

AGENDA  
PLANNING COMMISSION  
FEBRUARY 4, 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 January 7, 2026 regular meeting.
2. Public Hearing and Consideration of an amendment to the Shawnee Unified Development Code, Sec. 22-216 exempting Real Estate Signs from the Sign regulations.  
Case No. UDC01-26 | Applicant: City of Shawnee
3. Public Hearing and Consideration of an amendment to the Unified Development Code, Sec. 22-197 allowing for Single Family Uses in the R-3 (High Density Residential) zoning district, and correcting a scribner's error regarding the allowance of Triplexes in the R-1 (Low Density Residential) zoning district.  
Case No. UDC02-26 | Applicant: City of Shawnee
4. Consideration of a request for a Preliminary Plat for Barton Industrial Park, located near Highway 177 and American Way.  
Case No. PL02-25 | Applicant: Indaco Metals c/o TAP Architects
5. Community Development Department Updates
6. Commissioners Comments
7. 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 tail.

**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: January 7, 2026

## MINUTES

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on January 7, 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: Porter, Barrett, Hayes, Johnson, Burrell

Absent: Alexander, Reese

Vacant:

### **Item 1. Consideration of approval of the minutes from the regular meeting on December 3, 2025.**

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

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

Aye: Porter, Barrett, Hayes, Johnson, Burrell

Nay: None

Abstain: None

### **Item 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**

City Planner Diana Hood presents the staff report and asks if there are any questions for staff. Seeing none, Chair Barrett asks for any Commissioner Comments or a motion.

Commissioner Porter made a motion to recommend **APPROVAL** of **Case No. PPL04-25**, which Commissioner Johnson seconded.

Motion **passes 5-0-0**

Aye: Porter, Barrett, Hayes, Johnson, Burrell

Nay: None

Abstain: None

### **Item 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**

City Planner Diana Hood presents the staff report and asks if there are any questions for staff. Seeing none, Chair Barrett asks for a motion.

Commissioner Johnson made a motion to recommend **APPROVAL** of **Case No. FPL04-25**, which Commissioner Hayes seconded.

Motion **passes 5-0-0**

Aye: Porter, Barrett, Hayes, Johnson, Burrell

Nay: None

Abstain: None

### **Item 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**

City Planner Diana Hood presents the staff report and asks if there are any questions for staff. Commissioner Burrell asks for further clarification on the surrounding zoning. Seeing no further questions for staff, Chair Barrett opens the public hearing and asks if there is anyone present in attendance who wishes to speak.

Gayle Hucks approaches the podium, and she explains that she lives on the property directly adjacent to the subject property. She states that she has lived there for over 20 years, and has watched the building fall into disrepair and lay vacant. She voices concerns about the integrity of the building and opposes having apartments with approximately 30 residents in what she equates to her backyard. She questions the validity of the application and as well as the efficacy of the Public Notices that were distributed.

Next, Jake Borgsmiller approaches and identifies himself as the property owner directly to the north. He questions the building's compliance with zoning setbacks, the fence's compliance as a screening device, and the traffic impact the development will have. He also claims that the Public Notice was insufficient and suggests that there is an additional State Statute that requires a 30-day notice period with a quarter-mile radius that was not observed. He states that he has not observed a sign on the property. He continues to say that he does not oppose the zoning itself, but has major concerns regarding the building.

Chair Barrett asks if there is anyone in the audience who wishes to speak in favor of the item. Jerry Roca, the applicant, approaches and explains that he has done work of a similar nature in Oklahoma City and Tulsa. He clarifies that he has previously met with staff to ensure that the development can meet all code requirements, and states that there has been significant investment into the building and they are working towards bringing the structure up to current Building and Fire safety codes. He clarifies that most of the units are one-bedroom, and asserts his commitment to making sure the neighbor's privacy is respected.

Chair Barrett asks if there is anyone else wishing to speak on the item, in favor or in opposition. Seeing none, Chair Barrett closes the public hearing.

Commissioner Porter asks staff to clarify on the Public Notice comment that was raised during the public hearing. Ms. Hood responds that the statutory requirement is for 20 days from the public hearing, which is legally considered to be the public hearing at the City Commission meeting. Staff has made it a practice to send out public notice at least 15 days before the hearing at Planning Commission to ensure this requirement is met. She continues to state that the mailing list is provided by the applicant, and letters are sent to the owners of properties within 300 feet of the subject property. Furthermore, a notice was posted in the County Democrat weekly newspaper. Ms. Hood continues, stating that staff posted a sign at the property, but cannot testify to its integrity after being subjected to the elements for several weeks.

Commissioner Burrell asks about the referenced statute requiring 30 days notice with a larger notice radius. Ms. Hood responds that she has never heard of such statute and would need to review it personally. Commissioner Burrell asks about the concern about the application's validity that was brought up during the public hearing, and Ms. Hood responds that it is not a large enough discrepancy to dismiss the application. The abbreviation "UC" listed on the application as the current use is a common way to say "Unoccupied Commercial."

Seeing no further questions for staff, Chair Barrett calls for discussion and/or a motion.

Commissioner Burrell moves to **APPROVE** Case No. **RZ08-25** as presented, and Chair Barrett seconds. Motion **passes 4-1-0**.

Aye: Barrett, Hayes, Johnson, Burrell

Nay: Porter

Abstain: None

**Item 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**

Ms. Hood presents the staff report and asks if there are any questions for staff. Seeing none, Chair Barrett opens the public hearing.

Jessica Bloye, present on behalf of the applicant, echoes the request and states that she can answer any questions the Commission may have.

With no questions for Ms. Bloye, Chair Barrett asks if there is anyone else in attendance wishing to speak on the item.

Seeing none, Chair Barrett closes the public hearing and calls for discussion and a motion.

Vice Chair Johnson moves to **APPROVE** Case No. **RZ09-25** as presented, and Commissioner Burrell seconds.

Motion **passes 5-0-0**

Aye: Porter, Barrett, Hayes, Johnson, Burrell

Nay: Reese

Abstain: None

## **Item 6. Community Development Department Update**

Interim Community Development Director Petya Stefanoff, to follow up on the item brought up last month, states that a series of walk audits will be scheduled to occur monthly. She anticipates that the schedule will be posted to the city website by the end of the week. She continues, saying that the walk audits are not only for the public, but for staff and appointed commissioners as well to connect the people with their appointed representatives.

