

AGENDA
PLANNING COMMISSION
JANUARY 7, 2026 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 3, 2025 regular meeting.
2. Consideration of a request for a Preliminary Plat for Northcreek Villas, a replat of Northcreek Manor.
Case No. PPL04-25 | Applicant: Paul Bass and Landes Engineering
3. Consideration of a request for a Final Plat for Northcreek Villas, a replat of Northcreek Manor.
Case No. FPL04-25 | Applicant: Paul Bass and Landes Engineering
4. Public Hearing and Consideration of a request to Rezone the property addressed as 1402 E Independence Street from C-1 (Local Commercial) to R-3 (High Density Residential) with the intent to renovate the existing building to accommodate affordable housing.
Case No. RZ08-25 | Applicant: Jerry Roca & Landes Engineering
5. Public Hearing and Consideration of a request to Rezone a portion of the property at 4731 N Union Ave from R-3 (High Density Residential) to C-2 (Regional Commercial) for Personal Storage facilities.
Case No. RZ09-25 | Applicant: Union Street Condominiums, LLC c/o Johnson & Associates
6. Community Development Department Updates
7. Commissioners Comments

8. Adjournment

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Petya Stefanoff". The signature is written in a cursive style with a large initial "P" and a long, sweeping underline.

Petya Stefanoff, 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 3, 2025

MINUTES

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on December 3, at 1:30 p.m., according to notice duly posted as prescribed by law.

Chair Barrett called the meeting to order at **1:31 p.m.** City Planner Diana Hood called Roll and stated a quorum was present.

The following Commissioners were present:

Present: Burrell, Johnson, Hayes, Barrett, Reese, Porter, Alexander (Item 2)

Absent:

Vacant:

Item 1. Consideration of approval of the minutes from the regular meeting on November 5, 2025.

Chair Barrett asked for questions or corrections to the minutes. Vice Chair Johnson made a motion to **Approve** the minutes, which Commissioner Reese seconded.

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

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

Nay: None

Abstain: None

Item 2. Consideration of appointment of a Shawnee Planning Commission board member to serve as a representative to the Shawnee Downtown Revitalization Project Review Committee.

Petya Stefanoff, Interim Community Development Director addresses the Commission stating that the Shawnee Downtown Revitalization Project Review Committee periodically meets to review the Downtown Revitalization Plan, and that a representative from the Planning Commission must be part of the Committee. She continues, stating that the last time the Committee met was in 2017, and she has provided copies of the ordinance establishing the Committee for their review. She explains the propose of the Committee, and what other groups will have a representative.

After some discussion among the Commissioners, Vice Chair Johnson is nominated to be the Planning Commission representative on the Shawnee Downtown Revitalization Project Review Committee.

Item 3. Public Hearing and Consideration of a request to Rezone the property at 316 N Kimberly Ave from R-1 (Low Density Residential) to R-3 (High Density Residential).

Case No. RZ05-25 | Applicant: Ethan Acock, Acock Properties LLC

City Planner Diana Hood presents the staff report and asks if there are any questions for staff. Seeing none, Chair Barrett opens the public hearing and asks if there is anyone in attendance wishing to speak on the item. Seeing none, Chair Barrett closes the public hearing and calls for a discussion or motion.

The Commissioners discuss the differences between the desired zoning, R-3, and the R-2 zoning district, and what may be the most appropriate for the area.

Commissioner Reese made a motion to recommend **DENIAL** of **Case No. RZ05-25**, which Commissioner Porter seconded.

Motion **passes 5-2-0**

Aye: Alexander, Porter, Reese, Hayes, Burrell

Nay: Barrett, Johnson

Abstain: None

Item 4. Public Hearing and Consideration of a request to Rezone a portion of the property addressed as 3901 N Kickapoo St from R-3 (High Density Residential) to C-2 (Regional Commercial).

Case No. RZ06-25 | Applicant: Paul Bass & Landes Engineering

City Planner Diana Hood presents the staff report and asks if there are any questions for staff. Commissioner Reese asks regarding the intent for the section of property up for rezoning, and Ms. Hood responds that the applicant has stated they wish to sell the tract to a business.

Commissioner Porter asks if there is a current estimate on how much R-3 zoning is present within City Limits, and how that compares to Commercial districts. Ms. Hood states that she does not have that information, but it can be accumulated and presented at a later date. Commissioner Burrell asks to clarify how much of the property and what exact portion of it is being rezoned.

Chair Barrett opens the public hearing and asks if there is anyone in attendance wishing to speak on the item. Seeing none, Chair Barrett closes the public hearing and calls for a motion.

Seeing none, Chair Barrett opens the public hearing and asks if there is anyone in attendance wishing to speak on the item. Seeing none, Chair Barrett closes the public hearing and calls for a discussion or motion.

Vice Chair Johnson moves to **APPROVE** Case No. **RZ06-25** as presented, and Commissioner Porter seconds.

Motion **passes 7-0-0**

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

Nay: None

Abstain: None

Item 5. Public Hearing and Consideration of a request to Rezone the property addressed as 1301 E Independence St from R-1 (Low Density Residential) to C-1 (Local Commercial).

Case No. RZ07-25 | Applicant: Kenneth & Terry Gober, Aspire Equity Holdings LLC

Ms. Hood presents the staff report and asks if there are any questions for staff. Commissioner Burrell asks what the restrictions are for the C-1 district. Ms. Hood responds that C-1 has a smaller amount of allowed uses and is meant for lower intensity commercial uses, but fundamentally the allowed uses would be commercial in nature.

Chair Barrett asks if the desired use would need a Conditional Use Permit, and Ms. Hood responds that while there isn't a specific land use category for a virtual video game business, the intensity of use and amount of anticipated traffic would but it in the same category as Retail Sales or Personal Services, both of which are allowed by right in the C-1 zoning district.

Seeing no more questions for staff, Chair Barrett opens the public hearing. Sammy Entisham, the applicant, approaches and states that the existing building does not have the full bathroom that would be needed to use the building as a residence, but would support staff. Chair Barrett asks about the parking, and Mr. Entisham responds that the building is small and would not be able to accommodate more than 15 to 20 people at a time, so parking is not a concern.

Commissioner Reese asks if the business is relocating from somewhere else in the city, Mr. Entisham responds that this will be a new business. Commissioner Porter asks if there are any plans for outside activities, and the applicant responds in the negative.

Commissioner Burrell comments that if the business were to fail, the C-1 zoning would remain, allowing a different business to enter that might not be as low-intensity as the current proposal. Chair Barrett asks the Commission if there are any further questions for the applicant. Seeing none, he invites others in attendance to approach and make public comment.

Mr. Steven Yones approaches and states that he has major concerns about the traffic, since the elementary school is a block away, and traffic is already an issue. Mr. Entisham interjects that his specific business proposal is for a virtual

golf course, and would be open by appointment only 24/7. Mr. Yones voices concerns about such long operating hours and about potential nuisances from those hours that may result in police interference becoming necessary.

Next, Mr. Jeff Faton approaches and echoes the previous comments, stating that he objects because of the proximity to the school, the traffic impact, and the fact that other uses would be allowed that could negatively impact the neighborhood should the proposed business fail. He also has concerns for the safety of the children who walk to school.

Next, Mrs. Crystal Walk approaches and comments that there is already a significant problem with the traffic during the school pick-up and drop-off times, and echoes the concern regarding the safety of the children who walk to school.

Next, Mrs. Jessica Yones approaches and remarks that she agrees with all the previous concerns, and also notes that similar businesses serve alcohol. She continues, stating that alcohol sales would increase the risk to safety due to the presence of many children in the neighborhood, as well as presenting the opportunity of underage drinking.

Chair Barrett asks if there is anyone who wishes to speak in favor of the item, and Mr. Kenneth Gober, who is the property owner, approaches. He states that without this business, the building will sit vacant and become a blight on the neighborhood.

Chair Barrett closes the public hearing and calls for discussion. Chair Barrett notes that he is familiar with the neighborhood and walks by the subject property often. He continues to say that he does not wish to see a building sit vacant and fall into disrepair, and that exact problem is also present in the Downtown area. He also notes that the desired zoning is present a few blocks away from the subject property, so while it is not in the property's immediate vicinity it is still present nearby.

Vice Chair Johnson moves to **APPROVE** Case No. **RZ07-25** as presented, and Commissioner Hayes seconds.

Motion **passes 6-1-0**

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

Nay: Reese

Abstain: None

Chair Barrett notes for the public that there will be another public hearing at the City Commission meeting on December 15th.

Item 6. Community Development Department Update

Interim Community Development Director Petya Stefanoff notes that the City has been doing walk audits regularly for the Safe Streets for All initiative, and that the Community Development Department wishes to continue those audits, placing priority on areas near schools. She states that the goal is to have one walk audit per month, and that staff will pick a week to host the audit and as more information on the weather conditions becomes available, the day with the most favorable conditions will be chosen.

Item 7. Planning Commissioners' Comments

Commissioner Alexander notes that OBU is hosting a Gingerbread Village for the holiday season and encourages the public to attend. Commissioner Porter comments that the Shawnee Mission and the Salvation Army are in short staff and short on funds, and he encourages the public to volunteer. He continues to state that warm clothing items are always in short supply at the donation centers. Chair Barrett thanks the public in attendance for their participation. Vice Chair Johnson notes that there are several holiday events occurring in the Downtown area for the public to attend.

Item 8. Adjournment

The meeting adjourned at **2:35 p.m.**

Chair/Vice-Chair

Date

Interim Community Development Director

Date



Community Development Department
16 W. 9th St.
Shawnee, OK 74801
ShawneeOK.org

Date: January 7, 2026
To: Planning Commission
From: Diana Hood, City Planner
Subject: Consideration of a request for a Preliminary Plat for Northcreek Villas, a replat of Northcreek Manor.
Case No. PPL04-25 | Applicant: Paul Bass and Landes Engineering

Background: The subject property is located on the northeast corner of the intersection of 39th Street and North Kickapoo Street. A portion of this property was recently rezoned from R-3 (High Density Residential) to C-2 (Regional Commercial). The area, formerly known as Northcreek Manor, is a re-plat that separates the newly-zoned C-2 section from the R-3, as well as splits that commercially-zoned area into a north and south tract.

Discussion

Findings and Facts:

- Staff has reviewed both the Preliminary and Final Replat and finds that there are no issues that cannot be resolved during the Public Improvements phase

Options:

- Recommending Approval of Case No. PPL04-25 as presented.
- Recommending Approval of PPL04-25 with conditions
- Recommending Denial of the application to replat the subject property
- Defer of the request for additional and specific information to a certain date.

This item is scheduled for the January 20, 2026 City Commission meeting.

Financial Impact: None

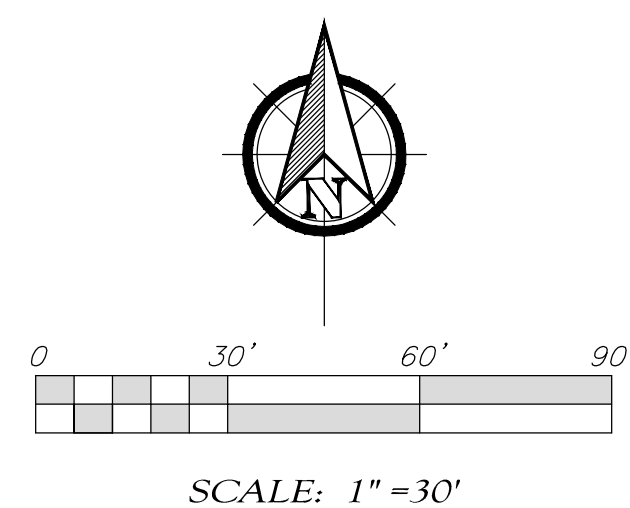
Attachments: 28612685-Northcreek Villas Preliminary Plat, 28612686-rezoning prelim and final plat application

Staff Recommendation: Staff recommends approval of the request as presented.

PRELIMINARY PLAT
NORTHCREEK VILLAS

A REPLAT OF NORTHCREEK MANOR, BEING A PART OF THE NW/4 OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 4 EAST OF THE INDIAN MERIDIAN, SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA

FND & Held
 3/8" iron Pin
 (No Cap)



CERTIFICATION OF DESIGN

This Preliminary Plat has been prepared to the best of my ability in accordance with the Comprehensive Plan and in accordance with the ordinances and regulations governing the subdivision of land.

OWNER INFORMATION

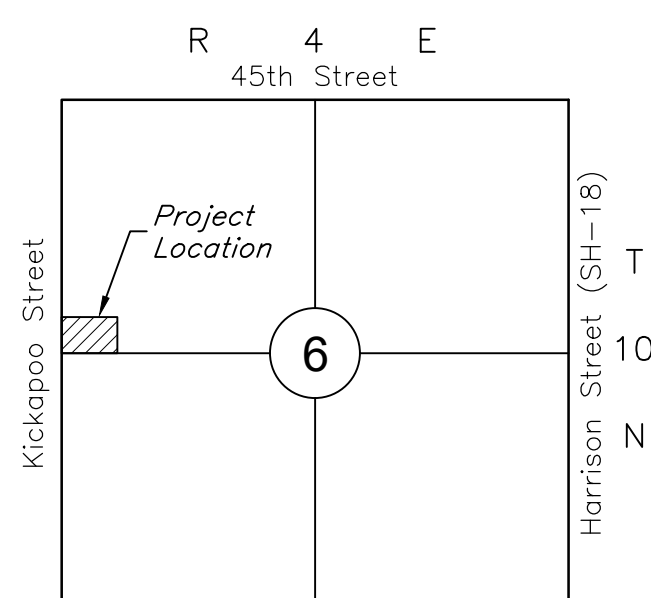
Name: Paul Bass
 Address: 3901 N. Kickapoo,
 Shawnee, OK 74804

ENGINEER INFORMATION

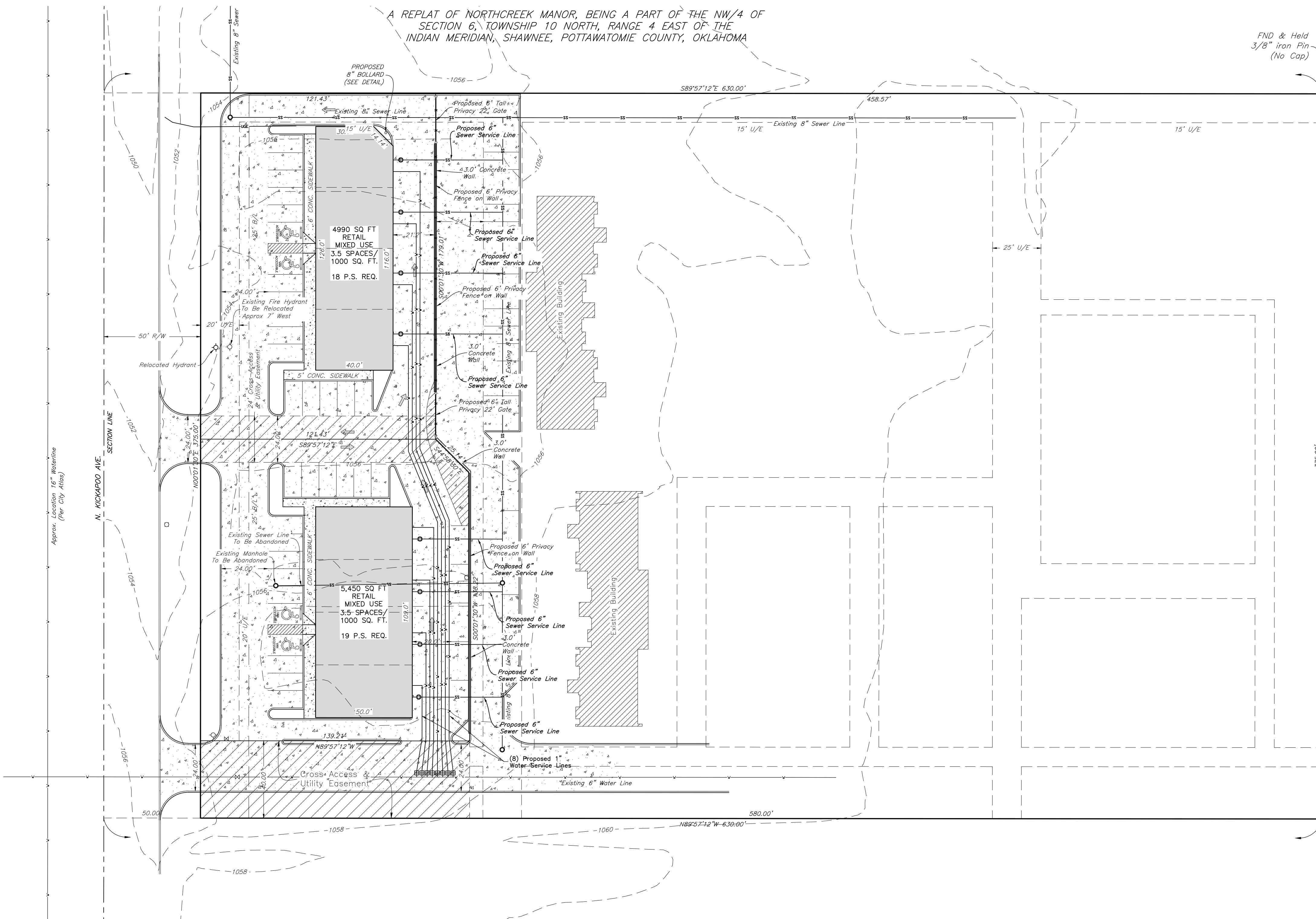
Name: Landes Engineering
 Address: 903 E. 35th Street, Shawnee, OK 74802
 Telephone Number: (405) 275-5388

LEGAL DESCRIPTION

Beginning at the SW Corner of the NW/4 Section 6, T10N-R4E, thence N00°01'30"E, 375.0'; thence S89°57'12"E, 630.0'; thence S00°01'30"W, 375.0'; thence N89°57'12"W, 630.0' to the point or place of beginning.



MacArthur Street
LOCATION MAP
 Scale: 1" = 2000'



STATISTICAL DATA

- A. Total gross acres: 4.99
- B. Total number of Lots: 3
- C. Number of dwelling units, the acreage, the residential density, and the net residential density by housing type: N/A
- D. The number of lots and acreage allocated to commercial and industrial uses including the square footage of commercial and industrial structures if appropriate: 2 Lots, 0.99 acres, the square footage of buildings has not been determined at this time.
- E. The acreage allocated to parks and common recreational use: None
- F. The acreage allocated to common open space: None
- G. The lineal footage of proposed public local, collector and arterial streets: No proposed streets.
- H. The acreage allocated to other public and semi-public uses: None

FLOOD STATEMENT

This property is located in Flood Zone 'X' (Areas determined to be outside the 0.2% annual chance floodplain) per F.I.R.M. Map Number 40125C0206-J, Panel 206 of 550, Pottawatomie County, Oklahoma and Incorporated areas, revised 5/16/2019.

Client: Paul Bass		Project: Northcreek Villas	
Designer: Stephen T. Landes		Sheet Title: Preliminary Plat	
Drawn: STL	Checked: STL	Date: 10/06/2025	Sheet: 1 of 1
<p>LANDES ENGINEERING L.L.C. www.landesengineering.net 903 E. 35th Street * P.O. Box 1032 Shawnee, OK 74802-1032 (405) 275-5388 * Fax (405) 275-9047 CA # 2260 EXP. 6-30-23</p>			
Stephens T. Landes	Professional Engineer	# 19539	Date
Revisions	No.	Date	

Planning Department Application Submittal Guidelines - City of Shawnee, OK

Planning Department – 222 N. Broadway Ave. – 405-878-1616

Rezoning (RZ) – Conditional Use Permits (CUP) – Planned Unit Developments (PUD)

Applicants are strongly encouraged to speak with a member of the Planning Department staff **prior** to submitting an application. Please contact the Planning Department to schedule a time to discuss your application with a staff member. Initial meetings can be over the phone, virtual, or in-person. Follow-up phone calls and emails are welcomed.

Application packages shall be submitted to the Planning Department **at least 30 days** prior to the Planning Commission meeting. Attached to these guidelines are a current Planning Commission meetings calendar and the corresponding due dates for application submittal.

The submittal package shall include **Application – Deed or Affidavit – Mailing List – Fees**

Application

The completed and signed application. Include the full legal description of the subject property – attached by separate sheet if necessary. Incomplete or unsigned applications will not be accepted or will be returned.

Deed or Affidavit

A copy of the deed of ownership or a signed affidavit from the property owner explicitly giving permission for the public hearing for a rezoning is allowed on the subject property.

Mailing List

A mailing address list of all property owners located within a 300' radius of the perimeter of the subject property lines. Multi-family uses or treatment facilities rezoning requests require a radius of 1,320 feet and increased notice time. *(see next page)*

The certified list **must be obtained** from a registered, bonded abstract company or a licensed title insurance company. The cost of obtaining the list is the applicant's responsibility.

Fees

The fees due with submittal are application and sign fees. Calls or emails to confirm are welcomed.

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Upon receipt, staff will review the submittal and contact the applicant with any questions.

In compliance with Oklahoma State Statute the notifications of a public hearing must be mailed, published, and posted not less than 20 days prior to the public hearing meeting date

- A notification of a public hearing shall be mailed to all property owners located within a 300' radius of the perimeter of the subject property lines. City staff will generate and mail the notification letters.
- A legal notice of a public hearing shall be published in a newspaper of general circulation in Shawnee. City staff will arrange for the publication.
- A sign announcing a public hearing shall be posted on the subject property by the City.

- The Planning Commission will hold a public hearing to review the rezoning/CUP/PUD request. The Planning Commission is a recommending body, so a recommendation of approval, approval with conditions, or denial will be forwarded with the application to the City Commission for review.
 - While not required, the applicant or a knowledgeable representative should plan to attend and speak at the public hearing. Legal representation is not needed.
- The City Commission will hold a public hearing and review the rezoning/CUP/PUD request along with the Planning Commission’s recommendation. If you do not attend the meeting, you may contact the Planning Department after the City Commission meeting for the final decision. The City Commission typically meets the first and third Mondays of each month at 6:00 p.m.

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- When a rezoning request is for multi-family or treatment facilities, and similar facilities
 - 11 O.S. 43-106 – “ In addition to the notice required in this subsection, if the zoning change requested permits the use of treatment facilities, multiple family facilities, transitional living facilities, halfway houses and any housing or facility that may be used for medical or nonmedical detoxification as these terms are defined pursuant to Section 3-403 of Title 43A of the Oklahoma Statutes, the entity proposing the zoning change shall mail a written notice within thirty (30) days of the hearing to all real property owners within one-quarter (1/4) of a mile where the area to be affected is located...”
 - ❖ This additional notification time will affect the due date for application submittal. The typical due date is 30-days prior to the scheduled Planning Commission meeting you wish to attend. For the uses listed pursuant to 11 O.S. 43-106, the submittal due date may be 60-days prior to the public hearing meeting. Planning staff will confirm an application due date on a case-by-case basis.

Planning Applications Submittal Checklist

- _____ Meeting with Planning Department staff member
- _____ Application – completed and signed
- _____ Certified list of property owners’ addresses obtained from a licensed abstract or title company
- _____ Deed or Affidavit – proof of ownership or signed permission for land use change application
- _____ Fees – The cost of the application and applicable fees are due at the time of submittal.



PRELIMINARY PLAT APPLICATION

Community Development

16 West 9th Street
Shawnee, OK 74801
(405) 878-1672
COSPlanning@shawneeok.org
Fax (405) 878-1587

For Office Use Only
Case Number:
Project Number:
Date Filed:
Amount Paid:
Receipt No.:

Please provide a submittal letter, 6-24 X 36 maps, 1-8 1/2 x 14 map, 1 electronic map and filing fees upon submitting this application. Please call 878-1672 with any questions.

APPLICANT Paul Bass
APPLICANT ADDRESS P.O. box 23 Shawnee ok 74801
APPLICANT PHONE NUMBERS 405-227-5136
EMAIL ADDRESS Pbass1229@gmail.com
NAME OF PLAT Northcreek addition Villias
LOCATION 3901 N. Kickapoo st. Shawnee, OK
NUMBER OF ACRES 5 NUMBER OF LOTS 3

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$400.00
PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS - NUMBER OF LOTS 3 6.00
PLUS \$1.00 PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS
TOTAL COST 406.00

OWNER/DEVELOPER INFORMATION:

NAME David Peck
ADDRESS 18411 Brangus Rd. Shawnee, OK
CONTACT NUMBERS 405-445-2556
EMAIL ADDRESS David.Peck227@gmail.com

PROJECT ENGINEER INFORMATION:

NAME Landes Engineering
ADDRESS 903 E 35th St. Shawnee, OK 74804
CONTACT NUMBERS 405-275-5388
EMAIL ADDRESS landesengineering@landesengineering.net

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



FINAL PLAT APPLICATION

Community Development

16 West 9th Street
Shawnee, OK 74801
(405) 878-1672

COSPlanning@shawneeok.org
Fax (405) 878-1587

For Office Use Only	
Case Number:	_____
Project Number:	_____
Date Filed:	_____
Amount Paid:	_____
Receipt No.:	_____

Please provide a submittal letter, 6-24 X 36 maps, 1-8 1/2 x 14 map, 1 electronic map and filing fees upon submitting this application. Please call (405) 878-1672 with any questions.

APPLICANT Paul Bass
 APPLICANT ADDRESS P.O. Box 23 Shawnee, Oklahoma 74801
 APPLICANT PHONE NUMBERS 405-227-5136
 EMAIL ADDRESS Pbass1229@gmail.com
 NAME OF PLAT North Creek Addition Villas
 LOCATION 3901 N Hickapoo St. Shawnee, OK
 NUMBER OF ACRES 5 NUMBER OF LOTS 3

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$350.00
 PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS - _____
 NUMBER OF LOTS PLUS \$1.00 PER LOT OVER FIFTY (50) LOTS _____
 - NUMBER OF LOTS TOTAL 356.00
 COST \$350.00

OWNER/DEVELOPER INFORMATION:

NAME David Peck
 ADDRESS 18411 Branquis Rd Shawnee OK
 CONTACT NUMBERS 405-445-2556
 EMAIL ADDRESS David.Peck227@gmail.com

PROJECT ENGINEER INFORMATION:

NAME Landes Engineering
 ADDRESS 903 E 35th St Shawnee OK 74804
 CONTACT NUMBERS 405-275-5388
 EMAIL ADDRESS Landesengineering@Landesengineering.net

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



Community Development Department
16 W. 9th St.
Shawnee, OK 74801
ShawneeOK.org

Date: January 7, 2026
To: Planning Commission
From: Diana Hood, City Planner
Subject: Consideration of a request for a Final Plat for Northcreek Villas, a replat of Northcreek Manor.
Case No. FPL04-25 | Applicant: Paul Bass and Landes Engineering

Background: The subject property is located on the northeast corner of the intersection of 39th Street and North Kickapoo Street. A portion of this property was recently rezoned from R-3 (High Density Residential) to C-2 (Regional Commercial). The area, formerly known as Northcreek Manor, is a re-plat that separates the newly-zoned C-2 section from the R-3, as well as splits that commercially-zoned area into a north and south tract.

Discussion

Findings and Facts:

- Staff has reviewed both the Preliminary and Final Replat and finds that there are no issues that cannot be resolved during the Public Improvements phase

Options:

- Recommending Approval of Case No FPL04-25 as presented.
- Recommending Approval of the request with conditions
- Recommending Denial of the application to replat the subject area.
- Deferral of the request for additional and specific information to a certain date.

This item is scheduled for the January 20th, 2026 City Commission meeting.

