Proof of current, valid property insurance;
- d) Proof of tax permit from the Oklahoma Tax Commission;
- e) Proof of payment of any applicable visitor or hotel/motel taxes as of the date of submission of the application;
- f) The number of bedrooms and the proposed occupancy limits;
- g) A diagram showing the proposed layout of the property use and any on-site parking available
- h) A floor plan indicating fire exits and escape routes;
- i) All required egress windows in bedrooms must be operational and free from breaks or cracks;
- j) Operational smoke detectors and carbon monoxide detectors as required by the Building Code and fire extinguishers as required by the Fire Code.

- k) That the property complies with applicable provisions of the City's minimum property maintenance, building, electrical, mechanical, and plumbing codes.
- l) Any other information requested by the City; and

Any fraud, material misrepresentation, or false statements contained in the attestations, required documentation, or correlating application material shall be grounds for immediate revocation of a short-term rental license. Furthermore, all requirements shall be continuously maintained throughout the duration of the permit. These requirements shall be verified as having been met through an annual inspection.

Sec. 22-306. - Conditional Use Permit (CUP) Application form; process.

- A Conditional Use Permit (CUP) application shall be submitted to the Community Development Department for review. An application for a residential short-term rental license shall accompany the CUP application.
- The Planning Commission shall hold a public hearing thereon and shall transmit its recommendation for the Conditional Use Permit (CUP) application to the City Commission.
- The City Commission may authorize or deny the issuance of a Conditional Use Permit (CUP) for the use of the land or buildings as requested for short-term rental.
- The Planning Commission and City Commission may set conditions for any Conditional Use Permit approval in conducting reviews, including but not limited to conditions on days and hours of operation, use restrictions, parking, setbacks, screening, signage, lighting, noise, and other standards and operational safeguards essential to the welfare and protection of adjacent property and the community as a whole.
- If approved, the applicant and all successors shall remain in compliance with any specified conditions of the Conditional Use Permit (CUP). The City Commission shall have the authority to revoke any Conditional Use Permit (CUP) that violates established conditions upon public hearing and notice to the permit holder.
- If the property is sold or transferred to another owner, the approval of a new Conditional Use Permit shall be required for the Short-Term Rental to continue operating.

Sec. 22-307. - Suspension, revocation; notice and appeal; complaint process.

- A license issued may be suspended or revoked by the City for failure to pay applicable sales and/or occupancy taxes due or for violation of any section of the Shawnee City Code or state law.
- Failure to renew the short-term rental license annually will require a new license application to be submitted and charged the initial fee as described in the Master Fee schedule.
- A resident within 300 feet of the short-term rental may file a complaint with the City if they feel the short-term rental unit is non-compliant with the provisions of this ordinance.
- No license shall be suspended or revoked until the owner has been accorded written notice of the violation(s) an administrative hearing with the City.
- The decision to suspend or revoke the license may be appealed to the City Commission by filing notice thereof with the City Clerk within ten days of said action.

Sec. 22-308. - Covenants; deed restrictions; overlay requirements.

This division or any section therein is not intended to be construed in derogation of, or in conflict with, any restrictive covenant, deed restriction, or lease agreement that may be applicable. This division or section therein shall be subject to any applicable overlay district or provision thereof or any zoning restriction unique to a particular area or parcel.

Sec. 22-309. - Penalty.

Violation of Sections 22-229 through 22-308 shall be deemed a Class C offense. Each day a short-term rental is operated in violation of said section shall constitute a separate offense.

SECTION 2. REPEALER. All sections, subsections, clauses, and sentences of existing law in conflict with this ordinance, are repealed.

SECTION 3. SEVERABILITY. The provisions of this ordinance are severable, and if any sentence, provision, or other part of this Ordinance shall be held invalid, the decision of the courts so holding shall not affect or impair any of the remaining parts or provisions of this ordinance.

SECTION 4. CODIFICATION. This Ordinance shall be codified in the Shawnee Municipal Code, and the codifier is authorized to set out the ordinance as appropriate.

PASSED AND APPROVED this ____ day of _____, 2024.

(SEAL)
ATTEST:

ED BOLT, MAYOR

LISA LASYONE, CMC, CITY CLERK

Approved as to form and legality this ____ day of _____, 2024.

JOSEPH M. VORNDRAN,
CITY ATTORNEY



Planning Commission Meeting – 4.3.24 – City of Shawnee, Oklahoma

Staff Report | RZ01-24 | A-1 to I-2 | North of Westech Rd. and west of N. Kickapoo Ave.

Date: March 28, 2024

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Subject: **Staff Report** - Public hearing and consideration of a request to rezone from A-1 (Rural Agricultural District) to I-2 (Light Industrial District) property located north of Westech Road and approximately one-half (1/2) mile west of N. Kickapoo Avenue and contains approximately 160 acres.
Case No. **RZ01-24** | Applicant: City of Shawnee, Oklahoma

Background

The subject property is located north of Westech Road, approximately one-half (1/2) mile west of N. Kickapoo Avenue, and contains approximately 160 acres. The request is to rezone the property from A-1 (Rural Agricultural District) to I-2 (Light Industrial District). Shawnee Forward, our community's Chamber of Commerce, approached the City to discuss a potential grant available through the Oklahoma Department of Commerce. The grant would be for a feasibility study for an industrial park located at the subject property. To apply for the grant, the land that may be studied must be zoned industrial or in the process of rezoning to an industrial district. As the property owner, the City of Shawnee, Oklahoma, must initiate the rezoning request. The rezoning would allow Shawnee Forward to apply for a grant that would pay for the industrial park feasibility study.

Discussion

The land adjacent to the east is zoned A-1 (Rural Agricultural District) and R-1 (Single-Family Residential District). The property to the south (across Westech Road) is currently zoned A-1 (Rural Agricultural District). Land to the west and north are in unincorporated Pottawatomie County, which does not have zoning classifications.

The Comprehensive Plan Future Land Use Map (FLUM) indicates that the subject property has the Urban Reserve land use designation. The Comprehensive Plan describes the Urban Reserve designated land as most appropriate for long-term growth areas. This comprehensive plan outlines the land needed to accommodate growth over the next 10 - 20 years. The Urban Reserve designation is assigned to areas that will be needed between 15 and 25 years into the future. Since the rezoning is requested to participate in a feasibility study grant process, it is reasonable to consider that development will not occur soon. If development were proposed, any use conflicts may be resolved or minimized through project design. The proposed zoning change is in conformance with the 2040 Comprehensive Plan, with the understanding that appropriate project design would be necessary.

Referencing the City of Shawnee Zoning Code (Code) DIVISION 15. - Amendments; Procedures. Section 22-645. – Planning commission recommendation required. This section gives authority to the Planning Commission to make

changes (amendments) to the official Zoning Map. "...be amended, supplemented, changed, modified, or repealed by ordinance, but no change shall be made until the planning commission, after notice and public hearing, files with the city commission a report and recommendation on the proposed change."

Staff completed the required public hearing notifications for this application. All property owners within 300' from the perimeter of the subject property were mailed a public hearing notification letter. Additionally, a notice of a public hearing was published in The County Democrat weekly newspaper. City staff placed a sign providing details and contact information on the subject property.