Mrs. Stefanoff also asks if the Commissioners would like any changes to the format of the staff report, or additional types of information to assist in the deciding process. Commissioner Porter notes that it may be helpful on rezoning cases to have a copy of the section of code comparing the different zoning districts.

## **Item 7. Planning Commissioners' Comments**

Commissioner Burrell noted that the Shawnee Theater will be putting on a production soon.

Chair Barrett commented that he lives in the area near the subject property on agenda item number four, and that while he understands the concerns of the neighborhood, he has observed that building fall into disrepair and neglect. He continues to say that just about any kind of development for the building would increase the property's value and the value of other nearby properties by having the building be renovated and in use again.

Vice Chair Johnson adds that the Planning Commission's responsibility is to evaluate the how appropriate the requested zoning is for the area, which has very little to do with the existing structures or proposed work.

Commissioner Porter notes that he voted against agenda item number four because the proposed project did not seem well thought out, and states that he disagrees with the idea that proposed work has no bearing on a requested zoning.

Vice Chair Johnson clarifies that she was referring to the fact that the City has its own standards and enforces safety and code compliance through the permitting process.

Chair Barrett adds that the Planning Commission is fundamentally an advisory board, and the role of the Commission is to evaluate proposals on a case-by-case basis when the municipal code offers no other relief or recourse. He continues, saying that the City's Building Inspector is a very dedicated individual and that Health and Safety is always the first priority.

Mrs. Petya Stefanoff advises the Commission that they have the ability to table an item and request the applicant provide more information regarding how traffic, water drainage, or other concerns will be handled.

**Item 8. Adjournment**

The meeting adjourned at **2:22 p.m.**

---

Chair/Vice-Chair

---

Date

---

Interim Community Development Director

---

Date



**Date:** February 4, 2026

**To:** Shawnee Planning Commission

**From:** Diana Hood, City Planner

**Subject:** Public Hearing and Consideration of an amendment to the Shawnee Unified

Development Code (UDC), Sec. 22-216, exempting Real Estate Signs from the Sign regulations.

Case No. UDC01-26

**Agenda Item:** No 1

**Applicant:** City of Shawnee

**Request:** The Community Development Department is requesting an amendment to the Shawnee Unified Development Code (UDC), Sec. 22-216, regarding temporary signs. The current code classifies Real Estate signs as temporary, and are subject to all the regulations in that section. Temporary signs may only be displayed for a maximum of 90 days per calendar year, and Sec. 22-216.C prohibits signs on properties with no primary structure.

**Community Input:** Multiple local real estate businesses met with staff, discussing these obstacles imposed by current code (UDC) requirements. Real Estate signs in particular often need to be in place for longer periods of time than the UDC currently allows, and also occasionally requires signs on lots that do not have a primary structure. Staff has taken the time to listen to these concerns and drafted an ordinance to address the issue.

**Analysis:** Based on received feedback and community involvement, staff researched how surrounding communities, including the Oklahoma City Metro area and Tulsa Metro area, are treating this subject. Currently, signs in general are forbidden on lots that do not have a primary structure, which affects the ability of Real Estate firms to advertise the land. The time limitation of 90 days similarly may negatively impact the ability to advertise a property. The Community Development Department is committed to attracting and retaining businesses in town and supporting local ones, and thus works toward minimizing/eliminating obstacles.



- Staff and the City Attorney have reviewed the amendment and are satisfied with the quality and content.
- Public notice was served in a newspaper publication with the County Democrat, as required by both the municipal code and State Statute.

**Recommendation:** Based on the data collected and community input, staff recommends **approval** of the proposed amendment to the Shawnee Unified Development Code (UDC), Sec. 22-216-D discussing Exempt signs. The proposed language adds: “Real Estate signs are allowed only on a property they advertise and must be placed outside of the public right-of-way. The signs pertaining sell or rent of a property must be removed immediately upon the sale or lease agreement being signed”

**Options:**

- Recommend Approval of the amendment
- Recommend Denial
- Recommend Approval with certain modifications
- Table and request more information

This item is scheduled for the **March 16, 2026**, City Commission meeting.

**Financial Impact:** None

**Attachments:**

- Real Estate Signs Draft Ordinance
- Current Shawnee Unified Development Code, Sec. 22-216 section D and section N.

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE SHAWNEE UNIFIED DEVELOPMENT CODE BY AMENDING CHAPTER 22 “PLANNING AND DEVELOPMENT,” ARTICLE VII “UNIFIED DEVELOPMENT CODE,” DIVISION 4 “DEVELOPMENT STANDARDS,” SECTION 22-216 “SIGNS,” LETTER D “EXEMPT SIGNS.”

*(AMENDMENTS HIGHLIGHTED BY STRIKETHROUGH AND UNDERLINING)*

WHEREAS, pursuant to notice duly given as required by law, a public hearing conducted by the Board of Commissioners of the City of Shawnee, Oklahoma, on the \_\_\_ the day of \_\_\_\_\_.

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

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

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

Section 1: That Shawnee Code of Ordinances, Chapter 22 “Planning and Development,” Article VII “Unified Development Code,” Division 4 “Development Standards,” Section 22-216 “Signs,” Letter D “Exempt Signs,” be amended to read as follows:

Sec. 22-216.D - *Exempt signs.*

D. *Exempt signs.* The following signs and related objects are generally allowed to be erected and publicly displayed at any location within the city's corporate limits, except as otherwise specifically proscribed within this section, and a city-issued sign permit is not required in order to erect and display any of the following signs unless specifically set forth in this section. This section shall not apply to:

1. Any signs and signals properly authorized by law, signs authorized by statute or a state agency, and other traffic signals, public warnings, or legal notices provided that such objects are installed in a location and in a manner and condition required by federal or state statute, a state agency, or a city ordinance or authorized authority.
2. Nonconforming signs as defined in division 7, except that each such sign must be permitted by the city as a nonconforming sign under the procedures set forth in division 7.
3. Existing billboards, except that each such sign must be permitted by the city as a nonconforming sign under the procedures set forth in division 7.