Financial Impact: None

Attachments: 28612684-Final Plat, 28612686-rezoning prelim and final plat application

Staff Recommendation: Staff recommends approval as presented.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That Northcreek Villas, L.L.C., does hereby certify that they are the owners of and the only persons, firms, or corporation having any right, title or interest in and to the land shown on the annexed plat, and that they have caused the same to be surveyed and platted, and that they hereby dedicate all the streets and easements shown hereon to the public, for the purposes of streets, utilities and drainage, for their heirs, executors, administrators, successors and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate. In Witness Whereof, the undersigned have caused this instrument to be executed this ___ day of _____, 20__.

Covenants, reservations and restrictions for this addition are contained in a separate instrument.

State of Oklahoma }
)SS: Paul Bass
 County of _____ } Managing Member

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

My Commission Expires: _____

Notary Public

LAND SURVEYOR'S CERTIFICATE

I, Delbert W. Converse, Professional Land Surveyor, do hereby certify that the annexed plat of Northcreek Villas, an addition to the County of Pottawatomie County, Oklahoma, meets the Oklahoma Minimum Standards For The Practice Of Land Surveying as adopted by The Oklahoma State Board of Registration For Professional Engineers and Land Surveyors. I further certify that this Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.

Delbert W. Converse, P.L.S. 1262

STATE OF OKLAHOMA }
)SS: _____
 COUNTY OF POTTAWATOMIE }

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

My Commission Expires: _____

Notary Public

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Pottawatomie County, State of Oklahoma, hereby certifies that according to the records of said County, title to the land included in the annexed plat of NORTHCREEK VILLAS, a Replat of Northcreek Manor, to Shawnee, Pottawatomie County, Oklahoma, appears to be vested in Northcreek Villas, L.L.C.. All lands described and referred to are unencumbered by pending actions, judgements, liens, mortgages, taxes and other encumbrances, EXCEPT oil, gas and other mineral leases and interests which have been previously conveyed and easements and general mortgages of record.

Executed at the City of Shawnee, Pottawatomie County, State of Oklahoma, on this ___ day of _____, 20__.

ATTEST: First American Title Insurance Co.

By: _____
 Authorized Officer

STATE OF OKLAHOMA }
)SS: _____
 COUNTY OF POTTAWATOMIE }

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

By: _____ Authorized Officer of First American Title Insurance Company, on behalf of the Corporation.

My Commission Expires: _____

Notary Public

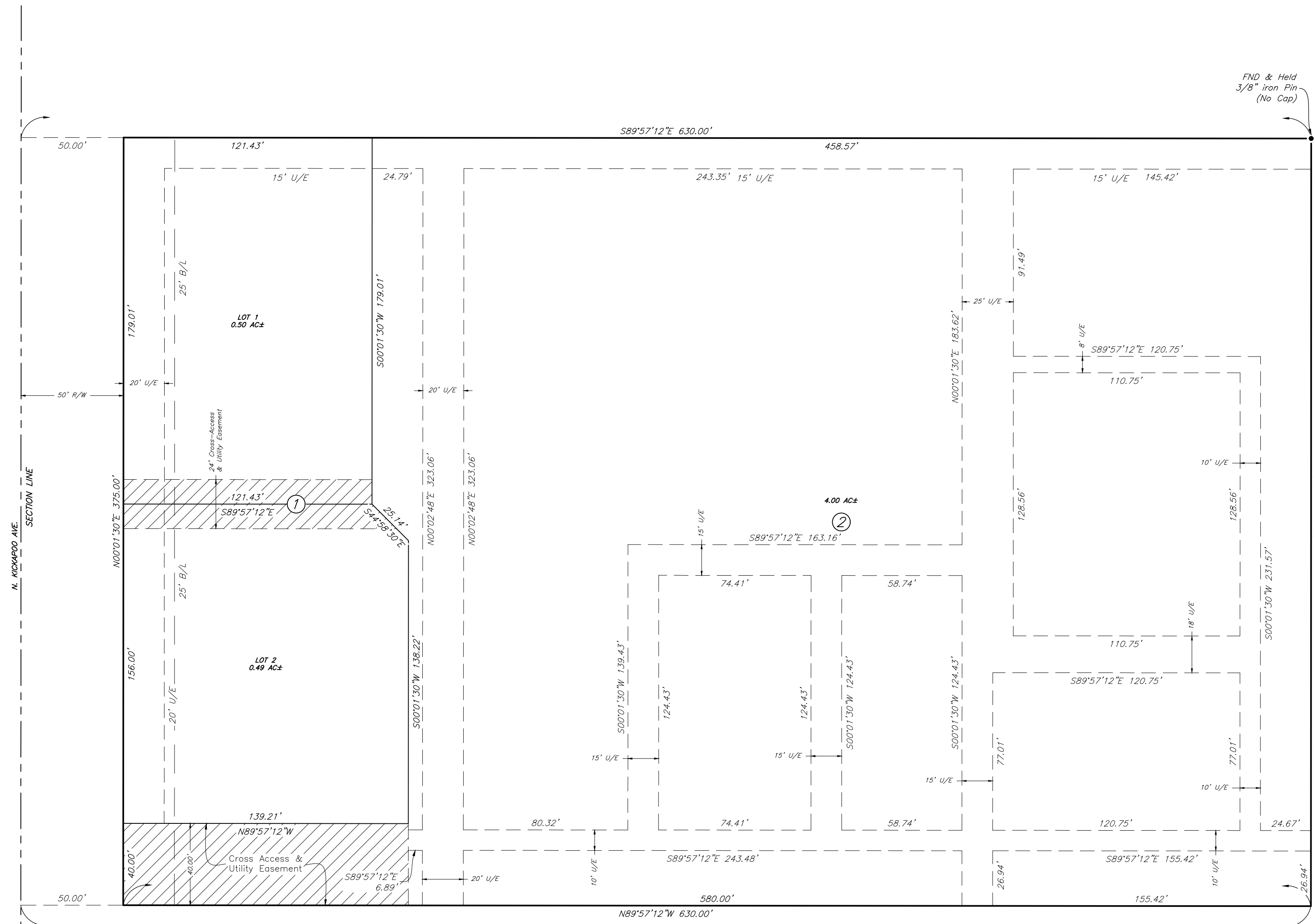
LEGAL DESCRIPTION

Beginning at the SW Corner of the NW/4 Section 6, T10N-R4E, thence N00°01'30"E, 375.00'; thence S89°57'12"E, 630.00'; thence S00°01'30"W, 375.00'; thence N89°57'12"W, 630.00' to the point or place of beginning.

FINAL PLAT

NORTHCREEK VILLAS

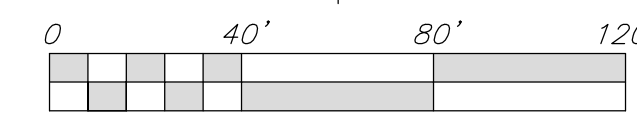
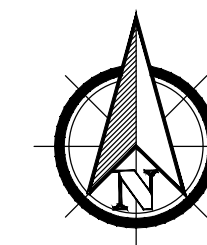
A REPLAT OF NORTHCREEK MANOR, BEING A PART OF THE NW/4 OF SECTION 6, TOWNSHIP 10 NORTH, RANGE 4 EAST OF THE INDIAN MERIDIAN, SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA



FLOOD STATEMENT

This property is located in Flood Zone 'X' (Areas determined to be outside the 0.2% annual chance floodplain) per F.I.R.M. Map Number 40125C0206-J, Panel 206 of 550, Pottawatomie County, Oklahoma and Incorporated areas, revised 5/16/2019.

**PRELIMINARY COPY.
 FOR REVIEW ONLY.**



SCALE: 1" = 40'

BASIS OF BEARING OF N00°01'30"E ALONG THE WEST LINE OF THE RECORDED PLAT OF NORTHCREEK MANOR, BEING A SUBDIVISION OF THE NW/4 OF SECTION 6, T10N-R4E, I.M., SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA.

LEGEND

- (o) INDICATES 3/8" IRON PIN SET W/CAP "CA 2260" (UNLESS OTHERWISE NOTED)
- (•) INDICATES FOUND MONUMENT
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- B/L BUILDING LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- C.B. CHORD BEARING
- C.L. CHORD LENGTH
- (P) DISTANCE OR BEARINGS ACCORDING TO THE RECORDED PLAT OF AMERICAN COUNTRY ESTATES, PHASE 1
- (R) RECORDED DISTANCE OR BEARING ACCORDING TO PROVIDED LEGAL DESCRIPTION
- (M) MEASURED DISTANCE OR BEARING ACCORDING TO FOUND MONUMENTS

COUNTY TREASURER'S CERTIFICATE

I, _____, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Pottawatomie County, State of Oklahoma, that the tax records of said County show all taxes are paid for the year 20__, and prior years on the land shown on the annexed plat of NORTHCREEK VILLAS, an addition to the City of Shawnee, Pottawatomie County, Oklahoma, that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the City of Shawnee, Oklahoma, this ___ day of _____, 20__.

County Treasurer

CITY PLANNING COMMISSION APPROVAL

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

Chairman

ACCEPTANCE OF DEDICATION OF CITY COMMISSION

BE IT RESOLVED by the Council of the City of Shawnee, Oklahoma, that the dedications shown on the annexed plat of NORTHCREEK VILLAS, to Shawnee, Pottawatomie County, Oklahoma, are hereby accepted.

Adopted by the Council of the City of Shawnee, Oklahoma, this ___ day of _____, 20__.

ATTEST: City of Shawnee, Oklahoma

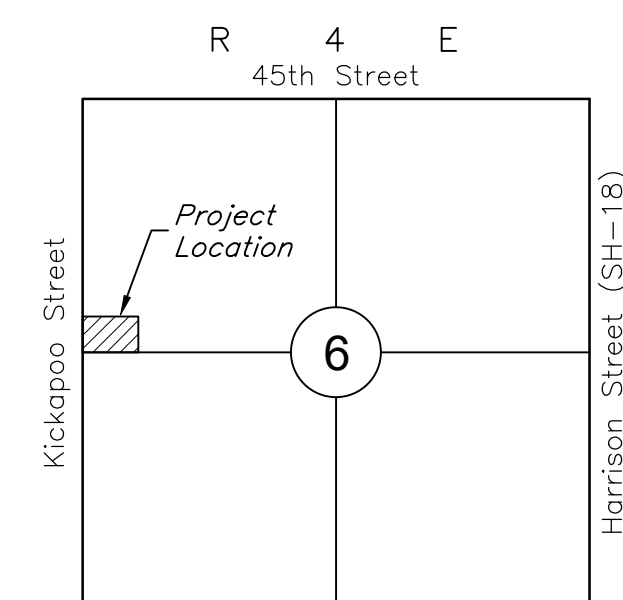
City Clerk

Mayor

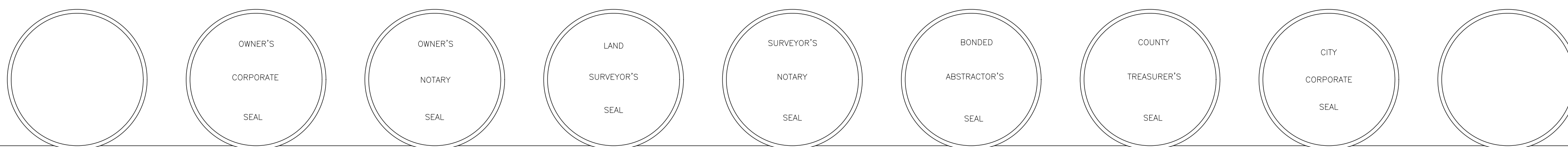
CERTIFICATE OF THE CITY CLERK

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

City Clerk



LOCATION MAP
 Scale: 1" = 2000'



DWG FILE: Z:\PROJECTS\ENGINEERING\2025\ENG 202-25 NORTH CREEK MANOR-PAUL BASS\SITE DESIGN.DWG LANDES ENGINEERING L.L.C. & ASSOCIATES www.landesengineering.net 903 EAST 35TH STREET SHAWNEE, OKLAHOMA 74804 (405) 275-5388 CA #2260 EXP. 6-30-27		Northcreek Villas SHAWNEE, OKLAHOMA SHEET NUMBER: 1 of 1	
DATE: 10/06/2025	REV:	CHECKED: DWG	

Planning Department Application Submittal Guidelines - City of Shawnee, OK

Planning Department – 222 N. Broadway Ave. – 405-878-1616

Rezoning (RZ) – Conditional Use Permits (CUP) – Planned Unit Developments (PUD)

Applicants are strongly encouraged to speak with a member of the Planning Department staff **prior** to submitting an application. Please contact the Planning Department to schedule a time to discuss your application with a staff member. Initial meetings can be over the phone, virtual, or in-person. Follow-up phone calls and emails are welcomed.

Application packages shall be submitted to the Planning Department **at least 30 days** prior to the Planning Commission meeting. Attached to these guidelines are a current Planning Commission meetings calendar and the corresponding due dates for application submittal.

The submittal package shall include **Application – Deed or Affidavit – Mailing List – Fees**

Application

The completed and signed application. Include the full legal description of the subject property – attached by separate sheet if necessary. Incomplete or unsigned applications will not be accepted or will be returned.

Deed or Affidavit

A copy of the deed of ownership or a signed affidavit from the property owner explicitly giving permission for the public hearing for a rezoning is allowed on the subject property.

Mailing List

A mailing address list of all property owners located within a 300' radius of the perimeter of the subject property lines. Multi-family uses or treatment facilities rezoning requests require a radius of 1,320 feet and increased notice time. *(see next page)*

The certified list **must be obtained** from a registered, bonded abstract company or a licensed title insurance company. The cost of obtaining the list is the applicant's responsibility.

Fees

The fees due with submittal are application and sign fees. Calls or emails to confirm are welcomed.

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Upon receipt, staff will review the submittal and contact the applicant with any questions.

In compliance with Oklahoma State Statute the notifications of a public hearing must be mailed, published, and posted not less than 20 days prior to the public hearing meeting date

- A notification of a public hearing shall be mailed to all property owners located within a 300' radius of the perimeter of the subject property lines. City staff will generate and mail the notification letters.
- A legal notice of a public hearing shall be published in a newspaper of general circulation in Shawnee. City staff will arrange for the publication.
- A sign announcing a public hearing shall be posted on the subject property by the City.

- The Planning Commission will hold a public hearing to review the rezoning/CUP/PUD request. The Planning Commission is a recommending body, so a recommendation of approval, approval with conditions, or denial will be forwarded with the application to the City Commission for review.
 - While not required, the applicant or a knowledgeable representative should plan to attend and speak at the public hearing. Legal representation is not needed.
- The City Commission will hold a public hearing and review the rezoning/CUP/PUD request along with the Planning Commission’s recommendation. If you do not attend the meeting, you may contact the Planning Department after the City Commission meeting for the final decision. The City Commission typically meets the first and third Mondays of each month at 6:00 p.m.

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- When a rezoning request is for multi-family or treatment facilities, and similar facilities
 - 11 O.S. 43-106 – “ In addition to the notice required in this subsection, if the zoning change requested permits the use of treatment facilities, multiple family facilities, transitional living facilities, halfway houses and any housing or facility that may be used for medical or nonmedical detoxification as these terms are defined pursuant to Section 3-403 of Title 43A of the Oklahoma Statutes, the entity proposing the zoning change shall mail a written notice within thirty (30) days of the hearing to all real property owners within one-quarter (1/4) of a mile where the area to be affected is located...”
 - ❖ This additional notification time will affect the due date for application submittal. The typical due date is 30-days prior to the scheduled Planning Commission meeting you wish to attend. For the uses listed pursuant to 11 O.S. 43-106, the submittal due date may be 60-days prior to the public hearing meeting. Planning staff will confirm an application due date on a case-by-case basis.

Planning Applications Submittal Checklist

- _____ Meeting with Planning Department staff member
- _____ Application – completed and signed
- _____ Certified list of property owners’ addresses obtained from a licensed abstract or title company
- _____ Deed or Affidavit – proof of ownership or signed permission for land use change application
- _____ Fees – The cost of the application and applicable fees are due at the time of submittal.



PRELIMINARY PLAT APPLICATION

Community Development

16 West 9th Street
Shawnee, OK 74801
(405) 878-1672
COSPlanning@shawneeok.org
Fax (405) 878-1587

For Office Use Only
Case Number:
Project Number:
Date Filed:
Amount Paid:
Receipt No.:

Please provide a submittal letter, 6-24 X 36 maps, 1-8 1/2 x 14 map, 1 electronic map and filing fees upon submitting this application. Please call 878-1672 with any questions.

APPLICANT Paul Bass
APPLICANT ADDRESS P.O. box 23 Shawnee ok 74801
APPLICANT PHONE NUMBERS 405-227-5136
EMAIL ADDRESS P.bass1229@gmail.com
NAME OF PLAT Northcreek addition Villias
LOCATION 3901 N. Kickapoo st. Shawnee, OK
NUMBER OF ACRES 5 NUMBER OF LOTS 3

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$400.00
PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS - NUMBER OF LOTS 3 6.00
PLUS \$1.00 PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS
TOTAL COST 406.00

OWNER/DEVELOPER INFORMATION:

NAME David Peck
ADDRESS 18411 Branquis Rd. Shawnee, OK
CONTACT NUMBERS 405-445-2556
EMAIL ADDRESS David.Peck227@gmail.com

PROJECT ENGINEER INFORMATION:

NAME Landes Engineering
ADDRESS 903 E 35th St. Shawnee, OK 74804
CONTACT NUMBERS 405-275-5388
EMAIL ADDRESS landesengineering@landesengineering.net

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



FINAL PLAT APPLICATION

Community Development

16 West 9th Street
 Shawnee, OK 74801
 (405) 878-1672
 COSPlanning@shawneeok.org
 Fax (405) 878-1587

For Office Use Only	
Case Number:	_____
Project Number:	_____
Date Filed:	_____
Amount Paid:	_____
Receipt No.:	_____

Please provide a submittal letter, 6-24 X 36 maps, 1-8 1/2 x 14 map, 1 electronic map and filing fees upon submitting this application. Please call (405) 878-1672 with any questions.

APPLICANT Paul Bass
 APPLICANT ADDRESS P.O. Box 23 Shawnee, Oklahoma 74801
 APPLICANT PHONE NUMBERS 405-227-5136
 EMAIL ADDRESS Pbass1229@gmail.com
 NAME OF PLAT North Creek Addition Villas
 LOCATION 3901 N Hickapop St. Shawnee, OK
 NUMBER OF ACRES 5 NUMBER OF LOTS 3

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$350.00
 PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS - _____
 NUMBER OF LOTS PLUS \$1.00 PER LOT OVER FIFTY (50) LOTS _____
 - NUMBER OF LOTS TOTAL 356.00
 COST \$350.00

OWNER/DEVELOPER INFORMATION:

NAME David Peck
 ADDRESS 18411 Branquis Rd Shawnee OK
 CONTACT NUMBERS 405-445-2556
 EMAIL ADDRESS David.Peck.227@gmail.com

PROJECT ENGINEER INFORMATION:

NAME Landes Engineering
 ADDRESS 903 E 35th St Shawnee OK 74804
 CONTACT NUMBERS 405-275-5388
 EMAIL ADDRESS Landesengineering@Landesengineering.net

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

Date: January 7, 2026
To: Planning Commission
From: Diana Hood, City Planner
Subject: Public Hearing and Consideration of a request to Rezone the property addressed as 1402 E Independence Street from C-1 (Local Commercial) to R-3 (High Density Residential) with the intent to renovate the existing building to accommodate affordable housing.
 Case No. RZ08-25 | Applicant: Jerry Roca & Landes Engineering



Background:

The property addressed as 1402 E Independence St is located on the north side of East Independence Street, a little over a block east of North Center Ave. It is currently zoned C-1 (Local Commercial), with similar zoning located at the property adjacent to the southwest as well as east across N Elm Ave. Directly to the north, the adjacent property is zoned TA (Transitional Agriculture), and the properties beyond those directly touching the subject property are predominantly zoned R-1 (Low Density Residential). Across the street to the south is Sequoyah Elementary School, and next to it is a Church building.

The owner and applicant are requesting to rezone this property from C-1 (Local Commercial) to R-3 to allow for apartments, specifically with the intent to remodel the building and create affordable housing.

Discussion

The Comprehensive Plan Future Land Use Map predicts Low Density Residential uses in this area. The

desired zoning district, R-3 (High Density Residential), is designed for multifamily uses serving as a transition between medium-density residential development and commercial nodes.

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 feet of 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.

Staff has received several objection letters regarding this rezoning from the nearby residents.

Financial Impact: None

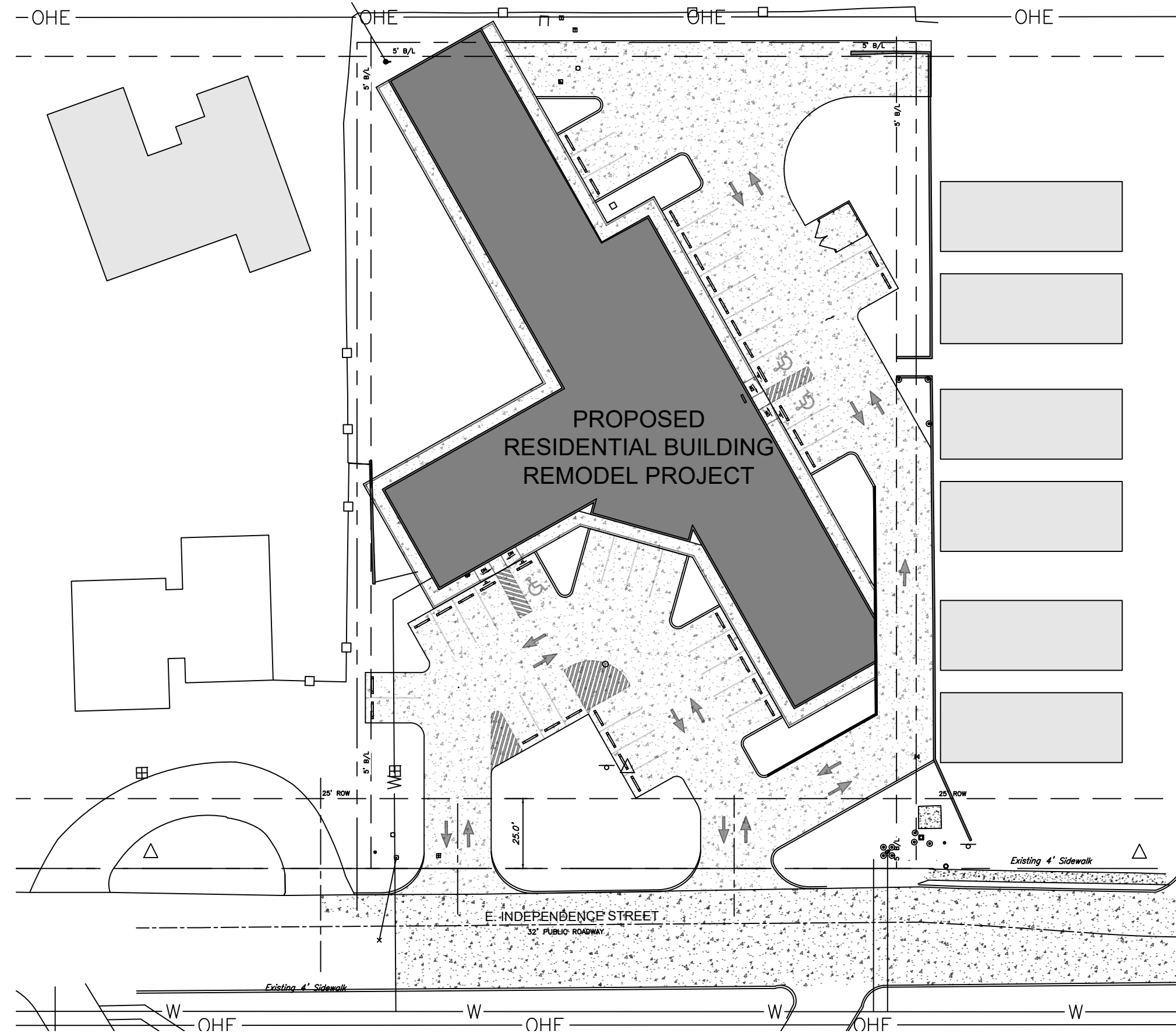
Attachments: Application Packet, 29337750-ENG 801-25-Civil Plans, Gayle Hucks letter, Gayle Hucks photos, Zoning Map, Utility Map

Staff Recommendation: Staff recommends approval of the request.

GENERAL CONSTRUCTION NOTES

- The Contractor is responsible for the location of all utilities and must have all utilities located prior to commencing any excavation. The Contractor shall verify the invert and flowline elevations of all water lines, sanitary sewers, storm drains, drainage structures, and surface drainage courses prior to laying any new pipe. The Contractor must call OKIE at (405) 840-5032 or dial 8-1-1 to have all public utilities (water and sanitary sewer lines) and franchised utilities (electric lines, telephone cables, fiber optic lines, cable television, gas lines and oil pipelines) located at least two (2) days prior to starting construction.
- The Contractor is responsible for the protection of all utility lines and structures, whether shown or not, both public and private. Any damage to a utility line or structure, because of the Contractor's actions, shall be repaired solely at the Contractor's expense to a condition as good or better than that prior to the damage. The Contractor must call 9-1-1 immediately if a natural gas pipeline is cut, damaged or otherwise disturbed. The City fire department and gas line operator must inspect the pipe before work can resume at that location.
- The Contractor must notify the following persons at least forty-eight (48) hours in advance of placing or removing any barricades or otherwise modifying existing traffic control devices or placing any temporary traffic control device:
- The Contractor must notify all affected city utility customers at least ten (10) working days prior to anticipated service interruption. All work must be carried out carefully to minimize customer service interruption during construction. Streets temporarily closed to through traffic during construction shall remain open to local traffic to the maximum extent practical during the work. Detour routes shall be furnished by the Engineer. The Contractor shall furnish and erect all detour signage as directed. Where work is carried on, in or adjacent to any street, alley or public place, the Contractor shall, at his own expense, furnish and erect such barricades, fences, lights and/or other protective barriers, and take such other precautionary measures for the protection of persons or property and of the work as are necessary. A sufficient number of barricades shall be erected to keep vehicles from being driven into any work under construction. Failure to comply with this requirement will result in the Engineer shutting down the work until the Contractor has provided the necessary protection. All such barricades and signs and the use thereof shall be in strict compliance with The Manual On Uniform Traffic Control Devices, Part 4 - Highway Traffic Signals.
- All construction materials and work shall conform to all applicable City, State or County specifications with the additional supplements, as referenced in the project documents.
- All elevations shown are North American Vertical Datum of 1988 (NAVD88). All dimensions to curb are to the face of curb. All dimensions to street centerlines are to the centerline of the right-of-way or section line.
- The Contractor shall develop and make all detailed surveys needed for construction. The cost of the construction survey and staking shall be included in the price bid for Other Items of Work and are the responsibility of the Contractor to coordinate.
- All fences removed as a result of the Contractor's actions shall be replaced in kind with fencing equal to or better than the original fence. All costs for fence removal and replacement shall be included in the price bid for other items of work.
- All work not classified as a contract pay item shall be considered incidental construction and the cost for such shall be included in the price bid for Other Items of Work.
- Sediment control for utility construction is required. Trenches must be backfilled at the end of each day's work. No more trench shall be opened than can be completed in the same day unless temporary silt fence is placed immediately downstream of any area intended to remain disturbed for more than one day. Excavated materials shall be placed on the high side of the trench.
- City personnel are not permitted to enter any trench or excavation more than five (5) feet deep, for any reason, unless it is sloped or shored in accordance with 29 CFR 1926 OSHA Subpart P, "Excavations and Trenches."
- All disturbed, unpaved areas within easements and right-of-way shall be seeded, fertilized, and watered in accordance with ODOT Specifications Phase 232, "Seeding", as required under the "Revegetation" pay item if provided or as noted otherwise on the plans. Seeded areas shall be repaired and maintained until all portions of the project are complete and approved for final acceptance. All other areas disturbed as a result of the Contractor's actions shall be restored in a manner acceptable to the Engineer to a condition as good or better than that prior to the disturbance at no expense to the Client.
- All removed salvageable public utility items shall remain the property of the City and shall be stockpiled in an area within the project limits designated by the Engineer for collection by City forces.
- All ditches disturbed during construction shall be reshaped and sloped to drain. Solid slab sod shall be used in all areas where soil has been exposed and positive means of sod stabilization shall be used to prevent displacement of sod by storm waters.
- Erosion control devices in the form of sediment fences are required at driveway culverts, street culverts, drainage structures, storm sewer manholes and sanitary sewer manholes located in ditches where soil has been disturbed. Those items shall be placed as directed by the Engineer and the cost shall be included in other items.