Findings and Facts:

- The rezoning is in response to a request from Shawnee Forward to participate in a grant funding process.
- The request complies with the Comprehensive Plan Future Land Use Map (FLUM) with the appropriate project design.
- The proper notification for a public hearing was served.

Alternatives:

- Recommending Approval of Case No. RZ01-24 to rezone from A-1 (Rural Agricultural District) to I-1 (Limited Light Industrial District) as requested by the applicant.
- Recommending Denial of the application for RZ01-24 to rezone the subject property.
- Recommending Deferral Case No. RZ01-24 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 **RZ01-24** to rezone the subject property from A-1 (Rural Agricultural District) to I-2 (Light Industrial District).

This rezoning application will be heard at the City Commission meeting on Monday, April 15, 2024, at 6:00 pm.

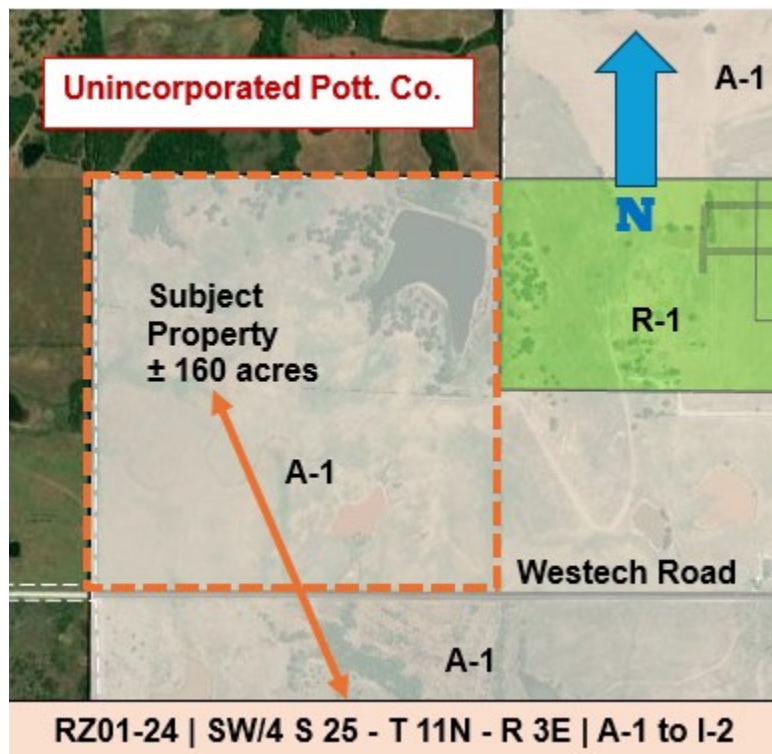
Publish March 22, 2024

NOTICE OF PUBLIC HEARING
Rezoning Request (RZ01-24)

It is hereby noticed that the City of Shawnee Planning Commission will hold a public hearing on April 3, 2024, at 1:30 p.m. in the Commission Chambers at City Hall, 16 W. 9th St, Shawnee, OK. The City of Shawnee City Commission will hold a public hearing on April 15, 2024, at 6:00 p.m. in the Commission Chambers at City Hall. The Planning Commission and City Commission will consider a rezoning request (**RZ01-24**) to rezone from A-1 (Rural Agricultural District) to I-2 (Light Industrial District) an approximately 160-acre parcel located north of Westech Road and approximately one-half (1/2) mile west of N. Kickapoo Avenue.

A TRACT OF LAND DESCRIBED AS SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP ELEVEN (11) NORTH, RANGE THREE (3) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.

Public hearings will be held at the above times and dates. All residents and parties in interest shall have an opportunity to be heard regarding the request above.





Planning Commission Meeting – April 3, 2024 – City of Shawnee, Oklahoma

Preliminary Plat Application | PPL01-24 | Shawnee Twin Lakes, Lake No. 1, Phase II

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To: Shawnee Planning Commission
From: Rachel Clyne, City Planner
Date: March 25, 2024
Subject: **Staff Report** – Consideration of a request for a Preliminary Plat, Shawnee Twin Lakes, Lake No. 2, of approximately 368.02 acres.
Case No. **PPL01-24** | Applicant: City of Shawnee

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Background: The subject property is located in Township 10 North, Range 2 East, and part of Section 14. The Preliminary Plat includes approximately 368.02 acres. The property is zoned A-1 (Rural Agricultural District). The Preliminary Plat of the Shawnee Twin Lakes – Lake No. 1, Phase II subdivision was completed to define the boundaries of the “lake lot leases” and “common areas” located within the city limits of Shawnee, Oklahoma. There are three (3) areas containing lake lot leases: Damron, Seck, and Belcher. The breakdown of lake lot leases per area is Damron – 13 | Seck – 9 | Belcher – 26 for a total of 48 lots.

Discussion:

Findings and Facts:

- Staff has reviewed the document for accuracy and finds it sufficient.
- The City Engineer is satisfied with the Preliminary Plat as submitted.

Alternatives:

- Recommending Approval of Case No. PPL01-24, for the Preliminary Plat, Shawnee Twin Lakes, Lake No. 1, Phase II as presented.
- Recommending Denial of the application for Case No. PPL01-24.
- Recommending Deferral of Case No. PPL01-24 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 **PPL01-24** for the Preliminary Plat, Shawnee Twin Lakes, Lake No. 1, Phase II

This application will be heard at the City Commission meeting on Monday, April 15, 2024, 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 : 20240444
Date Filed: 3.13.24
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 City of Shawnee
APPLICANT ADDRESS 222 N Broadway, Shawnee OK 74801
APPLICANT PHONE NUMBERS 405.878.1666
EMAIL ADDRESS seth.barkhimer@shawneeok.org
NAME OF PLAT Shawnee Twin Lakes - Lake No. 1 Phase 2
LOCATION A part of Section 14, T10N-R2E, I.M., Pottawatomie County, OK
NUMBER OF ACRES 368.02 NUMBER OF LOTS Damron - 13 / Seck - 9 / Belcher - 26 = 48

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 LOT 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 _____
PLUS **\$1.00** PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS _____
TOTAL COST _____