4. Signs required by governmental bodies or agencies having proper jurisdiction for a public purpose by law, statute, or ordinance. This also includes any signs the city commission decides by ordinance or resolution to erect within its corporate limits or any real property that it may own or control.
5. Signs on vehicles, trailers, or equipment are exempted only to the extent such signs are incidental to the primary use of the vehicle, trailer, or equipment, provided that the vehicle, trailer, or equipment is in good mechanical repair and is not left in one place for more than 72 hours without being moved.
6. Signs erected by the city that direct vehicular or pedestrian traffic, which may display arrows, words, or other symbols to indicate directions of facilities.
7. Address numerals and other similar information required to be maintained by law or governmental order, rule or regulation, provided that the size of the sign may not exceed the requirements of such law, order, rule or regulation.
8. Signs contained within a walled, fenced, or secured property or area.
9. Signs that are interior facing and not visible from public right-of-way.
10. Signs erected by governmental bodies or agencies serving the public, that are less than 32 square feet in area.
11. Decorations, lights, pennants, and similar devices on public property with the permission and under the supervision of the city.
12. Seasonal lights and decorations customarily displayed during federally, state, local, or tribal recognized holidays.
13. Burglar/security alarms and signs that are less than four square feet in area.
14. Signs in plaza or public space structures located in the city's right-of-way, that are installed and maintained by the city or a contractor authorized by the city.
15. Real Estate signs, pertaining to the lot on which the sign is located. This includes, but is not limited to: signs regarding the sale of the property, signs regarding the sale of a property and any buildings located there, or the rental of the property and any buildings located there. Real Estate signs must be removed immediately at the date of which the purchase or lease agreement is signed.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

(SEAL)

\_\_\_\_\_

ATTEST:

ERIC STEPHENS, MAYOR

\_\_\_\_\_  
LISA LASYONE, MMC, CITY CLERK

Approved as to form and legality this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
JOSEPH M. VORNDRAN,  
CITY ATTORNEY

---

## Sec. 22-216. Signs.

- D. *Exempt signs.* The following signs and related objects are generally allowed to be erected and publicly displayed at any location within the city's corporate limits, except as otherwise specifically proscribed within this section, and a city-issued sign permit is not required in order to erect and display any of the following signs unless specifically set forth in this section. This section shall not apply to:
1. Any signs and signals properly authorized by law, signs authorized by statute or a state agency, and other traffic signals, public warnings, or legal notices provided that such objects are installed in a location and in a manner and condition required by federal or state statute, a state agency, or a city ordinance or authorized authority.
  2. Nonconforming signs as defined in division 7, except that each such sign must be permitted by the city as a nonconforming sign under the procedures set forth in division 7.
  3. Existing billboards, except that each such sign must be permitted by the city as a nonconforming sign under the procedures set forth in division 7.
  4. Signs required by governmental bodies or agencies having proper jurisdiction for a public purpose by law, statute, or ordinance. This also includes any signs the city commission decides by ordinance or resolution to erect within its corporate limits or any real property that it may own or control.
  5. Signs on vehicles, trailers, or equipment are exempted only to the extent such signs are incidental to the primary use of the vehicle, trailer, or equipment, provided that the vehicle, trailer, or equipment is in good mechanical repair and is not left in one place for more than 72 hours without being moved.
  6. Signs erected by the city that direct vehicular or pedestrian traffic, which may display arrows, words, or other symbols to indicate directions of facilities.
  7. Address numerals and other similar information required to be maintained by law or governmental order, rule or regulation, provided that the size of the sign may not exceed the requirements of such law, order, rule or regulation.
  8. Signs contained within a walled, fenced, or secured property or area.
  9. Signs that are interior facing and not visible from public right-of-way.
  10. Signs erected by governmental bodies or agencies serving the public, that are less than 32 square feet in area.
  11. Decorations, lights, pennants, and similar devices on public property with the permission and under the supervision of the city.
  12. Seasonal lights and decorations customarily displayed during federally, state, local, or tribal recognized holidays.
  13. Burglar/security alarms and signs that are less than four square feet in area.
  14. Signs in plaza or public space structures located in the city's right-of-way, that are installed and maintained by the city or a contractor authorized by the city.

N. *Temporary signs.* Temporary signs are classified into one of the following sign types: general temporary signs, sidewalk signs, attached banners, or ground banners. Their associated regulations are established in this subsection. A building or lot may have multiple temporary signs as allowed in this subsection. A temporary sign shall not be used as a placeholder for ground and attached signs unless specified elsewhere in this section.

1. *General temporary signs.*

a. *Definition.* A sign constructed of cloth, canvas, light fabric, cardboard, wood, wallboard, metal, or other light materials, with or without frames, which is intended to be displayed for a limited period of time only. Examples of typical general temporary signs include feather signs, political signs, inflatable devices, public demonstrations, grand opening signs, contractor signs, real estate signs, garage sale signs, and signs that announce an event such as a carnival, circus, or similar event. The list of examples is not exhaustive and is provided to clarify the regulations and does not limit the content of general temporary signs. The city will not review the content of general temporary signs.

b. *Standards.*

i. *Generally.* Table IV.26: General Temporary Sign Standards establishes the standards for general temporary signs not specified in subsections 2.—4.

Zoning District → Requirement ↓	TA R-1 R-2	R-3	C-1 C-2	MU	DT	I-1 I-2	TL
<i>General</i>							
Allowed?	✓	✓	✓	✓	✓	✓	✓
Permit Required?	X	X	✓	✓	✓	✓	X
Number per Lot (max.)	2	2	4	2	2	4	2
<i>Dimensions</i>							
Sign Height (max.)	6 ft	6 ft	8 ft	6 ft	6 ft	8 ft	6 ft
Sign Area (max. per sign)	25 sf	25 sf	50 sf	25 sf	25 sf	50 sf	25 sf
<i>Distance</i>							
From All Property Lines	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
From Other Ground and Incidental Signs	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
<i>Features</i>							
Electronic Message Center	X	X	X	X	X	X	X
Changeable Copy	X	X	✓	✓	✓	X	X
Internal Illumination	X	X	X	X	X	X	X
External Illumination	X	X	X	X	X	X	X
Halo Illumination	X	X	X	X	X	X	X
<i>Additional Information</i>							
<b>Key</b>	✓ = yes, a permit is required or the feature is allowed; X = no/not allowed; NR = the sign type or characteristic is allowed for nonresidential uses only; sf = square feet; ft = feet; "—" = the standard does not apply						

ii. *Duration.* A general temporary sign may be displayed for:

(A) Ninety consecutive days over one calendar year; or

- (B) Thirty consecutive days three times during a calendar year, with each 30-day period separated by at least 14 calendar days.

iii. *Design and installation.*

- (A) A detached general temporary sign shall be securely and firmly embedded in or on the ground.
- (B) A detached general temporary sign shall not use sandbags or other weighted objects to secure the sign to or in the ground.
- (C) A general temporary sign shall not use an adhesive (tape, glue, etc.) to affix the sign to any surface.

