

AGENDA
PLANNING COMMISSION
SEPTEMBER 4, 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 July 3, 2024, regular meeting.
2. Public hearing and consideration of a request for a Conditional Use Permit (CUP) for an Accessory Dwelling Unit (ADU).
Case No. CUP02-24 | Applicant: Kaye Steele
3. Public hearing and consideration of a request to rezone from C-3 (Highway Commercial District) to R-3 (Multifamily Residential District).
Case No. RZ02-24 | Applicant: Kaye Steele
4. Public hearing and consideration of a request to adopt an Official Zoning Map
Case No. TXT02-24, Applicant: City of Shawnee
5. Community Development Department Updates
6. Commissioners Comments
7. Adjournment

Respectfully submitted,

Rian Harkins, 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)

PLANNING COMMISSION MINUTES

DATE: August 7, 2024

MINUTES

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

Chair Barrett 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, Porter, Hayes, Barrett, Reese, Alexander

Absent: Hembree

Item 1. Consideration of approval of the minutes from the regular meeting on July 3, 2024. Chair Barrett asked for questions or corrections to the minutes.

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

Aye: Hayes, Johnson, Barrett, Reese, Porter, Alexander

Nay: None

Abstain: None

Item 2. Public hearing and consideration of a request to adopt the new Unified Development Code
Case No. TXT01-24 **Applicant: City of Shawnee**

Background

Over the last 2.5 years the City of Shawnee has been working on creating a new Unified Development Code. The new code is one of many implementation steps identified in the 2019 New Horizons Comprehensive Plan. The purpose of the new code is to:

- 1) To help increase the housing stock in the community. Shawnee needs to increase the amount and types of housing, so it is affordable for all residents.
- 2) To promote economic vitality. Shawnee needs to continue to draw new businesses while retaining the existing retail and manufacturing
- 3) To increase connectivity across the city for cars, bikes, and pedestrians.
- 4) To provide clarity for both property owners and developers.
- 5) To create ways that manage resources better, including taxpayer dollars.

Discussion

City Staff, working with a consultant, has formulated a proposed Unified Development Code, in that the zoning and subdivision regulations are no longer separate documents but one complete ordinance. The project began with focus groups of stakeholders and users sharing thoughts regarding the current development regulations and issues they present the community.

The consultant (Freese and Nichols) maintained review/progress calls with staff at least twice monthly, with progress updates provided after the initial diagnostic report, as various sections reached draft form, and as we neared the point of having a final draft. Staff worked with the consultant to provide additional input sessions over the last two months. Feedback up to this point has been positive overall, with only minor suggestions provided.

Major differences in the proposed Unified Development Code include:

- Creating a separate Twin lakes zoning district that incorporates the recommendations of the Twin Lakes Master Plan.

- Consolidation of the Residential Estate and Agricultural districts into a single Transitional Agricultural district to address ongoing development issues on the urban fringe.
- Consolidation of the three industrial districts into two zoning districts.
- Consolidation of the commercial districts into three from the previous five districts.
- Merging the sign ordinance into this new development code.
- Creating the opportunity for additional housing in residential zoning districts by increasing the number permitted uses in each of the residential districts, including accessory dwelling units, tiny homes, and other dwelling types.
- Creating the opportunity for additional housing in residential zoning districts by decreasing the minimum lot size in the R-1 Residential Zoning District from 6,000 square feet to zero.
- Establishing a Mixed-Use zoning district to allow for additional flexibility between residential and commercial areas.

The public link for the draft code can be found at:

<https://freese.mysocialpinpoint.com/shawneeudc/documents>

Staff completed the required public hearing notifications for this application, with a notice of public hearing was published in The County Democrat weekly newspaper as this is similar to an amendment to the current zoning ordinance.

Findings and Facts:

- The proposed development code is in compliance with the comprehensive plan.
- Proper notification for a public hearing was served.
- The proposed code serves to address issues impacting the community in a number of areas.

Options:

- Recommending Approval of Case No. TXT01-24 as requested by the applicant.
- Recommending Approval of Case No. TXT01-24 as requested by the applicant with additional conditions noted by the Planning Commission.
- Recommending Denial of the application for TXT01-24.
- Recommending Deferral Case No. TXT01-24 with a request for additional and specific information to a certain date.

This item will be heard at the City Commission meeting on Monday, August 19, 2024, at 6:00 pm.

Chair Barrett opened the public hearing, the applicant was available for questions, after which the public hearing was closed after no additional comment.

Recommendation: Based on the Findings and Facts, staff recommends that the Planning Commission recommend to the City Commission **APPROVAL** of **TXT01-24**.

Commissioner Reese made a motion to recommend the **APPROVAL** of Case No. TXT01-24, which Commissioner Johnson seconded.

Motion **passed 6-0-0**.

Aye: Reese, Johnson, Barrett, Porter, Hayes, Alexander

Nay: None

Abstain: None

It was noted the application would be on the agenda of the City Commission at its regular meeting on August 19, 2024.

Item 3. Community Development Update

Community Development Director Harkins advised the Planning Commission that a search for one vacant staff position is still underway. CDBG housing rehabilitation projects continue. Staff will be looking at additional feedback and project opportunities using CDBG funds, and that input can be sent to city staff for discussion as part of the Annual Action Plan. Director Harkins also spoke of the upcoming Quad State Planning Conference held this coming October in Arkansas, and then introduced Petya Stefanoff as the newest member of the department staff.

Item 6. Planning Commissioners' Comments

Commissioners expressed excitement for the progress on the Unified Development Code and expressed excitement for the ongoing and upcoming projects.

Item 7. Adjournment

The meeting adjourned at **2:17 p.m.**

Chair/Vice-Chair

Date

Community Development Director

Date



Planning Commission Meeting – 9.4.2024 – City of Shawnee, Oklahoma

Staff Report | CUP02-24 | 1303 W. Farrall Street

Date: August 27, 2024

To: Shawnee Planning Commission

From: Rian Harkins, Community Development Director

Subject: **Staff Report** - Public hearing and consideration of a request for a Conditional Use Permit (CUP) for an Accessory Dwelling Unit (ADU).
Case No. CUP02-24 | Applicant: Kaye Steele

Background

The subject property is located at 1303 W. Farrall Street and contains approximately 38 acres. This Conditional Use Permit (CUP) application is being concurrently processed with a request to rezone the property from C-3 (Highway Commercial District) to R-3 (Multifamily Residential District). The rezoning application (RZ02-24) is the first step to bring the property into compliance. A Conditional Use Permit (CUP) is required to allow one (1) Accessory Dwelling Unit (ADU) on the property.

Discussion

Referencing the City of Shawnee Zoning Code (Code) DIVISION 14. – Administration. Section 22-605. – Conditional Use Permit. "The uses designated under the various districts herein as "conditional uses" are so classified because they could more intensely dominate the area in which they are located...." The conditional uses shall be reviewed and authorized or rejected with or without special conditions placed on the project."

In the Code, Section 22-291. Table 22-291. Permitted uses in Residential Zoning Districts. The table indicates that in zoning district R-3, the use of an "Accessory Dwelling Unit (ADU) to a single-family residential" (use) is permitted subject to acquiring a Conditional Use Permit (CUP).

The Comprehensive Plan Future Land Use Map (FLUM) indicates the subject property has a Mixed Use land use designation. C-3 and R-3 are appropriate zoning districts for this land use designation. The request is in conformance with the 2040 Comprehensive Plan.

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 public hearing was published in The County Democrat weekly newspaper. A sign providing details and contact information was placed on the subject property.