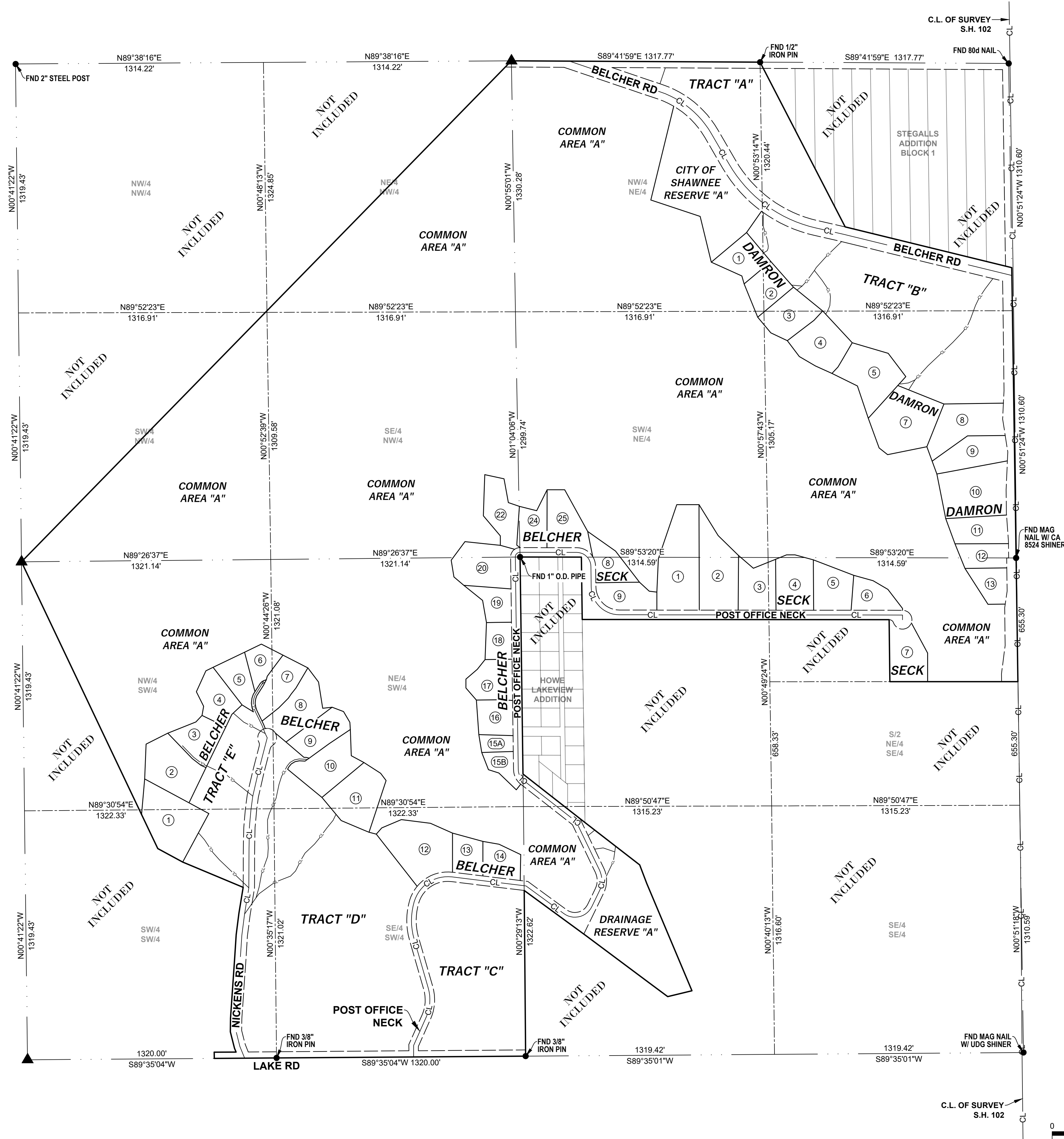
OWNER/DEVELOPER INFORMATION:

NAME City of Shawnee
ADDRESS 222 N Broadway, Shawnee OK 74801
CONTACT NUMBERS 405.878.1666
EMAIL ADDRESS seth.barkhimer@shawneeok.org

PROJECT ENGINEER INFORMATION:

NAME _____
ADDRESS _____
CONTACT NUMBERS _____
EMAIL ADDRESS _____

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



PRELIMINARY PLAT
OF
SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 2
BEING A REPLAT OF A PART OF THE FINAL PLAT OF
SHAWNEE TWIN LAKES - LAKE NO. 1, AN ADDITION TO THE
CITY OF SHAWNEE AND BEING A PART OF SECTION 14,
T10N-R2E, I.M., POTTAWATOMIE COUNTY, OK

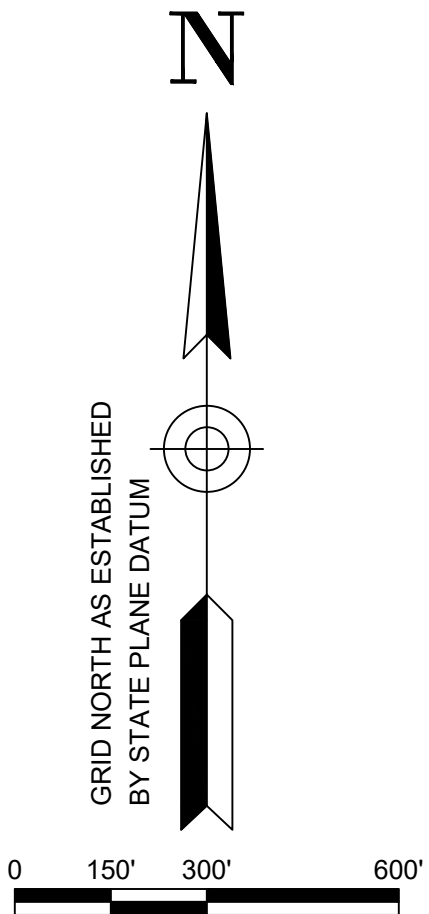
- NOTES**
1. THIS PLAT OF SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT THIS FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
 2. EXTERIOR SUBDIVISION CORNERS, LOT CORNERS, R/W CORNERS, AND CENTERLINE MONUMENTS SHALL BE EITHER A 1/2" IRON PIN W/ PLASTIC CAP STAMPED "ELEVATION CA 8524" OR A MAG NAIL WITH SHINER STAMPED "ELEVATION CA 8524", UNLESS OTHERWISE NOTED.
 3. MAINTENANCE OF ALL COMMON AREAS AND RIGHT-OF-WAYS ARE THE RESPONSIBILITY OF THE CITY OF SHAWNEE.
 4. MAINTENANCE OF ALL ACCESS EASEMENTS ARE THE RESPONSIBILITY OF THE LESSEE(S) OF THE LOT(S) THE ACCESS EASEMENT IS SERVING.
 5. EXCEPT WHERE SPECIFIED IN THE LEASE AGREEMENTS, NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE COMMON AREAS OR RIGHT-OF-WAYS.
 6. EXCEPT WHERE SPECIFIED IN THE LEASE AGREEMENT, NO STRUCTURES SHALL BE PLACED WITHIN THE BUFFER AREA.
 7. THE EDGES OF THE EASEMENTS AND RIGHT-OF-WAY LINES SHALL EXTEND TO AND/OR TERMINATE AT THE APPLICABLE LOT, PROPERTY, AND/OR RIGHT-OF-WAY LINES.
 8. ALL EASEMENT DIMENSIONS ARE TO THE CENTERLINE OF THE EASEMENT.

