

AGENDA
PLANNING COMMISSION
FEBRUARY 5, 2025 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 December 4, 2024, regular meeting.
2. Public Hearing and Consideration of a request to rezone from TA (Transitional Agriculture) to C-2 (Regional Commercial), Case RZ01-25, Applicant: Tracey Nguyen/Landes Engineering
3. Study Session Items - Comprehensive Plan, Zoning
4. Community Development Department Updates
5. Commissioners Comments
6. 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: December 4, 2024

MINUTES

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on December 4, 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, Barrett, Reese, Alexander, Hembree

Absent: Hayes

Item 1. Consideration of approval of the minutes from the regular meeting on October 2, 2024. Chair Barrett asked for questions or corrections to the minutes.

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

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

Nay: None

Abstain: None

Item 2. Public hearing and consideration of a request to rezone from R-1 (Low-Density Residential District) to C-2 (Regional Commercial District). Case No. RZ05-24 | Applicant: Erika Jones

Background

The subject property is located at 3918 N Kickapoo Ave and contains approximately .72 acres. The request is to rezone the property from R-1 (Low-Density Residential District) to C-2 (Regional Commercial District).

Discussion

The subject property is zoned R-1 (Low-Density Residential), and is located on the major arterial corridor of North Kickapoo. The properties surrounding the subject property to the east and south are zoned C-2 (Regional Commercial). To the north, the land is zoned C-1 (Local Commercial). To the west is a neighborhood zoned R-1 (Low-Density Residential).

There is a 16 inch water line located along the west side of North Kickapoo, and a 60 inch RCP storm sewer line located on the east side of North Kickapoo. An 8 inch gravity sewer line runs behind the property along the unpaved alleyway on the west side. There are no sidewalk paths immediately adjacent to the property or to the south, but there is potential for sidewalk connection to the north along North Kickapoo.

The Comprehensive Plan Future Land Use Map (FLUM) indicates the subject property has a Mixed Use land use designation. C-2 is an appropriate zoning district for this land use designation, because a major commercial use will help to improve economic performance and allow for more complementary uses within a close proximity. The request is in conformance with the 2040 Comprehensive Plan, which calls for mixed use developments with similar intensity along arterial corridors.

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 a 300 foot radius 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.

Findings and Facts:

- The subject property is adjacent to C-2 zoning on North Kickapoo St.
- 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. RZ05-24 to rezone from R-1 (Low-Density Residential District) to C-2 (Regional Commercial District) as requested by the applicant.
- Recommending Denial of the application for RZ05-24 to rezone the subject property.
- Recommending Deferral Case No. RZ05-24 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 **RZ05-24** to rezone the subject property from R-1 (Low-Density Residential District) to C-2 (Regional Commercial District).

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

Chair Barrett opened the public hearing. After no discussion, the public hearing was closed.

Commissioner Alexander made a motion to recommend the **APPROVAL** of Case No. FPL05-24 with the conditions noted in the staff report, which Commissioner Porter seconded.

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

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

Nay: None

Abstain: None

Item 3. Public hearing and consideration of a request for a Conditional Use Permit (CUP) for a short term rental.
Case No. CUP05-24 | Applicant: Edward King

Background

The subject property is located at 40 Chickasaw Drive and contains approximately .18 acres. A Conditional Use Permit (CUP) is required to allow one (1) short term rental unit 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 Section 22-291 of Shawnee's Unified Development Code is Table 22-291: Permitted uses in Residential Zoning Districts. The table indicates that in zoning district R-1, the use of a Short Term Rental at 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 Low Density Residential

land use designation. R-1 is an appropriate zoning district 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 a 300 foot radius 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.

Findings and Facts:

- Proper notification for a public hearing was served.
- The application was reviewed, and conditions are recommended.