This item was originally heard at the June 5, 2024 Planning Commission meeting and was deferred 90 days so the applicant could determine appropriate next steps once the land auction process had been completed. After no offers were received for the subject property, the item is now placed back on the agenda for consideration.

Findings and Facts:

- The subject property is concurrently applying to rezone to R-3 (Multifamily Residential District).
- Proper notification for a public hearing was served.
- The application was reviewed, and conditions are recommended.
- Regulations for ADUs per Section 22-297.8 of the Zoning Code are required conditions

Staff Recommendation:

Based on the review of the application and the listed Findings, staff recommends that the Planning Commission recommend to the City Commission APPROVAL of CUP02-24 to locate one (1) Accessory Dwelling Unit (ADU) at 1303 W. Farrall Street 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.
- Adherence to Section 22-297.8 of the Shawnee Zoning as follows:

(8) Accessory dwelling units (ADUs). Accessory dwelling units are designed to allow for a secondary residence which is attached to the main structure or over a current detached garage. The intent of this regulation is to allow additional options for homeowners in relation to allowing family members or renters housing while still maintaining a neighborhood feel. In addition to a conditional use permit, accessory dwelling units must also meet the following criteria:

- a. The property owner must reside in either the principal structure or the ADU.
- b. Only one ADU is allowed per lot in conjunction with a single-family house. ADUs are not allowed in conjunction with duplexes, triplexes or multifamily dwelling units.
- c. An instrument shall be recorded with the register's office covenanting that the structure is being established as an accessory dwelling unit and may only be used under the conditions expressed herein.
- d. The ADU may only be located in the established rear yard.
- e. The living space of the ADU shall not exceed 900 square feet.
- f. The footprint of a single story detached accessory dwelling shall not exceed 50 percent of the first floor area of the principal structure.
- g. The footprint of a two-story detached accessory dwelling shall not exceed 40 percent of the first floor of the principal structure.
- h. ADUs with a second story dwelling unit shall enclose the stairs interior to the structure.
- i. The ADU shall be of similar style, design and material color and used for the principal structure and shall use similar architectural characteristics, including roof form and pitch, to the existing principal structure.
- j. A home occupation shall not be based out of the ADU.
- k. The ADU must provide, at minimum, one off-street parking space.
- l. A separate driveway providing exclusive access to the ADU from a road shall not be allowed unless problematic, lot-specific circumstances exist which requires approval from the director.
- m. The lot area shall be larger than 10,000 square feet.

Options:

- Recommending Approval of Case No. CUP02-24 to allow for one Accessory Dwelling Unit as requested by the applicant.
- Recommending Denial of the application for CUP02-24.
- Recommending Deferral Case No. CUP02-24 with a request for additional and specific information to a certain date.

This CUP application will be heard at the City Commission meeting on Monday, September 16, 2024, at 6:00 pm.

PLANNING COMMISSION APPLICATION



City of Shawnee
Community Development
Department

16 W. 9th Street
Shawnee, OK 74801
(405) 878-1672
www.ShawneeOK.org

For Office Use Only

Case Number: _____

Project Number: _____

Date Filed: _____

Planning Commission Secretary

REQUEST:

____ Rezoning
____ Conditional Use Permit

☒ Rezoning w/Conditional Use Permit
____ Planned Unit Development

PROPERTY LOCATION (STREET ADDRESS): 1303 W. Farrall

LEGAL DESCRIPTION: SE 1/4 of the SW 1/4 of Section 24, Township 10 North, Range 3 East of the 1st M.

PROPERTY OWNER(S): Mr & Lizzie's Home Rentals, LLC - Kaye Steele, owner

PROPERTY APPLICANT: Kaye Steele

APPLICANT'S ADDRESS: 1250 Troon Circle

CITY: Shawnee **STATE:** OK **ZIP:** 74801

EMAIL ADDRESS: kayesteele7533@gmail.com

TELEPHONE NUMBER: (405) 630-7533 **CONTACT NUMBER:** (405) 630-7533

DIMENSIONS OF PROPERTY: **AREA:** 38.4555 acres **WIDTH:** .2422 miles

LENGTH: .2471 miles **FRONTAGE:** .2422 miles

CURRENT ZONING: Commercial **CURRENT USE:** R-3

PROPOSED ZONING: R-3 **PROPOSED USE:** Short term rentals and primary residence

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

COMPLETED APPLICATION AND ALL CORRESPONDING DOCUMENTS MUST BE RECEIVED 30 DAYS PRIOR TO MEETING TO MAKE THE AGENDA.

Kaye Steele
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

RECEIPT NO. _____

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

NOTIFICATION SIGN \$ 50.00

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

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

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

1303 W. Farrall
Shawnee OK 74801

Legal Description: SE/4 of the SW/4 of Section 24, Township 10 North, Range 3 East of
the I.M.

QUIT CLAIM DEED
(INDIVIDUAL FORM)

Know All Men by These Presents:

This Indenture, Made this 30th day of January 2019, between KAYE STEELE HARROD FAMILY TRUST, of the first part, and MRZ LIZZIES HOME RENTALS, LLC, of the second part, **Witnesseth**, that said party of the first part, in consideration of the sum of Ten Dollars (\$10.00) to them in hand paid, the receipt of which is hereby acknowledged, do hereby quitclaim, grant, bargain, sell and convey unto the said parties of the second part all their right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all the following described property situate in Pottawatomie County, State of Oklahoma, to-wit:

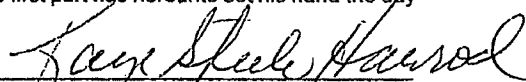
SEE ATTACHED LEGALS



together with all and singular the hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and to their heirs and assigns, forever, so that neither the said parties of the first part or any person in their name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand the day and year first above written.


KAYE STEELE HARROD, TRUSTEE OF
THE KAYE STEELE HARROD FAMILY TRUST

STATE OF OKLAHOMA)
COUNTY OF POTTAWATOMIE)

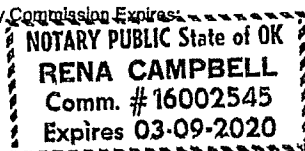
SS:

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public in and for said County and State on this ____ day of January 2019, personally appeared Kay Steele Harrod, Trustee of The Kaye Steele Harrod Family Trust, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

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

My Commission Expires:




Notary Public

1303 W Farfall
Shawnee, OK 74801

2019 LEGAL DESCRIPTION OF
KAYE STEELE HARROD FAMILY TRUST HOMES

RPID	OWNER NAME	MULTI	SUBDIVISION	LEGAL
36828	HARROD KAYE STEELE	5801 EARL	NORTH ROCK CREEK ESTATES #2	10-R NORTH ROCK CREEK BLOCK: 003 LOT:014
9931	STEELE KAYE HARROD	1303 FARRALL	RURAL(NO ADDITION)	93-SR SE SW
15549	HARROD DORIS KAYE STEELE	215 10TH	AP SHAWNEE	AP BLK 17 BEG ME/CL BLOCK: 017 LOT:029
15551	STEELE KAYE HARROD FAMILY	229 PARK	AP SHAWNEE	AP BLK 17 W1/2 LOTS BLOCK:017 LOT:031
15554	STEELE KAYE HARROD FAMILY	218 PARK	AP SHAWNEE	AP BLK 18 LOTS 6 THR BLOCK:018 LOT:006
16949	HARROD KAYE STEELE	1619 BEARD	BROADWAY HEIGHTS	BROADWAY HGTS. BLK 5 BLOCK:002 LOT:012
18160	HARROD KAYE STEELE FAMILY	1201 MARKET	DEERPARK	DEER PARK BLK 1 W1/2 BLOCK:001 LOT:006
50390	HARROD KAYE STEELE FAMILY TRUS	820 PARK	ESTES ORCHARD	ESTES ORCHARD BLK 1 BLOCK:001 LOT:007
18872	HARROD KAYE STEELE FAMILY	810 PARK	ESTES ORCHARD	ESTES ORCHARD BLK 1 BLOCK:001 LOT:009
19653	HARROD KAYE STEELE FAMILY TRUS	515 WOOD	HILLCREST 1ST	HILLCREST 1ST BLK 2 BLOCK:002 LOT:012
20516	HARROD KAYE STEELE	901 JEFFERSON	JEFFERSON TERRACE	JEFFERSON TERRACE BL BLOCK:006 LOT:077
20788	KARROD KAYE STEELE	1 APACHE	LARKINS MEADOW	LARKINS MEADOW BLK 6 BLOCK:06A LOT:001
20789	HARROD KAYE STEELE	3 APACHE	LARKINS MEADOW	LARKINS MEADOW BLK 6 BLOCK:06A LOT:002
20790	HARROD KAYE STEELE FAMILY	5 APACHE	LARKINS MEADOW	LARKINS MEADOW BLK 6 BLOCK:06A LOT:003



SMITH BROTHERS

ABSTRACT

} SS

SPECIAL CERTIFICATE

State of Oklahoma
County of Pottawatomie

118 N. Broadway Avenue
Shawnee, OK 74801
Phone: (405)273-9820 Fax: (405)273-9813

IN RE: The Southeast Quarter of the Southwest Quarter (SE/4 SW/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma, less highway.

The undersigned a duly bonded and qualified abstract company within and for Pottawatomie County, Oklahoma, hereby certifies that the current year's tax rolls in the office of the Pottawatomie County Treasurer shows the names and addresses of the owners of the property abutting and within 300 feet in any direction of the before described real estate as follows, to-wit:

1)

Name and Address:

Michael Barksdale and Cathy Barksdale
502 S. Leo
Shawnee, OK 74801

Legal Description:

The Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma, less and except highways and street.

Current Tax Parcel Number for the above tract: 0000-24-010-003-0-001-00

2)

Name and Address:

Michael Barksdale and Cathy Barksdale
502 S. Leo
Shawnee, OK 74801

Legal Description:

Government Lot One (1) (NW NW) on the left bank of the North Ford of the Canadian River, all in Section Twenty-five (25), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma., less and except the North 426 feet of the West 1185 feet thereof.

Current Tax Parcel Number for the above tract: 0000-25-010-003-0-014-00

3)

Name and Address:

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

Legal Description:

The North 426 feet of the West 1185 feet of Government Lot One (1) (NW NW) on the left bank of the North Ford of the Canadian River, all in of Section Twenty-five (25), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma.

Current Tax Parcel Number for the above tract: 0000-25-010-003-0-007-00

4)

Name and Address:

Ronald Glen Sipes, Jr.
P.O. Box 39
Tecumseh, OK 74873

Legal Description:

Government Lot Two (2) (NE NW) and Government Lot Five (5) (NW NE) on the left bank of the North Ford of the Canadian River, all in Section Twenty-five (25), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma., less and except a tract of land described as beginning at the Northeast corner of Lot 2; thence West 196 feet; thence S04°15'00"E a distance of 1013 feet; thence S84°45'00"E a distance of 468 feet; thence N02°11'00"W a distance of 1030.50 feet; thence West 299 feet to the Point of Beginning.

Current Tax Parcel Number for the above tract: 0000-25-010-003-0-016-00

5)

Name and Address:

Robin Puckett
900 S Hart
Shawnee, OK 74801

Legal Description:

A tract of land in Section Twenty-five (25), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma, described as: Beginning at the Northeast corner of Lot 2 (NE NW); thence West 196 feet; thence S04°15'00"E a distance of 1013 feet; thence S84°45'00"E a distance of 468 feet; thence N02°11'00"W a distance of 1030.50 feet; thence West 299 feet to the Point of Beginning.

Current Tax Parcel Number for the above tract: 0000-25-010-003-0-005-00

6)

Name and Address:

Trident Holding Co Partners
2525 Ridgewood Drive
Moore, OK 73160

Legal Description:

The Northeast Quarter of the Southwest Quarter (NE/4 SW/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma, less and except a TRACT IN SW/4 BEGINNING AT NW/C SW THEN N894003E A DISTANCE OF 1475.23 FT AS POB THEN N894003E A DISTANCE OF 1175.82 FT THEN S002622W A DISTANCE OF 1224.07 FT THEN S892751W A DISTANCE OF 431.72 FT THEN N003209W A DISTANCE OF 30 FT THEN NWRLY ON A NON-TANGENT CURVE R HAVING A RADIUS 442.96 [CHORD BEARING N691738W CHORD DISTANCE 329.1] A DISTANCE 321.05 THEN N480249W A DISTANCE OF 131.97 FT THEN NWRLY ON A CURVE R HAVING A RADIUS 1015.9 [CHORD BEARING N234547W CHORD DISTANCE 863.03] A DISTANCE 864.31 THEN N003451E A DISTANCE OF 196.81 FT TO POB.

Current Tax Parcel Number for the above tract: 0000-24-010-003-0-014-00

7)

Name and Address:

James R. Wesley and Kelly Wesley
820 S. Hart
Shawnee, OK 74801

Legal Description:

A tract of land beginning 2028.95 feet South of the Northwest Corner of the Southeast Quarter (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma; thence East 178.5 feet; thence South 611.05 feet; thence West 178.5 feet; thence North 611.05 feet to the Point of Beginning.

Current Tax Parcel Number for the above tract: 0000-24-010-003-0-023-00

8)

Name and Address:

Terrie A. Guffey and Anthony S. Guffey
615 S. Hart
Shawnee, OK 74801

Legal Description:

A tract of land beginning 1906.5 feet South of the Northwest Corner of the Southeast Quarter (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the

Indian Base and Meridian, Pottawatomie County, Oklahoma; thence East 178.5 feet; thence South 122 feet; thence West 178.5 feet; thence North 122 feet to the Point of Beginning.

Current Tax Parcel Number for the above tract: 0000-24-010-003-0-022-00

9)

Name and Address:

Terrie A. Guffey, Anthony S. Guffey, and Season Taylor
615 S. Hart
Shawnee, OK 74801

Legal Description:

A tract of land Commencing at the (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma; thence S00°02'00"W along the West line of said SE/4 for a distance of 1811.35 feet to the Point of Beginning; thence S89°59'00"E for a distance of 178.50 feet; thence S00°02'00"W for a distance of 95.60 feet; thence N89°58'00"W for a distance of 178.50 feet to the West line of said SE/4; thence N00°20'00"E along the West line for a distance of 95.60 feet to the Point of Beginning.

Current Tax Parcel Number for the above tract: 0000-24-010-003-0-026-00

10)

Name and Address:

Johnny Keith Branscum
620 S. Hart
Shawnee, OK 74801

Legal Description:

A tract of land Commencing at the (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma; thence S00°02'00"W along the West line of said SE/4 for a distance of 1589.70 feet to the Point of Beginning; thence S89°59'00"E for a distance of 178.50 feet; thence S00°02'00"W for a distance of 221.65 feet; thence N89°58'00"W for a distance of 178.50 feet to the West line of said SE/4; thence N00°20'00"E along the West line for a distance of 221.65 feet to the Point of Beginning.