LEGEND

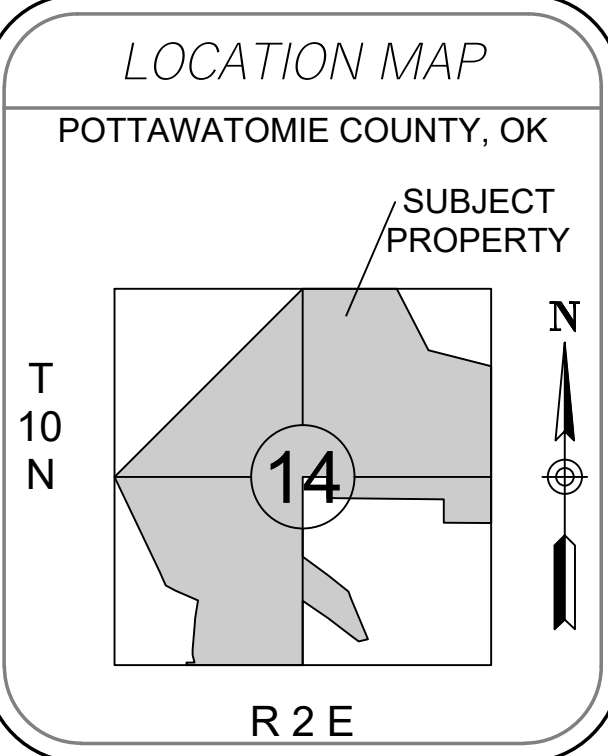
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QUARTER SECTION LINE	A/E = PRIVATE ACCESS EASEMENT
ALIQUOT SECTION LINE	U/E = PUBLIC UTILITY EASEMENT
EXISTING SUBDIVISION LOT LINE	O/U/E = PRIVATE OVERHEAD UTILITY EASEMENT
CENTERLINE OF ROADWAY/DRIVE	U/U/E = PRIVATE UNDERGROUND UTILITY EASEMENT
SUBJECT PROPERTY LINE	C/L = CENTERLINE
LOT LINE	C = CURVE
BUFFER AREA LINE	L/L = LOT LINE
EASEMENT LINE	BOUNDARY CORNER (AS NOTED)
RIGHT-OF-WAY LINE	CALCULATED CORNER (FALLS IN LAKE)

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8	201200013038	Utility Easement in favor of the State of Oklahoma	No	Yes
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13	201300013246	Line Clearing Easement in favor of Oklahoma Gas and Electric Company	No	Yes
14	201300013247	Line Clearing Easement in favor of Oklahoma Gas and Electric Company	No	Yes



ELEVATION
LAND SURVEYING
8501 SW 15TH ST
OKLAHOMA CITY, OK 73128
405-493-9393
TANNER J. WENTWORTH
PROFESSIONAL LAND SURVEYOR #1871
C.A. #9524 EXPIRES 06-30-2024

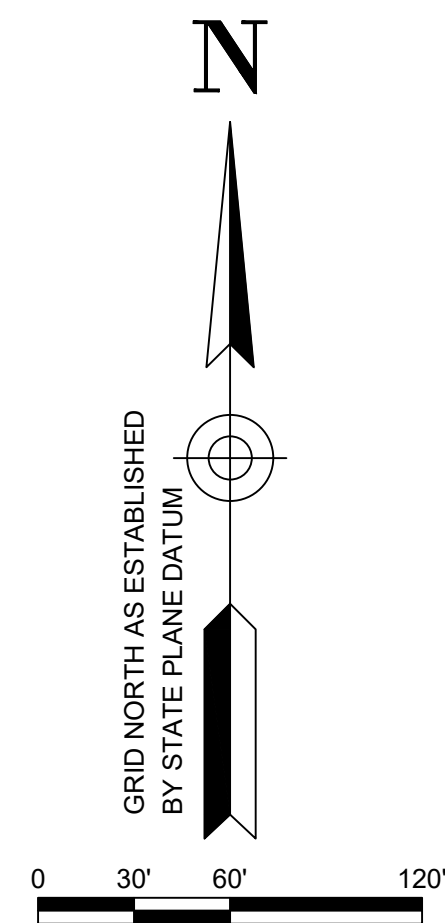


PRELIMINARY PLAT
SHAWNEE TWIN LAKES - LAKE NO. 1
PHASE 2
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T10N-R2E, I.M., POTTAWATOMIE COUNTY, OK

REVISION	BY	DATE	SURVEY BY:	TJW	FINAL DATE:	XX/XX/24	DRAWN BY:	TJW	REVIEWED BY:	SDC	SCALE:	1"=300'	ELS JOB NUMBER:	2023.47

SHEET
1 OF 14

N00°41'22"W
1319.43'

SW/4
SW/4

SE/4
SW/4

SEE SHEET 2

NOT INCLUDED

SEE SHEET 4
(LOT 1)
BELCHER

TRACT "E"

NICKENS RD

TRACT "D"

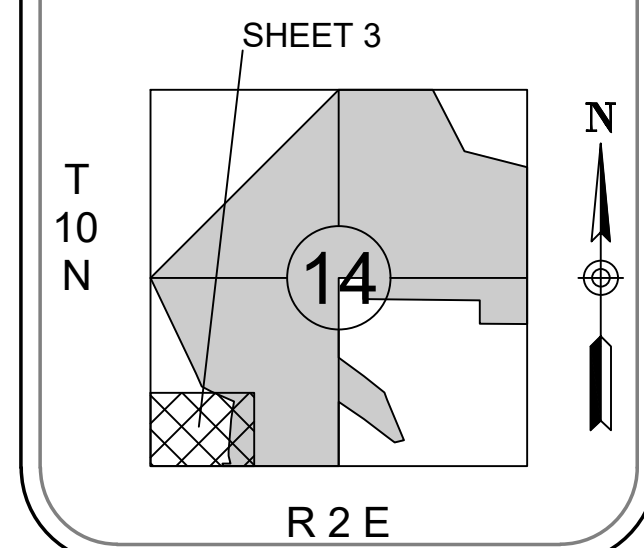
ELEVATION
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405-493-9393

TANNER J. WENTWORTH
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C.A. #8524 EXPIRES 06-30-2024