2. *Sidewalk signs.*

- a. *Definition.* A temporary and portable sign that is ordinarily in the shape of an "A" or inverted "T" with back-to-back sign faces, an easel, or a similar configuration to be located on a sidewalk or walkway.
- b. *Standards.*
  - i. *Generally.* Table IV.27: Sidewalk Sign Standards establishes the standards for sidewalk signs.



**Table IV.27: Sidewalk Sign Standards**

Zoning District → Requirement ↓	TA R-1 R-2	R-3	C-1 C-2	MU	DT	I-1 I-2	TL
<i>General</i>							
Allowed?	X	X	✓	✓	✓	X	NR
Permit Required?	—	—	X	X	X	—	X
Number per Storefront (max.)	—	—	1	1	1	—	1
<i>Dimensions</i>							
Sign Height (max.)	—	—	3 ft	3 ft	3 ft	—	3 ft
Sign Width (max.)	—	—	3 ft	3 ft	3 ft	—	3 ft
Sign Area (max.)	—	—	6 sf	6 sf	6 sf	—	6 sf
<i>Distance</i>							

From Another Sidewalk Sign	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
<b>Features</b>							
Electronic Message Center	X	X	X	X	X	X	X
Changeable Copy	X	X	✓	✓	✓	X	NR
Internal Illumination	X	X	X	X	X	X	X
External Illumination	X	X	X	X	X	X	X
Halo Illumination	X	X	X	X	X	X	X
<b>Additional Information</b>							
<b>Key</b>	✓ = yes, a permit is required or the feature is allowed; X = no/not allowed; NR = the sign type or characteristic is allowed for nonresidential uses only; sf = square feet; ft = feet; "—" = the standard does not apply						

ii. *Duration.* All sidewalk signs shall only be displayed during a use's business hours.

iii. *Design and installation.*

- (A) Sidewalk signs are not allowed in planter beds.
- (B) Sidewalk signs are allowed only where a building is within a build-to-zone or maximum setback, or where a front facade that includes an entryway open to the general public during normal business hours is within ten feet of the edge of a public sidewalk.
- (C) Sidewalk signs shall leave a five-foot minimum, unobstructed sidewalk clearance or as otherwise required by the ADA and city fire lane requirements, whichever is greater.
- (D) Sidewalk signs shall have no permanent attachments to the sidewalk.
- (E) Sidewalk signs shall be composed of wood, medium-density fiberboard, metal (iron or steel) frames, or other materials with equivalent weight and density. Sidewalk signs shall not be composed of plastic or similar materials.
- (F) The sign face of a sidewalk sign may include a chalkboard or dry-erase board.

3. *Attached banners.*

a. *Definition.* A temporary sign made of fabric, cloth, bunting, plastic, paper, or any other non-rigid material with no enclosing framework that is attached, mounted, tied, or otherwise placed on a building or pole attached to a building. This definition does not include flags, pennants, or streamers.

b. *Standards.*

i. *Generally.* Table IV.28: Attached Banner Standards establishes the standards for attached banners.

**Table IV.28: Attached Banner Standards**

Zoning District → Requirement ↓	TA R-1 R-2	R-3	C-1 C-2	MU	DT	I-1 I-2	TL
<b>General</b>							
Allowed?	NR	NR	✓	✓	✓	✓	NR

Permit Required?	✓	✓	✓	✓	✓	✓	✓
Number per Storefront (max.)	1	1	1	1	1	1	1
<i>Dimensions</i>							
Sign Height (max.)	4 ft	4 ft	8 ft	6 ft	6 ft	8 ft	4 ft
Sign Area (max.)	50 sf	50 sf	100 sf	75 sf	50 sf	100 sf	50 sf
<i>Distance</i>							
From Another Attached Sign	5 ft	5 ft	10 ft	10 ft	10 ft	10 ft	5 ft
<i>Features</i>							
Electronic Message Center	X	X	X	X	X	X	X
Changeable Copy	X	X	X	X	X	X	X
Internal Illumination	X	X	X	X	X	X	X
External Illumination	X	X	X	X	X	X	X
Halo Illumination	X	X	X	X	X	X	X
<i>Additional Information</i>							
<b>Key</b>	✓ = yes, a permit is required or the feature is allowed; X = no/not allowed; NR = the sign type or characteristic is allowed for nonresidential uses only; sf = square feet; ft = feet; "—" = the standard does not apply						

ii. *Duration.* All attached banners shall meet the requirements established in subsection 1. above.

iii. *Design and installation.*

(A) Attached banners shall not be attached to any window, door, or other sign.

(B) Attached banners shall not use an adhesive (tape, glue, etc.) to affix the attached banner to any surface.

4. *Ground banners.*

a. *Definition.* A temporary, freestanding sign made of fabric, cloth, bunting, plastic, paper, or any other non-rigid material with no enclosing framework that affixes to the ground. This definition does not include flags, pennants, or streamers.

b. *Standards.*

i. *Generally.* Table IV.29: Ground Banner Standards establishes the standards for ground banners.