Current Tax Parcel Number for the above tract: 0000-24-010-003-0-026-01

11)

Name and Address:

J and W Rentals, LLC
801 S. Hart
Shawnee, OK 74801
AND

1300 S 13th Street
Tecumseh, OK 74873

Legal Description:

A tract of land beginning 198.5 feet East and 2074.4 feet South of the Northwest Corner of the Southeast Quarter (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma; thence East 221 feet; thence South 153 feet; thence West 221 feet; thence North 153 feet to the Point of Beginning, together with a 20 feet easement for ingress and egress lying on the West side of referenced property.

Current Tax Parcel Number for the above tract: 0000-24-010-003-0-031-00

12)

Name and Address:

Brent W. McCutcheon and Sherri L. McCutcheon
1300 S 13th Street
Tecumseh, OK 74873

Legal Description:

A tract of land beginning 198.5 feet East and 1981.40 feet South of the Northwest Corner of the Southeast Quarter (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma; thence East 221 feet; thence South 93 feet; thence West 221 feet; thence North 93 feet to the Point of Beginning.

Current Tax Parcel Number for the above tract: 0000-24-010-003-0-025-01

13)

Name and Address:

Marvin Jon Vernon and Sharon Denise Vernon
624 N Beard Ave
Shawnee, OK 74801

Legal Description:

A tract of land beginning 198.5 feet East and 1794.4 feet South of the Northwest Corner of the Southeast Quarter (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma; thence East 327.5 feet; thence South 433 feet; thence West 327.5 feet; thence North 433 feet to the Point of Beginning, LESS AND EXCEPT a tract of land beginning 198.5 feet East and 1981.40 feet South of the Northwest Corner of the Southeast Quarter (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma; thence East 221 feet; thence South 93 feet; thence West 221 feet; thence North 93 feet to the Point of Beginning, AND LESS AND EXCEPT a tract of land beginning 198.5 feet East and 2074.4 feet South of the Northwest Corner of the Southeast Quarter (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma; thence East 221 feet; thence South 153 feet; thence

West 221 feet; thence North 153 feet to the Point of Beginning, together with a 20 feet easement for ingress and egress lying on the West side of referenced property.

Current Tax Parcel Number for the above tract: 0000-24-010-003-0-025-00

14)

Name and Address:

Terrie A. Guffey, Anthony S. Taylor, and Season Taylor
615 S Hart Ave
Shawnee, OK 74801

Legal Description:

A tract of land commencing 198.5 feet East and 1624.4 feet South of the Northwest Corner of the Southeast Quarter (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma; thence East 175 feet to the Point of Beginning; thence South 173 feet; thence East 152 feet; thence North 173 feet; thence West 152 feet to the Point of Beginning. AND A tract of land beginning 198.5 feet East and 1697.4 feet South of the Northwest Corner of the Southeast Quarter (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma; thence East 175 feet; thence South 100 feet; thence West 175 feet; thence North 100 feet to the Point of Beginning.

Current Tax Parcel Number for the above tract: 0000-24-010-003-0-029-00

15)

Name and Address:

Hart Street Full Gospel Church
618 S Hart Ave
Shawnee, OK 74801

Legal Description:

A tract of land beginning 198.5 feet East and 1547.9 feet South of the Northwest Corner of the Southeast Quarter (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma; thence East 327.5 feet; thence South 76.5 feet; thence West 327.5 feet; thence North 76.5 feet to the Point of Beginning, LESS AND EXCEPT a tract described as beginning 198.5 feet East and 220.6 feet South of the Northwest Corner of the Southeast Quarter (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma; thence East 31.7 feet; thence South 74.3 feet; thence West 31.7 feet; thence North 74.3 feet to the Point of Beginning

Current Tax Parcel Number for the above tract: 0000-24-010-003-0-021-00

16)

Name and Address:

Elizabeth Cook Jackson aka Lizzie Cook
C/O: J.C. Winterringer
P.O. Box 1809
Shawnee, OK 74802

Legal Description:

A tract of land beginning at a point 379.5 feet South of the Northwest Corner of the Southeast Quarter (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma; thence East 178.5 feet; thence South 1220.2 feet; thence West 178.5 feet; thence North 1220.2 feet to the Point of Beginning, less highway.

Current Tax Parcel Number for the above tract: 0000-24-010-003-0-037-00

Unassessed Highways:

State of Oklahoma, Department of Transportation
200 NE 21st Street
Oklahoma City, Oklahoma, 73105

IN WITNESS WHEREOF, We have hereunto set our hand and seal at office in the City of Shawnee, Oklahoma, this 29th day of February, 2024, at 07:00 AM.

ATTEST:

Mary A. Sharp

Mary Sharp, Title Researcher
Abstractor License No.: 4007

SB 3072404134

1303 W. Farrall
Shawnee OK 74801

Legal Description: SE/4 of the SW/4 of Section 24, Township
10 North, Range 3 East of the I.M.

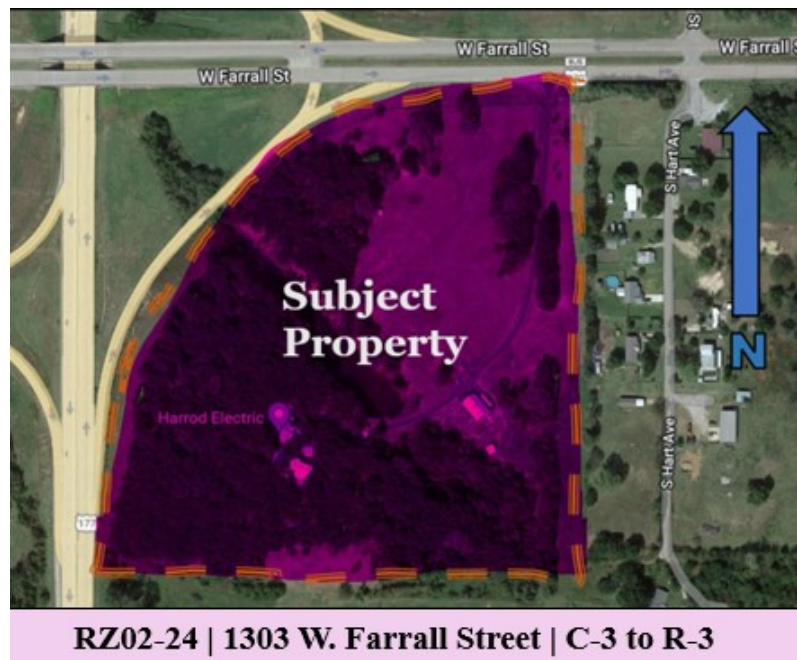
Publish May 10, 2024

NOTICE OF PUBLIC HEARING
Rezoning Request (RZ02-24)

It is hereby noticed that the City of Shawnee Planning Commission will hold a public hearing on September 4, 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 September 16, 2024, at 6:00 p.m. in the Commission Chambers at City Hall. The Planning Commission and City Commission will consider a rezoning request (**RZ02-24**) to rezone from C-3 (Highway Commercial District) to R-3 (Multifamily Residential District) and a request for a Conditional Use Permit (CUP) to allow an Accessory Dwelling Unit (ADU) at property addressed as 1303 W. Farrall Street and described as:

The Southeast Quarter of the Southwest Quarter (SE/4 SW/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma, LESS AND EXCEPT that portion of subject property taken for highway purposes as shown by Report of Commissioners recorded in Book 187, Page 686 and by Report of Commissioners recorded in Book 220, Page 692 and by Report of Commissioners recorded in Book 229, Page 66 and by Journal Entry recorded in Book 258, Page 457, records of the County Clerk of 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.