Civil Development Plans for
Wehost Shawnee Apartments
 1402 E. Independence Road
 Shawnee, Oklahoma

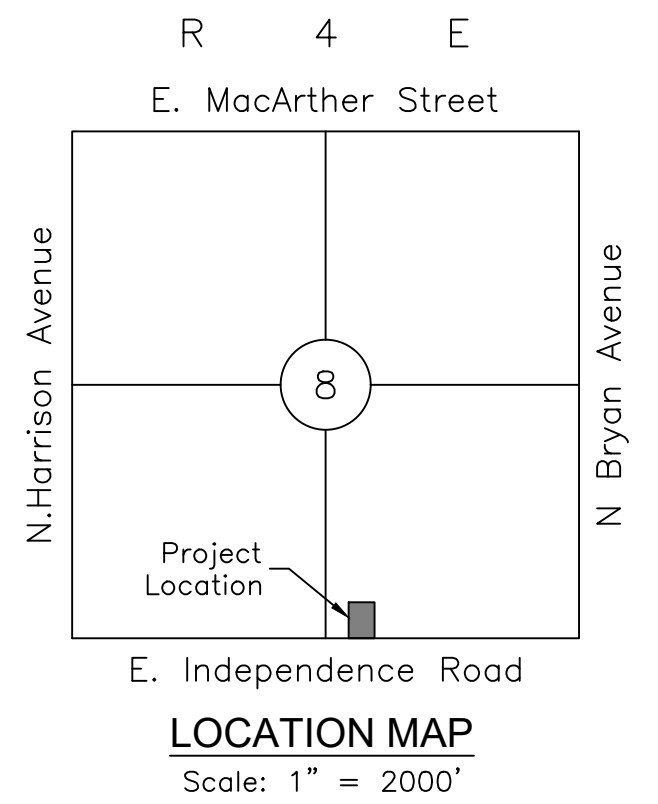


LEGAL DESCRIPTION

BRADLEY'S 2nd (PT SW SE 8-10-4) BEG 135'E SW/4 LOT 8 E20'
 N295.6' W200' S295.6' POB

PROJECT DESCRIPTION

One-Story Residential Building Remodel
 26 Unit Apartment Building
 20 - One Bedroom Units
 6 - Two Bedroom Units



PROPERTY OWNER:

Brian Butler

 _____, OK _____

ADOPTED CODES:

2018 International Building Code
 2018 International Mechanical Code
 2018 International Plumbing Code
 2018 National Fire Code
 2020 National Electric Code
 2009 IECC & ICC/ANSI A117.1

CURRENT ZONING:

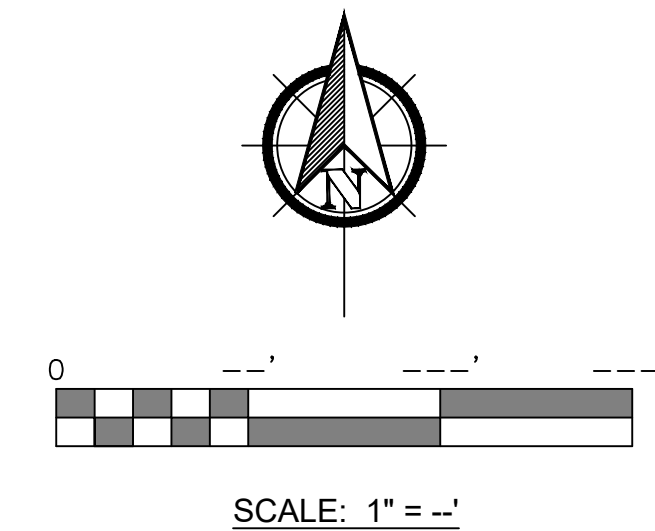
Local Commercial

REQ. THIRD PARTY INSPECTIONS:

Add any 3rd Party inspections required

FLOOD STATEMENT

Subject Property is located in Flood Zone "X" (Areas determined to be outside the 0.2% Annual Chance Floodplain) per FEMA F.I.R.M. Number 40125C0207J, Panel 14 of 21, Pottawatomie County, Oklahoma and incorporated areas, effective 5-16-2019.



LEGEND

- Found Monument
- ◆ Benchmark
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- ⊕ Water Valve
- ⊕ Water Meter
- ⊕ Fire Hydrant
- ⊕ Water Faucet
- ⊕ Pullbox
- ⊕ Sign
- ⊕ Power Pole
- ⊕ Transformer Pole
- ⊕ Light Pole
- ⊕ Electric Pedestal
- ⊕ Electric Transformer
- ⊕ Electric Meter
- ⊕ Gas Meter
- ⊕ Traffic Signal Pole
- ⊕ Telephone Pedestal
- ⊕ Communications Manhole
- Tree
- Shrub
- Wood Fence
- Chainlink Fence
- × Wire Fence
- SS— Sanitary Sewer
- TUG— Underground Telephone
- G— Underground Gas
- UGE— Underground Electric
- W— Water Line
- CATV— Cable Television
- FOC— Fiber Optic Cable
- OHE— Overhead Electric

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C-1	Title Sheet
C-2	Existing Topography
C-3	Demolition Plan
C-4	Erosion Control Plan
C-5	Site Plan
C-6	Grading Plan
C-7	Private Storm Sewer Plan
C-8	Utility Plan
C-9	Landscape Plan
C-10 to C-	Construction Standard Details
PUBLIC INFRASTRUCTURE PLAN SHEETS	
--1	Title Sheet
--2	Plan & Profile
--3 to	Construction Standards

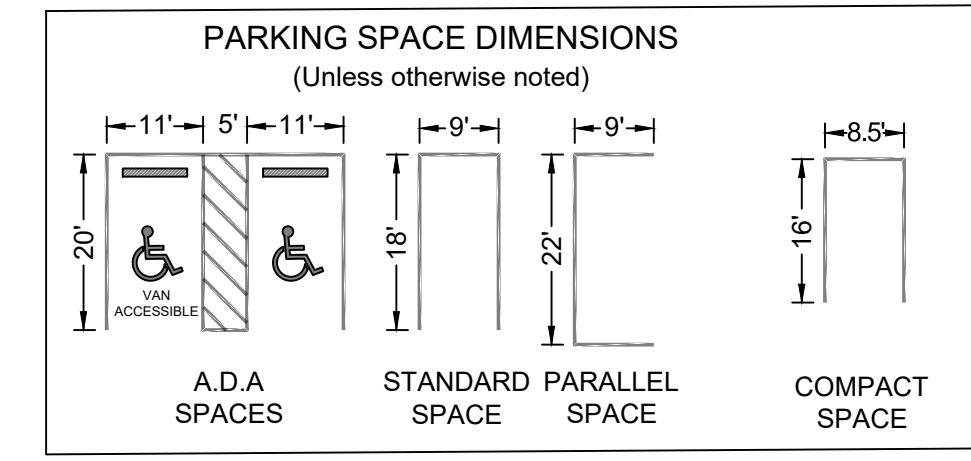
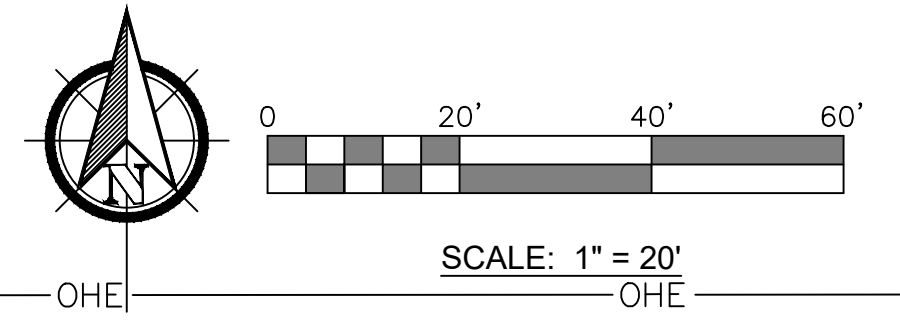
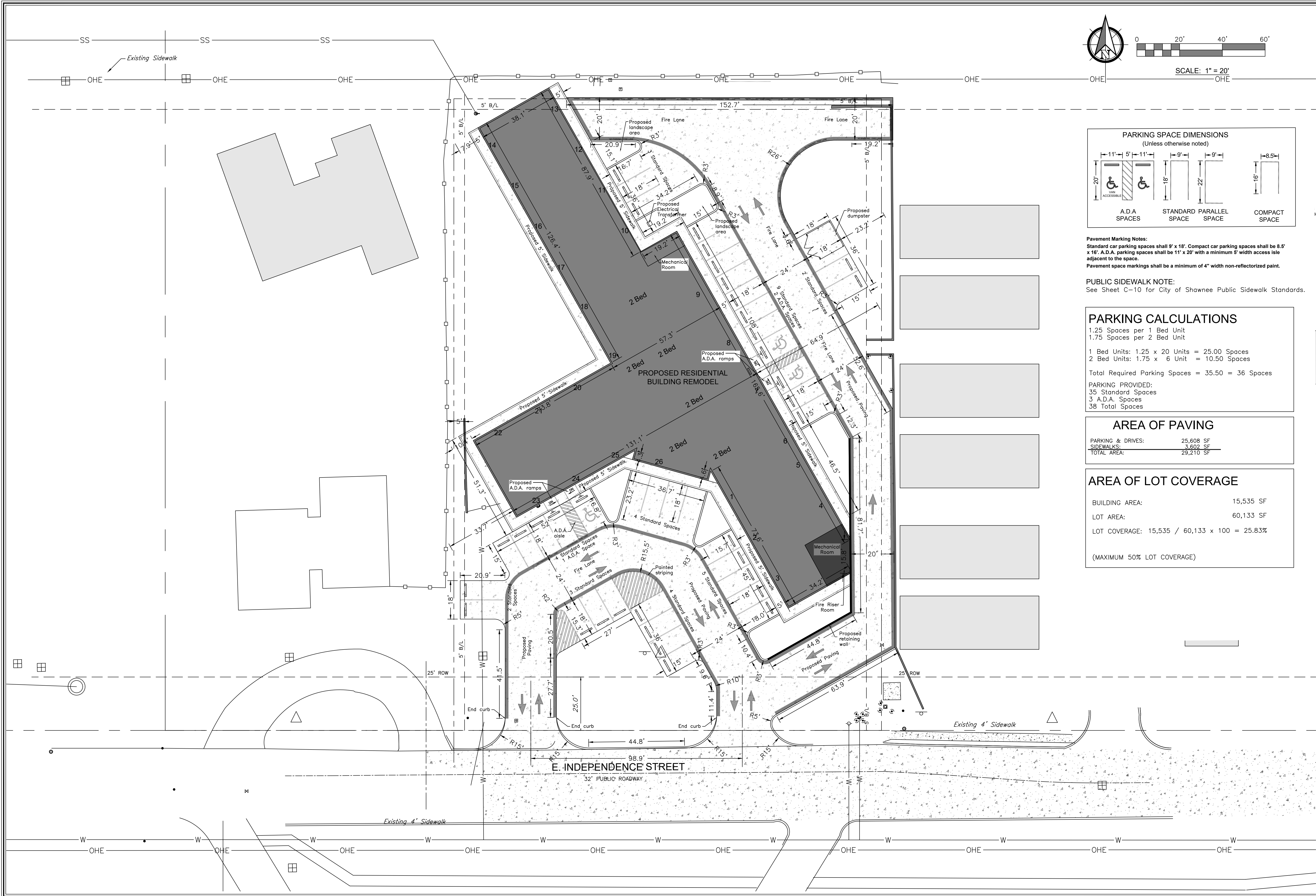
Note To Contractors
 Call Okie: 811 or 1-800-522-6543

Location of underground utility services. Contractors must contact this number prior to any excavation or construction.

Every effort has been made to locate and identify approximate locations of underground utility lines. Buried utilities are not necessarily as shown. It is the responsibility of the Contractor to locate and preserve all services. Contractor must contact all utilities prior to any construction.



<p>Client: Brian Butler Project: Wehost Shawnee Apartments, Shawnee, OK Sheet No: Title Sheet Design: STL Check: STL Drawn: KD Project No: ENG 801-25</p>	<p>LANDES ENGINEERING & ASSOCIATES P.L.L.C. www.landesengineering.net 903 E. 35th Street * P.O. Box 1032 Shawnee, OK 74802-1032 (405) 275-5388 * Fax (405) 275-9047 CA # 2260 EXP. 06/30/2027</p>	<p>Date: 10/31/2025 Stephen T. Landes P.E. #19539</p>	<p>Revisions</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Date	Description									
No.	Date	Description													



Pavement Marking Notes:
Standard car parking spaces shall be 9' x 18'. Compact car parking spaces shall be 8.5' x 16'. A.D.A. parking spaces shall be 11' x 20' with a minimum 5' width access aisle adjacent to the space.
Pavement space markings shall be a minimum of 4" width non-reflectORIZED paint.

PUBLIC SIDEWALK NOTE:
See Sheet C-10 for City of Shawnee Public Sidewalk Standards.

PARKING CALCULATIONS

1.25 Spaces per 1 Bed Unit
1.75 Spaces per 2 Bed Unit

1 Bed Units: 1.25 x 20 Units = 25.00 Spaces
2 Bed Units: 1.75 x 6 Unit = 10.50 Spaces

Total Required Parking Spaces = 35.50 = 36 Spaces

PARKING PROVIDED:
35 Standard Spaces
3 A.D.A. Spaces
38 Total Spaces

AREA OF PAVING

PARKING & DRIVES:	25,608 SF
SIDEWALKS:	3,602 SF
TOTAL AREA:	29,210 SF

AREA OF LOT COVERAGE

BUILDING AREA:	15,535 SF
LOT AREA:	60,133 SF
LOT COVERAGE:	15,535 / 60,133 x 100 = 25.83%

(MAXIMUM 50% LOT COVERAGE)

<p>Client: Brian Butler</p> <p>Project: Wehost Shawnee Apartments - Shawnee, OK</p> <p>Sheet No: Site Plan</p> <p>Drawn: STL</p> <p>Checked: STL</p> <p>Project No: ENG 801-25</p> <p>Scale: C-3</p>	<p>Landes Engineering & Associates P.L.L.C.</p> <p>www.landesengineering.net</p> <p>903 E. 35th Street * P.O. Box 1032</p> <p>Shawnee, OK 74802-1032</p> <p>(405) 275-5388 * Fax (405) 275-9047</p> <p>CA # 2260 EXP. 06/30/2027</p>	<p>Date: 10/31/2025</p> <p>Stephen T. Landes P.E. #19539</p>	<p>Revisions</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>No.</th> <th>Date</th> <th>By</th> <th>Description</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Date	By	Description								
No.	Date	By	Description												

**2018 INTERNATIONAL FIRE CODE
APPENDIX D - FIRE APPARATUS ACCESS ROAD**

SECTION D101 - GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 - REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds.

SECTION D103 - MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

• Exception: Grades steeper than 10 percent as *approved* by the *fire code official*.

D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4 - Requirements for Dead-end Fire Apparatus Access Roads

Length (ft.)	Width (ft.)	Turnaround Required
0 - 150	20	None required
151 - 500	20	120" Hammerhead, 60" "Y" or 96" dia. Cul-de-sac in accordance with Figure D103.1
501 - 750	26	120" Hammerhead, 60" "Y" or 96" dia. Cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required.

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

- Where a single gate is provided, the gate width shall be not less than 20 feet. Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet.
- Gates shall be of the swinging or sliding type.
- Construction of gates shall be of materials that allow manual operation by one person.
- Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be *approved* by the *fire code official*.
- Methods of locking shall be submitted for approval by the *fire code official*.
- Electric gate operators, where provided, shall be listed in accordance with UL 325.
- Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

D103.6 Signs. Where required by the *fire code official*, fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

D103.6.1 Roads 20 to 26 feet in width. *Fire lane* signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide.

D103.6.2 Roads more than 26 feet in width. *Fire lane* signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide and less than 32 feet wide.

SECTION D104 - COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross *building area* of more than 62,000 square feet shall be provided with two separate and *approved* fire apparatus access roads.

• Exception: Projects having a gross *building area* of up to 124,000 square feet that have a single *approved* fire apparatus access road where all buildings are equipped throughout with *approved* automatic sprinkler systems.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

SECTION D105 - AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, *approved* aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be *approved* by the *fire code official*.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*.

SECTION D106 - MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads. Exception: Projects having up to 200 *dwelling units* shall have not fewer than one *approved* fire apparatus access road where all buildings, including nonresidential occupancies, are equipped throughout with *approved* automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 *dwelling units* shall be provided with two separate and *approved* fire apparatus access roads regardless of whether they are equipped with an *approved* automatic sprinkler system.

D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

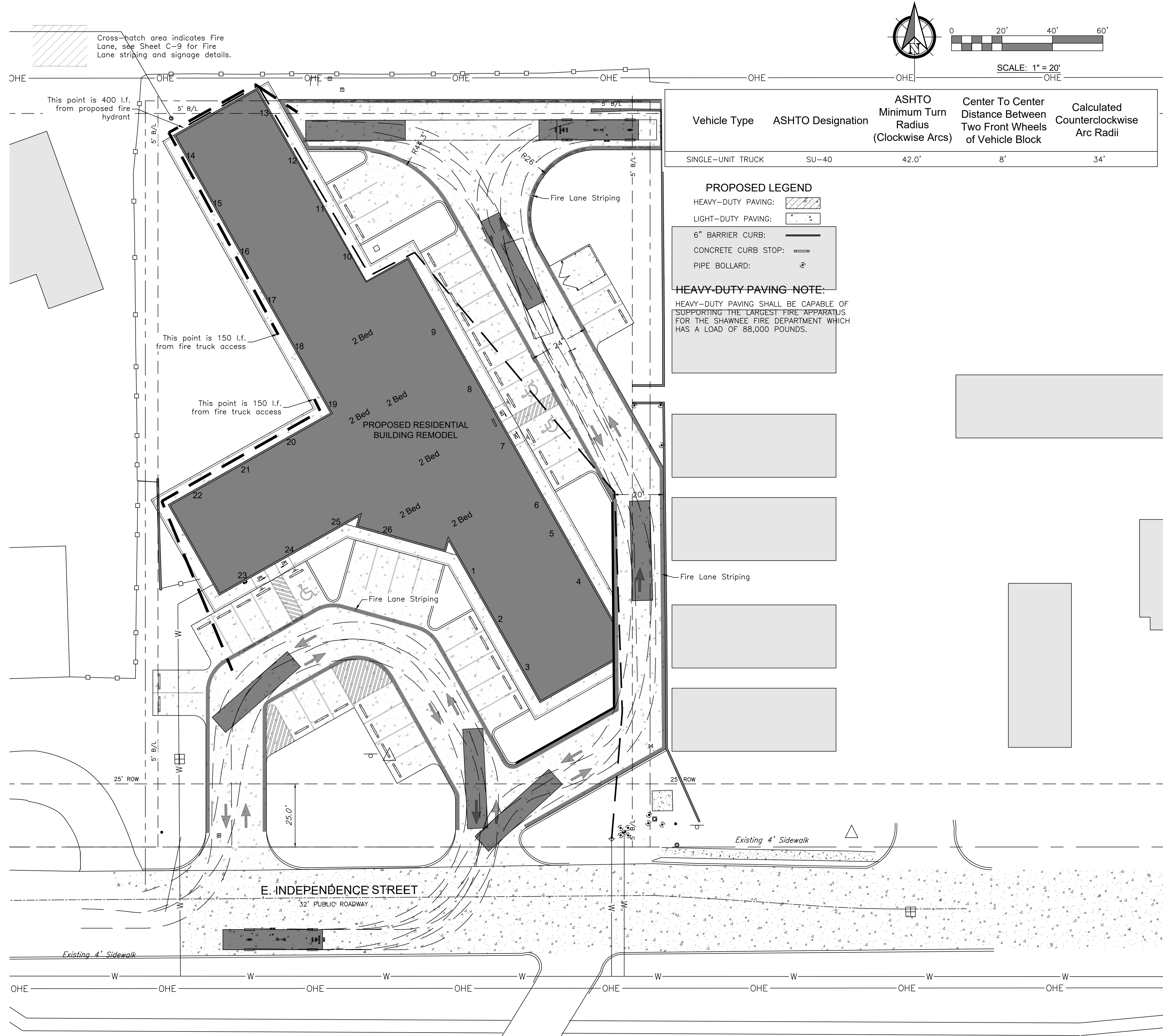
SECTION D107 - ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family *dwelling units* where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads.

Exceptions:

- Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved* automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.
- The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.

D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.



Vehicle Type	ASHTO Designation	ASHTO Minimum Turn Radius (Clockwise Arcs)	Center To Center Distance Between Two Front Wheels of Vehicle Block	Calculated Counterclockwise Arc Radii
SINGLE-UNIT TRUCK	SU-40	42.0'	8'	34'

PROPOSED LEGEND

HEAVY-DUTY PAVING: [Symbol]

LIGHT-DUTY PAVING: [Symbol]

6" BARRIER CURB: [Symbol]

CONCRETE CURB STOP: [Symbol]

PIPE BOLLARD: [Symbol]

HEAVY-DUTY PAVING NOTE:

HEAVY-DUTY PAVING SHALL BE CAPABLE OF SUPPORTING THE LARGEST FIRE APPARATUS FOR THE SHAWNEE FIRE DEPARTMENT WHICH HAS A LOAD OF 88,000 POUNDS.

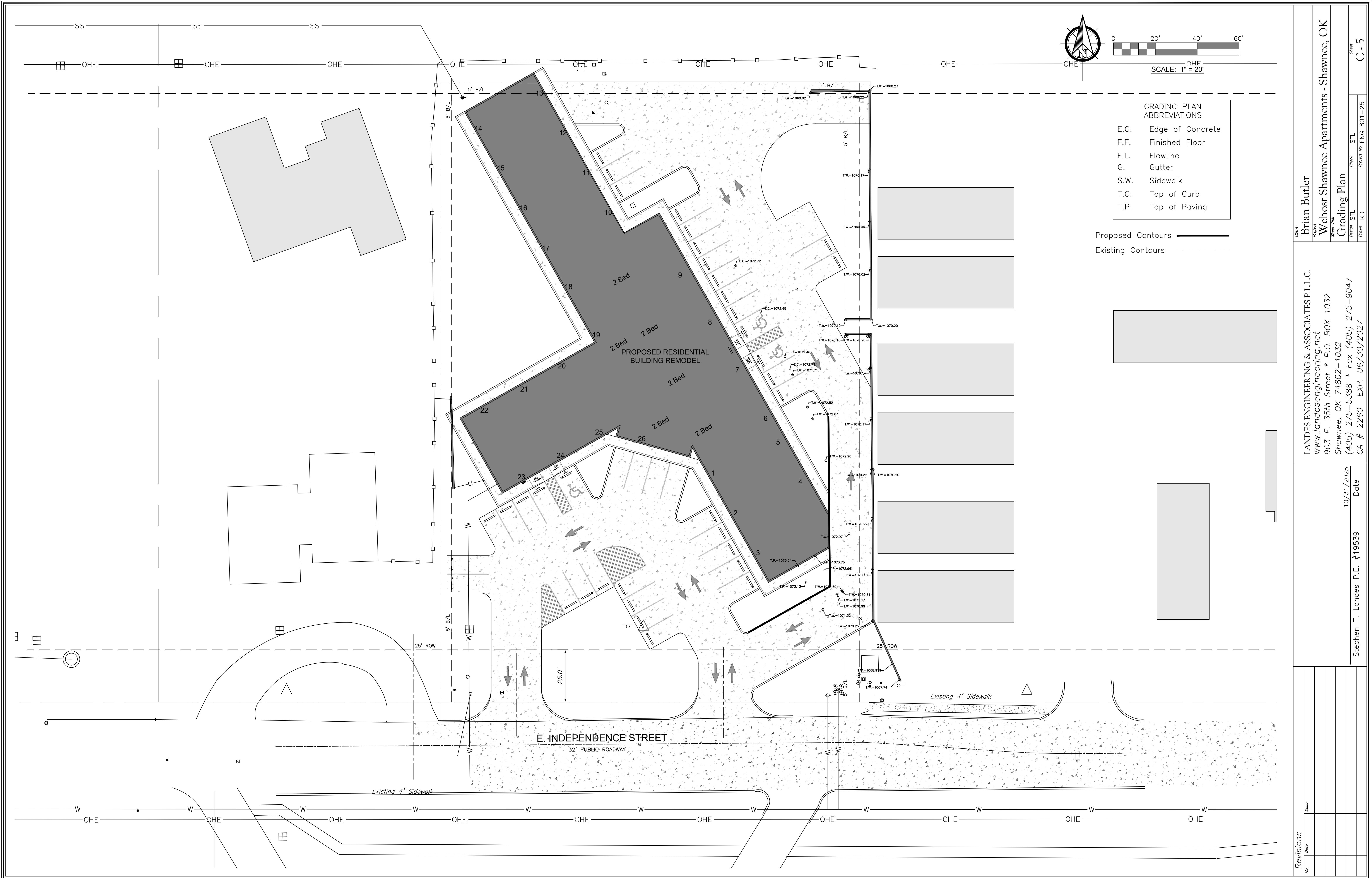
Revisions

No.	Date	By	Check	STL	Drawn	Project No.	ENG	Scale

Project: Wehost Shawnee Apartments - Shawnee, OK
Client: Brian Butler
Drawn By: Stephen T. Landes P.E. #19539
Check: [Blank]
STL: [Blank]
Drawn: [Blank]
Project No.: ENG 801-25
Scale: C-4

LANDES ENGINEERING & ASSOCIATES P.L.L.C.
 www.landesengineering.net
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 Shawnee, OK 74802-1032
 (405) 275-5388 * Fax (405) 275-9047
 CA # 2260 EXP. 06/30/2027