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 CUP05-24 to locate one (1) short term rental unit at 40 Chickasaw Drive 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 22-199(i) of Shawnee's Unified Development Code as follows:

1. Short-term Rental. 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 30 days, where the owner is engaged in a contract for the rental of that specific dwelling unit or any portion thereof. In addition to a conditional use permit, accessory dwelling units must also meet the following criteria:

- a. Application and approval of a conditional use permit is required before application of the license is approved.
- b. 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.
- c. Short-term rental units shall only be utilized by those individuals who are renting said units, and then only for the purposes of overnight accommodation.
- d. 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.
- e. A licensee or guest of a short-term rental shall not use or allow the use of sound equipment, amplified music, and musical instruments.
- f. A licensee or guest of a short-term rental shall not violate any parking ordinances of this Code. Suitable parking based on proposed occupancy must be available on-site, and the use of street parking as the primary guest parking is not allowed.
- g. Guest occupancy limits are established for each short-term rental.
- h. Anyone under the age of 18 is prohibited from renting a short-term rental.
- i. All short-term rental properties shall pay a license application fee and a license renewal fee, as noted in the city fee schedule.
- j. All short-term rental properties shall be inspected by the city annually.
- k. Short-term rental licenses shall not be transferrable.
- l. 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.

2. Short-term rental, residential; license required; compliance with applicable codes. 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.

- a. No person shall manage or operate a short-term rental without an annual license, as provided herein, issued by the community development department.
- b. 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.
- c. 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.
- d. 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 this Code. No renewal shall be issued for a property deemed to breach this 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
- e. No short-term rental license shall be issued until a conditional use permit (CUP) has been approved by the city.
- f. No person shall offer or engage in a short-term rental without complying with applicable building and fire codes.
- g. Use of a short-term rental for any commercial events is prohibited. Each short-term rental shall comply with all applicable noise ordinances.
- h. The number of occupants at any given time in a short-term rental unit shall not exceed the number of beds.

3. Suspension, revocation; notice and appeal; complaint process

- a. 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 this Code or state law.
- b. 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 city fee schedule.
- c. 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 noncompliant with the provisions of this division.
- d. No license shall be suspended or revoked until the owner has been accorded written notice of the violation(s) and administrative hearing with the city.
- e. 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.

4. 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.

5. Penalty Violation of Division III.Sec. 22-199. I. 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.

Options:

- Recommending Approval of Case No. CUP05-24 to to allow for one short term rental unit as requested by the applicant.
- Recommending Denial of the application for CUP05-24.
- Recommending Deferral Case No. CUP05-24 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 **CUP05-24**.

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

Chair Barrett opened the public hearing, and then noted no one present to speak on the item, after which the public hearing was closed after no additional comment. Planning Commission members then discussed the merits of the application.

Commissioner Porter made a motion to recommend the **APPROVAL** of Case No. RZ03-24, which Commissioner Johnson seconded.

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

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

Nay: None

Abstain: None

Item 4. Study Session – Role of the Planning Commission

City Planner Petya Stefanoff gave a short presentation on the role of the Planning Commission, including their function, responsibilities, and how they relate to the governing body (city commission).

Item 5. Community Development Update

Community Development Director Harkins noted that CDBG housing rehabilitation projects continue to be completed. 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 as well as the next Consolidated Plan.

Item 6. Planning Commissioners' Comments

Commissioners expressed a need for additional building inspection staff and code enforcement personnel. They also noted the need for increased infrastructure master planning, particularly water and sanitary sewer. These items were noted as key issues to address as some feel they are not slowing growth in the community. Members also expressed a need for increased transportation planning. Finally, commission members noted that the overall climate has improved in the last five years, and expressed a desire to see additional projects move forward.

Item 7. Adjournment

The meeting adjourned at **2:33 p.m.**

Chair/Vice-Chair

Date

Community Development Director

Date



Planning Commission Meeting – 2.5.2025 – City of Shawnee, Oklahoma

Staff Report | RZ01-25 | TA to C-2 | 1474 E 45th Street

Date: January 28, 2025

To: Shawnee Planning Commission

From: Rian Harkins, Community Development Director

Subject: Public hearing and consideration of a request to rezone from TA (Transitional Agriculture District) to C-2 (Regional Commercial District).
Case No. RZ01-25 | Applicant: Tracey Nugyen/Landes Engineering

Background

The subject property is located at 1474 E 45th Street and is currently zoned TA Transitional Agriculture. The request by the applicant is to rezone the property to the C-2 Regional Commercial District. The subject property is to the west of the intersection of Churchill and 45th Street.