PUBLIC HEARING

For more information

Community Development Department
Shawnee City Hall
16 W. 9th Street
Shawnee, OK 74801
405-878-1672

Planning Commission

September 4, 2024

(deferred from June 5, 2024)

City Hall at 16 W. 9th Street, Commission Chambers
1:30 PM

City Commission

September 16, 2024

(deferred from June 17, 2024)

City Hall at 16 W. 9th Street, Commission Chambers
6:00 PM



RZ02-24 | 1303 W. Farrall Street | C-3 to R-3

CUP 02-24

Project Information

Request: Request to rezone from C-3 (Highway Commercial District) to R-3 (Multifamily Residential District) and a Conditional Use Permit (CUP) for an Accessory Dwelling Unit (ADU).

Applicant: Kaye Steele

Location: 1303 W. Farrall Street



Frequently Asked Questions

What is a Rezoning?

A Rezoning is a request to change the zoning of a property to a different zoning district. The zoning of a property determines many of the allowed uses available for development.

What is a Conditional Use Permit (CUP)?

A Conditional Use Permit (CUP) is a request for a particular use that has been classified in the Zoning Code as requiring a CUP. These uses require a thorough review because some uses could more intensely affect the area in which it is located.

Why did I receive a letter?

You own property within 300 feet of the subject property.

How do I comment on the request?

Try to attend the public hearing if you are able. Staff will also accept written comments for those who cannot attend.

What if I have questions?

Call the Community Development Dept. at 405-878-1672 or email the City Planner at rachel.clyne@shawneeok.org.

What if I cannot attend the hearing?

Staff will accept written comments. You may also have a neighbor or friend attend the hearing to represent your interests at the meeting.

How will this request affect me?

Every property is different. Contact the Community Development Department for more information if you have concerns about any impact on you.

I am not in favor of the request, what do I do?

Attend the meetings or provide written comments if you cannot attend. Property owners within 300 feet of the subject property may also prepare a protest petition. Staff can supply information about the protest petition requirements.

Legal Description: RZ02-24

The Southeast Quarter of the Southwest Quarter (SE/4 SW/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma, LESS AND EXCEPT that portion of subject property taken for highway purposes as shown by Report of Commissioners recorded in Book 187, Page 686 and by Report of Commissioners recorded in Book 220, Page 692 and by Report of Commissioners recorded in Book 229, Page 66 and by Journal Entry recorded in Book 258, Page 457, records of the County Clerk of Pottawatomie County.

±38 acres



Planning Commission Meeting – 9.4.2024 – City of Shawnee, Oklahoma

Staff Report | RZ02-24 | C-3 to R-3 | 1303 W. Farrall Street

Date: August 27, 2024

To: Shawnee Planning Commission

From: Rian Harkins, Community Development Director

Subject: **Staff Report** - Public hearing and consideration of a request to rezone from C-3 (Highway Commercial District) to R-3 (Multifamily Residential District).
Case No. RZ02-24 | Applicant: Kaye Steele

Background

The subject property is located at 1303 W. Farrall Street and contains approximately 38 acres. The request is to rezone the property from C-3 (Highway Commercial District) to R-3 (Multifamily Residential District). This property was rezoned from Agricultural zoning to C-3 in the summer of 2022 (RZ09-22). This rezoning is the first step to bring the property into compliance. An application for a Conditional Use Permit (CUP02-24) to allow one (1) Accessory Dwelling Unit (ADU) on the property is being concurrently processed.

Discussion

The subject property is zoned C-3 (Highway Commercial District). The properties surrounding the subject property to the east, south, and west are zoned A-1 (Rural Agricultural District). To the north, across W. Farrall Street, the land is zoned I-2 (Light Industrial District). To the northeast and further east is land zoned R-3 (Multifamily Residential District).

The Comprehensive Plan Future Land Use Map (FLUM) indicates the subject property has a Mixed Use land use designation. R-3 is an appropriate zoning district for this land use designation. The request is in conformance with the 2040 Comprehensive Plan.

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 public hearing was published in The County Democrat weekly newspaper. A sign providing details and contact information was placed on the subject property.

This item was deferred from the June 5, 2024 Planning Commission agenda to this date to allow for the completion of the land auction process. No offers were received for the subject property, and the item is now on the agenda again per the previous action of the Planning Commission.

Findings and Facts:

- The subject property is near R-3 zoning on W. Farrall Street and N. Kennedy Avenue.
- The request is in conformance with the Comprehensive Plan Future Land Use Map (FLUM).
- Notification for a public hearing was served.

Options:

- Recommending Approval of Case No. RZ02-24 to rezone from C-3 (Highway Commercial District) to R-3 (Multifamily Residential District) as requested by the applicant.
- Recommending Denial of the application for RZ02-24 to rezone the subject property.
- Recommending Deferral Case No. RZ02-24 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 **RZ02-24** to rezone the subject property from C-3 (Highway Commercial District) to R-3 (Multifamily Residential District).

This rezoning application will be heard at the City Commission meeting on Monday, September 16, 2024, at 6:00 pm.

PLANNING COMMISSION APPLICATION



City of Shawnee
Community Development
Department

16 W. 9th Street
Shawnee, OK 74801
(405) 878-1672
www.ShawneeOK.org

For Office Use Only

Case Number: _____

Project Number: _____

Date Filed: _____

Planning Commission Secretary

REQUEST:

____ Rezoning
____ Conditional Use Permit

☒ Rezoning w/Conditional Use Permit
____ Planned Unit Development

PROPERTY LOCATION (STREET ADDRESS): 1303 W. Farrall

LEGAL DESCRIPTION: SE 1/4 of the SW 1/4 of Section 24, Township 10 North, Range 3 East of the I.M.

PROPERTY OWNER(S): Mr & Lizzie's Home Rentals, LLC - Kaye Steele, owner

PROPERTY APPLICANT: Kaye Steele

APPLICANT'S ADDRESS: 1250 Troon Circle

CITY: Shawnee **STATE:** OK **ZIP:** 74801

EMAIL ADDRESS: kayesteele7533@gmail.com

TELEPHONE NUMBER: (405) 630-7533 **CONTACT NUMBER:** (405) 630-7533

DIMENSIONS OF PROPERTY: **AREA:** 38.4555 acres **WIDTH:** .2422 miles

LENGTH: .2471 miles **FRONTAGE:** .2422 miles

CURRENT ZONING: Commercial **CURRENT USE:** R-3

PROPOSED ZONING: R-3 **PROPOSED USE:** Short term rentals and primary residence

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

COMPLETED APPLICATION AND ALL CORRESPONDING DOCUMENTS MUST BE RECEIVED 30 DAYS PRIOR TO MEETING TO MAKE THE AGENDA.

Kaye Steele
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

RECEIPT NO. _____

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

NOTIFICATION SIGN \$ 50.00

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

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

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

1303 W. Farrall
Shawnee OK 74801

Legal Description: SE/4 of the SW/4 of Section 24, Township 10 North, Range 3 East of the I.M.