LOCATION MAP

POTTAWATOMIE COUNTY, OK

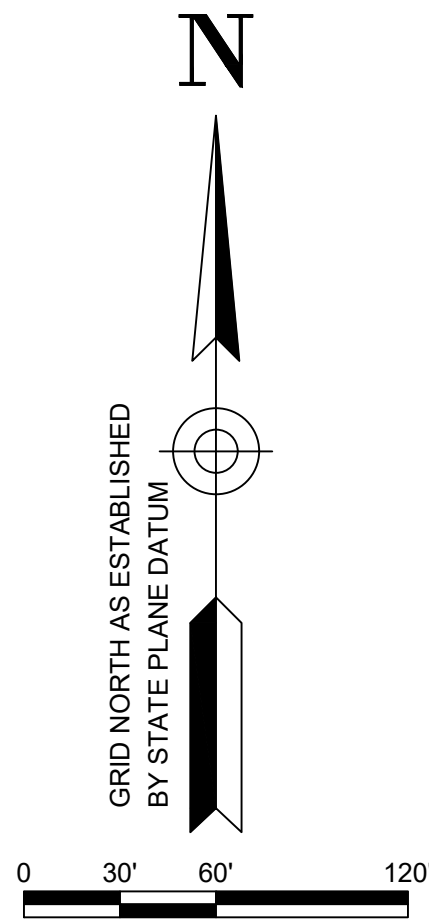


PRELIMINARY PLAT
SHAWNEE TWIN LAKES - LAKE NO. 1
PHASE 2

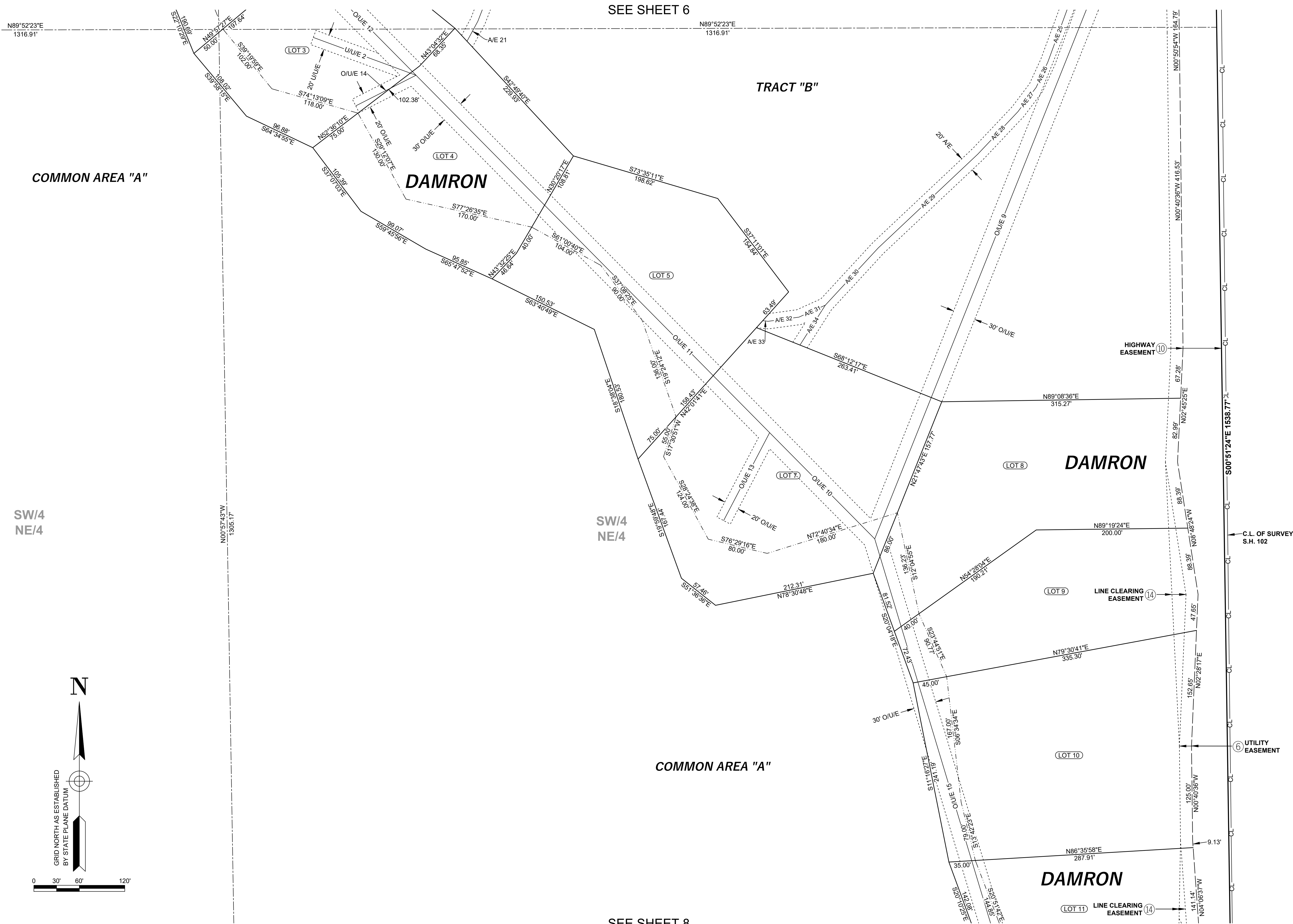
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SHAWNEE TWIN LAKES - LAKE NO. 1, AN ADDITION TO THE
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T10N-R2E, 1.M., POTTAWATOMIE COUNTY, OK

REVISION	BY	DATE
FIELD DATE: XXXX/24	SURVEY BY:	TJW
FINAL DATE: XXXX/24	DRAWN BY:	TJW
SCALE: 1"=60'	REVIEWED BY:	SDC
ELS JOB NUMBER: 2023.47		

SHEET
3 OF 14



SHEET
5 OF 14



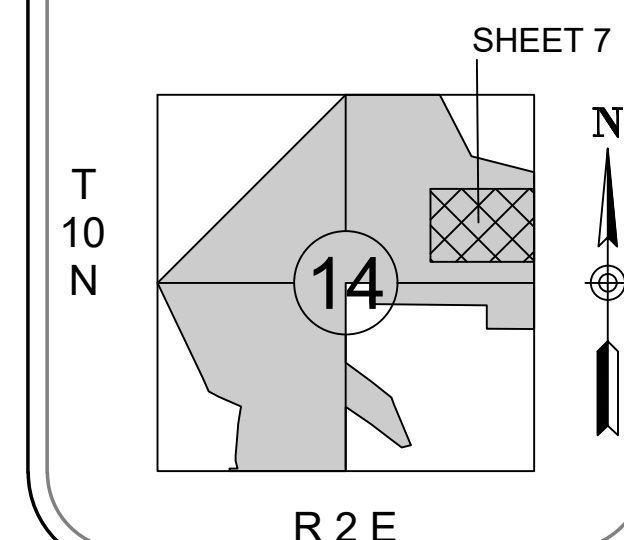
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LOCATION MAP

POTTAWATOMIE COUNTY, OK



PRELIMINARY PLAT
SHAWNEE TWIN LAKES - LAKE NO. 1
PHASE 2

BEING A REPLAT OF A PART OF THE FINAL PLAT OF SHAWNEE TWIN LAKES - LAKE NO. 1, AN ADDITION TO THE CITY OF SHAWNEE AND BEING A PART OF SECTION 14, T10N-R2E, 11M., POTTAWATOMIE COUNTY, OK

REVISION		BY	DATE

FIELD DATE: XX/XX/24	SURVEY BY: TJW
FINAL DATE: XX/XX/24	DRAWN BY: TJW
SCALE: 1"=60'	REVIEWED BY: SDG
ELS JOB NUMBER: 2023.47	