Date: 10/31/2025

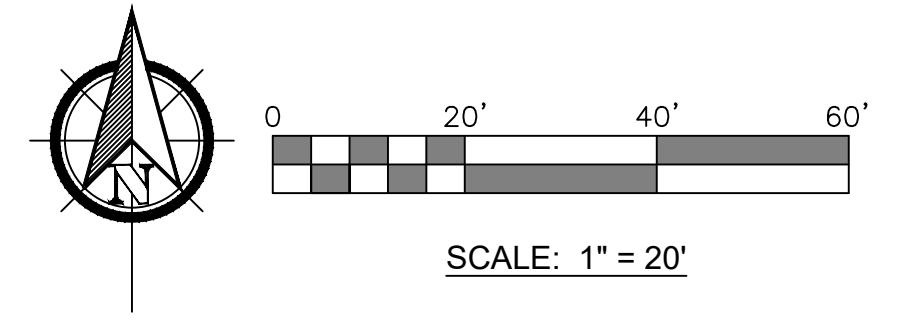
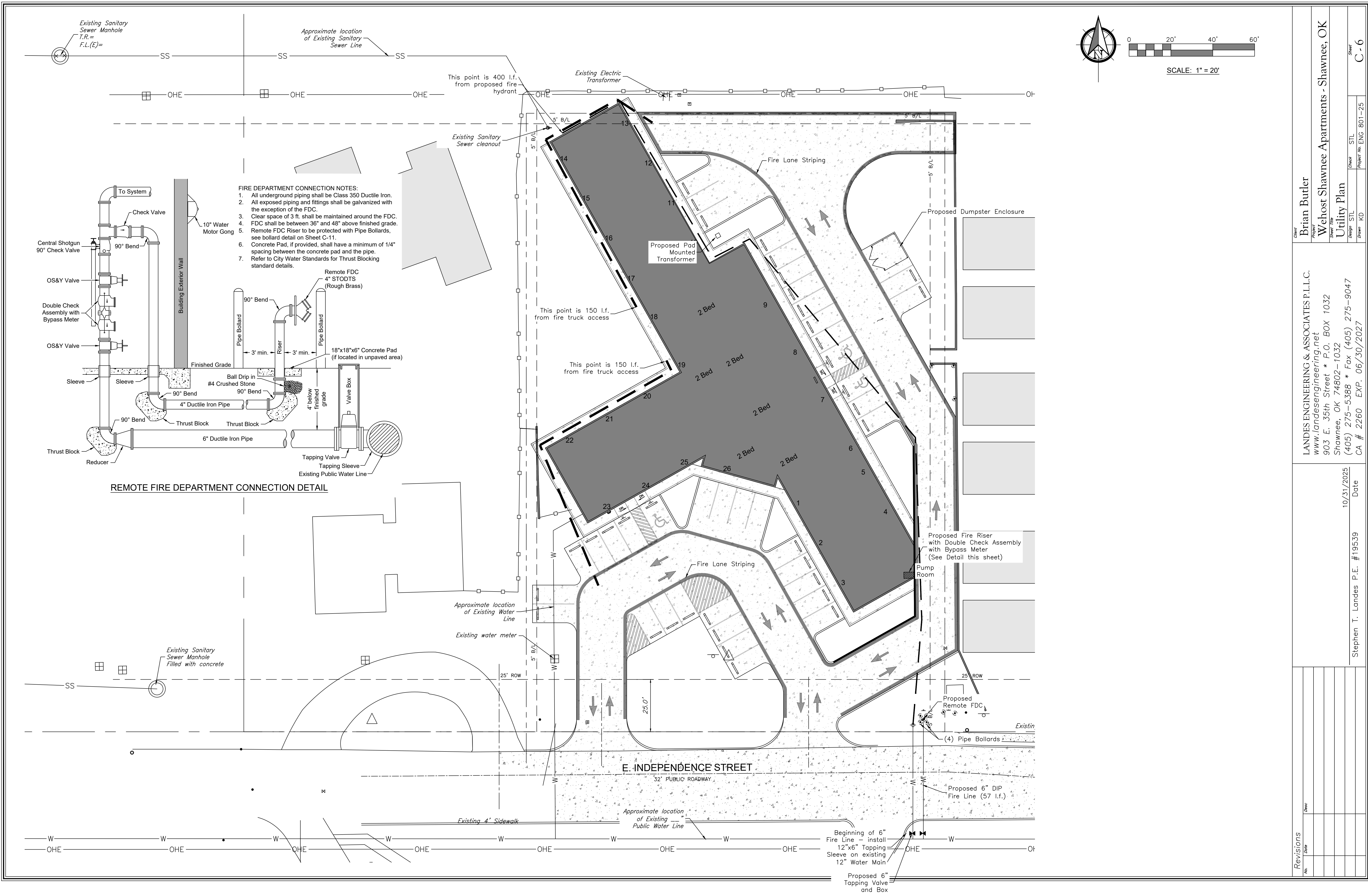


GRADING PLAN ABBREVIATIONS

E.C.	Edge of Concrete
F.F.	Finished Floor
F.L.	Flowline
G.	Gutter
S.W.	Sidewalk
T.C.	Top of Curb
T.P.	Top of Paving

Proposed Contours ———
 Existing Contours - - - - -

Revisions No. Date Description			
Brian Butler Project Manager		LANDES ENGINEERING & ASSOCIATES P.L.L.C. www.landesengineering.net 903 E. 35th Street * P.O. BOX 1032 Shawnee, OK 74802-1032 (405) 275-5388 * Fax (405) 275-9047 CA # 2260 EXP. 06/30/2027	
Wehost Shawnee Apartments - Shawnee, OK Grading Plan		Date: 10/31/2025	
Design: STL Drawn: KD	Check: STL Project No: ENG 801-25	Stephen T. Landes P.E. #19539	
Sheet No: C-5		Date:	



- FIRE DEPARTMENT CONNECTION NOTES:**
1. All underground piping shall be Class 350 Ductile Iron.
 2. All exposed piping and fittings shall be galvanized with the exception of the FDC.
 3. Clear space of 3 ft. shall be maintained around the FDC.
 4. FDC shall be between 36" and 48" above finished grade.
 5. Remote FDC Riser to be protected with Pipe Bollards, see bollard detail on Sheet C-11.
 6. Concrete Pad, if provided, shall have a minimum of 1/4" spacing between the concrete pad and the pipe.
 7. Refer to City Water Standards for Thrust Blocking standard details.

REMOTE FIRE DEPARTMENT CONNECTION DETAIL

Client: Brian Butler		Project: Wehost Shawnee Apartments - Shawnee, OK	Sheet No: Utility Plan	Check: STL	Project No: ENG 801-25	
Designer: STL						
Drawn: KD		Scale: C-6		Date: 10/31/2025		
LANDES ENGINEERING & ASSOCIATES P.L.L.C. www.landesengineering.net 903 E. 35th Street * P.O. BOX 1032 Shawnee, OK 74802-1032 (405) 275-5388 * Fax (405) 275-9047 CA # 2260 EXP. 06/30/2027		Stephen T. Landes P.E. #19539		Date		
Revisions	No.	Date				

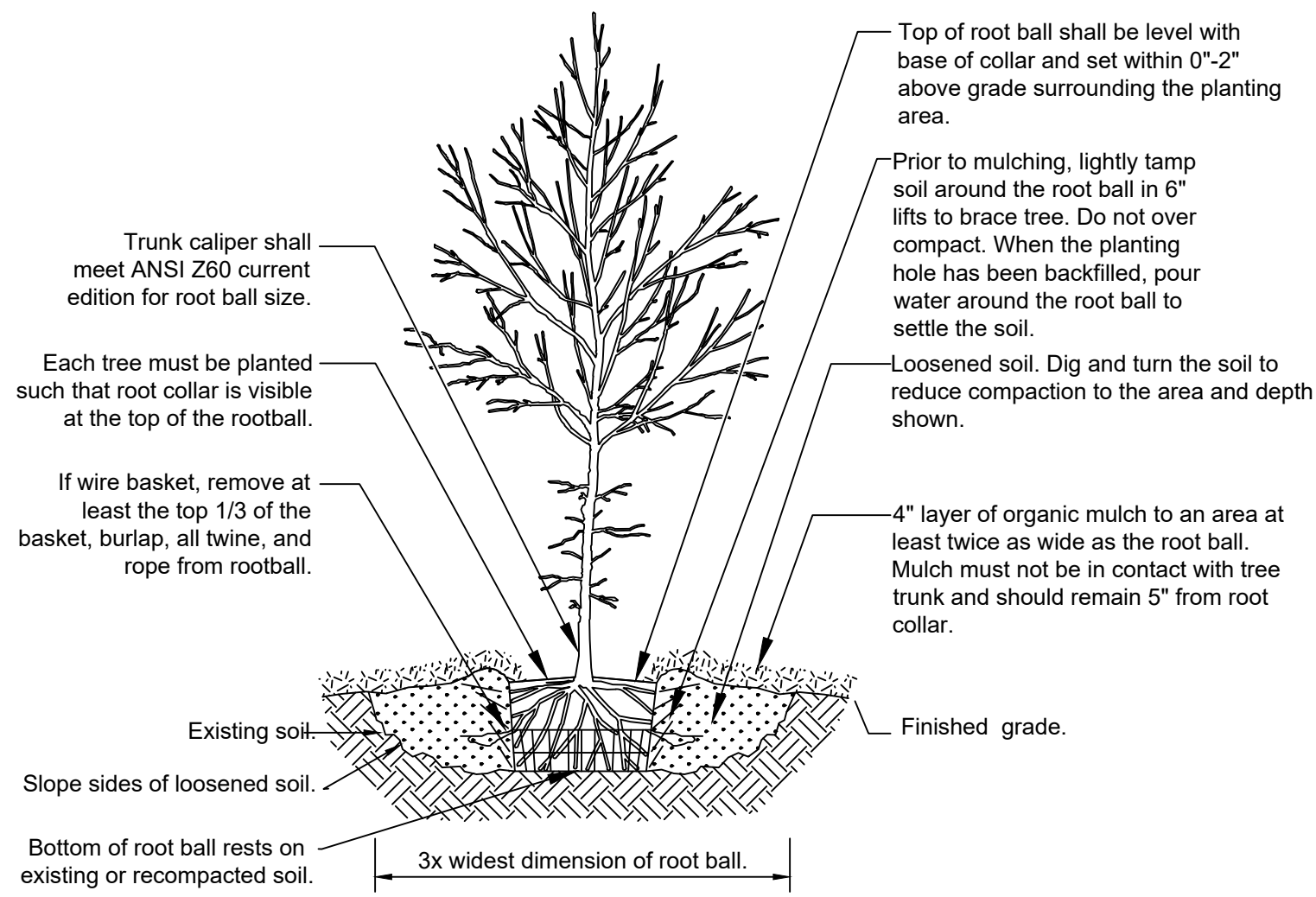
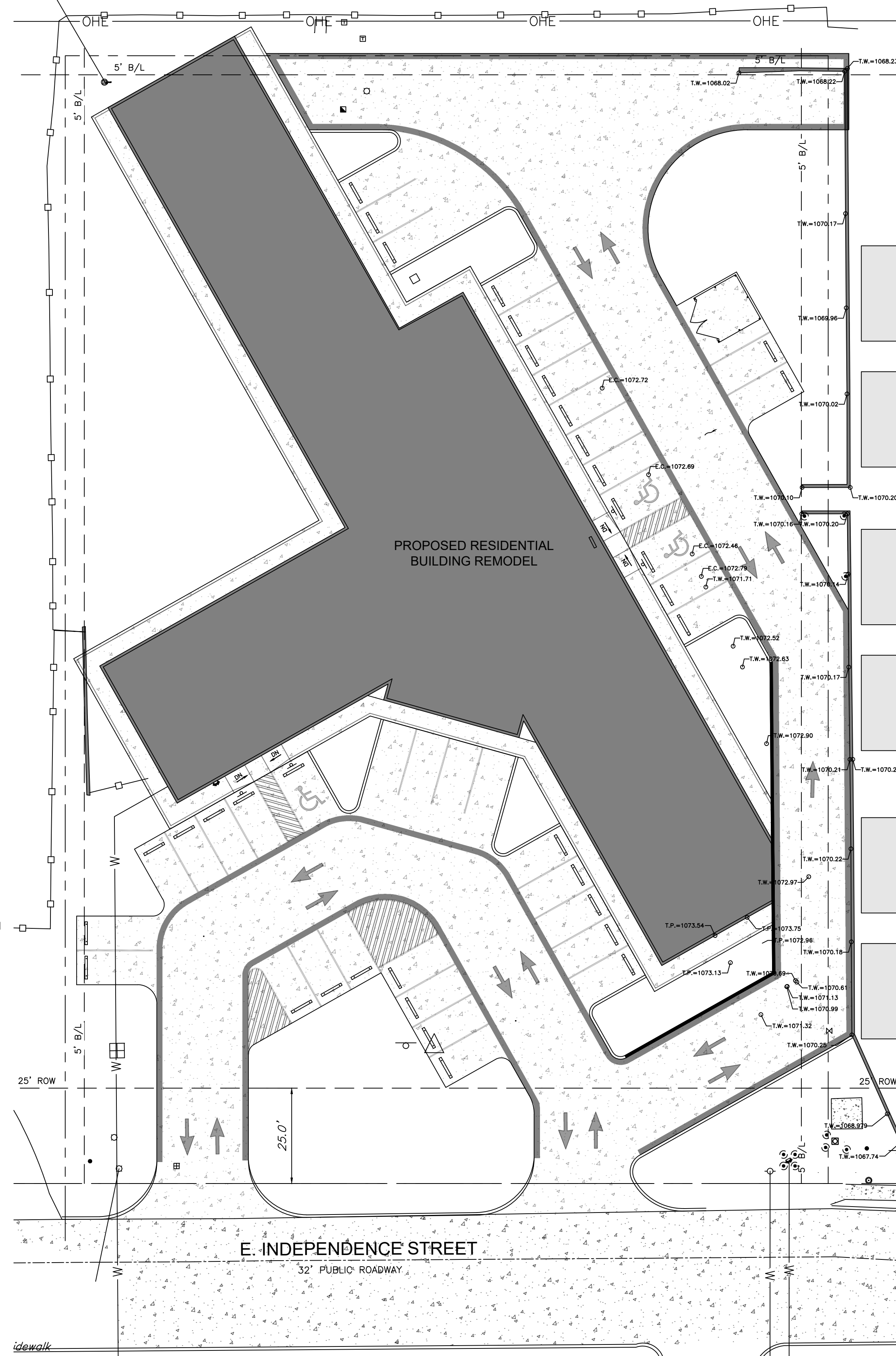
CITY OF SHAWNEE REQUIREMENT

REQUIREMENT CALCULATIONS				
AREA	REQUIREMENT	MEASUREMENTS	REQUIRED	PROVIDED
Frontage (10' setback)	1 tree per 35 l.f.	231 l.f.	7 Trees	9 Trees
Side Yard (5' setback)	1 tree per 400 s.f.	4,971 s.f.	13 Trees	15 Trees
Rear Yard (10' setback)	1 tree per 400 s.f.	1,788 s.f.	5 Trees	7 Trees
Parking Lot Perimeter	1 tree per 6 parking spaces	101 spaces	17 Trees	20 Trees
	3 shrubs per 6 parking spaces	101 spaces	51 Shrubs	126 Shrubs
Overall Site	10% of overall site	106,685 s.f.	10,669 s.f.	14,080 s.f.

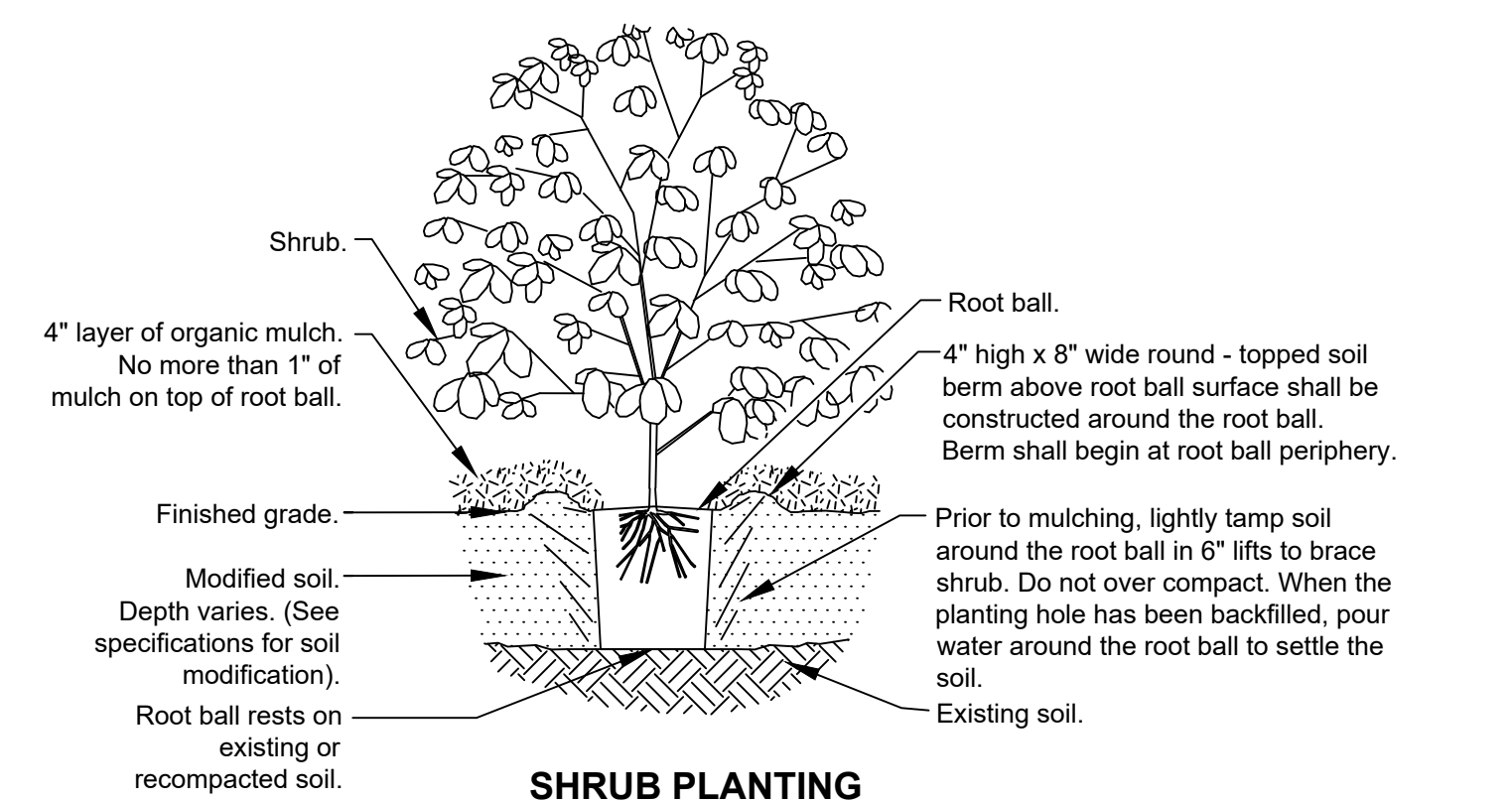
CITY OF SHAWNEE LANDSCAPE NOTES:

- All landscaping to comply and be installed per City of Shawnee Zoning Code Section 22-440.
- All trees and shrubs shall meet the minimum size and spacing standards set forth in Table 22-441 of the City of Shawnee Zoning Code.
- All landscaping shall be in place prior to issuance of a Certificate of Occupancy, unless seasonal conditions make installation unfeasible, in which case the improvements shall be bonded.
- A minimum of 10% of the overall site shall be landscaped, where yard areas are legally not required and not provided by the applicant. 50% of landscaping must be evergreen.
- Existing noninvasive vegetation may be used in meeting landscape requirements. When existing mature trees are protected on the site the decision-making body may reduce the number of new trees required by a ratio of one-inch caliper of new tree(s) for every one-inch caliper of existing tree(s) protected.
- Bark dust, chips, aggregate, or other non-plant ground covers may be used, but shall cover no more than 60% of the area to be landscaped and shall be confined to areas underneath plants. Non-plant ground covers cannot be a substitute for ground cover plants.
- The use of drought-tolerant native plant species is encouraged, and may be required when irrigation is not available. Irrigation shall be provided for plants that are not drought-tolerant. If the plantings fail to survive, the Property Owner shall replace them with an equivalent specimen. Table 22-441 of the City of Shawnee Zoning Code provides a list of recommended species. All irrigation installed shall be automatic.
- Landscaping company is to be contracted prior to building completion to insure all plants for site have been ordered.
- Landscaping Company will guarantee all plants for a six month period (minimum) from diseases and death not related to poor landscaping maintenance and management.
- No trees may be placed in sight triangle at drive approaches. Plantings within the sight triangle shall not exceed a mature height of 24 inches.
- Trees that reach a mature height of more than fifteen (15) feet shall not be planted within ten (10) feet of an overhead utility line.
- Vegetation, other than groundcover or turf grass shall not be planted with three (3) feet of a fire hydrant or above ground traffic control box.
- Fire Lanes shall have a minimum of 20 feet unobstructed width, exclusive of shoulders, except for approved security gates in accordance with Section 503.6 of the 2019 International Fire Code (IFC), and an unobstructed vertical clearance of not less than 13 feet 6 inches.
- Fire Lanes shall have a minimum of 26 feet unobstructed width, exclusive of shoulders, in the immediate vicinity of the building or portion thereof, and an unobstructed vertical clearance of not less than 13 feet 6 inches (In accordance with 503.2.1).

- All landscaping to comply and be installed per City of Moore Landscaping Ordinance.
- All landscaping shall be in place prior to issuance of a Certificate of Occupancy, unless seasonal conditions make installation unfeasible, in which case the improvements shall be bonded.
- All trees and shrubs shall meet the minimum size and spacing standards set forth in the City of Moore Landscaping Ordinance.
- Existing noninvasive vegetation may be used in meeting landscape requirements. When existing mature trees are protected on the site the decision-making body may reduce the number of new trees required by a ratio of one-inch caliper of new tree(s) for every one-inch caliper of existing tree(s) protected.
- Bark dust, chips, aggregate, or other non-plant ground covers may be used, but shall cover no more than 60% of the area to be landscaped and shall be confined to areas underneath plants. Non-plant ground covers cannot be a substitute for ground cover plants.
- The use of drought-tolerant native plant species is encouraged, and may be required when irrigation is not available. Irrigation shall be provided for plants that are not drought-tolerant. If the plantings fail to survive, the Property Owner shall replace them with an equivalent specimen.
- All irrigation installed shall be automatic.
- Landscaping company is to be contracted prior to building completion to insure all plants for site have been ordered.
- Landscaping Company will guarantee all plants for a six month period (minimum) from diseases and death not related to poor landscaping maintenance and management.
- No trees may be placed in sight triangle at drive approaches.
- Plantings that exceed 15' tall at maturity shall not be located beneath overhead utility lines.
- Fire Lanes shall have a minimum of 20 feet unobstructed width.

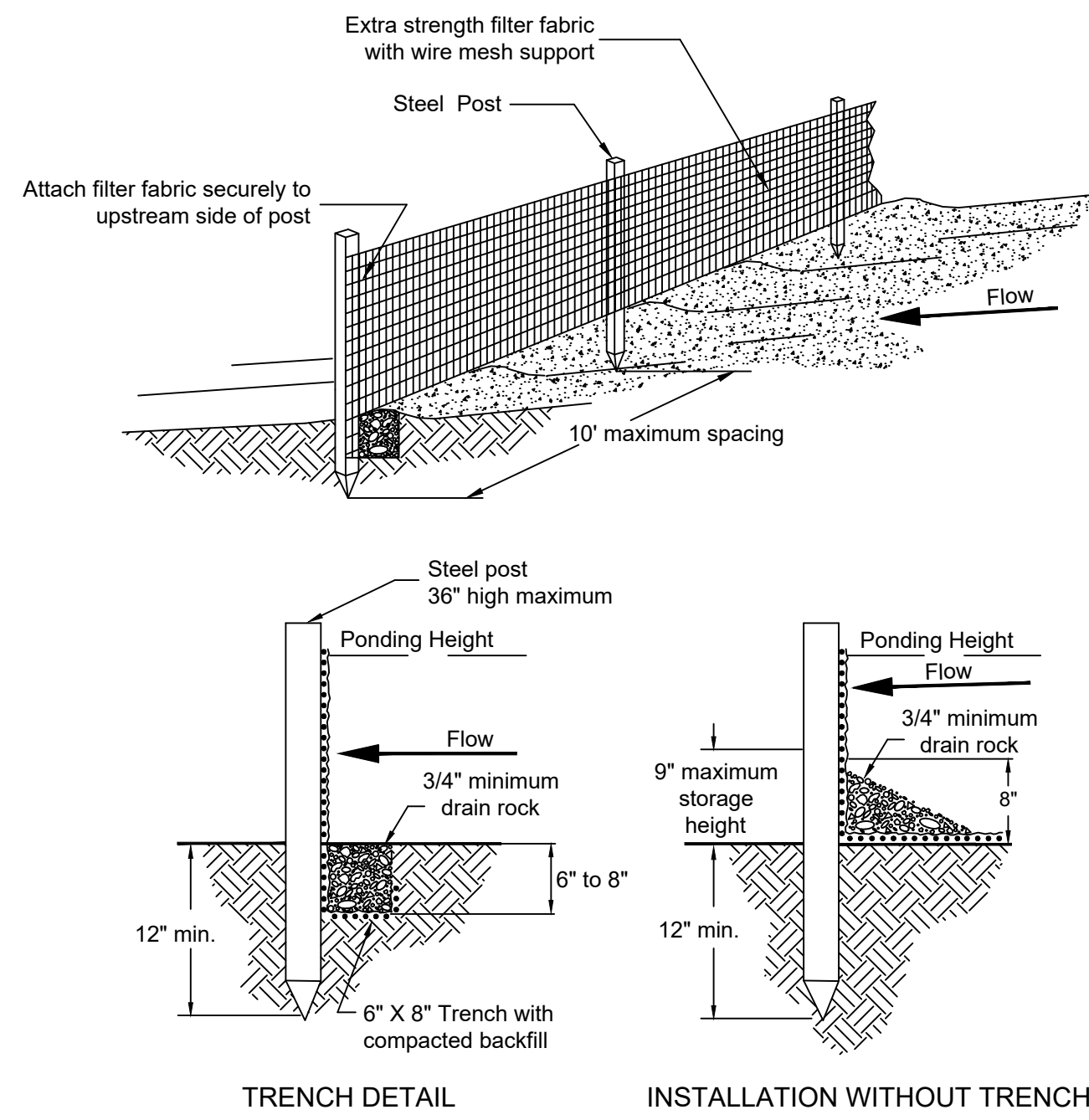


- TREE WITH BERM PLANTING EXISTING SOIL NOT MODIFIED SECTION VIEW**
- TREE PLANTING NOTES:
- Trees shall be of quality prescribed in crown observations and root observations details and specifications.
 - See City of Landscape Ordinance for further requirements related to this detail.



- SHRUB PLANTING EXISTING MODIFIED SOIL SECTION VIEW**
- SHRUB PLANTING NOTE:
- Shrubs shall be of quality prescribed in the root observations detail and specifications.
 - See City Landscape Ordinance for further requirements related to this detail.