QUIT CLAIM DEED
(INDIVIDUAL FORM)

Know All Men by These Presents:

This Indenture, Made this 30th day of January 2019, between KAYE STEELE HARROD FAMILY TRUST, of the first part, and MRZ LIZZIES HOME RENTALS, LLC, of the second part, **Witnesseth**, that said party of the first part, in consideration of the sum of Ten Dollars (\$10.00) to them in hand paid, the receipt of which is hereby acknowledged, do hereby quitclaim, grant, bargain, sell and convey unto the said parties of the second part all their right, title, interest, estate, and every claim and demand, both at law and in equity, in and to all the following described property situate in Pottawatomie County, State of Oklahoma, to-wit:

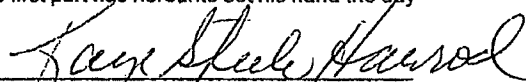


SEE ATTACHED LEGALS

together with all and singular the hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part, and to their heirs and assigns, forever, so that neither the said parties of the first part or any person in their name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand the day and year first above written.


KAYE STEELE HARROD, TRUSTEE OF
THE KAYE STEELE HARROD FAMILY TRUST

STATE OF OKLAHOMA)
COUNTY OF POTTAWATOMIE)

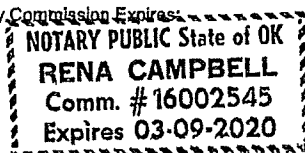
SS:

INDIVIDUAL ACKNOWLEDGMENT
Oklahoma Form

Before me, the undersigned, a Notary Public in and for said County and State on this ____ day of January 2019, personally appeared Kay Steele Harrod, Trustee of The Kaye Steele Harrod Family Trust, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

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

My Commission Expires:




Notary Public

1303 W Farvall
Shawnee, OK 74801

2019 LEGAL DESCRIPTION OF
KAYE STEELE HARROD FAMILY TRUST HOMES

RPID	OWNER NAME	MULTI	SUBDIVISION	LEGAL
36828	HARROD KAYE STEELE	5801 EARL	NORTH ROCK CREEK ESTATES #2	10-R NORTH ROCK CREEK BLOCK: 003 LOT:014
9931	STEELE KAYE HARROD	1303 FARRALL	RURAL(NO ADDITION)	93-SR SE SW
15549	HARROD DORIS KAYE STEELE	215 10TH	AP SHAWNEE	AP BLK 17 BEG ME/CL BLOCK: 017 LOT:029
15551	STEELE KAYE HARROD FAMILY	229 PARK	AP SHAWNEE	AP BLK 17 W1/2 LOTS BLOCK:017 LOT:031
15554	STEELE KAYE HARROD FAMILY	218 PARK	AP SHAWNEE	AP BLK 18 LOTS 6 THR BLOCK:018 LOT:006
16949	HARROD KAYE STEELE	1619 BEARD	BROADWAY HEIGHTS	BROADWAY HGTS. BLK 5 BLOCK:002 LOT:012
18160	HARROD KAYE STEELE FAMILY	1201 MARKET	DEERPARK	DEER PARK BLK 1 W1/2 BLOCK:001 LOT:006
50390	HARROD KAYE STEELE FAMILY TRUS	820 PARK	ESTES ORCHARD	ESTES ORCHARD BLK 1 BLOCK:001 LOT:007
18872	HARROD KAYE STEELE FAMILY	810 PARK	ESTES ORCHARD	ESTES ORCHARD BLK 1 BLOCK:001 LOT:009
19653	HARROD KAYE STEELE FAMILY TRUS	515 WOOD	HILLCREST 1ST	HILLCREST 1ST BLK 2 BLOCK:002 LOT:012
20516	HARROD KAYE STEELE	901 JEFFERSON	JEFFERSON TERRACE	JEFFERSON TERRACE BL BLOCK:006 LOT:077
20788	KARROD KAYE STEELE	1 APACHE	LARKINS MEADOW	LARKINS MEADOW BLK 6 BLOCK:06A LOT:001
20789	HARROD KAYE STEELE	3 APACHE	LARKINS MEADOW	LARKINS MEADOW BLK 6 BLOCK:06A LOT:002
20790	HARROD KAYE STEELE FAMILY	5 APACHE	LARKINS MEADOW	LARKINS MEADOW BLK 6 BLOCK:06A LOT:003



SMITH BROTHERS

ABSTRACT

} SS

SPECIAL CERTIFICATE

State of Oklahoma
County of Pottawatomie

118 N. Broadway Avenue
Shawnee, OK 74801
Phone: (405)273-9820 Fax: (405)273-9813

IN RE: The Southeast Quarter of the Southwest Quarter (SE/4 SW/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma, less highway.

The undersigned a duly bonded and qualified abstract company within and for Pottawatomie County, Oklahoma, hereby certifies that the current year's tax rolls in the office of the Pottawatomie County Treasurer shows the names and addresses of the owners of the property abutting and within 300 feet in any direction of the before described real estate as follows, to-wit:

1)

Name and Address:

Michael Barksdale and Cathy Barksdale
502 S. Leo
Shawnee, OK 74801

Legal Description:

The Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma, less and except highways and street.

Current Tax Parcel Number for the above tract: 0000-24-010-003-0-001-00

2)

Name and Address:

Michael Barksdale and Cathy Barksdale
502 S. Leo
Shawnee, OK 74801

Legal Description:

Government Lot One (1) (NW NW) on the left bank of the North Ford of the Canadian River, all in Section Twenty-five (25), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma., less and except the North 426 feet of the West 1185 feet thereof.

Current Tax Parcel Number for the above tract: 0000-25-010-003-0-014-00

3)

Name and Address:

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

Legal Description:

The North 426 feet of the West 1185 feet of Government Lot One (1) (NW NW) on the left bank of the North Ford of the Canadian River, all in of Section Twenty-five (25), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma.

Current Tax Parcel Number for the above tract: 0000-25-010-003-0-007-00

4)

Name and Address:

Ronald Glen Sipes, Jr.
P.O. Box 39
Tecumseh, OK 74873

Legal Description:

Government Lot Two (2) (NE NW) and Government Lot Five (5) (NW NE) on the left bank of the North Ford of the Canadian River, all in Section Twenty-five (25), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma., less and except a tract of land described as beginning at the Northeast corner of Lot 2; thence West 196 feet; thence S04°15'00"E a distance of 1013 feet; thence S84°45'00"E a distance of 468 feet; thence N02°11'00"W a distance of 1030.50 feet; thence West 299 feet to the Point of Beginning.

Current Tax Parcel Number for the above tract: 0000-25-010-003-0-016-00

5)

Name and Address:

Robin Puckett
900 S Hart
Shawnee, OK 74801

Legal Description:

A tract of land in Section Twenty-five (25), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma, described as: Beginning at the Northeast corner of Lot 2 (NE NW); thence West 196 feet; thence S04°15'00"E a distance of 1013 feet; thence S84°45'00"E a distance of 468 feet; thence N02°11'00"W a distance of 1030.50 feet; thence West 299 feet to the Point of Beginning.

Current Tax Parcel Number for the above tract: 0000-25-010-003-0-005-00

6)

Name and Address:

Trident Holding Co Partners
2525 Ridgewood Drive
Moore, OK 73160

Legal Description:

The Northeast Quarter of the Southwest Quarter (NE/4 SW/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma, less and except a TRACT IN SW/4 BEGINNING AT NW/C SW THEN N894003E A DISTANCE OF 1475.23 FT AS POB THEN N894003E A DISTANCE OF 1175.82 FT THEN S002622W A DISTANCE OF 1224.07 FT THEN S892751W A DISTANCE OF 431.72 FT THEN N003209W A DISTANCE OF 30 FT THEN NWRLY ON A NON-TANGENT CURVE R HAVING A RADIUS 442.96 [CHORD BEARING N691738W CHORD DISTANCE 329.1] A DISTANCE 321.05 THEN N480249W A DISTANCE OF 131.97 FT THEN NWRLY ON A CURVE R HAVING A RADIUS 1015.9 [CHORD BEARING N234547W CHORD DISTANCE 863.03] A DISTANCE 864.31 THEN N003451E A DISTANCE OF 196.81 FT TO POB.