SHEET
7 OF 14

SW/4
NE/4

LOCATION MAP
POTTAWATOMIE COUNTY, OK

T 10 N

SHEET 9

14

R 2 E

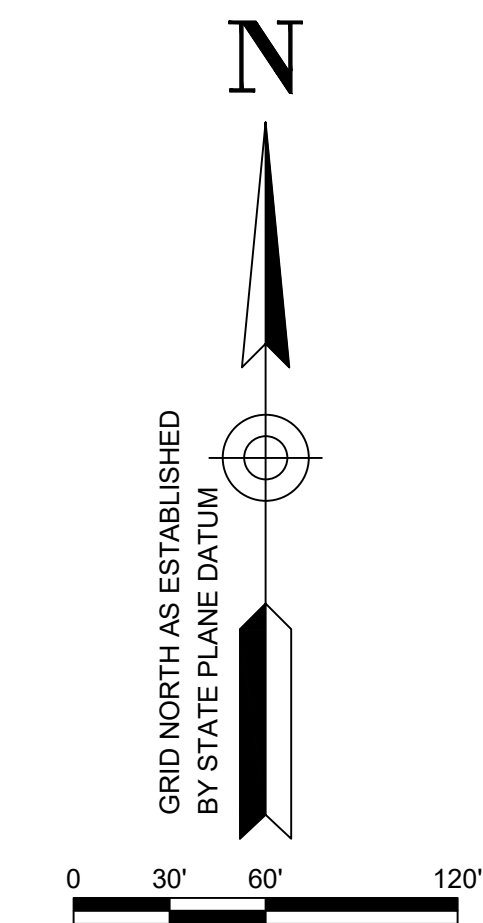
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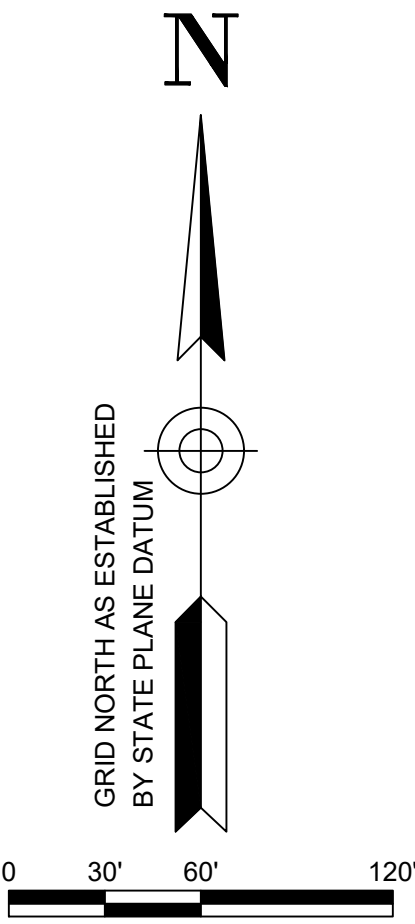
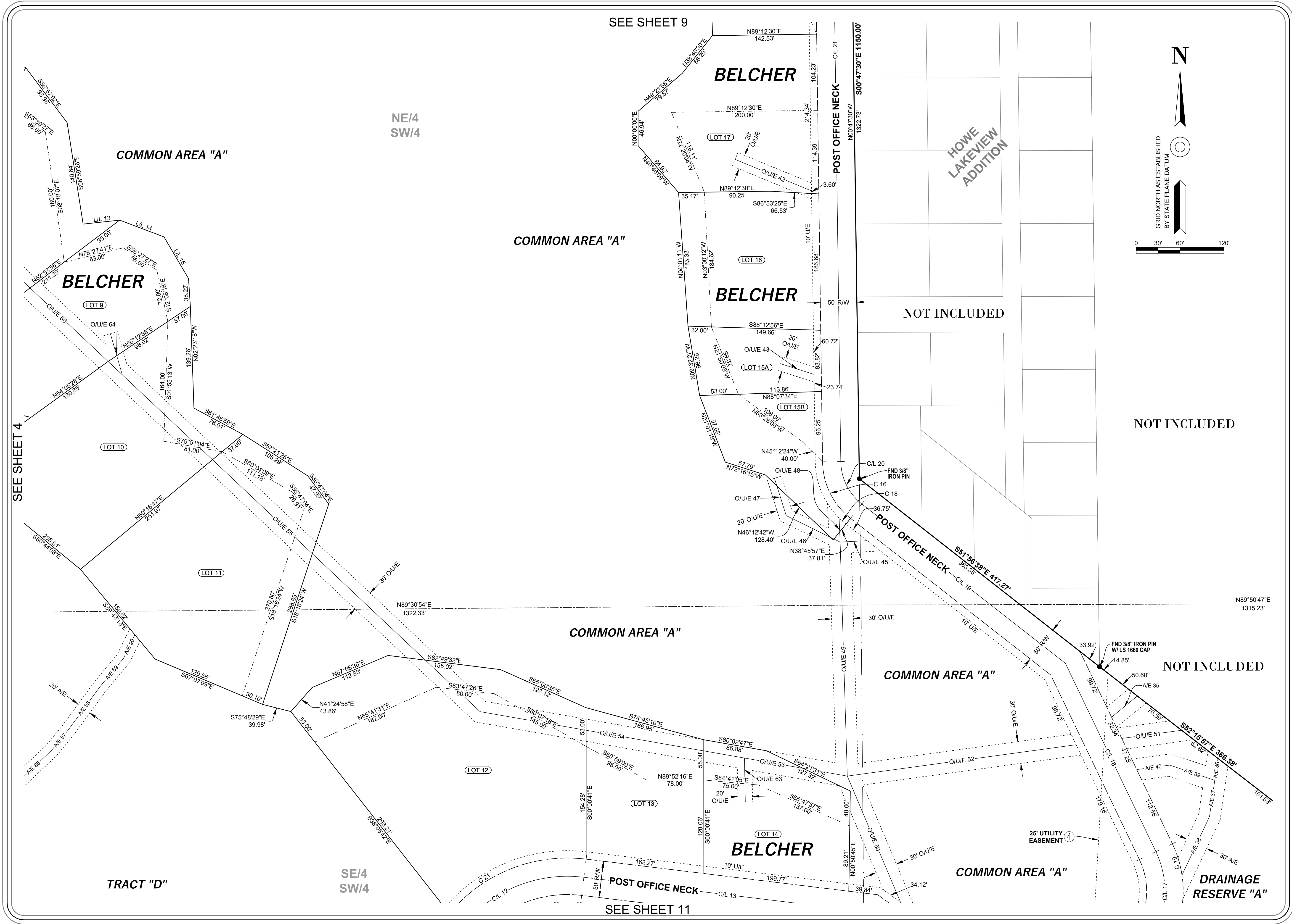
A location map of Pottawatomie County, Oklahoma. The map is enclosed in a rounded rectangle. At the top, the text "LOCATION MAP" is written in a serif font, followed by "POTTAWATOMIE COUNTY, OK" in a bold sans-serif font. On the left side, "T 10 N" is written vertically. At the bottom, "R 2 E" is written horizontally. A central map area shows a grid of sections. A circle is drawn around a section labeled "14". A line points from the text "SHEET 9" to this circle. To the right of the map is a north arrow pointing upwards, with the letter "N" above it. The map area is shaded with a light gray pattern.