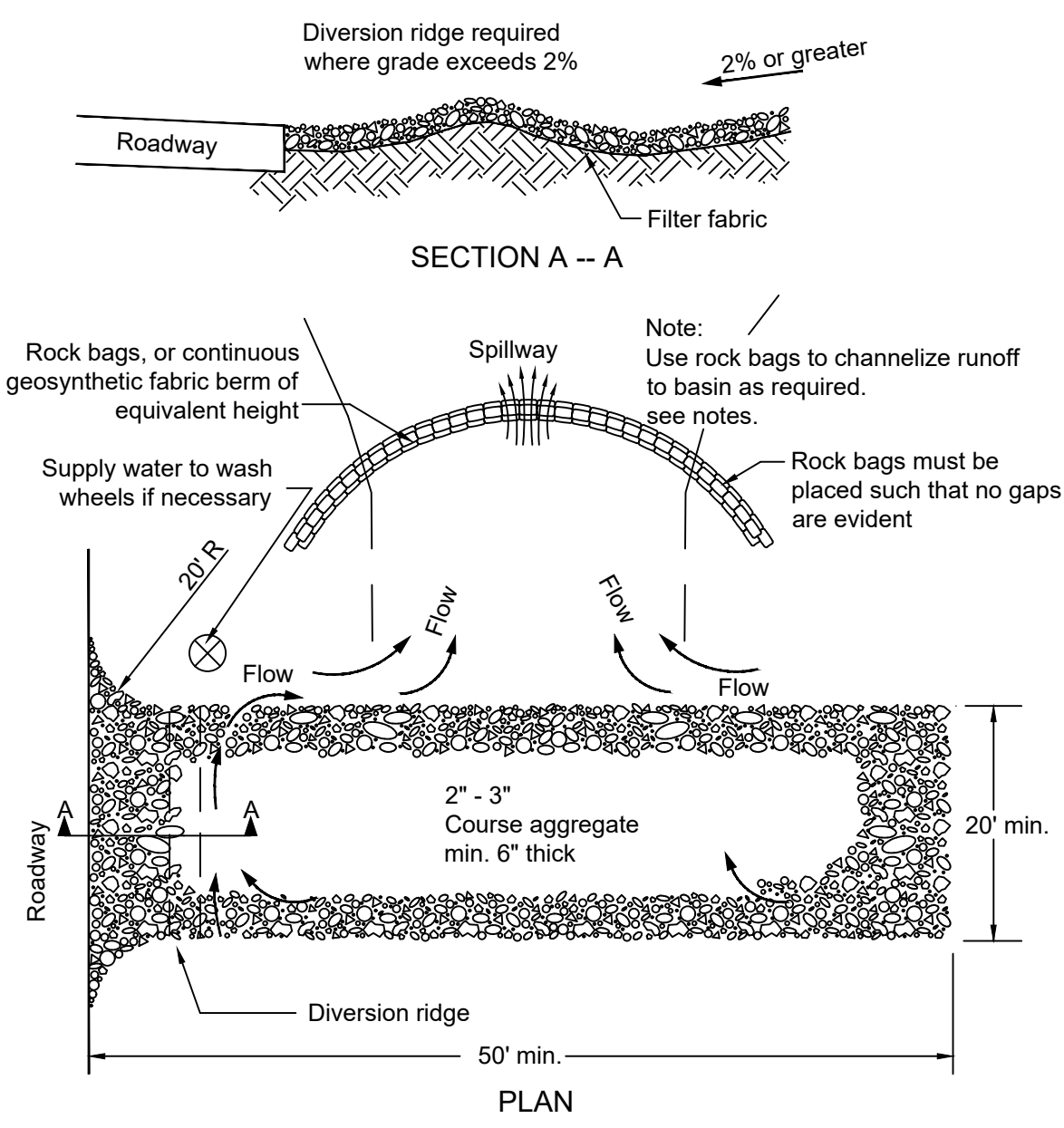
Chief Brian Butler	Project Wehost Shawnee Apartments - Shawnee, OK	Designer Landscaping Plan	Checker STL STL STL	Project No. ENG 801-25	Sheet C-7
	Designer Landscaping Plan				
LANDES ENGINEERING & ASSOCIATES P.L.L.C. www.landesengineering.net 903 E. 35th Street * P.O. Box 1032 Shawnee, OK 74802-1032 (405) 275-5388 * Fax (405) 275-9047 CA # 2260 EXP. 06/30/2027					
Date 10/31/2025		Stephen T. Landes P.E. #19539			
Revisions No. Date Description	(Empty table for revisions)				



FILTER FABRIC SILT FENCE

FILTER FABRIC SILT FENCE NOTES:

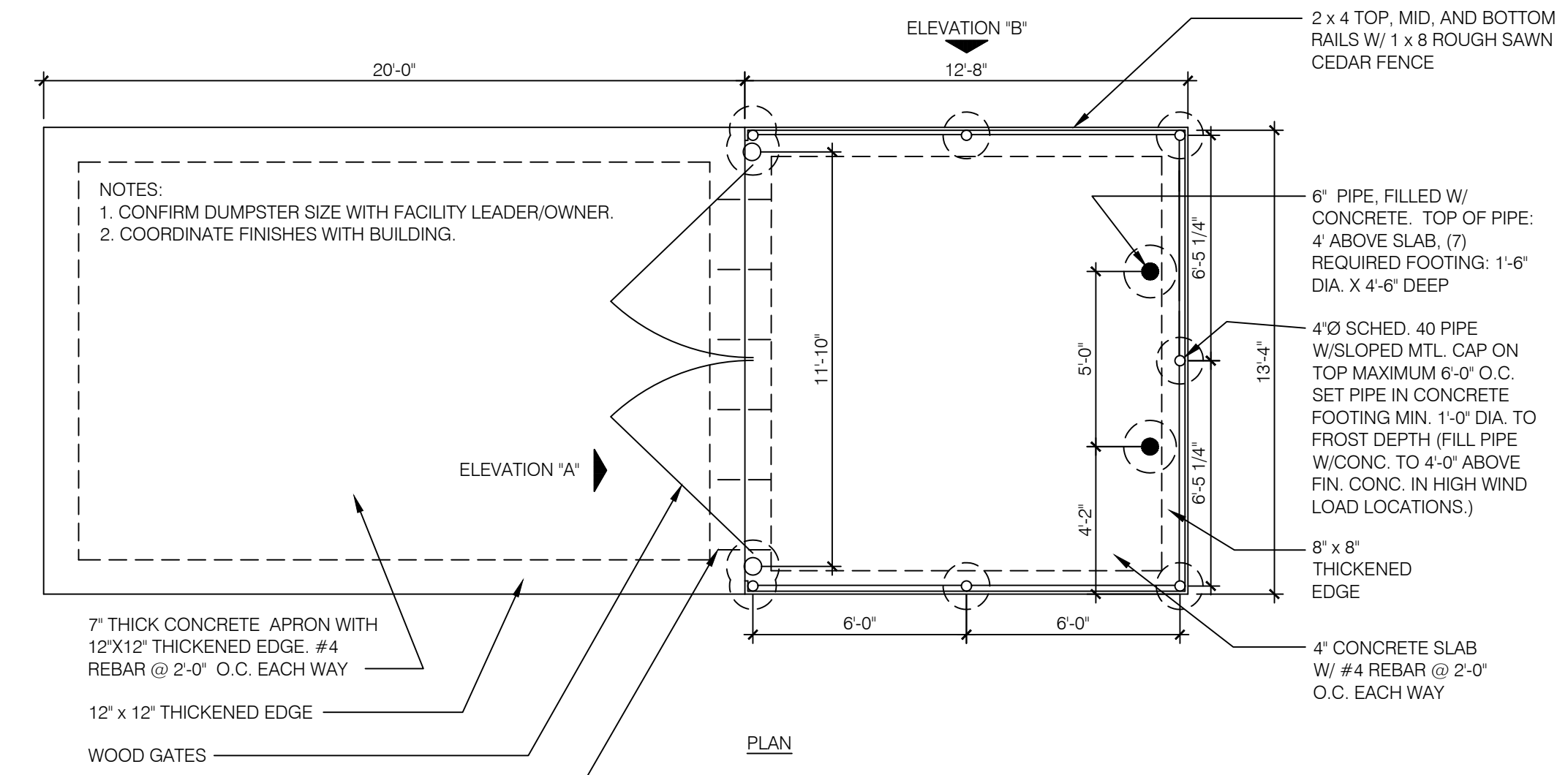
- Silt fencing is to be used around perimeter of property unless preliminary grading is completed to ensure controlled discharge off property.
- Silt fence will be required in any area where runoff could adversely effect construction.
- Must be installed properly to avoid notice of violation.
- Silt fence shall be placed on slope contours to maximize ponding efficiency.
- Inspect and repair fence after each storm event and remove sediment when necessary. 9" maximum recommended storage height.
- Removed sediment shall be deposited to an area that will not contribute to sediment off-site and can be permanently stabilized.



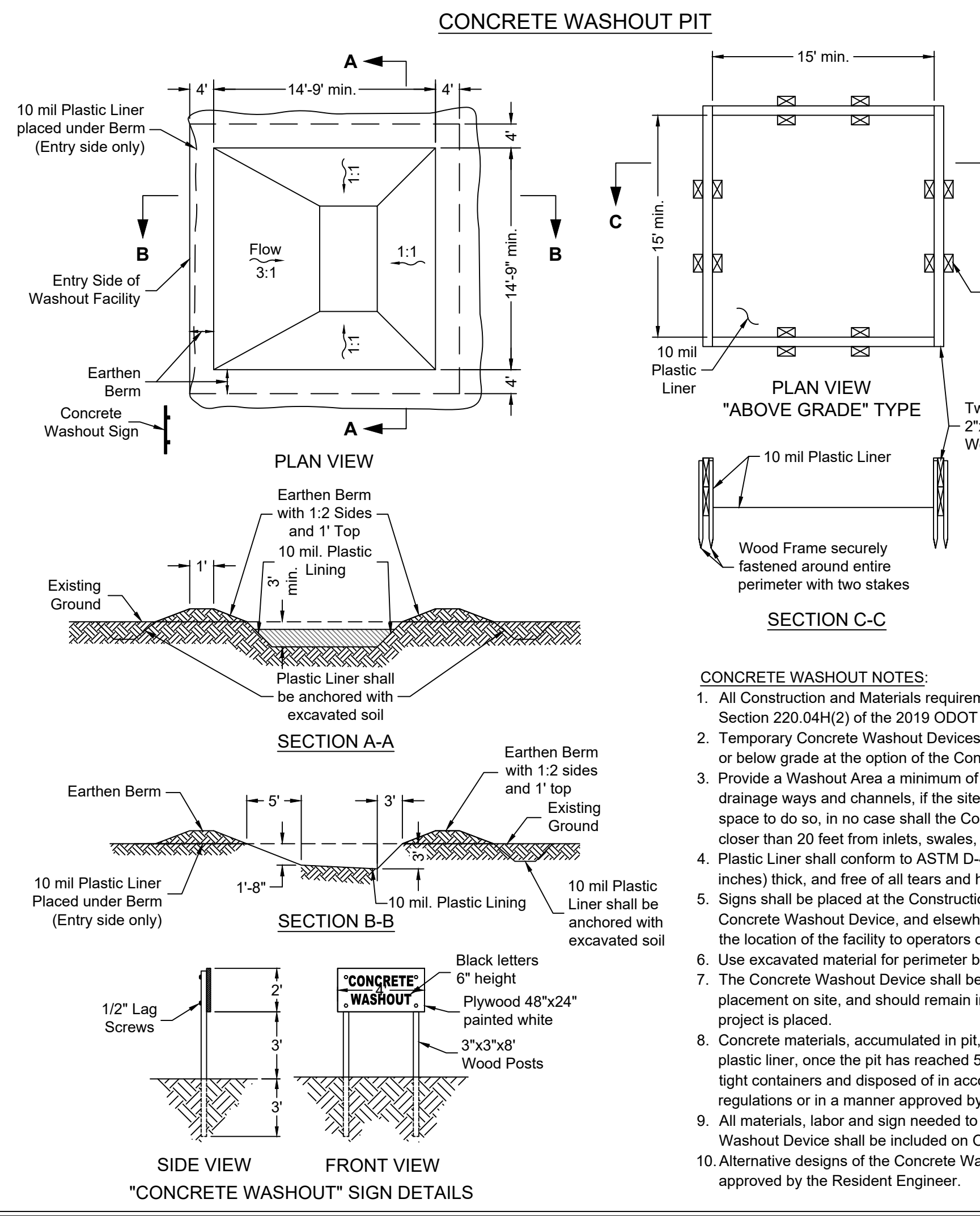
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE NOTES:

- The entrance shall be maintained in a condition that will prevent tracking or flowing of sediment onto public right-of-ways. This may require top dressing, repair and/or cleanout of any measures used to trap sediment.
- When necessary, wheels shall be cleaned prior to entrance onto public right-of-way.
- When washing is required, it shall be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
- Rock bags or sandbags shall be placed such that no gaps are evident.

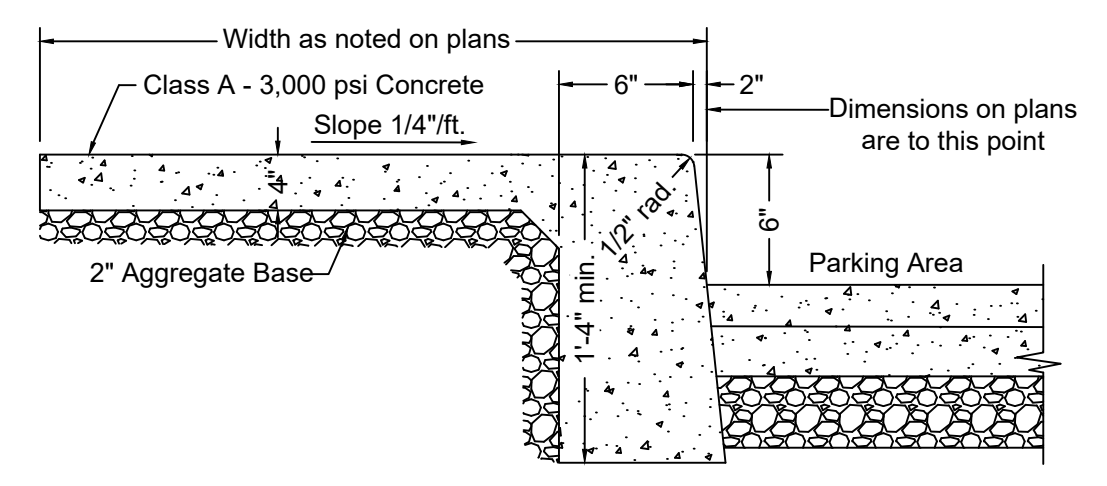
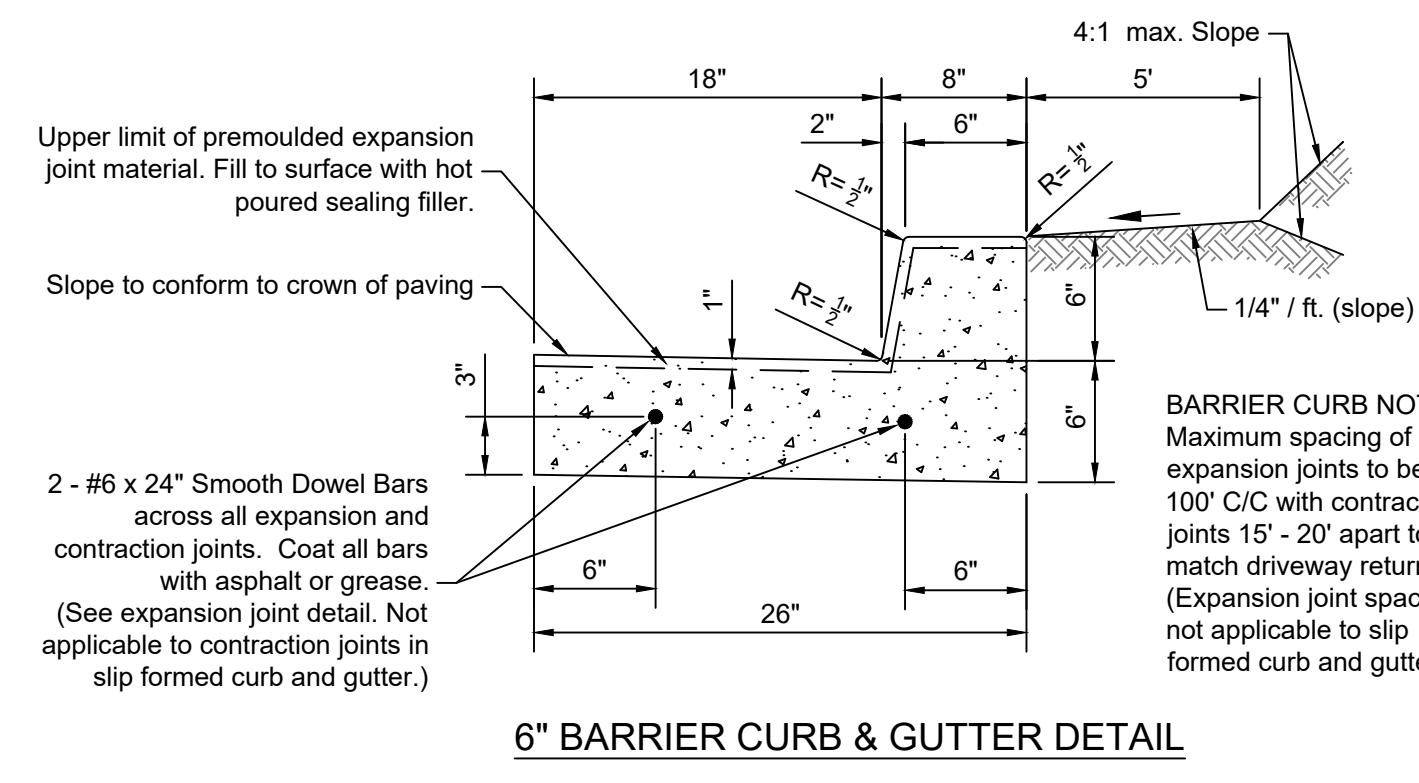


CONCRETE WASHOUT PIT

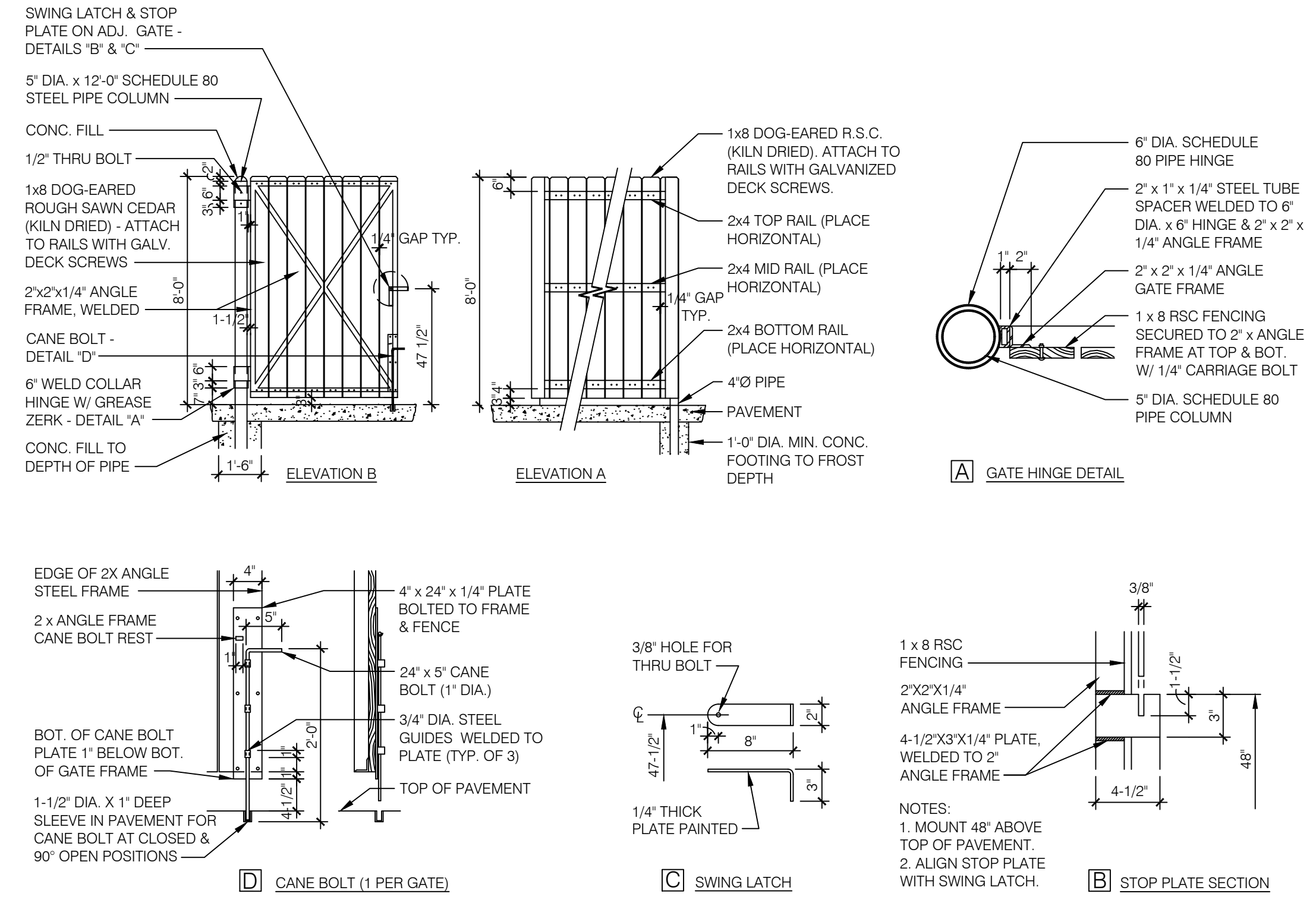
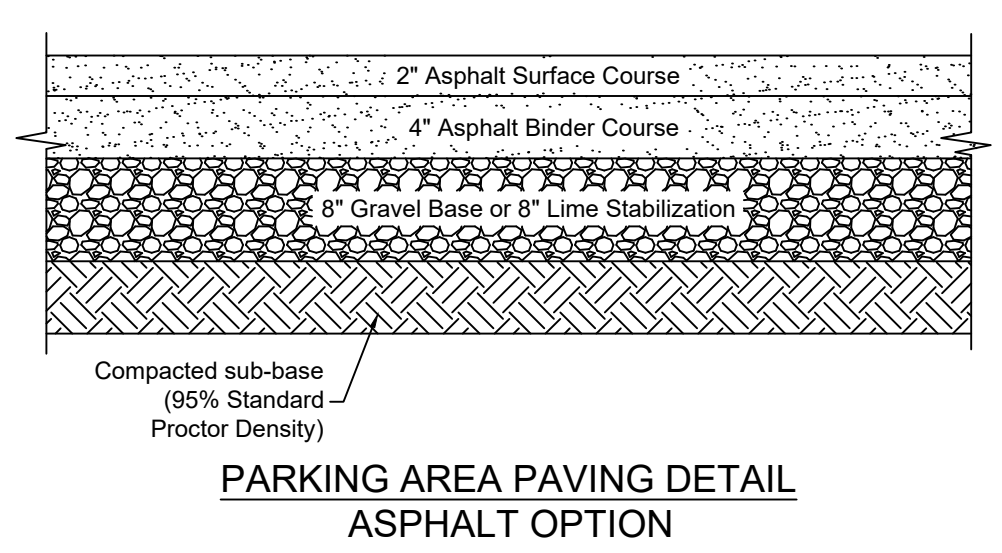


CONCRETE WASHOUT NOTES:

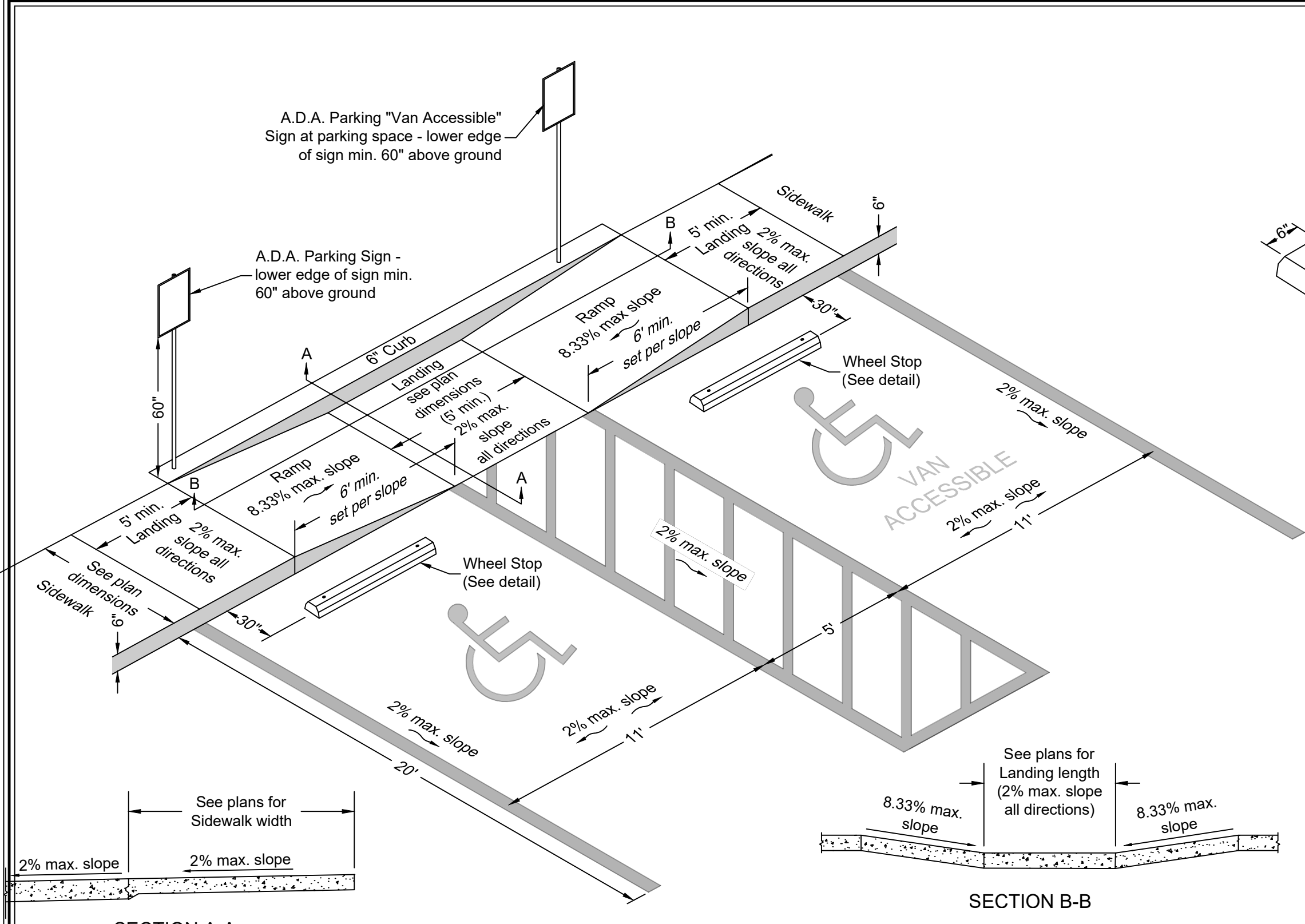
- All Construction and Materials requirements shall be in accordance with Section 220.04H(2) of the 2019 ODOT Standard Specifications.
- Temporary Concrete Washout Devices should be constructed above grade or below grade at the option of the Contractor.
- Provide a Washout Area a minimum of 50 feet away from inlets, swales, drainage ways and channels, if the site configuration provides sufficient space to do so, in no case shall the Concrete Washout Device be installed closer than 20 feet from inlets, swales, drainage ways and channels.
- Plastic Liner shall conform to ASTM D-4397, be a minimum of 10 mil. (0.10 inches) thick, and free of all tears and holes, and be impermeable.
- Signs shall be placed at the Construction Entrance, at the location of the Concrete Washout Device, and elsewhere as necessary to clearly indicate the location of the facility to operators of concrete trucks and pump rigs.
- Use excavated material for perimeter berm construction.
- The Concrete Washout Device shall be installed prior to concrete placement on site, and should remain in place until all concrete for the project is placed.
- Concrete materials, accumulated in pit, shall be removed along with the plastic liner, once the pit has reached 50% capacity, using suitable water tight containers and disposed of in accordance with local, state and federal regulations or in a manner approved by the Resident Engineer.
- All materials, labor and sign needed to construct and maintain the Concrete Washout Device shall be included on Other Items of Work.
- Alternative designs of the Concrete Washout Device may be used if approved by the Resident Engineer.