Discussion

The subject property is zoned TA (Transitional Agriculture District). The parcels surrounding the subject property to the east, and west are TA Transitional Agriculture. There is one parcel with C-1 Local Commercial Zoning immediately south. To the north, the adjacent parcels are zoned R-1 (Low Density Residential District). The applicant is currently looking to develop the property into a retail nail salon. This is a form of personal services, which is a permitted use in the C-2 Zoning District.

The Comprehensive Plan Future Land Use Map (FLUM) indicates the subject property has a Medium Density Residential land use designation. This land use designation features a density of up to 12 dwelling units per acre. The Comprehensive Plan also notes that this land use designation can include a mix of lower density housing types, civic uses, and limited higher intensity uses along with connections to neighborhood commercial services. C-2 is not an appropriate zoning district for this land use designation. Therefore, the request would not be in conformance with the 2040 Comprehensive Plan. However, the C-1 (Local Commercial) Zoning District also allows the proposed nail salon as a permitted use, and this district would be a more appropriate zoning classification due to its focus on local/neighborhood commercial activities.

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.

Findings and Facts:

- The subject property is adjacent to C-1, TA, and R-1 zoning.
- The request is not in conformance with the Comprehensive Plan Future Land Use Map (FLUM).
- The C-1 zoning district is more in line with the Future Land Use Map, and therefore in conformance with the Comprehensive Plan
- Notification for a public hearing was served.

Options:

- Recommending Approval of Case No. RZ01-25 to rezone from TA (Transitional Agriculture) to C-2 (Regional Commercial) as requested by the applicant.
- Recommending Approval of Case No. RZ01-25 to rezone from TA (Transitional Agriculture) to C-1 (Local Commercial) as requested by the applicant.
- Recommending Denial of the application for RZ01-25 to rezone the subject property.
- Recommending Deferral Case No. RZ01-25 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 **RZ01-25** to rezone the subject property from TA Transitional Agriculture to C-1 (Local Commercial District).

This rezoning application will be heard at the City Commission meeting on Tuesday, February 18, at 6:00 pm.

General Maps

Sign In

City

Shawnee M... 



LAND USE: MEDIUM DENSITY RESIDENTIAL

DESCRIPTION:

Neighborhoods that incorporate a mix of housing types, including single-family detached, single-family attached, townhouse, and small lot single-family. Civic uses would also generally be allowed.

POTENTIAL ZONING:

- » Combined Residential District

INTENSITY (DU/A):

- » 4-12

USES:

- » Restrictive land use, emphasizing a mix of housing styles including single-family detached, single-family attached, and townhouses.
- » Limited multi-family development may be allowed with special review and criteria.
- » Civic uses are generally allowed, with special permission for higher intensity uses.

FORM:

High level of connectivity between and within developments. Connections to neighborhood commercial services and civic destinations should provide a sense of neighborhood. Developments should have articulated scale and maintain the identity of individual units. Densities should be higher at transition points with other more intensive districts.

COMPATIBILITY:

Applies to older established neighborhoods of the city which have diverse housing types, and in developing areas that incorporate a mix of development types. Projects may be incorporated into mixed-use developments and planned areas.

PARKING:

- » Accommodated off-street in private garages and driveways with a limited amount of overflow parking allowed on-street.
- » In new developments with driveways and garages there will be limited demand for on-street parking, neighborhood streets can be narrow with parking limited to one-side.



Land Use	Zoning District													Use-Specific Regulations	Parking	
	TA	R-1	R-2	R-3	C-1	C-2	MU	DT			I-1	I-2	TL			
								C	E	T			R			C
Nightclub						P	C	P	C		C				Sec. 22-199. E.	5/1,000 sf
Commercial Service																
Building Service						P					P	P				1.5/1,000 sf
Business Support Service					P	P	P	P	P		P					1.5/1,000 sf
Personal Services				C	P	P	P	P	P	C	P			P		1.5/1,000 sf
Research Service					C	C	C		C		P	P				1.5/1,000 sf
Heavy Equipment Services and Sales						C					P	P			Sec. 22-199. F.	1.5/1,000 sf
Financial Service																
Alternative Financial Services					C	P	P		P							2/1,000 sf
Pawnshop						P		C	C						Sec. 22-199. G.	2/1,000 sf
Bail Bond						C			C		C					1.5/1,000 sf
Financial Institution					P	P	P	P	P							2/1,000 sf
Lodging																
Bed and Breakfast	C	C		P	P					P			C		Sec. 22-199. H.	1 + (0.50) bedrooms
Hotel/Motel						P	P	C	C	C	C					4 + (0.75) guestrooms
Recreational Vehicle Park/Campground	C				C						C		C			1/RV space
Short Term Rental	C	C	C	C			C	C	C	C			C		Sec. 22-199. I.	1/every 4 beds
Office																
Artist Studio	C				P		P	P	P	P	P			P		1/1,000 sf
Professional Office					P	P	P	P	P	P	P					2.5/1,000 sf
Medical Office					P	P	P		P							3.5/1,000 sf