REVISION	BY	DATE

FIELD DATE: XXXX/24	SURVEY BY: T.J.W
FINAL DATE: XXXX/24	DRAWN BY: T.J.W
SCALE: 1"=60'	REVIEWED BY: SDC

ELS JOB NUMBER: 2023.47

NE/4
SW/4



ELEVATION

LAND SURVEYING

8501 SW 15TH ST
OKLAHOMA CITY, OK 73128
405-493-9393

TANNER J. WENTWORTH
PROFESSIONAL LAND SURVEYOR #1871
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LOCATION MAP

POTTAWATOMIE COUNTY, OK

T 10 N
R 2 E

PRELIMINARY PLAT

SHAWNEE TWIN LAKES - LAKE NO. 1

PHASE 2

BEING A REPLAT OF A PART OF THE FINAL PLAT OF SHAWNEE TWIN LAKES - LAKE NO. 1, AN ADDITION TO THE CITY OF SHAWNEE AND BEING A PART OF SECTION 14, T10N-R2E, I.M., POTTAWATOMIE COUNTY, OK

REVISION	BY	DATE	

FIELD DATE: XXXX/24	TJW
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SCALE: 1"=60'	REVIEWED BY: SDC
ELS JOB NUMBER: 2023.47	

SHEET

10 OF 14

A TRACT OF LAND LYING IN A PART OF THE FINAL PLAT OF SHAWNEE TWIN LAKES - LAKE NO. 1, AN ADDITION TO THE CITY OF SHAWNEE AND BEING A PART OF SECTION FOURTEEN (14), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SAID SECTION FOURTEEN (14);
THENCE S 89°35'04" W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER (SE/4 SW/4) A DISTANCE OF 1320.00 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER (SW/4 SW/4),
THENCE S 89°35'04" W ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER (SW/4 SW/4) A DISTANCE OF 330.00 FEET;
THENCE N 00°24'56" W A DISTANCE OF 33.00 FEET TO A POINT ON THE STATUTORY SECTION LINE RIGHT-OF-WAY;
THENCE N 89°35'04" E ON THE STATUTORY RIGHT-OF-WAY A DISTANCE OF 115.81 FEET;
THENCE N 22°05'36" W A DISTANCE OF 21.99 FEET;
THENCE N 14°20'38" W A DISTANCE OF 89.52 FEET;
THENCE N 00°47'57" E A DISTANCE OF 72.50 FEET;
THENCE N 03°57'57" E A DISTANCE OF 319.26 FEET;
THENCE N 03°38'32" E A DISTANCE OF 123.79 FEET;
THENCE N 07°20'15" E A DISTANCE OF 115.13 FEET;
THENCE N 09°18'43" E A DISTANCE OF 138.89 FEET;
THENCE N 67°17'36" W A DISTANCE OF 347.51 FEET;
THENCE N 61°39'41" W A DISTANCE OF 150.00 FEET;
THENCE N 25°25'40" W A DISTANCE OF 1682.40 FEET TO THE SOUTHWEST CORNER ON THE NORTHWEST QUARTER (NW/4) OF SAID SECTION FOURTEEN (14);
THENCE N 44°21'37" E A DISTANCE OF 3713.90 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION FOURTEEN (14);
THENCE S 89°41'59" E ON THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 1317.77 FEET TO THE NORTHWEST CORNER OF STEGALLS' ADDITION TO SHAWNEE IN SAID NORTHEAST QUARTER (NE/4);
THENCE S 27°18'39" E ON THE WEST LINE OF BLOCK ONE (1) OF SAID STEGALLS' ADDITION A DISTANCE OF 982.70 FEET TO THE SOUTHWEST CORNER OF BLOCK ONE (1) OF SAID STEGALLS' ADDITION, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF BELCHER ROAD;
THENCE S 76°15'05" E ON THE SOUTH LINE OF BLOCK ONE (1) OF SAID STEGALLS' ADDITION AND THE NORTH RIGHT-OF-WAY OF BELCHER ROAD A DISTANCE OF 909.11 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION FOURTEEN (14);
THENCE S 00°51'24" E ON THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 1538.77 FEET TO THE NORTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4) OF SAID SECTION FOURTEEN (14);
THENCE S 00°51'18" E ON THE EAST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER (N/2 NE/4 SE/4) A DISTANCE OF 655.30 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER (N/2 NE/4 SE/4);
THENCE S 89°58'43" W ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER (N/2 NE/4 SE/4) A DISTANCE OF 678.57 FEET;
THENCE N 00°41'45" W A DISTANCE OF 328.42 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF SAID SOUTHEAST QUARTER (N/2 N/2 N/2 SE/4);
THENCE N 89°57'19" W ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF SAID SOUTHEAST QUARTER (N/2 N/2 N/2 SE/4) A DISTANCE OF 1626.83 FEET TO A POINT ON THE EAST LINE OF HOWE LAKEVIEW ADDITION TO SHAWNEE IN SAID SOUTHEAST QUARTER (SE/4);
THENCE N 00°47'32" W ON THE EAST LINE OF SAID HOWE LAKEVIEW ADDITION A DISTANCE OF 330.31 FEET TO THE NORTHEAST CORNER OF SAID HOWE LAKEVIEW ADDITION, SAID POINT BEING ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (NW/4 SE/4);
THENCE N 89°53'20" W ON THE NORTH LINE OF SAID HOWE LAKEVIEW ADDITION A DISTANCE OF 325.00 FEET TO THE NORTHWEST CORNER OF SAID HOWE LAKEVIEW ADDITION, SAID POINT BEING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (NW/4 SE/4);
THENCE S 00°47'30" E ON THE WEST LINE OF SAID HOWE LAKEVIEW ADDITION AND THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (NW/4 SE/4) A DISTANCE OF 1150.00 FEET TO THE SOUTHWEST CORNER OF SAID HOWE LAKEVIEW ADDITION;
THENCE S 51°56'38" E ON THE SOUTH LINE OF SAID HOWE LAKEVIEW ADDITION A DISTANCE OF 417.27 FEET TO THE SOUTHEAST CORNER OF SAID HOWE LAKEVIEW ADDITION;
THENCE S 52°15'57" E A DISTANCE OF 366.38 FEET;
THENCE S 20°48'07" E A DISTANCE OF 105.61 FEET;
THENCE S 22°50'20" E A DISTANCE OF 617.00 FEET;
THENCE S 76°29'40" W A DISTANCE OF 132.00 FEET;
THENCE N 53°30'20" W A DISTANCE OF 131.00 FEET;
THENCE N 53°12'10" W A DISTANCE OF 405.93 FEET;
THENCE N 53°51'59" W A DISTANCE OF 409.12 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER (SW/4 SE/4);
THENCE S 00°29'13" E ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER (SW/4 SE/4) A DISTANCE OF 878.00 FEET TO THE **POINT OF BEGINNING**.

SUBJECT PROPERTY CONTAINS A TOTAL OF **368.02 ACRES** AS DESCRIBED.

THE BASIS OF BEARING FOR THIS SURVEY IS OKLAHOMA STATE PLANE SYSTEM, NAD-83/2011, OKLAHOMA SOUTH ZONE, U.S. SURVEY FEET.
LEGAL DESCRIPTION WAS PREPARED ON XXXXX XX, 2024 BY OR UNDER THE DIRECT SUPERVISION OF **TANNER J. WENTWORTH #1871**.