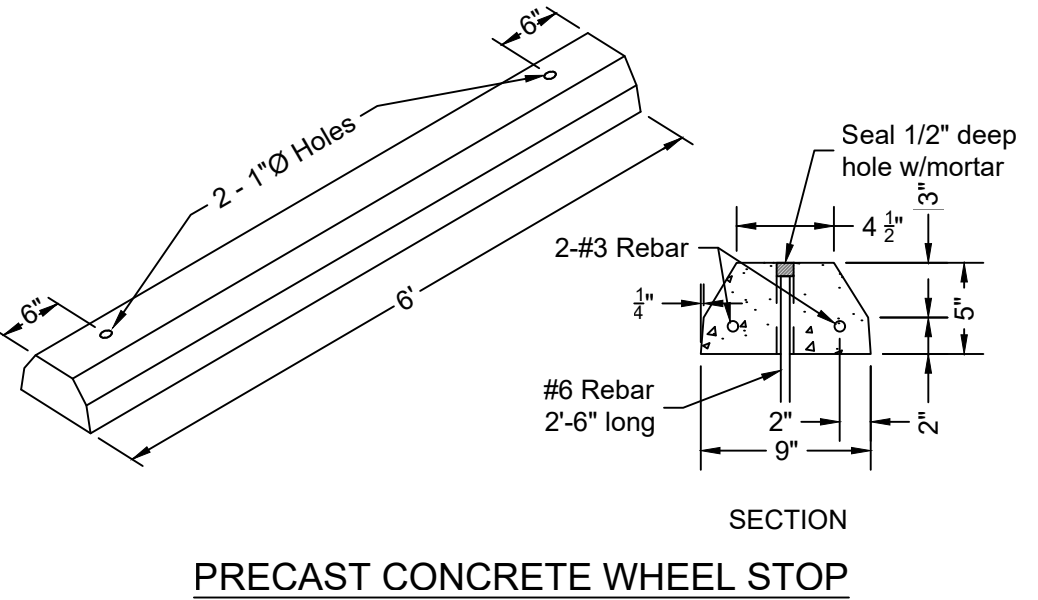
CONCRETE PAVING TYPICAL SECTION



<p>Client: Brian Butler Project: Wehost Shawnee Apartments - Shawnee, OK Drawn: [Blank] Design: [Blank] Check: [Blank] Scale: [Blank]</p>	
<p>LANDES ENGINEERING & ASSOCIATES P.L.L.C. www.landesengineering.net 903 E. 35th Street * P.O. Box 1032 Shawnee, OK 74802-1032 (405) 275-5388 * Fax (405) 275-9047 CA # 2260 EXP. 06/30/2027</p>	
<p>10/29/2025</p>	<p>Date</p>
<p>Stephen T. Landes P.E. #19539</p>	<p>Date</p>
<p>Revisions</p>	<p>Date</p>
<p>No.</p>	<p>Date</p>

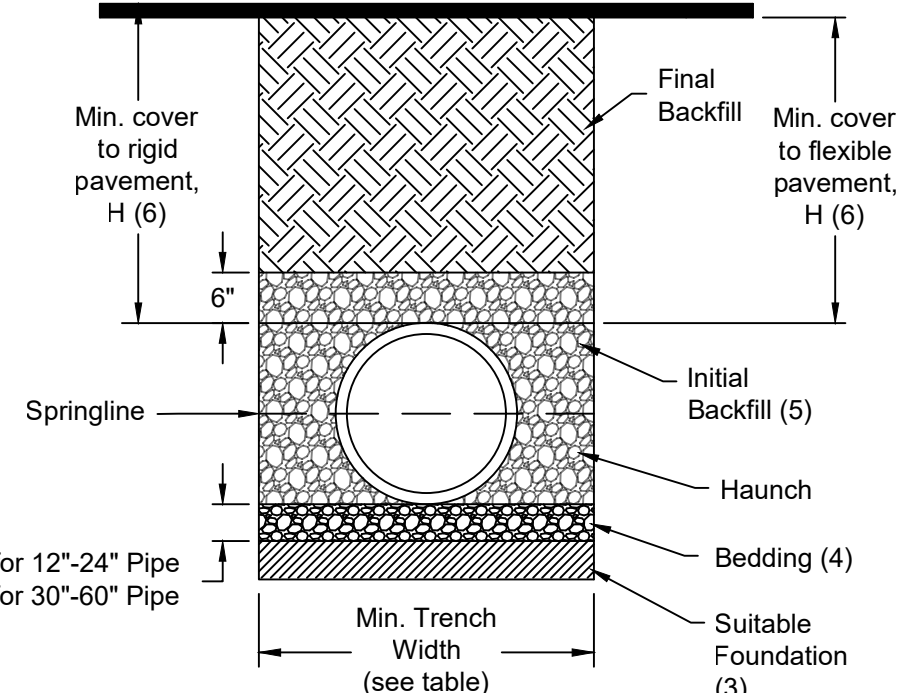


A.D.A. RAMP & PARKING DETAILS



PRECAST CONCRETE WHEEL STOP

- CURB RAMP NOTES:**
- While the maximum ramp slope is 8.33%, it is suggested that a slope of 7.10% be used leaving a 1.23% tolerance.
 - Sidewalk cross slope shall be a maximum of 2%.
 - It is suggested that a digital level be used during construction.
 - A curb ramp is defined as the entire concrete surface which includes the ramp & flared sides. The 4' wide center portion, including the detectable surface if required, shall have a slope of 8.33% (1:12) maximum, and a cross slope not to exceed 2%. The "flared side" of the ramp shall have a slope of 10% (1:10) maximum measured along the curb. The curb ramp shall have a surface tolerance of 1/4" maximum per 10' straight edge.
 - The surface of the curb ramp, and detectable surface material if required, shall be stable, firm and slip resistant. The concrete curb ramp surface shall be broom finished transverse to the axis of the ramp and shall be slightly rougher than the finish of the adjacent sidewalk surface.
 - A level landing 4' deep, with a 2% maximum slope in each direction shall be provided at the upper end of each ramp to allow safe egress from the ramp surface. The width of the level landing shall be at least as wide as the width of the ramp.
 - When vertical obstructions are present near the curb at the end of the flared side or when the curb ramp is diagonal to the curb, which will result in an extremely long flared side surface, the affected flared side may be cut and terminated perpendicular to the curb, provided that the maximum slope of 10% is achieved on each of the resulting planes.

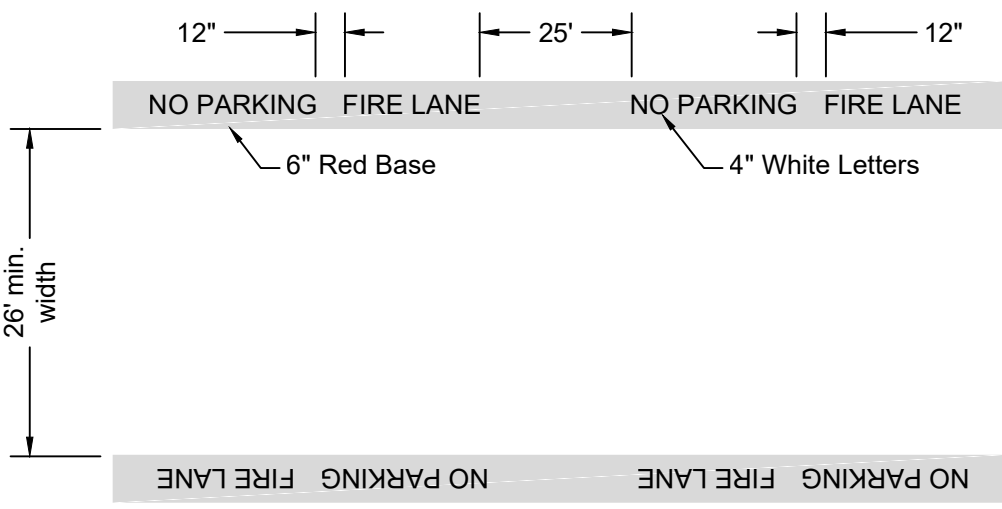


HDPE PIPE BEDDING DETAIL

RECOMMENDED MINIMUM TRENCH WIDTHS

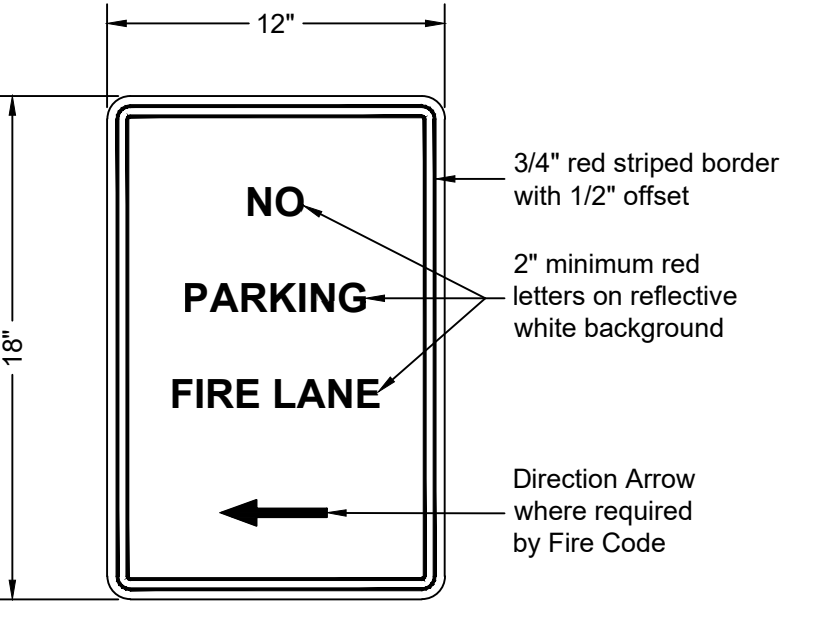
Pipe dia.	Min. Trench Width
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"

- HDPE PIPE BEDDING NOTES:**
- All pipe systems shall be installed in accordance with ASTM D2321, "Standard Practice for Underground Installation of Thermoplastic Pipe for Sewers and other Gravity Flow Applications", latest addition.
 - Measures should be taken to prevent migration of native fines into backfill material, when required.
 - Foundation:** Where the trench bottom is unstable, the Contractor shall excavate to a depth required by the Engineer and replace with suitable material as specified by the Engineer. As an alternative and at the discretion of the Engineer, the trench bottom may be stabilized using a geotextile material.
 - Bedding:** Suitable material shall be Class I, II or III. The Contractor shall provide documentation for material specification to Engineer. Unless otherwise noted by the Engineer, minimum bedding thickness shall be 4" for 4"-24"; 6" for 30"-60".
 - Initial Backfill:** Suitable material shall be Class I, II or III in the Pipe Zone extending not less than 6" above crown of Pipe. The Contractor shall provide documentation for material specification to Engineer. Material shall be installed as required in ASTM D2321, latest edition.
 - Minimum Cover:** Minimum cover, H, in non-traffic applications (grass or landscape areas) is 12" from the top of pipe to ground surface. Additional cover may be required to prevent flotation. For traffic applications, minimum cover, H, is 12" up to 48" diameter pipe and 24" of cover for 54"-60" diameter pipe, measured from top of pipe to bottom of flexible pavement or to top of rigid pavement.
 - Crusher run rock backfill shall be placed in all trenches up to ground level where sewer lines cross below proposed or existing pavement. Pavement cuts of public infrastructure shall be restored in accordance with the City standard detail.



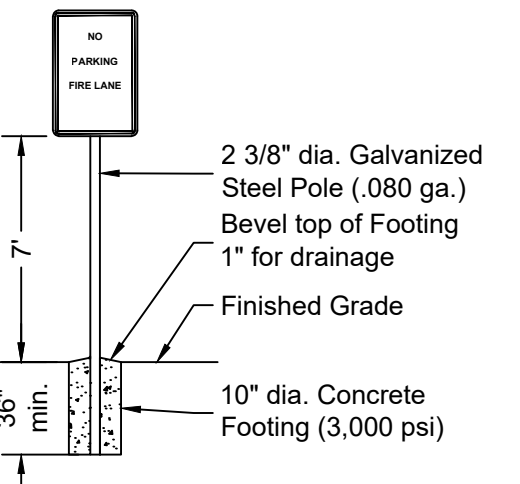
FIRE LANE STRIPING DETAIL

- FIRE LANE STRIPING NOTES:**
- All fire lane markings shall be legible from the center of the fire lane.
 - Fire lane striping shall be 6" red stripe with 4" white letters.
 - "NO PARKING FIRE LANE" shall be spaced every 25 feet.

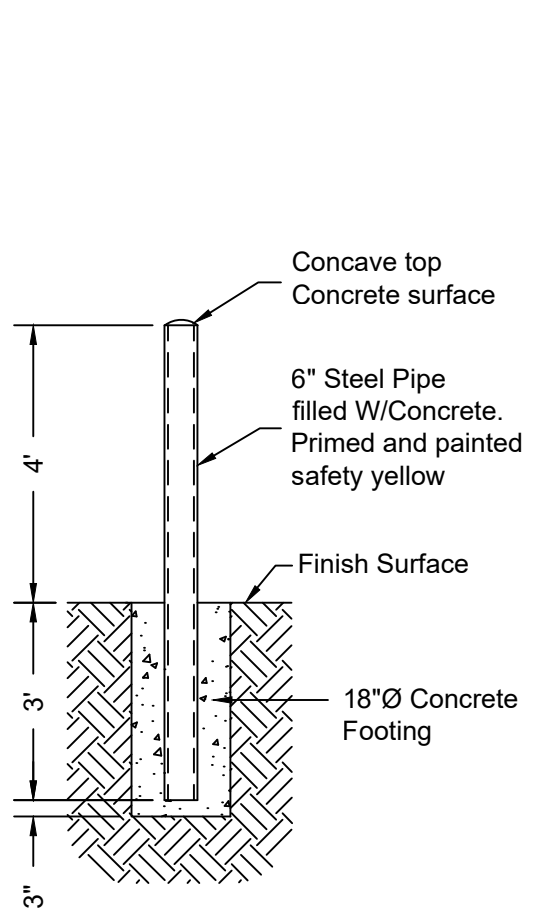


FIRE LANE "NO PARKING SIGN" DETAIL

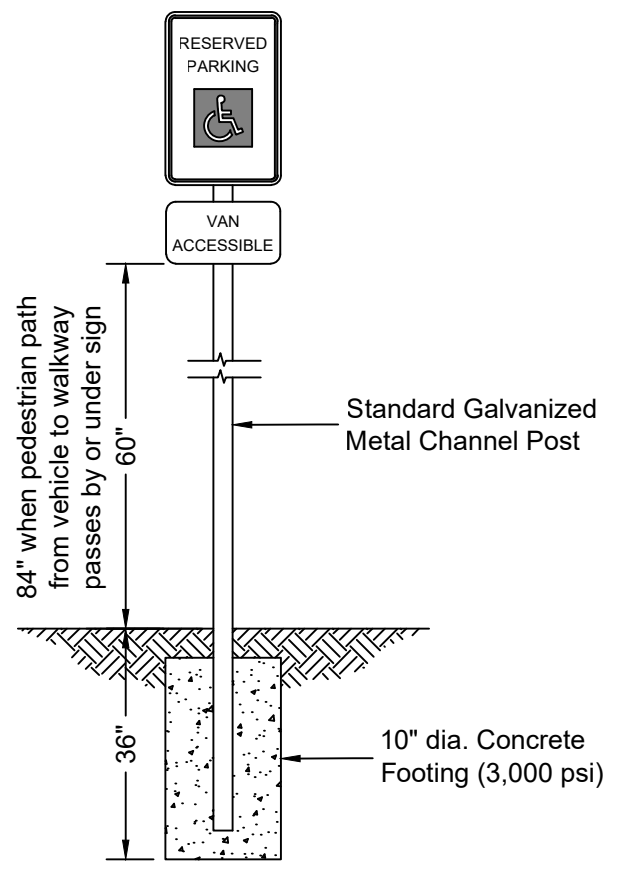
- FIRE LANE SIGN NOTES:**
- Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background.
 - Signs shall be installed at least every 40 feet along both sides of fire lanes, at a height and location which may be easily seen by the public and acceptable to the Fire Marshal.



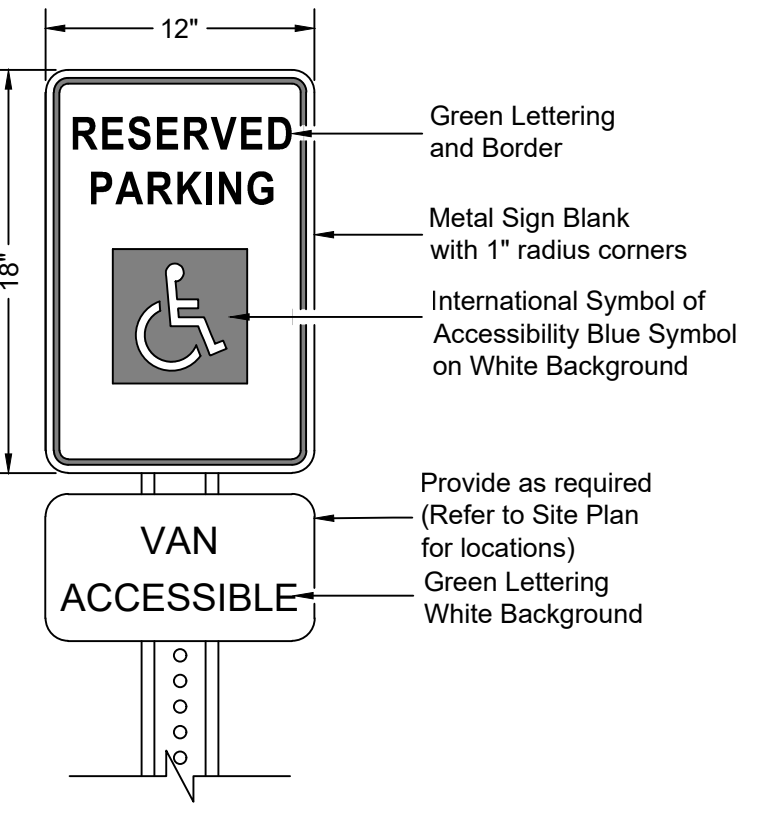
FIRE LANE "NO PARKING SIGN" INSTALLATION DETAIL



PIPE BOLLARD DETAIL

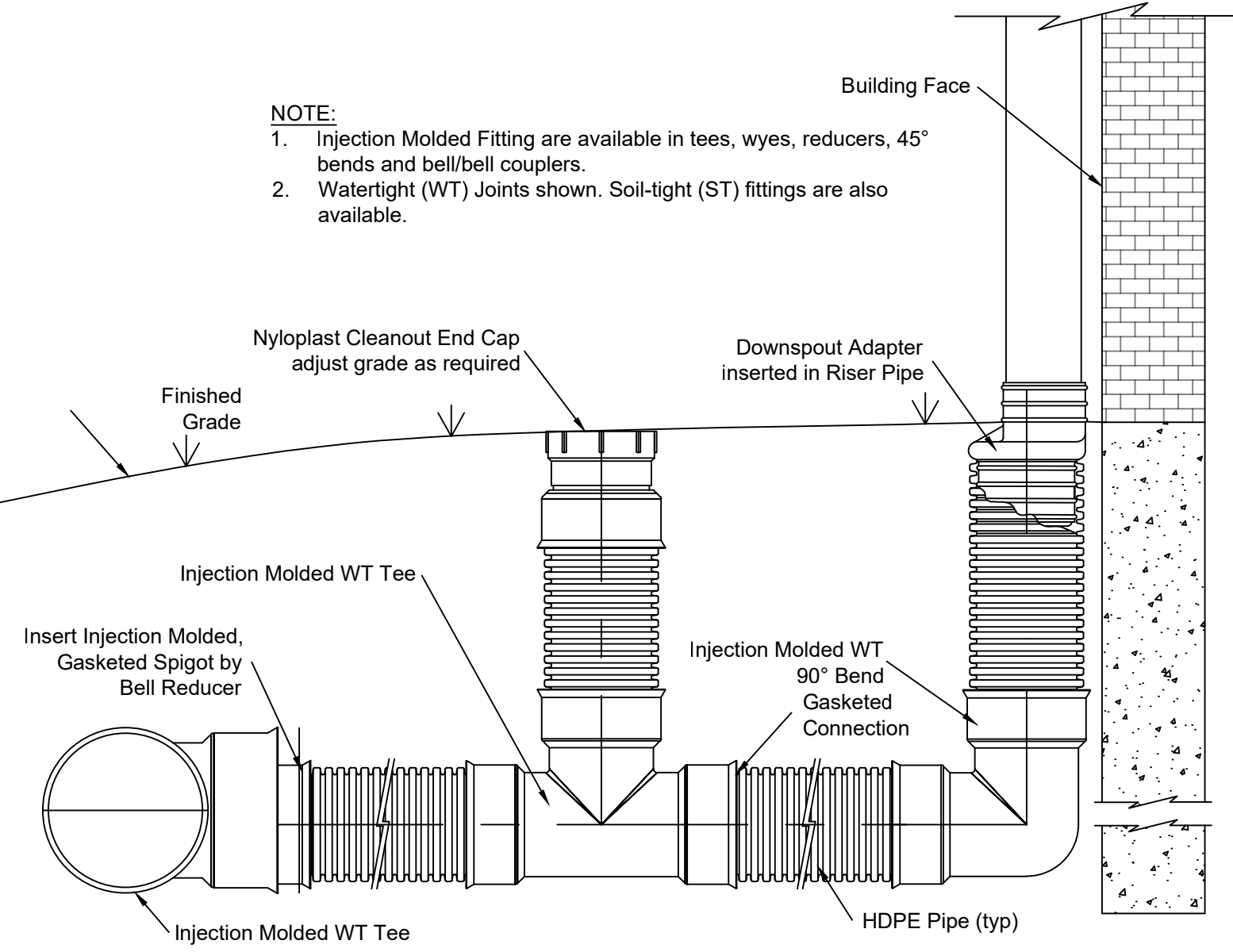


SIGN INSTALLATION



AMERICANS WITH DISABILITIES ACT (A.D.A.) PARKING SIGN

- A.D.A. SIGN NOTES:**
- Detail is meant as a general guideline. Refer to local municipality for sign type, verbiage and dimensions.
 - Signs shall be located so that they cannot be obscured by a vehicle parked in the space.

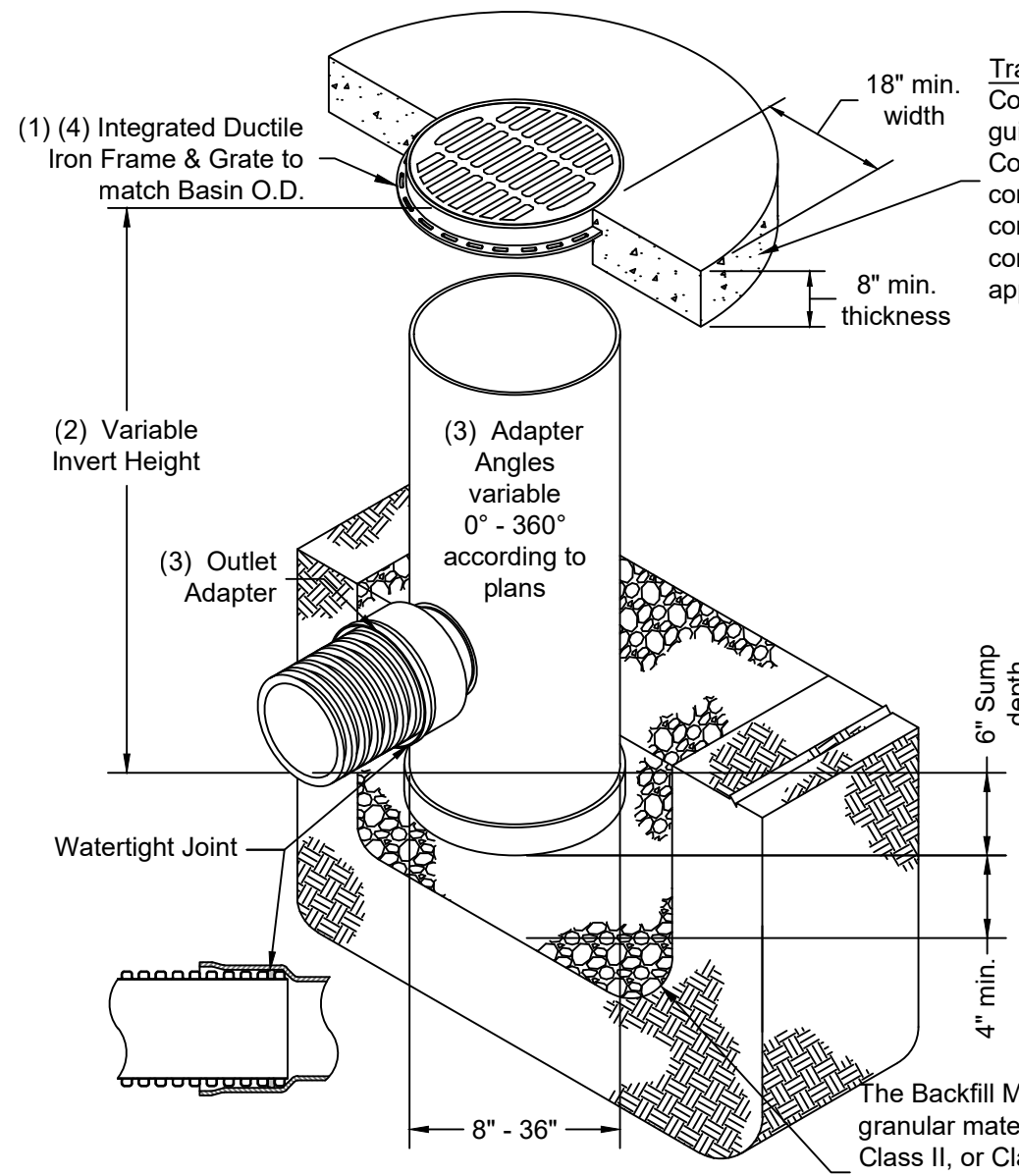


ROOF DRAIN CONNECTION DETAIL

FIRE APPARATUS ROAD NOTES:

- Where a fire hydrant is located**
- Where required by fire code official, fire apparatus access roads (Fire Lanes) shall be marked signs complying with Section D103.6 of the 2018 International Fire Code (IFC). Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Sections D103.6.1 and D103.6.2 of the 2018 IFC. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide. (Section D103.6.1 of the 2018 IFC) Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are more than 26 feet wide and less than 32 feet wide. (Section D103.6.2 of the 2018 IFC)

Installed at least every 40 feet along both sides of fire lanes, at a height and location which may be easily seen by the public and acceptable to the Fire Marshal.



HDPE DRAIN BASIN DETAIL

- Traffic Load Areas:** Concrete slab dimensions are for guideline purposes only. Actual Concrete Slab must be constructed taking into consideration local soil conditions, traffic loading, & other applicable factors.

- HDPE DRAIN BASIN NOTES:**
- 8" - 30" Frames & Grates shall be Ductile Iron per ASTM A536 Grade 70-50-05.
 - Drain Basin to be custom manufactured according to plan details. Drainage connection stub joint tightness shall conform to ASTM D3212 for Corrugated HDPE.
 - Adapters can be mounted on any angle 0° to 360°.
 - Road & Highway Grate shall meet H-20 Load Rating.

The Backfill Material shall be Crushed Stone or other granular material meeting the requirements of Class I, Class II, or Class III Material as defined in ASTM D2321. Bedding & Backfill for surface drainage inlets shall be placed & compacted uniformly in accordance with ASTM D2321.

Client: **Brian Butler**
 Project: **Wehost Shawnee Apartments - Shawnee, OK**
 Designer: **LANDES ENGINEERING & ASSOCIATES P.L.L.C.**
 www.landesengineering.net
 903 E. 35th Street * P.O. Box 1032
 Shawnee, OK 74802-1032
 (405) 275-5388 * Fax (405) 275-9047
 CA # 2260 EXP. 06/30/2027

Drawn: **STL**
 Check: **STL**
 Project No: **ENG 801-25**
 Sheet: **C-8**

Date: 10/29/2025
 Stephen T. Landes P.E. #19539

Revisions:

No.	Date	Description

Preston & Gayle Hucks
1401 E Charles Dr
Shawnee, OK 74804-4126

To Whom it may concern:

We have resided at 1401 Charles Drive for 22.5 years. We have been retired seniors for the past eight years.