Zoning Comparison Table:

Transitional Agriculture-Local Commercial		
	TA	C-1
Lot Requirements		
Lot Area (min.)	2.5 acres	5,000 square feet
Lot Width (min.)	100 feet	40 feet
Lot Coverage (max.)	10%	40%
Setback Requirements		
Front Yard (min.)	50 feet	20 feet
Rear Yard (min.)	50 feet	5 feet
Side Yard (min.)	20 feet or 10 feet Accessory Building	0 feet
Corner Side Yard (min.)	25 feet	15 feet
Building Requirements		
Building Height (max.)	35 feet	35 feet
Landscaping/Screening		
Permitted Uses by Right (Uses in <i>italic</i> are allowed in both zoning districts)	Detached Single-Family Dwelling, Manufactured Home, Modular Home, Cemetery/Mausoleum, Foster Family Home, Natural Resource Preservation, Utilities and Public Service Facility, Minor, Parks and Recreation, Animal Husbandry, Community Garden, Farm, Market or Community Supported, Horticulture Nursery, Agriculture, Agritainment, Commercial Stable, Small Farm Winery, Accessory Building, Apiary, Carport, Home Occupation, Garage, Marina, Private Stable, Personal Swimming Pool, Satellite Testing Room, Service Bay, Storm Shelter, Transit Stop, Wind Energy System, Batching Plant,	Assisted Living Center, Emergency and Protective Shelter, Life Care Retirement Center, Cemetery/Mausoleum, Kennel, Veterinary, Assembly Hall, Broadcast or Recording Studio, Business Support Service, Personal Services, Financial Institution, Bed and Breakfast, Artist Studio, Professional Office, Medical Office, Restaurant, Food Preparation and Sales, Convenience Store, Retail Store, Service Station, Craft Manufacturing, Child Care Center, Part-day Child Care Program, Governmental Service, Library, Museum, or Cultural Exhibit, Postal Service, Safety Service, Wireless Communication Facility, Building or Tower-Mounted Antennas, Civic Club or Lodge, Community

	Construction Yard, Field or Sales Office, Flea Market, Seasonal Roadside Stand.	Center, Health Club, Parks and Recreation, Community Garden, Accessory Building, Automatic Teller Machine (ATM), Drive-thru, Fuel Pump, Outdoor Dining, Service Bay, Storm Shelter, Transit Stop, Wind Energy System, Batching Plant, Construction Yard, Field or Sales Office.
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Zoning Comparison Table:

Transitional Agriculture-Regional Commercial		
	TA	C-2
Lot Requirements		
Lot Area (min.)	2.5 acres	10,000 square feet
Lot Width (min.)	100 feet	50 feet
Lot Coverage (max.)	10%	30%
Setback Requirements		
Front Yard (min.)	50 feet	20 feet
Rear Yard (min.)	50 feet	10 feet
Side Yard (min.)	20 feet or 10 feet Accessory Building	0 feet
Corner Side Yard (min.)	25 feet	15 feet
Building Requirements		
Building Height (max.)	35 feet	45 feet
Landscaping/Screening		
Permitted Uses by Right (Uses in <i>italic</i> are allowed in both zoning districts)	Detached Single-Family Dwelling, Manufactured Home, Modular Home, Cemetery/Mausoleum, Foster Family Home, Natural Resource Preservation, Utilities and Public Service Facility, Minor, Parks and Recreation, Animal Husbandry, Community Garden, Farm, Market or Community Supported, Horticulture Nursery, Agriculture, Agritainment, Commercial Stable, Small Farm Winery, Accessory Building, Apiary, Carport, Home Occupation, Garage, Marina, Private Stable, Personal Swimming Pool, Satellite Testing Room, Service Bay, Storm Shelter, Transit Stop, Wind Energy System, Batching Plant, Construction Yard, Field or Sales Office, Flea Market, Seasonal Roadside Stand.	Emergency and Protective Shelter, Residential Treatment Center, Cemetery/Mausoleum, Funeral Services, Kennel, Veterinary, Assembly Hall, Broadcast or Recording Studio, Commercial Amusement (indoor), Commercial Amusement (outdoor), Nightclub, Building Service, Business Support Service, Personal Services, Alternative Financial Services, Pawnshop, Financial Institution, Bed and Breakfast, Hotel/Motel, Professional Office, Medical Office, Bar, Hookah Lounge, Brewpub, Restaurant, Food Preparation and Sales, Food Truck Park, Convenience Store, Retail Store, Building Supplies and Equipment, Grocery Store,

		Car Wash, Light Personal Vehicle Repair and Maintenance, Personal Vehicle Sales and Rentals, Vehicle Equipment and Supplies Sales and Rentals , Service Station, Medical Marijuana Dispensary, Medical Marijuana Education Facility, Medical Marijuana Research Facility, Self-Service Storage Facility, Craft Manufacturing, Small Brewery, Bus Terminal, Transit Station, Child Care Center, Part-day Child Care Program, Hospital, Governmental Service, Library, Museum, or Cultural Exhibit, Postal Service, Religious Land Use, Safety Service, Technical School, Wireless Communication Facility, Building or Tower-Mounted Antennas, Community Center, Health Club, Parks and Recreation, Feed and Farm Supply , Accessory Building, Automatic Teller Machine (ATM), Drive-thru, Fuel Pump, Outdoor Dining, Outdoor Display, Service Bay, Storm Shelter, Transit Stop, Wind Energy System, Batching Plant, Construction Yard, Field or Sales Office, Flea Market, Itinerant Merchant/ Transient Street Vendor.
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NOTICE OF PUBLIC HEARING
Rezoning Request (RZ01-25)

It is hereby noticed that the City of Shawnee Planning Commission will hold a public hearing on February 5, 2025, 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 February 18, 2025, at 6:00 p.m. in the Commission Chambers at City Hall. The Planning Commission and City Commission will consider a rezoning request (**RZ01-25**) to rezone from TA (Transitional Agriculture District) to C-2 (Regional Commercial District) at property addressed as 1474 E 45th Street, Shawnee, OK and described as:

Beginning at the Southeast Corner of the Southwest Quarter (SE/C SW/4) of Section Thirty-two (32), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, according to the United States Government Survey thereof; thence S89°28'21"W a distance of 200 feet; thence N00°34'34"E a distance of 625.40 feet; thence N89°28'21"E a distance of 200 feet; thence S00°34'34"W a distance of 625.40 feet to the Point of Beginning

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.

RZ01-25 1474 E 45th Street TA to C-2





PUBLIC HEARING

For more information

Community Development Department
Shawnee City Hall
16 W. 9th Street
Shawnee, OK 74801
405-878-1665

Planning Commission

February 5, 2025

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

City Commission

February 18, 2025

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



RZ01—25 1474 E 45th Street

Project Information

Request: Request to rezone from TA (Transitional Agriculture District) to C-2 (Regional Commercial District)

Applicant: Tracey Nguyen/Landes Engineering

Location: 1474 E 45th Street

Case #: RZ01-25



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 405-878-1665 or email the Community Development Director at rian.harkins@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: RZ01-25

Beginning at the Southeast Corner of the Southwest Quarter (SE/C SW/4) of Section Thirty-two (32), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma, according to the United States Government Survey thereof; thence S89°28'21"W a distance of 200 feet; thence N00°34'34"E a distance of 625.40 feet; thence N89°28'21"E a distance of 200 feet; thence S00°34'34"W a distance of 625.40 feet to the Point of Beginning