**Table IV.29: Ground Banner Standards**

Zoning District → Requirement ↓	TA R-1 R-2	R-3	C-1 C-2	MU	DT	I-1 I-2	TL
<i>General</i>							
Allowed?	NR	NR	✓	✓	✓	✓	NR
Permit Required?	✓	✓	✓	✓	✓	✓	✓
Number per Lot (max.)	1	1	1	1	1	1	1
<i>Dimensions</i>							
Sign Height (max.)	4 ft	4 ft	6 ft	6 ft	6 ft	6 ft	4 ft
Sign Area (max.)	25 sf	25 sf	75 sf	50 sf	50 sf	75 sf	25 sf

<i>Distance</i>							
From Front Property Line	5 ft	5 ft	10 ft	5 ft	5 ft	10 ft	5 ft
From Adjacent Property Lines	5 ft	5 ft	10 ft	5 ft	5 ft	10 ft	5 ft
From Another Ground Sign	20 ft	20 ft	20 ft	20 ft	10 ft	20 ft	20 ft
<i>Features</i>							
Electronic Message Center	X	X	X	X	X	X	X
Changeable Copy	X	X	X	X	X	X	X
Internal Illumination	X	X	X	X	X	X	X
External Illumination	X	X	X	X	X	X	X
Halo Illumination	X	X	X	X	X	X	X
<i>Additional Information</i>							
<b>Key</b>	√ = yes, a permit is required or the feature is allowed; X = no/not allowed; NR = the sign type or characteristic is allowed for nonresidential uses only; sf = square feet; ft = feet; "—" = the standard does not apply						

- ii. *Duration.* All ground banners shall meet the requirements established in subsection 1. above.
- iii. *Design and installation.* All ground banners shall meet the requirements established in subsection 1. above.



**Date:** February 4, 2026

**To:** Shawnee Planning Commission

**From:** Diana Hood, City Planner

**Subject:** Public Hearing and Consideration of an amendment to the Unified Development Code, Sec. 22-197 allowing for Single Family Uses in the R-3 (High Density Residential) zoning district, and correcting a scribner's error regarding the allowance of Triplexes in the R-1 (Low Density Residential) zoning district.

Case No. UDC01-26

**Agenda Item:** No 2

**Applicant:** City of Shawnee

**Request:** The Community Development Department is requesting an amendment to the Shawnee Unified Development Code (UDC), Sec. 22-197, regarding the allowed uses in the R-1 and R-3 zoning districts. First and foremost, this amendment adds Single Family residences as an allowed use in the R-3 zoning district. Second, this amendment seeks to correct a scribner's error to reflect that Triplexes are an allowed use in the R-1 zoning district

**Community Input:** Local home construction businesses met with staff regarding the fact that R-3 does not currently allow for Single Family residences, and yet most of the dwelling units in the areas zoned R-3 are Single Family homes. This places them under strict regulations regarding nonconformity and their ability to renovate or expand the existing homes.

**Analysis:** Based on received feedback and community involvement, staff researched how surrounding communities, including the Oklahoma City Metro area and Tulsa Metro area, are treating this subject. In an effort to allow a large diversity of housing options as well as alleviate this burden, staff has drafted an amendment to allow Single Family residences in the R-3 zoning district.

**Findings:**

- Staff and the City Attorney have reviewed the amendment and are satisfied with the quality and content.



- Public notice was served in a newspaper publication with the County Democrat, as required by both the municipal code and State Statute.

**Recommendation:** Based on the data collected and community input, staff recommends **approval** of the proposed amendment to the Shawnee Unified Development Code (UDC), Sec. 22-197 regarding Single Family residences in R-3 and Triplexes in R-1.

**Options:**

- Recommend Approval of the amendment
- Recommend Denial
- Recommend Approval with certain modifications
- Table and request more information

This item is scheduled for the **March 16, 2026**, City Commission meeting.

**Financial Impact:** None

**Attachments:**

- Residential Use Table Draft Ordinance
- Current Shawnee Unified Development Code, Sec. 22-197 “Use Table,” “*Residential Uses – Household Living.*”

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE SHAWNEE UNIFIED DEVELOPMENT CODE BY AMENDING CHAPTER 22 “PLANNING AND DEVELOPMENT,” ARTICLE VII “UNIFIED DEVELOPMENT CODE,” DIVISION 3 “USES,” SECTION 22-197 “USE TABLE,” TO ALLOW SINGLE FAMILY USES IN THE R-3 (HIGH DENSITY RESIDENTIAL) ZONING DISTRICT, AND CORRECTING A SCRIBNER’S ERROR REGARDING THE ALLOWANCE OF TRIPLEXES IN THE R-1 (LOW DENSITY RESIDENTIAL) ZONING DISTRICT.

*(AMENDMENTS HIGHLIGHTED BY STRIKETHROUGH AND UNDERLINING)*

WHEREAS, pursuant to notice duly given as required by law, a public hearing conducted by the Board of Commissioners of the City of Shawnee, Oklahoma, on the \_\_\_th day of \_\_\_\_\_.

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

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

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

Section 1: That Shawnee Code of Ordinances, Chapter 22 “Planning and Development,” Article VII “Unified Development Code,” Division 3 “Uses,” Section 22-197 “Use Table,” be amended to read as follows:

**Sec. 22-197. Use table.**

- A. *Applicability.* This article shall follow the requirements established in Table III.2: Use Table.
- B. *Use-specific standards.* Use-specific standards are established in the following sections:
  - 1. Section 22-198.
  - 2. Section 22-199.
  - 3. Section 22-200.
  - 4. Section 22-201.
  - 5. Section 22-202.
  - 6. Section 22-203.
  - 7. Section 22-204.
- C. *Accessory uses.* Accessory uses standards are established in section 22-205.
- D. *Temporary uses.* Temporary uses standards are established in section 22-206.

E. Use table. Uses are established in Table III.2: Use Table.

Table III.2: Use Table

Land Use	Zoning District													Use-Specific Regulations	Parking		
	TA	R-1	R-2	R-3	C-1	C-2	MU	DT			I-1	I-2	TL				
								C	E	T			R			C	
<b>Residential Uses</b>																	
<i>Household Living</i>																	
Detached Single-Family Dwelling	P	P	P	P			P			P			P				1/DU
Townhouse			P	P			P		P	P			P			Sec. 22-198.E.	1/DU
Duplex		P	P	P			P			P			C				1.5/DU
Triplex		C-P	P	P			P			P							1/DU
Fourplex		C	P	P			P			P							1/DU
Courtyard Apartment			C	P			P			P							1/DU
Bungalow Court			P	P			P			P							1/DU
Multiplex			C	P			P		P	P							1/DU
Manufactured Home	P	C											C			Sec. 22-198.A.	2/DU
Mobile Home	C			C													2/DU
Modular Home	P	C	C														2/DU
Tiny Home	C	C	C										C			Sec. 22-198.D.	1/DU
Multi-Family Dwelling (Apartment)				P			P	P	P					P		Sec. 22-198.B.	1.25/1 BRU 1.75/2 BRU 2/3 BRU
Live-Work Unit			C	P			P	P	P				C			Sec. 22-198.C.	1/DU
Mixed-Use Building				C		C	P	P	P				C	P		Sec. 22-198.F.	2.5/1,000 sf