We purchased our property in Sept 2003. 145 feet (East side) of our residential property abuts to the Nursing Home property.

The Nursing Home size is 1.36 acres. The age of this property is 66 years. The Nursing Home has had five owners since 2003.

We have observed the neglect of the Nursing Home at 1402 E Independence over this time period. The Nursing Home has been vacated/abandoned since 2010. The last time we can recall any business use of this building was 2009 – 2010.

During the last 15 years the property has been neglected extensively, both exterior and interior. During this time period the property has been subjected to weather and water damage, vandalism on the property, theft of exterior items, overgrown ground cover, fallen trees, neglected trees, and any maintenance on the building.

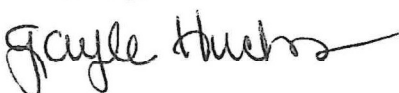
The current state of this property should be condemned due to the neglect and poor maintenance. The exterior of the property is in deplorable and unsafe condition. There is mold and mildew on exterior brick. Windows have been broken and boarded up for years. We have experienced a flood of animals, snakes, rats, possums, and skunks from this property. The property was not mowed or cleaned up unless I personally submitted a complaint to the Shawnee Action personnel.

The safety and integrity of the property is of concern for myself and other residential property owners whose property abuts to the Nursing Home. The infrastructure has not been used in 15 plus years.

I highly suggest members of the Planning Development Department, Planning Commission and City Commission visit and do a walk around of the Nursing Home Property to personally visualize the condition of this property.

I have personal photos I have taken over the years to substantiate our concerns.

Sincerely,



Gayle Hucks

Preston & Gayle Hucks
1401 E Charles Dr
Shawnee, OK 74804
Phone 405.205.6029
gayle.hucks@gmail.com

Dec. 29, 2025

To Members of the Planning Commission Board.

Subject: Opposition to Rezoning Request Case # RZ08-25. Rezone from C-1 (Local Commercial) To R-3 (High Density Residential).

Dear Board Members,

I am writing as a concerned resident of 1401 E Charles Dr, Shawnee, OK, to formally express my strong opposition to the proposed rezoning of 1402 E Independence from its current zoning C-1 (Local Commercial) to R-3 (High Density Residential).

My primary objections stem from the significant negative impacts this change will have on our established neighborhood:

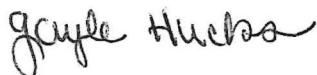
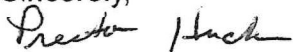
1. **Safety:** Increase in crime, vandalism, theft, trespassing, and property damage. Higher instances of domestic issues, or general disturbances leading to increased police calls and a feeling of insecurity.
2. **Property Value:** Spot rezoning lowering property value in residential area.
3. **Noise & Privacy:** Additional noise and activity on property can lead to diminished privacy on residential property.
4. **Strain on Infrastructure:** The proposed property has been vacant for 15 years; concern water and sewer systems are equipped to handle the added burden leading to potential overloads.
5. **Neighborhood Character:** Changes to the character of neighborhood with decreased quality of life. Concerns for neighborhood children living next to or close to rezoned property.

This rezoning request, as currently proposed, does not serve the best interest of the existing community. I urge you to deny this application and preserve the integrity, safety, and character of our neighborhood.

We plan to attend the public hearing on January 7, 2026, at 1:30 pm, at City Hall to voice these concerns in person.

Thank you for your time.

Sincerely,



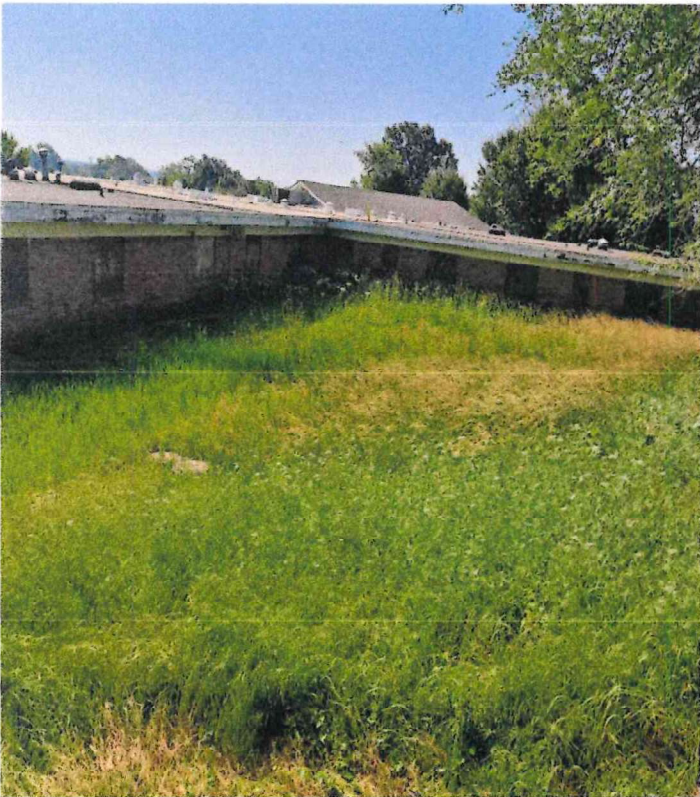
Preston & Gayle Hucks



October 2024



May 2023



May 2024



June 2020



West Side December 26, 2025



East Side Entrance Dec 26, 2025



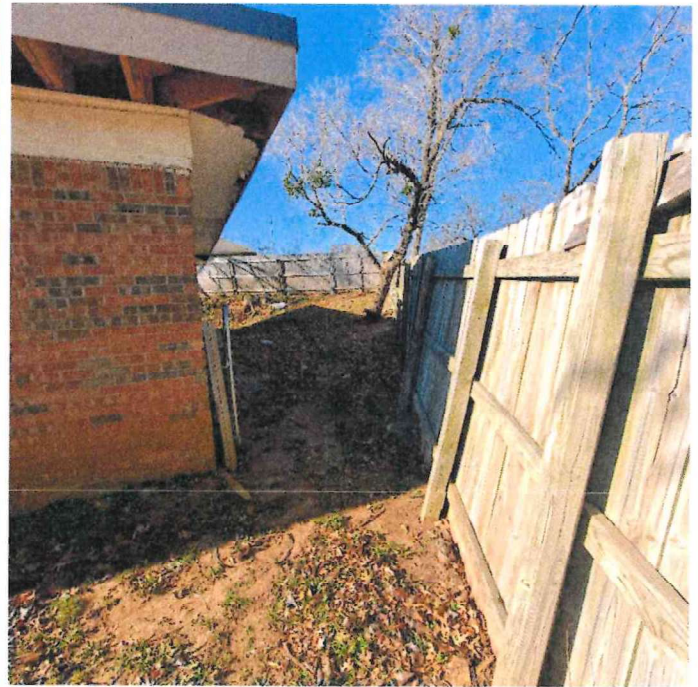
East Side Dec 2025 Mold on bricks



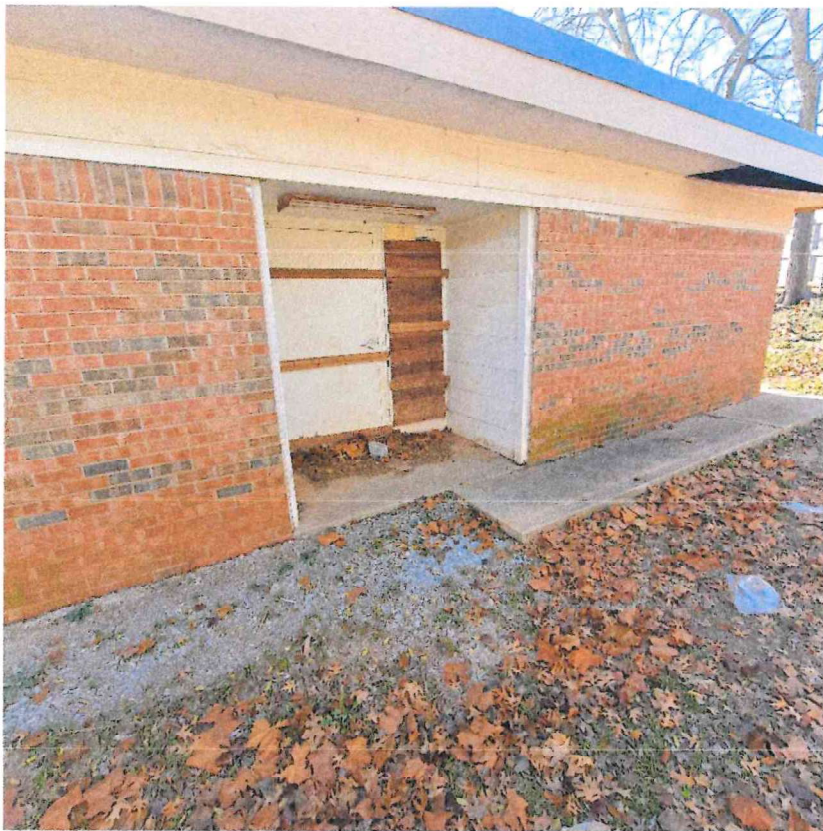
North Side Infrastructure Dec 2025



East Side Dec 2025



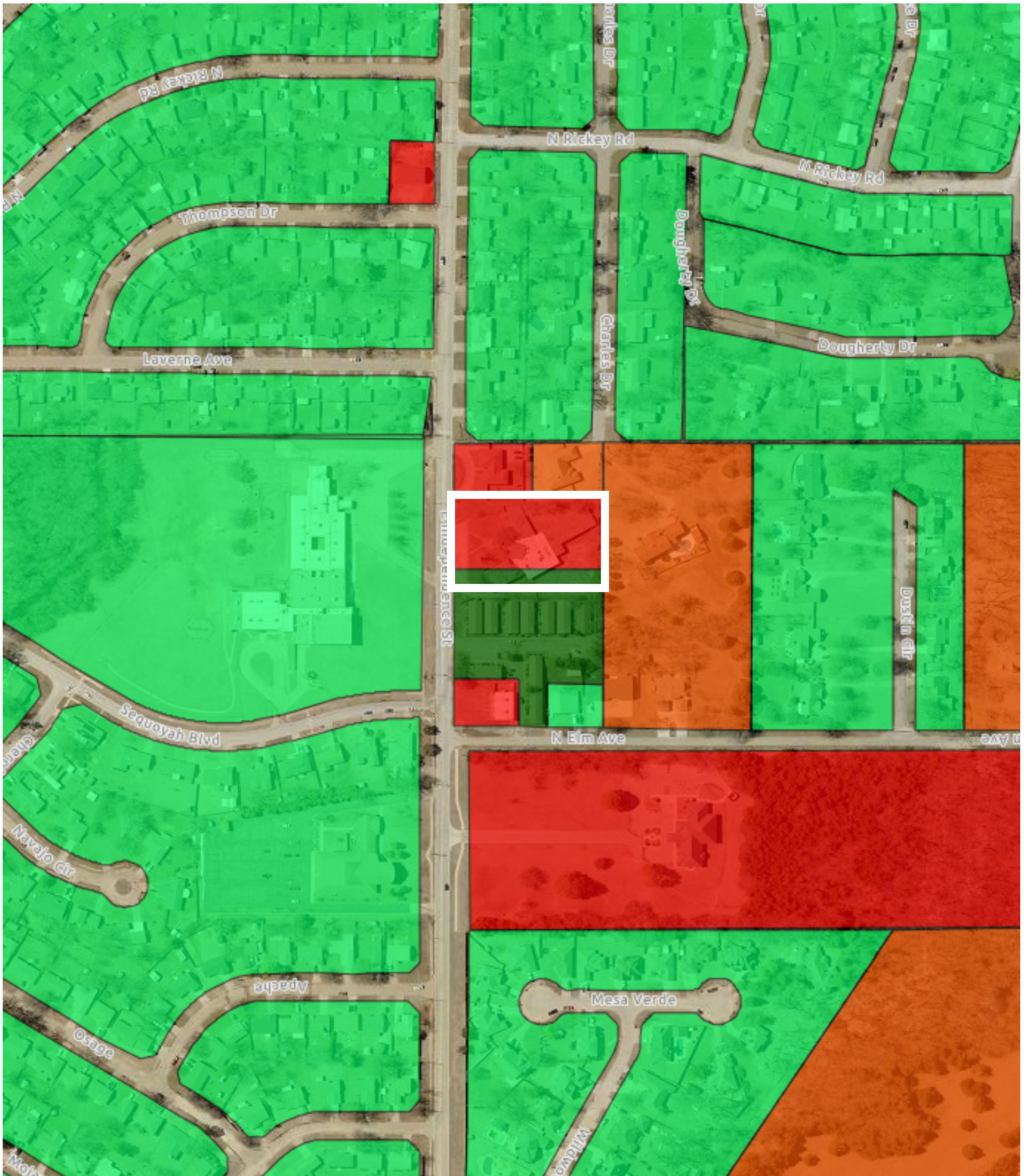
Northeast corner Dec 2025



North Side Dec 2025



East Side Parking Area Dec 2025



Layers

Layer Legend

Roads

Sanitary Sewer Flow

Sewer Manholes

Sewer Flow Direction

Status

- > Active
- X Abandoned

Sewer Lines

Material

- > Clay
- DIP
- HDPE
- PVC
- Poly
- unknown
- QIP
- < all other values >

Sanitary Sewer Force Mains

Sewer Lines - Force Mains

Water Lines

Water Utilities

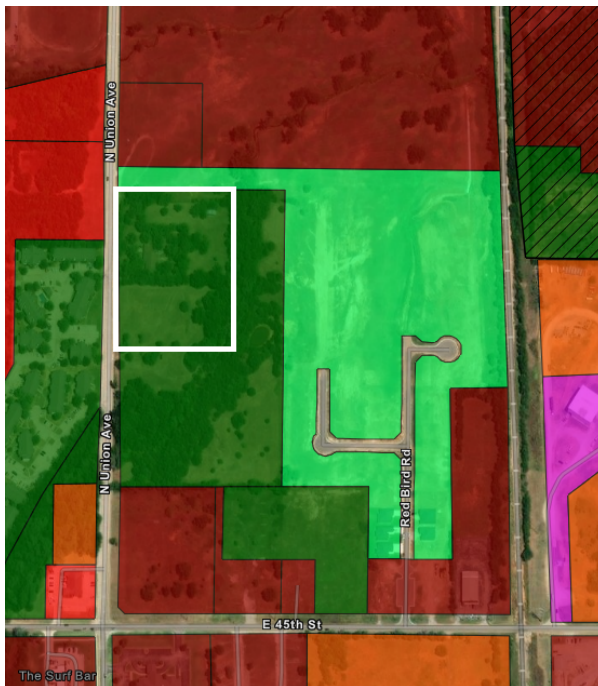
Water Lines

Status

- Abandoned
- Active
- Inactive



Date: January 7, 2026
To: Planning Commission
From: Diana Hood, City Planner
Subject: Public Hearing and Consideration of a request to Rezone a portion of the property at 4731 N Union Ave from R-3 (High Density Residential) to C-2 (Regional Commercial) for Personal Storage facilities.
Case No. RZ09-25 | Applicant: Union Street Condominiums, LLC c/o Johnson & Associates



Background: The property addressed as 4731 N Union Ave is located on the east side of Union Ave, north of 45th Street. The request is to rezone a portion of the property from R-3 (High Density Residential) to C-2 (Regional Commercial). The owner is requesting this rezone to allow for personal storage/self storage facilities. It is currently zoned R-3 (High Density Residential) with similar zoning to the west and southeast. A small strip of R-1 (Low Density Residential) zoning lies to the north, with more R-1 to the east. The requested C-2 zoning is present to the north and to the south, with some C-1 (Local Commercial) to the northwest.

Discussion

The Comprehensive Plan Future Land Use Map projects this area as Low Density Residential and

Agriculture/Open Space. The desired zoning district, C-2, is designed to accommodate medium- to large-scale development that is automobile-oriented and generates high traffic counts.

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 feet 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 property.

Findings and Facts:

- The requested zoning district is located nearby to the south
- Current zoning extends to the west and southeast
- Request does not comply with the Future Land Use Map
- The desired Personal Storage / Self Storage use is allowed by right in C-2 and I-1 zoning districts, and
- Desired use is allowed with a CUP in the TA (Transitional Agriculture), DT-T (Downtown - Transition), and TL (Twin Lakes) zoning districts
- Notification of Public Hearing was served
- No written objections have been submitted to staff

Options:

- Recommend Approval of Case No. RZ08-25 to rezone a portion of the subject property.
- Recommend Denial of the request.
- Defer the request to a certain date for additional and specific information.

Financial Impact: None

Attachments: N Union Avenue Rezoning Submittal 12.23.25_Updated, Union Ave Rezone_Updated Legal Exhibit[84], Union Ave Rezone Exhibit 12.23.25, RZ09-25 - Utility Map, RZ09-25 - Zoning Map

Staff Recommendation: Staff recommends approval of the request.

December 8, 2025

City of Shawnee
Community Development Department
16 W. 9th Street
Shawnee, OK 74801

Attention: Ms. Diana Hood

RE: N Union Avenue Project: Rezone Application Submittal

Dear Ms. Hood:

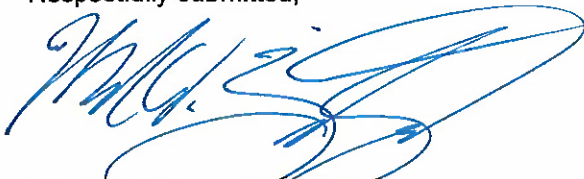
Attached, please find a new application for the rezoning of property at 4731 N Union Avenue. The project is located on N Union Avenue just north of E 45th Street in Shawnee. The subject property is currently zoned R-3, 'Multifamily Residential District'. This application seeks to rezone the property to C-2, Regional Commercial. The application, totaling 6.6965 acres, seeks to develop the property as a Self-Service Storage Facility development.

Please find attached the following submittal documents for the above-mentioned project:

- Application
- Authorization Letter
- Deed
- Legal Description
- Filing Fee (To be paid via phone when available)

Please review the following information for its completeness and place this application on the Planning Commission docket for **January 7, 2026**. Should you have any questions or comments, please feel free to contact this office.

Respectfully submitted,



Mark W. Zitzow, AICP, CNU-A
JOHNSON & ASSOCIATES

TWJ/rw
Attachment(s)
cc: Mark W. Zitzow, J&A
5353 003 / PA

Union Street Condominiums, LLC
121 NE 50th Street
Oklahoma City, OK 73105
PH: 405-286-9759

December 5, 2025

City of Shawnee
Community Development Department
16 W 9th Street
Shawnee, OK 74801

Attn: Ms. Diana Hood

RE: Property at 4731 N Union: Letter of Authorization for Submittal to Shawnee

Dear Ms. Hood:

As owner/representative of the subject property, I hereby authorize Johnson & Associates to act as agents on our behalf in the submittal and processing of this Rezoning application and all subsequent applications to the City of Shawnee. If you have any questions or comments, please feel free to contact me at the number listed above.

Respectfully Submitted,



Donald L. Dillingham, Manager

cc: Mark W. Zitzow, AICP, Johnson & Associates
File:5353 003/PUD

RETURN TO:
Robertson & Williams
9520 North May Avenue,
Suite 260 Oklahoma City, OK
73120

Union Street Apartments
121 NE 50th Street
Oklahoma City, OK 73105

QUIT CLAIM DEED INDIVIDUAL FORM

THIS INDENTURE, Made this 22nd day of April, A.D. 2024 between **UNION STREET APARTMENTS, LLC** an Oklahoma limited liability company, ("**Grantor**"), whose address is 121 N.E. 50th Street, Oklahoma City, Oklahoma 73105, and **UNION STREET CONDOMINIUMS, LLC** an Oklahoma limited liability company ("**Grantee**"), whose address is 121 N.E. 50th Street, Oklahoma City, Oklahoma 73105.

Witnesseth, that said **Grantor**, in consideration of the sum of Ten & 00/100 DOLLARS to them in hand paid, the receipt of which is hereby acknowledged, does hereby quitclaim, grant, bargain, sell and convey unto the said **Grantee**, 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 Exhibit "A" attached hereto and made a part hereof

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

To Have and to Hold the above described premises unto the said **Grantee, Grantee's** heirs, successors and assigns forever.

In Witness Whereof, the said **Grantor** has hereunto set his hand the day and year first above written.

**UNION STREET APARTMENTS,
LLC,**
an Oklahoma limited liability company

By: _____

Donald L. Dillingham, Manager

EXEMPTION: DOCUMENTARY STAMP TAX O.S.
TITLE 68, ARTICLE 32, §3202, et seq. 4

VIEW ADDITIONAL LAND RECORDS AT

OKCOUNTYRECORDS.COM



LEGAL DESCRIPTION

Union Storage

December 23, 2025

A tract of land being a part of Southeast Quarter (SE/4) of Section Thirty-One (31), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Shawnee, Pottawatomie County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest (SW) Corner of said Southeast Quarter (SE/4);

THENCE North $00^{\circ}19'24''$ East, along and with the West line of said Southeast Quarter (SE/4), a distance of 1,177.53 feet to the POINT OF BEGINNING;

THENCE continuing North $00^{\circ}19'24''$ East, along and with the West line of said Southeast Quarter (SE/4), a distance of 420.00 feet;

THENCE North $89^{\circ}41'31''$ East, departing the West line of said Southeast Quarter (SE/4), a distance of 565.88 feet to the centerline of a creek;

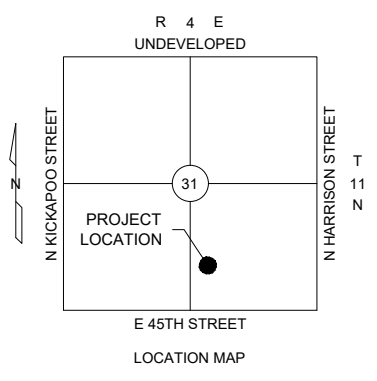
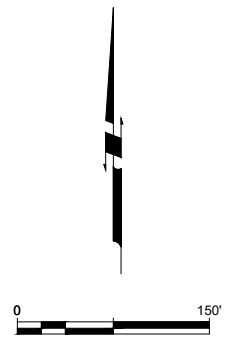
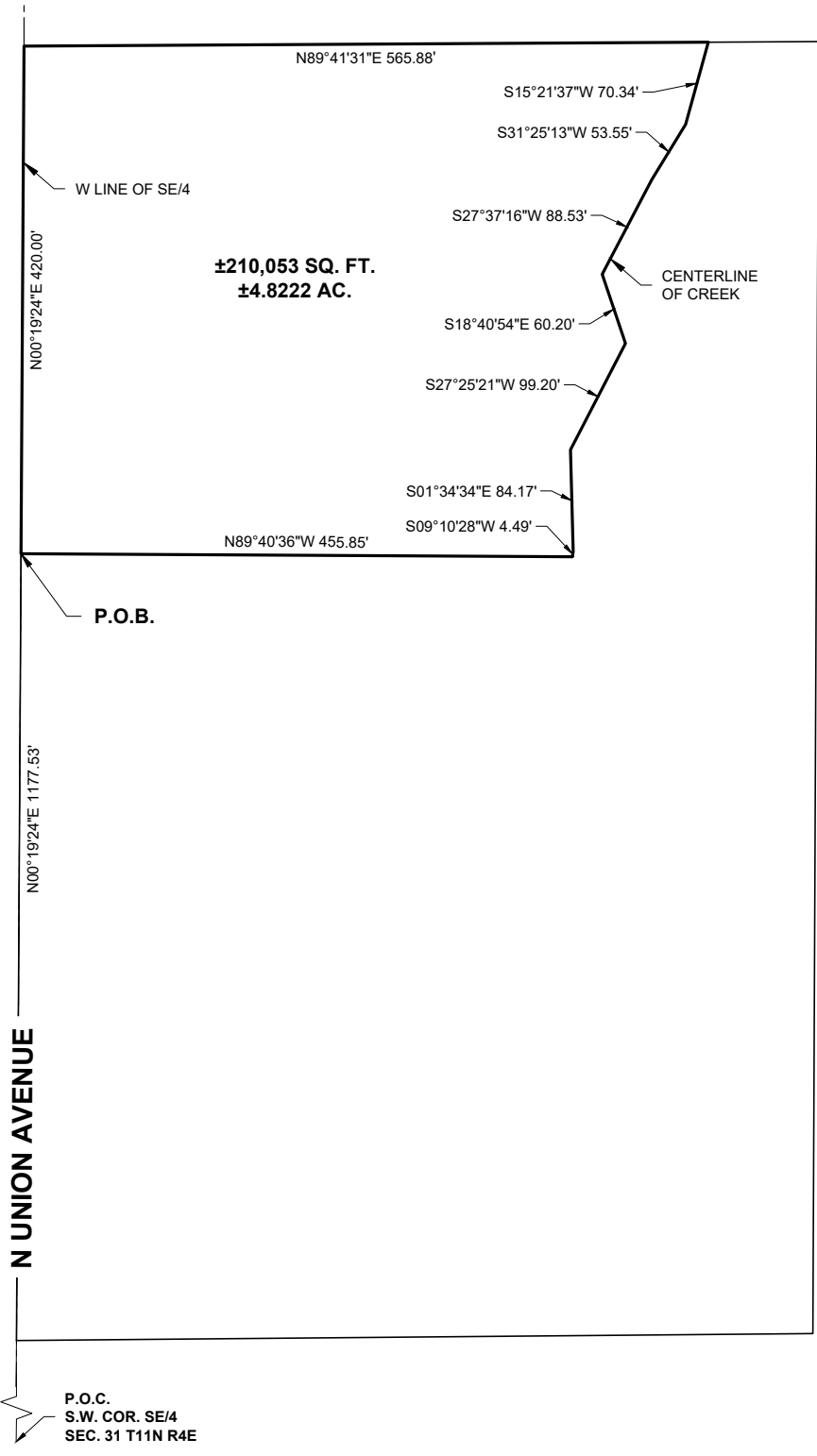
THENCE along and with the centerline of said creek, the following Seven (7) calls:

1. South $15^{\circ}21'37''$ West, a distance of 70.34 feet;
2. South $31^{\circ}25'13''$ West, a distance of 53.55 feet;
3. South $27^{\circ}37'16''$ West, a distance of 88.53 feet;
4. South $18^{\circ}40'54''$ East, a distance of 60.20 feet;
5. South $27^{\circ}25'21''$ West, a distance of 99.20 feet;
6. South $01^{\circ}34'34''$ East, a distance of 84.17 feet;
7. South $09^{\circ}10'28''$ West, a distance of 4.49 feet;

THENCE North $89^{\circ}40'36''$ West, departing the centerline of said creek, a distance of 455.85 feet to the POINT OF BEGINNING

Containing 210,053 square feet or 4.8222 acres, more or less.

Basis of Bearing: The West line of the SE/4 of Section 31 T11N R4E having a bearing of $N00^{\circ}19'24''E$.



ACAD FILE: H:\5353\5353003 - Storage\Exhibit\5353003- Middle Tract.dwg, 12/23/2025 1:02 PM, Jesse Patten
 XREFS LOADED: 5353-bdy provided.dwg

Copyright © 2025 Johnson & Associates

Proj. No.: 5353003
 Date: 12-23-25
 Scale: 1"=150'

UNION STORAGE
 SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA
EXHIBIT



Johnson & Associates
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 235-8075 FAX (405) 235-8078 www.jaokc.com
 Certificate of Authorization #1484 Exp. Date: 06-30-2027
 • ENGINEERS • SURVEYORS • PLANNERS •

OWNERSHIP LIST
ORDER NO. 2967105

DATE PREPARED: December 5, 2025
EFFECTIVE DATE: November 17, 2025 at 7:30 A.M.