Current Tax Parcel Number for the above tract: 0000-24-010-003-0-014-00

7)

Name and Address:

James R. Wesley and Kelly Wesley
820 S. Hart
Shawnee, OK 74801

Legal Description:

A tract of land beginning 2028.95 feet South of the Northwest Corner of the Southeast Quarter (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma; thence East 178.5 feet; thence South 611.05 feet; thence West 178.5 feet; thence North 611.05 feet to the Point of Beginning.

Current Tax Parcel Number for the above tract: 0000-24-010-003-0-023-00

8)

Name and Address:

Terrie A. Guffey and Anthony S. Guffey
615 S. Hart
Shawnee, OK 74801

Legal Description:

A tract of land beginning 1906.5 feet South of the Northwest Corner of the Southeast Quarter (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the

Indian Base and Meridian, Pottawatomie County, Oklahoma; thence East 178.5 feet; thence South 122 feet; thence West 178.5 feet; thence North 122 feet to the Point of Beginning.

Current Tax Parcel Number for the above tract: 0000-24-010-003-0-022-00

9)

Name and Address:

Terrie A. Guffey, Anthony S. Guffey, and Season Taylor
615 S. Hart
Shawnee, OK 74801

Legal Description:

A tract of land Commencing at the (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma; thence S00°02'00"W along the West line of said SE/4 for a distance of 1811.35 feet to the Point of Beginning; thence S89°59'00"E for a distance of 178.50 feet; thence S00°02'00"W for a distance of 95.60 feet; thence N89°58'00"W for a distance of 178.50 feet to the West line of said SE/4; thence N00°20'00"E along the West line for a distance of 95.60 feet to the Point of Beginning.

Current Tax Parcel Number for the above tract: 0000-24-010-003-0-026-00

10)

Name and Address:

Johnny Keith Branscum
620 S. Hart
Shawnee, OK 74801

Legal Description:

A tract of land Commencing at the (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma; thence S00°02'00"W along the West line of said SE/4 for a distance of 1589.70 feet to the Point of Beginning; thence S89°59'00"E for a distance of 178.50 feet; thence S00°02'00"W for a distance of 221.65 feet; thence N89°58'00"W for a distance of 178.50 feet to the West line of said SE/4; thence N00°20'00"E along the West line for a distance of 221.65 feet to the Point of Beginning.

Current Tax Parcel Number for the above tract: 0000-24-010-003-0-026-01

11)

Name and Address:

J and W Rentals, LLC
801 S. Hart
Shawnee, OK 74801
AND

1300 S 13th Street
Tecumseh, OK 74873

Legal Description:

A tract of land beginning 198.5 feet East and 2074.4 feet South of the Northwest Corner of the Southeast Quarter (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma; thence East 221 feet; thence South 153 feet; thence West 221 feet; thence North 153 feet to the Point of Beginning, together with a 20 feet easement for ingress and egress lying on the West side of referenced property.

Current Tax Parcel Number for the above tract: 0000-24-010-003-0-031-00

12)

Name and Address:

Brent W. McCutcheon and Sherri L. McCutcheon
1300 S 13th Street
Tecumseh, OK 74873

Legal Description:

A tract of land beginning 198.5 feet East and 1981.40 feet South of the Northwest Corner of the Southeast Quarter (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma; thence East 221 feet; thence South 93 feet; thence West 221 feet; thence North 93 feet to the Point of Beginning.

Current Tax Parcel Number for the above tract: 0000-24-010-003-0-025-01

13)

Name and Address:

Marvin Jon Vernon and Sharon Denise Vernon
624 N Beard Ave
Shawnee, OK 74801

Legal Description:

A tract of land beginning 198.5 feet East and 1794.4 feet South of the Northwest Corner of the Southeast Quarter (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma; thence East 327.5 feet; thence South 433 feet; thence West 327.5 feet; thence North 433 feet to the Point of Beginning, LESS AND EXCEPT a tract of land beginning 198.5 feet East and 1981.40 feet South of the Northwest Corner of the Southeast Quarter (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma; thence East 221 feet; thence South 93 feet; thence West 221 feet; thence North 93 feet to the Point of Beginning, AND LESS AND EXCEPT a tract of land beginning 198.5 feet East and 2074.4 feet South of the Northwest Corner of the Southeast Quarter (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma; thence East 221 feet; thence South 153 feet; thence

West 221 feet; thence North 153 feet to the Point of Beginning, together with a 20 feet easement for ingress and egress lying on the West side of referenced property.

Current Tax Parcel Number for the above tract: 0000-24-010-003-0-025-00

14)

Name and Address:

Terrie A. Guffey, Anthony S. Taylor, and Season Taylor
615 S Hart Ave
Shawnee, OK 74801

Legal Description:

A tract of land commencing 198.5 feet East and 1624.4 feet South of the Northwest Corner of the Southeast Quarter (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma; thence East 175 feet to the Point of Beginning; thence South 173 feet; thence East 152 feet; thence North 173 feet; thence West 152 feet to the Point of Beginning. AND A tract of land beginning 198.5 feet East and 1697.4 feet South of the Northwest Corner of the Southeast Quarter (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma; thence East 175 feet; thence South 100 feet; thence West 175 feet; thence North 100 feet to the Point of Beginning.

Current Tax Parcel Number for the above tract: 0000-24-010-003-0-029-00

15)

Name and Address:

Hart Street Full Gospel Church
618 S Hart Ave
Shawnee, OK 74801

Legal Description:

A tract of land beginning 198.5 feet East and 1547.9 feet South of the Northwest Corner of the Southeast Quarter (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma; thence East 327.5 feet; thence South 76.5 feet; thence West 327.5 feet; thence North 76.5 feet to the Point of Beginning, LESS AND EXCEPT a tract described as beginning 198.5 feet East and 220.6 feet South of the Northwest Corner of the Southeast Quarter (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma; thence East 31.7 feet; thence South 74.3 feet; thence West 31.7 feet; thence North 74.3 feet to the Point of Beginning

Current Tax Parcel Number for the above tract: 0000-24-010-003-0-021-00

16)

Name and Address:

Elizabeth Cook Jackson aka Lizzie Cook
C/O: J.C. Winterringer
P.O. Box 1809
Shawnee, OK 74802

Legal Description:

A tract of land beginning at a point 379.5 feet South of the Northwest Corner of the Southeast Quarter (NW/C SE/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Base and Meridian, Pottawatomie County, Oklahoma; thence East 178.5 feet; thence South 1220.2 feet; thence West 178.5 feet; thence North 1220.2 feet to the Point of Beginning, less highway.

Current Tax Parcel Number for the above tract: 0000-24-010-003-0-037-00

Unassessed Highways:

State of Oklahoma, Department of Transportation
200 NE 21st Street
Oklahoma City, Oklahoma, 73105

IN WITNESS WHEREOF, We have hereunto set our hand and seal at office in the City of Shawnee, Oklahoma, this 29th day of February, 2024, at 07:00 AM.