Commercial Amusement (indoor)	C					P	P	P	P		P			P		4/1,000 sf
Commercial Amusement (outdoor)	C					P	C				C			P	Sec. 22-199.D.	5/acre
Nightclub						P	C	P	C		C				Sec. 22-199.E.	5/1,000 sf
<b>Commercial Service</b>																
Building Service						P					P	P				1.5/1,000 sf
Business Support Service					P	P	P	P	P		P					1.5/1,000 sf
Personal Services				C	P	P	P	P	P	C	P			P		1.5/1,000 sf
Research Service					C	C	C		C		P	P				1.5/1,000 sf
Heavy Equipment Services and Sales						C					P	P			Sec. 22-199.F.	1.5/1,000 sf
<b>Financial Service</b>																
Alternative Financial Services					C	P	P		P							2/1,000 sf
Pawnshop						P		C	C						Sec. 22-199.G.	2/1,000 sf
Bail Bond						C			C		C					1.5/1,000 sf
Financial Institution					P	P	P	P	P							2/1,000 sf
<b>Lodging</b>																
Bed and Breakfast	C	C		P	P					P			C		Sec. 22-199.H.	1 + (0.50) bedrooms
Hotel/Motel						P	P	C	C	C	C					4 + (0.75) guestrooms
Recreational Vehicle Park/Campground	C				C						C		C			1/RV space
Short Term Rental	C	C	C	C			C	C	C	C			C		Sec. 22-199.I.	1/every 4 beds

Office																	
Artist Studio	C				P		P	P	P	P	P			P		1/1,000 sf	
Professional Office					P	P	P	P	P	P	P					2.5/1,000 sf	
Medical Office					P	P	P		P							3.5/1,000 sf	
Restaurants and Bar																	
Bar					C	P	P	P	P			C			C	Sec. 22-199.J.	5/1,000 sf
Hookah Lounge						P	P		P								4/1,000 sf
Brewpub					C	P	P	P	P		P				C	Sec. 22-199.K.	4/1,000 sf
Restaurant					P	P	P	P	P			C			C	Sec. 22-199.L.	4/1,000 sf
Food Preparation and Sales					P	P	P	P	P		P						2/1,000 sf
Food Truck Park						P	P		P		P				P		5/acre
Retail Sale																	
Convenience Store	C			C	P	P	P		P			C			C		3/1,000 sf
Retail Store	C				P	P	P	P	P						C		3/1,000 sf
Building Supplies and Equipment						P					P	C					2.5/1,000 sf
Grocery Store					C	P	C	P	C							Sec. 22-199.M.	3/1,000 sf
Adult Entertainment																	
Sexually Oriented Business												C	C				5/1,000 sf
Vehicle Sales and Service																	
Car Wash					C	P						C				Sec. 22-199.N.	2/site

Commercial Vehicle Repair and Maintenance											P	P				1.5/1,000 sf
Commercial Vehicle Sales and Rentals						C					P	C				1.5/1,000 sf
Heavy Personal Vehicle Repair and Maintenance											P	P			Sec. 22-199.O.	1.5/1,000 sf
Light Personal Vehicle Repair and Maintenance	C				C	P	C		P		P	C			Sec. 22-199.P.	1.5/1,000 sf
Personal Vehicle Sales and Rentals						P					C	C		C	Sec. 22-199.Q.	2/1,000 sf
Vehicle Equipment and Supplies Sales and Rentals						P					P	P				1.5/1,000 sf
Service Station					P	P			P		P	C			Sec. 22-199.R.	2/1,000 sf
<b>Marijuana Uses</b>																
Medical Marijuana Commercial Grower	C										P	P			Sec. 22-200	1/1,000 sf
Medical Marijuana Dispensary	C				C	P	P		P						Sec. 22-200	2/1,000 sf
Medical Marijuana Education Facility	C					P					P	P				1.5/1,000 sf
Medical Marijuana Processor	C										P	P				1.5/1,000 sf
Medical Marijuana Research Facility	C					P					P	P				1.5/1,000 sf

Medical Marijuana Testing Laboratory	C											P	P				1.5/1,000 sf
<b>Industrial Uses</b>																	
<b>Wholesale, Distribution, and Storage</b>																	
Contractor's Shop and Storage Yard												P	P				2/site
Equipment and Materials Storage, Outdoor												P	P				2/site
Freight Terminal												C	P				—
Warehouse												P	P				0.5/1,000 sf
Warehouse, Distribution, and Wholesale												P	P				0.5/1,000 sf
Self-Service Storage Facility	C						P					C	P			C	Sec. 22-201.A. 2/site
Wholesale Showroom Facility							C					P	P				1/1,000 sf
<b>Low-Impact Manufacturing and Industry</b>																	
Craft Manufacturing						P	P	P	P	P	P	P	P				1/1,000 sf
Small Brewery							P	C		P		P	C			C	1.5/1,000 sf
Wine and Spirits Wholesaler/Distributor												P	P				1/1,000 sf
Industrial and Manufacturing, Light							C					P	C				1.25/1,000 sf
<b>Moderate to High-Impact Manufacturing &amp; Industry</b>																	
Industrial and Manufacturing, Heavy													C				1/1,000 sf
Large Brewery							C					P	P				1/1,000 sf

Mining or Mineral Processing	C																	—
<b>Recycling</b>																		
Consumer Material Drop-off Station												P	P					2/site
Recycling Facility	C											P	P				Sec. 22-201.B.	2/site
Salvage Yard	C											C	P				Sec. 22-201.C.	2/site
Solid Waste Facility													P				Sec. 22-201.D.	2/site
Solid Waste Transfer Station													P					2/site
<b>Transportation Uses</b>																		
Airport	C											C	C					—
Bus Terminal							P					P						2/site
Parking Facility							C	C	C	C							C	—
Railroad Station								C		C								—
Transit Station							P	P	C	C		P						—
Trucking and Transportation Terminals	C											P	C					—
<b>Public, Civic, and Institutional Uses</b>																		
<b>Child Care Facilities</b>																		
Child Care Center				C	P	P	P			P								2/1,000 sf
Family Child Care Home	C		P	P						P								1.5/1,000 sf
Foster Family Home	P	P	P	P						P								1.5/1,000 sf
Part-day Child Care Program				C	P	P	P			P								2/1,000 sf