OWNER	LOT	BLK	ADDITION
Ricky L & Kimberly S Floyd 800 Truman Baker Drive Searcy AR 72145-0000			Beg 369' N SW/C NW SE N315'; E315'; S315'; W315' to POB Sec 31- 11N-4E
Union Street Condominiums LLC 121 NE 50 th Street Oklahoma City, OK 73105-0000			COMM SW/C SE N1017.33 TO POB N580.20'TH E565.88' S15*21'37"W 70.34' S31*25'13"W 53.55' S27*37'16"W 88.53' S18*40'54"E 60.20' S27*25'21"W 99.20' S01*34'34"E 84.17' S09*10'28"W 44.19' S06*29'15"W 61.31' S28*04'37"W 47.15' S21*48'16"W 71.58' S79*54'04"W 17.43' S47*49'33"W 28.32' S31*31'00"W 14.83' N65*40'36"W 204.77' W162.23' TO POB & LESS COMM SW/C SE N1472.03' TO POB N125.50' E565.88' S15*21'37"W 70.34' S31*25'13"W 53.55' S27*37'16"W 20.20' W510.67' TO POB
Union Street Condominiums LLC 121 NE 50 th Street Oklahoma City, OK 73105-0000			COMM SW/C SE N1472.03' TO POB N125.50' E565.88' S15*21'37"W 70.34' S31*25'13"W 53.55' S27*37'16"W 20.20' W510.67' TO POB
CARDINAL POINT DEV LLC P O BOX 3503 SHAWNEE OK 74802-0000			BEGINNING NW/C SE/4 S943.22' POB E315' E1331.44' TO A POINT ON THE WEST LINE OF AT&SF RR S2*44'42"E 774.83' W166.7' S896.6' W329.58' N528.68' W329.95' N781.72' W.98' N285' W660' N84' LESS 11.91 ACS PLATTED TO CARDINAL POINT ADDN PHASE 1
SHAWNEE MISSION PLAZA LLC 132 W MAIN ST PURCELL OK 73080-0000			SW/4 (ALSO KNOWN AS U S GOV LOTS 3 & 4 AND E/2 SW LESS BEG NW/C SW S740' E50' N425.92' E25' NE ALG CURVE TO LEFT A RADIUS OF 791.20'A DIS OF 325.05' N66*E 572.66'

			TH EASTERLY 1724.98' TH N 10 .57' W2641' POB AND LESS PT LOT 1 BLK 1 BRIARCREEK PHASE I OWNED BY MCDONALDS AND LESS LOT 2 BLK 1 SHAWNEE MISSION PLAZA OWNED BY SHONEY'S LESS COMM AT NE/C U S GOVERNMENT LOT 3 S573.37' TH S87*E 55.72' TO A PT BEING ON THE EASTERLY RW LN FOR KICKAPOO ST SAID PT ALSO BEING 261.16' S2*W OF NW/ C OF LOT 1 BLK 1 BRIAR CREEK PHASE I AND ALSO BEING POB OF A TR DES AS TH S87* E 226.18' TO PT ON EASTERLY RW LN OF KICKAPOO ST TH N ALG SAID EASTERLY RW LN 50 ' POB THIS STRIP OWNED BY MCDONALDS
PC CHAPEL LLC 130 E 45TH SHAWNEE OK 74804-0000			BEG 970.96'N & 30'W POB W337.71' N460' E337.71' S460' POB PHASE 2 PARCEL 31-11-4-32-02
UNION STREET APARTMENTS LLC 121 NE 50TH ST OKLAHOMA CITY OK 73105-0000			COMM SW/C SE N526.80' TO POB N490.53' E162.23' S65*40'36"E 204.77' ALONG THE CREEK N31*31'00"E 14.83' N47*49'33"E 28.32' N79*54'04"E 17.43' N21*48'16"E 71.58' N28*04'37"E 47.15' N06*29'15"E 61.31' N09*10'28"E 44.19' N01*34'34"W 84.17' N27*25'21"E 99.20' N18*40'54"W 60.20' N27*37'16"E 88.53' N31*25'13"E 53.55' N15*21'37"E 70.34' TH E91.41' S1068.66' W658.54' TO POB
FLOYD RICKY L & KIMBERLY S 130 NICHOLSON RD SEARCY AR 72143-0000			BEGINNING NW/C SE/4 S60.57' POB E1389.72' TO THE WEST LINE OF AT&SF RR S2*44'42"E890.4' W1131.44' N315' W315' N567.65' POB
PC CHAPEL LLC 130 E 45TH SHAWNEE OK 74804-0000			BEG SE/C SW W409.75' TO POB W98.09' N50' N29*30' 10"E 240.41' N33*33'49"E 57.10' N27*11'15"E211.77' N34*41'34"E 227.31' N39* 54'19"E 86.18' N50*05'29" E53.14' N61*38'10"E 20.54 S138.50' W16.75' S49*24' 56"W 122.17'

however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: November 17, 2025 at 7:30 AM

First American Title Insurance Company

Terrie Dugan

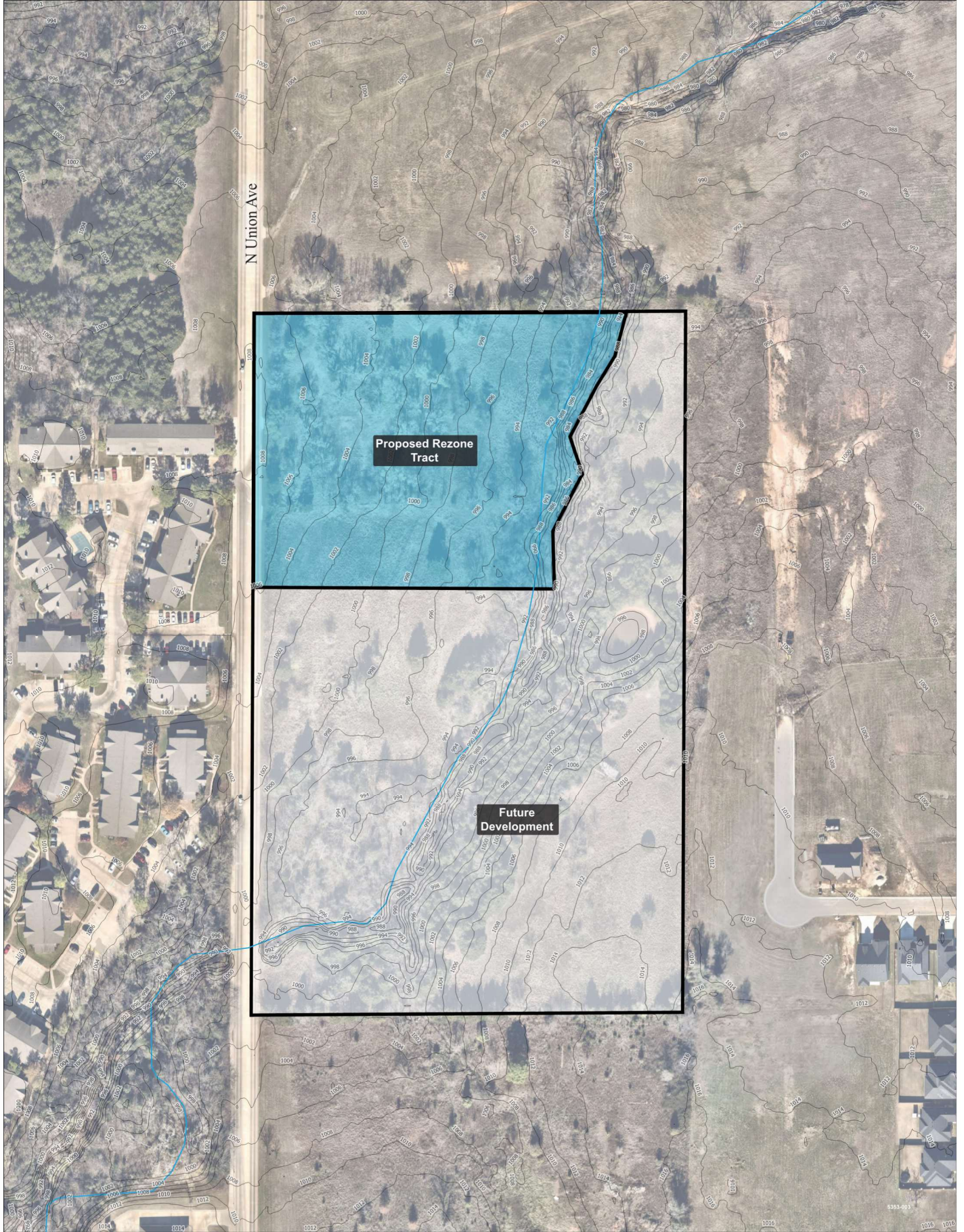
By:

Terrie Dugan

Abstractor License No. 4396

OAB Certificate of Authority #

File No. 2967105-OK99



4731 N Union Ave

Rezoning Exhibit
 +/-4.8222 Acres

JA
 JOHNSON & ASSOCIATES

Johnson & Associates
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 235-6075 FAX (405) 235-6078
 ENGINEERS SURVEYORS PLANNERS

12/8/25

LEGAL DESCRIPTION

Union Storage

December 23, 2025

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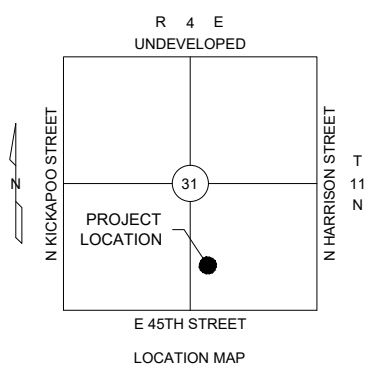
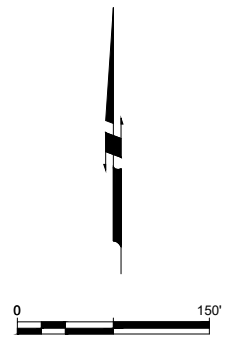
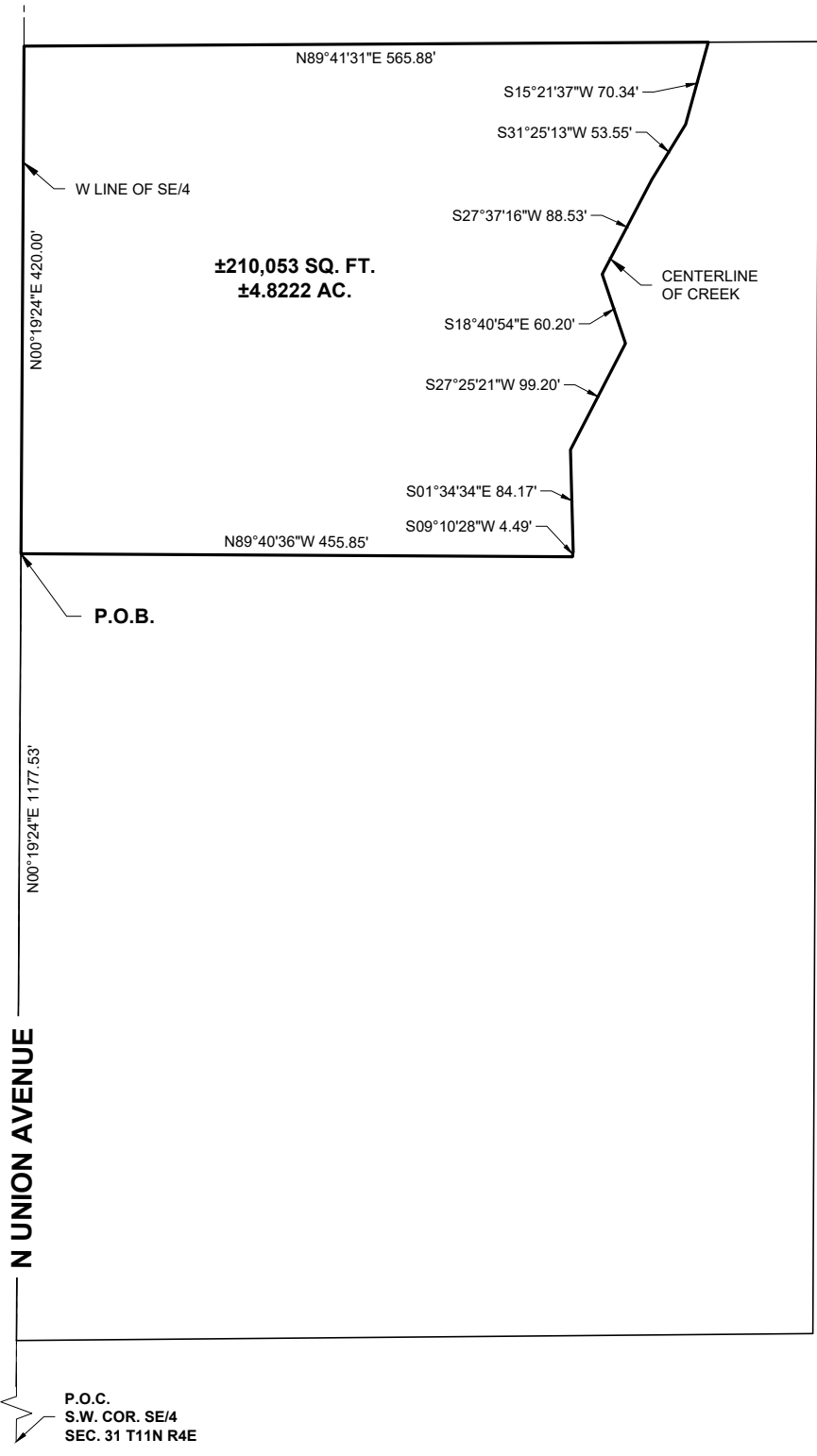
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6. South 01°34'34" East, a distance of 84.17 feet;
7. South 09°10'28" West, a distance of 4.49 feet;

THENCE North 89°40'36" West, departing the centerline of said creek, a distance of 455.85 feet to the POINT OF BEGINNING

Containing 210,053 square feet or 4.8222 acres, more or less.

Basis of Bearing: The West line of the SE/4 of Section 31 T11N R4E having a bearing of N00°19'24"E.



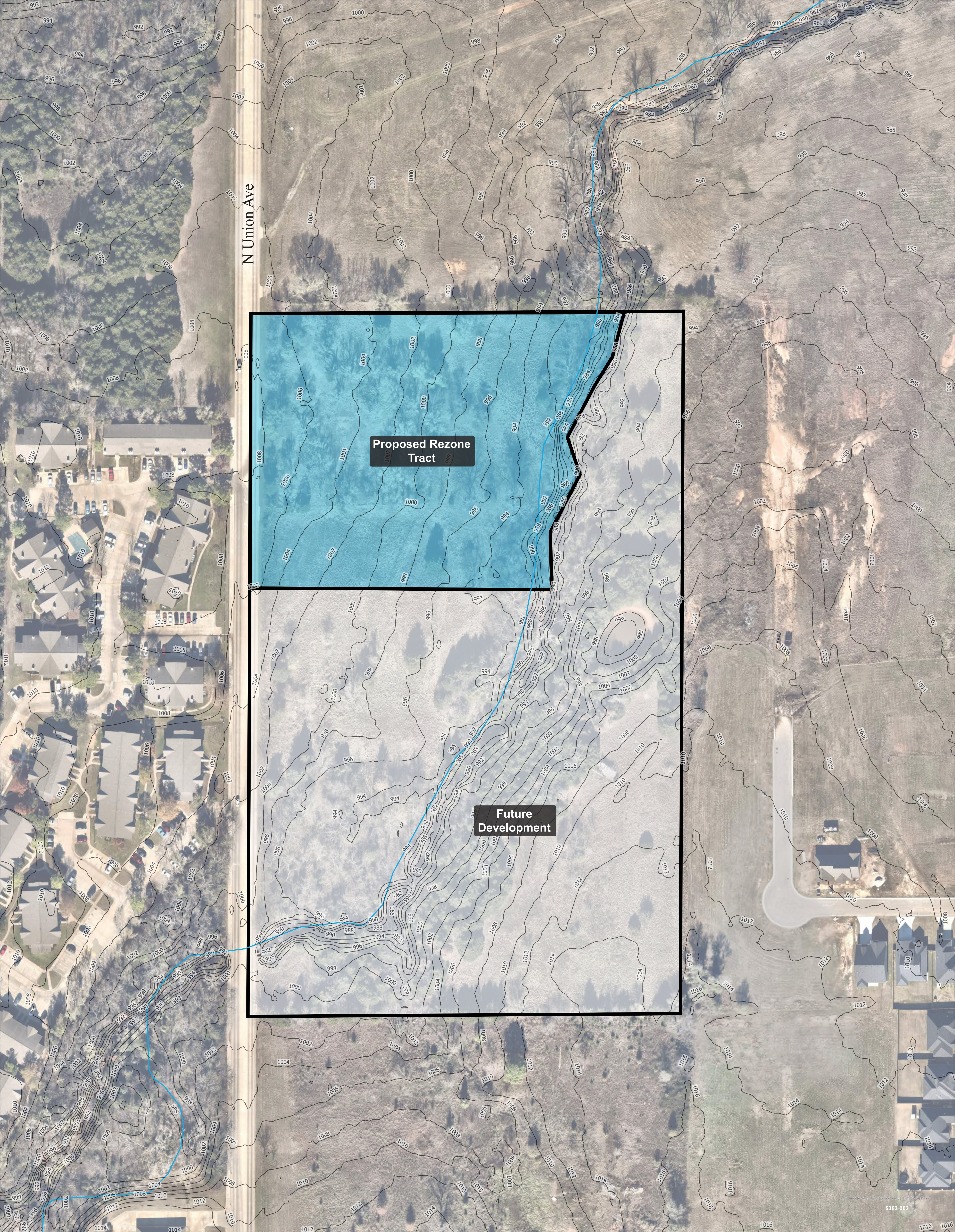
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 XREFS LOADED: 5353-bdy provided.dwg

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Proj. No.: 5353003
 Date: 12-23-25
 Scale: 1"=150'

UNION STORAGE
 SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA
EXHIBIT

Johnson & Associates
 1 E. Sheridan Ave., Suite 200
 Oklahoma City, OK 73104
 (405) 235-8075 FAX (405) 235-8078 www.jaokc.com
 Certificate of Authorization #1484 Exp. Date: 06-30-2027
 • ENGINEERS • SURVEYORS • PLANNERS •



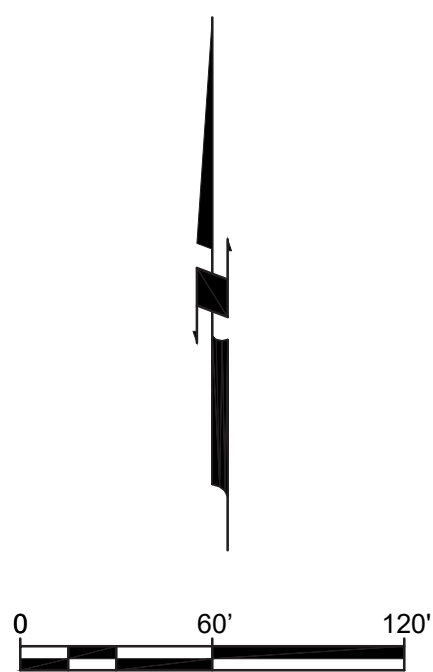
N Union Ave

Proposed Rezone Tract

Future Development

4731 N Union Ave

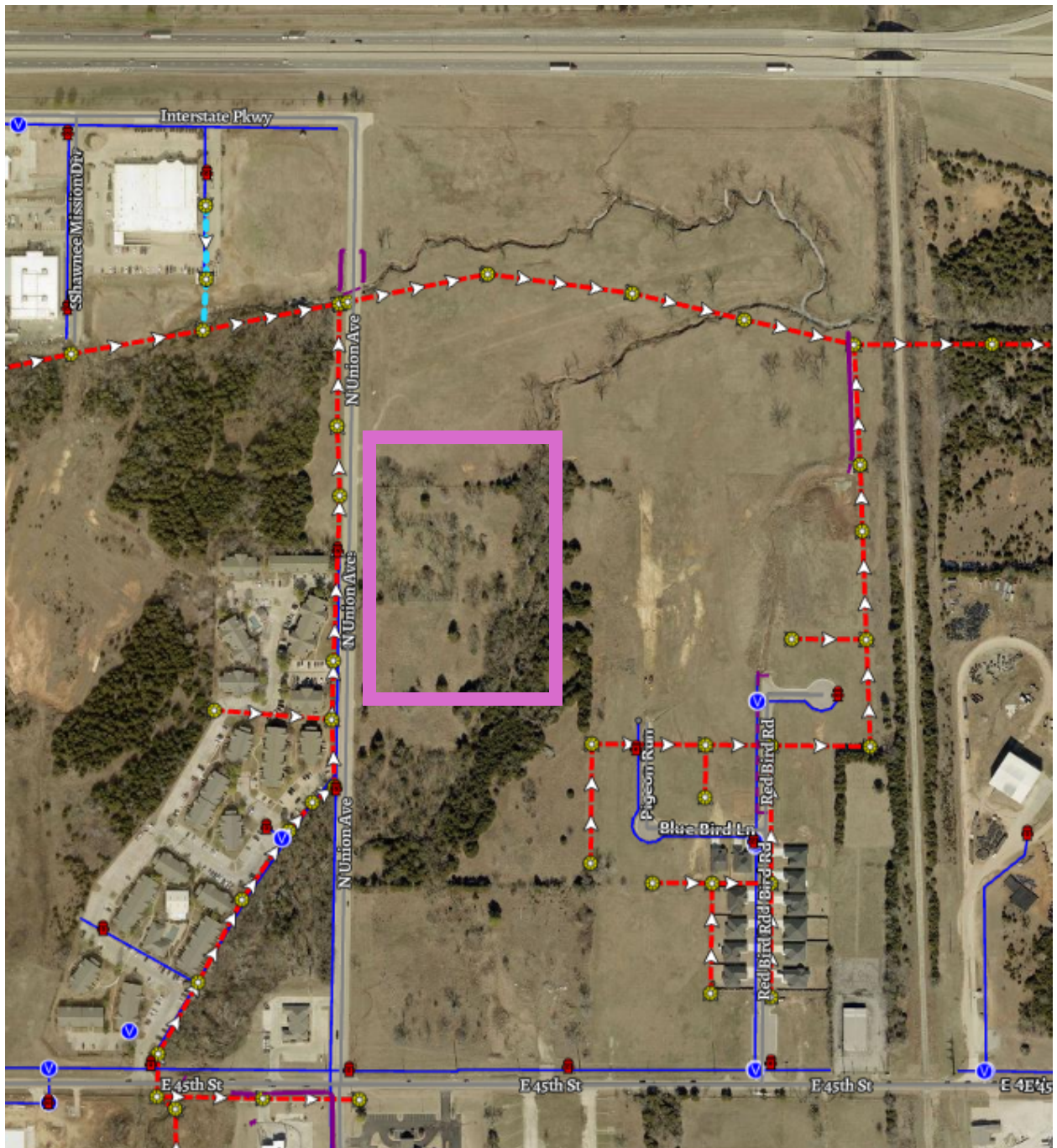
Rezoning Exhibit
+/-4.8222 Acres



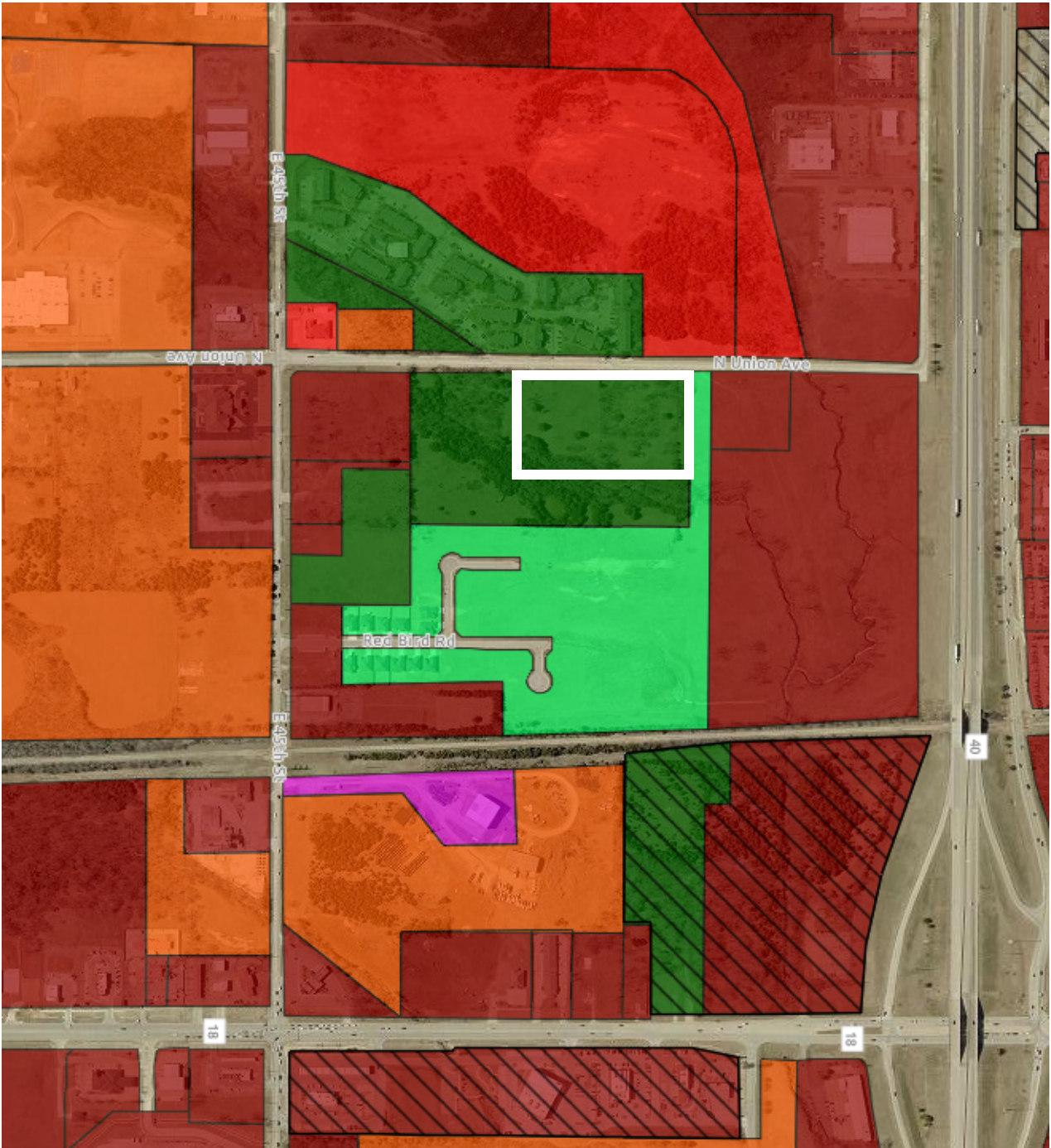
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(405) 235-8075 FAX (405) 235-8078

ENGINEERS SURVEYORS PLANNERS

12/8/25



Layers		Sewer Lines		Sanitary Sewer Force Mains	
Layer	Legend	Material		Sewer Lines - Force Mains	
Roads					
Sanitary Sewer Flow		Clay DIP HDPE PVC Poly unknown CIP <all other values>		Water Lines	
Sewer Manholes				Water Utilities	
Sewer Flow Direction				Water Lines	
Status		Abandoned Active Inactive		Status	
Active Abandoned					



PUD - P.U.D.

Zoning

- TA - Transitional Agriculture
- TL - Twin Lakes
- R-1 - Low Density Residential
- R-2 - Medium Density Residential
- R-3 - High Density Residential
- C-1 - Local Commercial
- C-2 - Regional Commercial
- DT - Downtown
- MU - Mixed Use
- I-1 - Light Industrial
- I-2 - Heavy Industrial