ATTEST:

Mary A. Sharp

Mary Sharp, Title Researcher
Abstractor License No.: 4007

SB 3072404134

1303 W. Farrall
Shawnee OK 74801

Legal Description: SE/4 of the SW/4 of Section 24, Township
10 North, Range 3 East of the I.M.

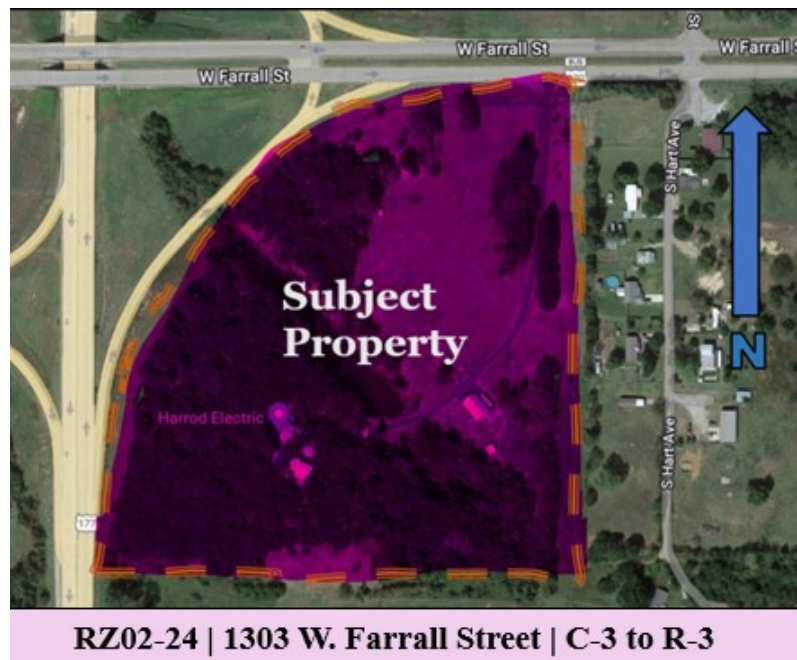
Publish May 10, 2024

NOTICE OF PUBLIC HEARING
Rezoning Request (RZ02-24)

It is hereby noticed that the City of Shawnee Planning Commission will hold a public hearing on September 4, 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 September 16, 2024, at 6:00 p.m. in the Commission Chambers at City Hall. The Planning Commission and City Commission will consider a rezoning request (**RZ02-24**) to rezone from C-3 (Highway Commercial District) to R-3 (Multifamily Residential District) and a request for a Conditional Use Permit (CUP) to allow an Accessory Dwelling Unit (ADU) at property addressed as 1303 W. Farrall Street and described as:

The Southeast Quarter of the Southwest Quarter (SE/4 SW/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma, LESS AND EXCEPT that portion of subject property taken for highway purposes as shown by Report of Commissioners recorded in Book 187, Page 686 and by Report of Commissioners recorded in Book 220, Page 692 and by Report of Commissioners recorded in Book 229, Page 66 and by Journal Entry recorded in Book 258, Page 457, records of the County Clerk of 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.





PUBLIC HEARING

For more information

Community Development Department
Shawnee City Hall
16 W. 9th Street
Shawnee, OK 74801
[405-878-1672](tel:405-878-1672)

Planning Commission

September 4, 2024

City Hall at 16 W. 9th Street, Commission Chambers
1:30 PM

City Commission

September 16, 2024

City Hall at 16 W. 9th Street, Commission Chambers
6:00 PM



RZ02-24 | 1303 W. Farrall Street | C-3 to R-3

Project Information

Request: Request to rezone from C-3 (Highway Commercial District) to R-3 (Multifamily Residential District) and a Conditional Use Permit (CUP) for an Accessory Dwelling Unit (ADU).

Applicant: Kaye Steele

Location: 1303 W. Farrall Street



Frequently Asked Questions

What is a Rezoning?

A Rezoning is a request to change the zoning of a property to a different zoning district. The zoning of a property determines many of the allowed uses available for development.

What is a Conditional Use Permit (CUP)?

A Conditional Use Permit (CUP) is a request for a particular use that has been classified in the Zoning Code as requiring a CUP. These uses require a thorough review because some uses could more intensely affect the area in which it is located.

Why did I receive a letter?

You own property within 300 feet of the subject property.

How do I comment on the request?

Try to attend the public hearing if you are able. Staff will also accept written comments for those who cannot attend.

What if I have questions?

Call the Community Development Dept. at 405-878-1672 or email the City Planner at rachel.clyne@shawneeok.org.

What if I cannot attend the hearing?

Staff will accept written comments. You may also have a neighbor or friend attend the hearing to represent your interests at the meeting.

How will this request affect me?

Every property is different. Contact the Community Development Department for more information if you have concerns about any impact on you.

I am not in favor of the request, what do I do?

Attend the meetings or provide written comments if you cannot attend. Property owners within 300 feet of the subject property may also prepare a protest petition. Staff can supply information about the protest petition requirements.

Legal Description: RZ02-24

The Southeast Quarter of the Southwest Quarter (SE/4 SW/4) of Section Twenty-four (24), Township Ten (10) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma, LESS AND EXCEPT that portion of subject property taken for highway purposes as shown by Report of Commissioners recorded in Book 187, Page 686 and by Report of Commissioners recorded in Book 220, Page 692 and by Report of Commissioners recorded in Book 229, Page 66 and by Journal Entry recorded in Book 258, Page 457, records of the County Clerk of Pottawatomie County.

±38 acres



Planning Commission Meeting – 9.4.2024 – City of Shawnee, Oklahoma

Staff Report | TXT02-24

Date: August 27, 2024

To: Shawnee Planning Commission

From: Rian Harkins, Community Development Director

Subject: **Staff Report** - Public hearing and consideration of a request to adopt an Official Zoning Map
Case No. TXT02-24

Background

Over the last 2.5 years the City of Shawnee has been working on creating a new Unified Development Code. The new code is one of many implementation steps identified in the 2019 New Horizons Comprehensive Plan. New Unified Development Code was adopted by the City in August of 2024. At this time, city staff seeks to formally adopt a new official zoning map to work in conjunction with the newly adopted development code.

Discussion

City Staff, working with a consultant, has completed the Unified Development Code, in that the zoning and subdivision regulations are no longer separate documents but one complete ordinance. The project began with focus groups of stakeholders and users sharing thoughts regarding the current development regulations and issues they present the community.

Aside from the text, the code also correlates to a zoning map, which is used by staff and the community to help administer the unified development code.

Staff completed the required public hearing notifications for this application, with a notice of public hearing was published in The County Democrat weekly newspaper as this is similar to an amendment to the current zoning ordinance.

Findings and Facts:

- The proposed zoning map conforms to the newly adopted development code is in compliance with the comprehensive plan.
- Proper notification for a public hearing was served.

Staff Recommendation:

Based on the review of the application and the listed Findings, staff recommends that the Planning Commission recommend to the City Commission APPROVAL of TXT02-24.

Options:

- Recommending Approval of Case No. TXT02-24 as requested by the applicant.
- Recommending Approval of Case No. TXT02-24 as requested by the applicant with additional conditions noted by the Planning Commission.
- Recommending Denial of the application for TXT02-24.
- Recommending Deferral Case No. TXT02-24 with a request for additional and specific information to a certain date.

This item will be heard at the City Commission meeting on Monday, September 16, 2024, at 6:00 pm.