Residential Child Care Facility			P	P			P			P						1.5/1,000 sf
<b>Institutional</b>																
College or University					C	C	C									—
Correctional Facility									C		C	C				2/1,000 sf
Hospital					C	P					C					4/1,000 sf
Governmental Service	C			C	P	P	P	P	P		P	C	P	P		2/1,000 sf
Library, Museum, or Cultural Exhibit		C	C	C	P	P	P	P	P	C						2.5/1,000 sf
Natural Resource Preservation	P												P	P		—
Postal Service					P	P	P		P		P			P		2/1,000 sf
Religious Land Use	C	C	C	C	C	P	P	P	P	P	P	P	C	P		4/1,000 sf
Safety Service		P	P	P	P	P	P	P	P	P	P	P	P	P		1/1,000 sf
School		C	C	C	C	C	C									1.5/classroom
Technical School					C	P	P		P		P					2.5/1,000 sf
<b>Infrastructure</b>																
Utilities and Public Service Facility, Minor	P	C	C	C	C	C	C		C	C	P	P	C	P		—
Utilities and Public Service Facility, Major	C					C					C	C	C	C		—
Wireless Communication Facility	C	P	P	P	P	P	P	P	P	P	P	P	C	C	Sec. 22-202.A.	—
Freestanding Towers	C	C	C	C	C	C					C	C		C	Sec. 22-202.B.	—
Building or Tower-Mounted Antennas	C	P	P	P	P	P	P	P	P	P	P	P	C	C	Sec. 22-202.C.	—
<b>Recreation Uses</b>																
Amphitheater		C	C			C	C			C				C		20/acre

Civic Club or Lodge					P	C	P		P	P				P		2/1,000 sf
Community Center		P	P	P	P	P	P	P	P				C			5/1,000 sf
Country Club	C	C	C										C			2.5/1,000 sf
Health Club					P	P	P		P		P			P		3/1,000 sf
Firearm Range	C					C					P	P		C	Sec. 22-203.A.	2/1,000 sf
Marina	C												C	C		—
Parks and Recreation	P	P	P	P	P	P	P	P		P	P	C	P	P		—
<b>Agricultural Uses</b>																
Animal Husbandry	P															1/1,000 sf
Community Garden	P	P	P	P	P		P		P	P			C			—
Farm, Market or Community-Supported	P				C		C	P	P	P			C			—
Horticulture Nursery	P															1.5/1,000 sf
Feed and Farm Supply						P					P					2/1,000 sf
Agriculture	P															—
Agritainment	P												P		Sec. 22-204.A.	—
Feedlot	C															—
Commercial Stable	P												C			—
Small Farm Winery	P												C			—
Oil or Gas Well	C															—
<b>Accessory Uses</b>																
Accessory Building	P	P	P	P	P	P	P	P	P	P	P	P	C	P		—
Accessory Dwelling Unit	C	P	P	P			C			P			C		Sec. 22-205.E.1.	1/DU
Apiary	P	C	C	C									C			—
Automatic Teller Machine (ATM)					P	P	P		P							—
Carport	P	P											C			—

Donation and Collection Bin	C	C	C	C	C	C	C	C	C	C	C	C	C	C		—
Drive-thru					P	P	P							C	Sec. 22-205.E.3.	—
Fuel Pump					P	P	P		P		P	P		P	Sec. 22-205.E.4.	—
Home Occupation	P	P	P	P			P	P	P	P			P		Sec. 22-205.E.5.	1/DU
Garage	P	P	P	P			P			P	P	P	P			—
Marina	P												C	C		—
Outdoor Dining					P	P	P	P	P					P		4/1,000 sf
Outdoor Display						P	P	P	P		P			C	Sec. 22-205.E.6.	—
Outdoor Storage						C					P	P			Sec. 22-205.E.7.	—
Private Stable	P												C			—
Personal Storage								P	P	P						—
Personal Swimming Pool	P	P	P	P						P			C			—
Satellite Tasting Room	P										P		C			2/1,000 sf
Service Bay	P				P	P	P	P	P		P	P		P	Sec. 22-205.E.8.	—
Storm Shelter	P	P	P	P	P	P	P	P	P	P	P	P	P		Sec. 22-205.E.9.	—
Transit Stop	P	P	P	P	P	P	P	P	P	P	P					—
Wind Energy System	P	P	P	P	P	P	P				P			P	Sec. 22-205.E.10.	—
<b>Temporary Uses</b>																
Batching Plant	P	P	P	P	P	P	P	P	P	P	P	P		P		—

Construction Yard	P	P	P	P	P	P	P	P	P	P	P	P	P				—
Field or Sales Office	P	P	P	P	P	P	P	P	P	P	P	P	P				—
Flea Market	P					P					P						—
Itinerant Merchant/ Transient Street Vendor						P	P	P	P		P				C	Sec. 22-206.D.2.	—
Seasonal Roadside Stand	P					C					C				P	Sec. 22-206.D.3.	—

PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2026.

(SEAL)  
ATTEST:

\_\_\_\_\_  
ERIC STEPHENS, MAYOR

\_\_\_\_\_  
LISA LASYONE, MMC, CITY CLERK

Approved as to form and legality this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
JOSEPH M. VORNDRAN,  
CITY ATTORNEY



**Date:** February 4, 2026

**To:** Shawnee Planning Commission

**From:** Diana Hood, City Planner

**Subject:** Consideration of a request for a Preliminary Plat for Barton Industrial Park, located near Highway 177 and American Way.