NOTES

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ELEVATION

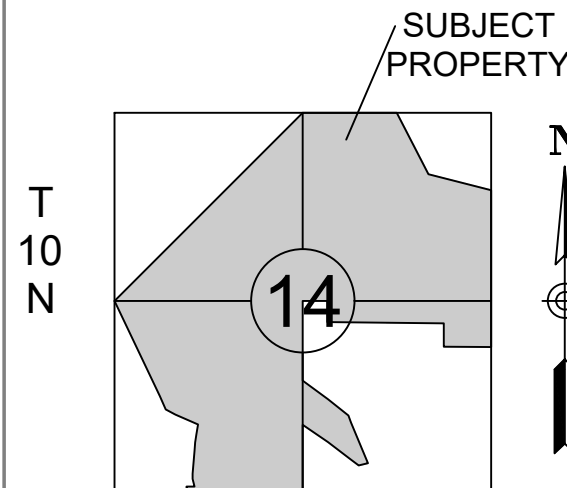
LAND SURVEYING

8501 SW 15TH ST
OKLAHOMA CITY, OK 73128
405-493-9393

TANNER J. WENTWORTH
PROFESSIONAL LAND SURVEYOR #1871
C.A. #9524 EXPIRES 06-30-2024

LOCATION MAP

POTTAWATOMIE COUNTY, OK



PRELIMINARY PLAT

SHAWNEE TWIN LAKES - LAKE NO. 1

PHASE 2

BEING A REPLAT OF A PART OF THE FINAL PLAT OF
SHAWNEE TWIN LAKES - LAKE NO. 1, AN ADDITION TO THE
CITY OF SHAWNEE AND BEING A PART OF SECTION 14,
T10N-R2E, I.M., POTTAWATOMIE COUNTY, OK

REVISION	BY	DATE	SURVEY BY:	TJW
			FIELD DATE: XXXX/24	
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			SCALE: 1"=60'	SDC
			REVIEWED BY:	
			ELS JOB NUMBER: 2023.47	

SHEET
13 OF 14

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the CITY OF SHAWNEE, hereby certifies that they are the owner of, and the only persons, firms or companies having title or interest in and to the land shown on the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 2, a replat of a part of the final plat of Shawnee Twin Lakes - Lake No. 1, an addition to the City of Shawnee, Pottawatomie County, Oklahoma. They have caused the same to be surveyed and platted, as shown on said Final Plat, which said Final Plat represents a correct survey of all property included therein under the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 2, an addition to the City of Shawnee, being a part of Section Fourteen (14), Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma.

They further certify that they are the owners of and the only persons, firms or companies who has any right, title or interest to the land included in the above mentioned Final Plat, and they do hereby dedicate all street rights-of-way and general utility easements as shown on said Final Plat to the use of the public, for public streets, public drainage and public utilities for their heirs, executors, administrators, successors and assigns forever and have caused the same to be released from all encumbrances so that title is clear.

Overhead utility easements and underground utility easements as shown on said Final Plat are private easements, only to be used by the current utility service provider(s) of the existing lines for the specified use.

Access easements as shown on said Final Plat are private easements, only to be used by the lessee(s) of the lot(s) the access easement is serving.

In witness whereof, the undersigned have caused this instrument to be executed this ____ day of _____, 2024.

CITY OF SHAWNEE

Name: _____

Title: _____

STATE OF OKLAHOMA)
COUNTY OF _____) SS

Before me, the undersigned, a notary public in and for said County and State on this ____ day of _____, 2024, personally appeared _____, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this ____ day of _____, 2024.

My Commission Expires: _____
Notary Public

CERTIFICATE OF PLANNING COMMISSION

I, _____, Community Development Director for the City of Shawnee, hereby certify that the City of Shawnee Planning Commission duly approved the Final Plat of SHAWNEE TWIN LAKES - LAKE NO.1, PHASE 2, an addition to the City of Shawnee, Pottawatomie County, Oklahoma at a meeting the ____ day of _____, 2024.

Community Development Director

CERTIFICATE OF CITY CLERK

I, _____, City Clerk of the City of Shawnee, Pottawatomie County, Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments on unmatured installments upon special assessment have been paid in full and that there are no special assessment procedures now pending against the land shown on the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 2, an addition to the City of Shawnee, Pottawatomie County, Oklahoma.

Signed by the City Clerk this ____ day of _____, 2024.

City Clerk

ACCEPTANCE OF DEDICATION BY CITY COMMISSION

Be it resolved by the Commission of the City of Shawnee that the dedication shown on the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 2, an addition to the City of Shawnee, Pottawatomie County, Oklahoma is hereby accepted.

Adopted by the Commission of the City of Shawnee this ____ day of _____, 2024.

City Clerk Mayor

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly qualified and acting County Treasurer of Pottawatomie County and that the tax records of said county show that all taxes for the year 2023 and prior years are paid on the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 2, an addition to the City of Shawnee, Pottawatomie County, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In witness thereof said County Treasurer has caused this instrument to be executed this ____ day of _____, 2024.

County Treasurer

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Pottawatomie County and the State of Oklahoma, hereby certify that the records of said county show that the Title to the land shown on the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 2, an addition to the City of Shawnee, Pottawatomie County, Oklahoma is vested in the City of Shawnee, on the ____ day of _____, 2024, that there are no actions pending or judgements of any nature in any court or on file with the clerk thereof, that the taxes are paid for the year 2023 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, or other encumbrances of any kind against the land included in the Final Plat, except mortgages, rights-of-way, easements, and mineral conveyances of record.

In witness thereof, said Bonded Abstractor has caused this instrument to be executed this ____ day of _____, 2024.

Title Company Name

Signature

STATE OF OKLAHOMA)
COUNTY OF _____) SS

Before me, the undersigned, a notary public in and for said County and State on this ____ day of _____, 2024, personally appeared _____, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this ____ day of _____, 2024.

My Commission Expires: _____
Notary Public

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Tanner J. Wentworth, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 2, an addition to the City of Shawnee, Pottawatomie County, Oklahoma, represents a careful survey made under my supervision on the ____ day of _____, 2024, and that the plat of survey is an accurate representation of said survey and that all monuments shown hereon actually exist.

I further certify that 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.

Witness my hand and seal this ____ day of _____, 2024.

Tanner J. Wentworth
Professional Land Surveyor #1871

STATE OF OKLAHOMA)
COUNTY OF _____) SS

Before me, the undersigned, a notary public in and for said County and State on this ____ day of _____, 2024, personally appeared Tanner J. Wentworth, to me known to be the identical person who executed the above instrument and acknowledged to me that he executed that same as his free and voluntary act and deed. Given under my hand and seal the day and year last above written.

Witness my hand and seal this ____ day of _____, 2024.

My Commission Expires: _____
Notary Public

OWNER'S NOTARY	CITY CLERK	COUNTY TREASURER	ABSTRACTOR	ABSTRACTOR'S NOTARY	SURVEYOR	SURVEYOR'S NOTARY

ELEVATION
LAND SURVEYING
8501 SW 15TH ST
OKLAHOMA CITY, OK 73128
405-493-9393
TANNER J. WENTWORTH
PROFESSIONAL LAND SURVEYOR #1871
C.A. #9524 EXPIRES 06-30-2024

LOCATION MAP
POTTAWATOMIE COUNTY, OK
SUBJECT PROPERTY
T 10 N
R 2 E

PRELIMINARY PLAT
SHAWNEE TWIN LAKES - LAKE NO. 1
PHASE 2
BEING A REPLAT OF A PART OF THE FINAL PLAT OF
SHAWNEE TWIN LAKES - LAKE NO. 1, AN ADDITION TO THE
CITY OF SHAWNEE AND BEING A PART OF SECTION 14,
T10N-R2E, I.M., POTTAWATOMIE COUNTY, OK

REVISION	BY	DATE	FIELD DATE: XX/XX/24	SURVEY BY: T JW	FINAL DATE: XX/XX/24	DRAWN BY: T JW	SCALE: 1"=60'	REVIEWED BY: SDC	ELS JOB NUMBER: 2023.47

SHEET
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