Case No. PL02-25

**Agenda Item:** No 3

**Applicant:** Indaco Metals c/o TAP Architects

**Request:** Indaco Metals submitted a Preliminary Plat for the property addressed as 8 American Way, more particularly described as:

*WHEREAS HILLSIDE PROPERTIES, LLC, is the owner of a 39.55 tract of land situated in the Northwest Quarter of Section 11,*

*Township 10 North, Range 3 East, Pottawatomie County, Oklahoma, being a Replat of Lot 1, BARTON INDUSTRIAL PARK, an*

*Addition to the City of Shawnee, conveyed in deed to Hillside Properties, LLC, recorded in Document No. 202100007625, Real*

*Property Records, Pottawatomie County, Oklahoma, (R.P.R.P.C.O.), said 39.56 acres of land being more particularly described as*

*follows:*

*BEGINNING at a 1/2-inch iron rod found for the Center corner of said Section 11, being the Southeast corner of this tract;*

*THENCE South 89°36'37" West, along the South line of the Northwest Quarter of said Section 11, a distance of 919.88 feet to a*

*1/2-inch iron rod with a cap stamped "CA1292LS" set, being on the Northwest Right-of-Way of U.S. Highway 177, as recorded in*

*Book 87, Pages 554 and 552 of the Official Public Records of Pottawatomie County, Oklahoma (O.P.R.P.C.O.);*

*THENCE North 50°44'01" West, along the Northwest Right-of-Way line of said U.S. Highway 177, a distance of 895.13 feet to a*



*3/8-inch iron rod found, being the South corner of Tract 1, described in deed to Berridge Oklahoma, LLC in Instrument No.*

*202100014724, Official Public Records of Pottawatomie County, Oklahoma (O.P.R.P.C.O.);*

*THENCE North 39°13'53" East, along the Southeast line of said Berridge tract, a distance of 307.09 feet to a 3/8-inch iron rod*

*found, being an interior ell corner of said Berridge tract;*

*THENCE South 53°47'36" East, along a Southwest line of said Berridge tract, a distance of 228.09 feet to a 3/8-inch iron rod*

*found, being the Northernmost South corner of said Berridge tract;*

*THENCE North 41°16'23" East, along the Southeast line of said Berridge tract, a distance of 207.45 feet to a 3/8-inch iron rod*

*found, being the Southernmost East corner of said Berridge tract 1, said iron rod also being the South corner of a Tract 2,*

*described in deed to Berridge Oklahoma THENCE North 25°13'53" East, along the South line of said Berridge Tract 2, a distance of 205.20 feet to a 1/2-inch iron rod with a*

*cap stamped "CA1292LS" set, being the East corner of said Berridge Tract 2;*

*THENCE with a curve to the right, along the West Right-of-Way of Eagle Road, having a radius of 218.88 feet, a chord bearing of*

*North 17°16'34" West, and a chord length of 129.07 feet, an arc length of 131.02 feet to a 3/8-inch iron rod found, being the North*

*corner of said Berridge Tract 2, same being the East corner of said Berridge Tract 1;*

*THENCE North 00°29'03" West, along the East line of said Berridge Tract 1, and the West Right-of-Way of said Eagle Road, a*

*distance of 453.44 feet to a 1/2-inch iron rod with a cap stamped "CA1292LS" set on the intersection of the West Right-of-Way of*

*said Eagle Road and the South Right-of-Way of American Way, said iron rod being the Northeast corner of said Berridge Tract 1;*

*THENCE along the South Right-of-Way of American Way, the following four (4) courses:*

*South 89°37'44" West, a distance of 393.31 feet to a 1/2-inch iron rod with a cap stamped "CA1292LS" set;*

*South 71°34'30" West, a distance of 319.24 feet to a 1/2-inch iron rod with a cap stamped "CA1292LS" set;*

*South 89°44'39" West, a distance of 242.42 feet to a 1/2-inch iron rod with a cap stamped "CA1292LS" set;*



*South 89°23'59" West, a distance of 610.76 feet to a 1/2-inch iron rod with a cap stamped "CA1292LS" set on the intersection of the South Right-of-Way of said American Way, and the East Right-of-Way of Acme Road;*

*THENCE North 00°13'59" West, along the East Right-of-Way of Acme Road, a distance of 66.00 feet to a 1/2-inch iron rod with a cap stamped "CA1292LS" set on the intersection of the said East Right-of-Way of Acme Road, and the North Right-of-Way of said American Way, said iron rod bearing, South 89°46'01" West, a distance of 50.00 feet, and North 00°13'59" West, a distance of 1,097.93 feet from a chiseled "X" in concrete found for the Northwest corner of said Section 11;*

*THENCE along the North Right-of-Way of said American Way, the following four (4) courses:*

*North 89°23'59" East, a distance of 610.75 feet to a 1/2-inch iron rod with a cap stamped "CA1292LS" set;*

*North 89°42'46" East, a distance of 231.71 feet to a 3/8-inch iron rod found;*

*North 71°36'19" East, a distance of 319.25 feet to a 1/2-inch iron rod with a cap stamped "CA1292LS" set;*

*North 89°37'24" East, a distance of 1,207.33 feet to a 3/8-inch iron rod found;*

*THENCE with a curve to the left, having a radius of 33.00 feet, a chord bearing of North 65°34'32" East, and a chord length of 26.95 feet, an arc length of 27.76 feet to a 1/2-inch iron rod with a cap stamped "CA1292LS" set;*

*THENCE with a curve to the right, having a radius of 66.00 feet, a chord bearing of South 00°19'55" East, and a chord length of 88.00 feet, an arc length of 318.37 feet to a 1/2-inch iron rod with a cap stamped "CA1292LS" set;*

*THENCE with a curve to the left, having a radius of 33.00 feet, a chord bearing of North 66°14'23" West, and a chord length of 26.95 feet, an arc length of 27.76 feet to a 1/2-inch iron rod with a cap stamped "CA1292LS" set;*

*THENCE South 89°37'31" West, along the South Right-of-Way of said American Way, and the North line of a tract of land described in deed to Hillside Properties, LLC, recorded in Instrument No. 200500012924, Official Public Records of Pottawatomie County, Oklahoma (O.P.R.P.C.O.), a distance of 737.46 feet, to a 3/8-inch iron rod found with a yellow cap, said iron rod being the intersection of the South Right-of-Way of said American Way, and the East Right-of-Way of said Eagle Road, same being the*



*Northwest corner of said Hillside tract;*

*THENCE South 00°22'56" East, along the East Right-of-Way of said Eagle Road and the West line of said Hillside tract, a*

*distance of 330.24 feet to a 3/8-inch iron rod found with a cap stamped "LS1244", said iron rod being the Southwest corner of said*

*Hillside tract;*

*THENCE North 89°36'21" East, along the South line of said Hillside Tract, a distance of 977.37 feet to a 1/2-inch iron rod found on*

*the East line of the Northwest Quarter of said Section 11, from which the North Quarter corner of said Section 11 bears, North*

*00°18'35" West, a distance of 1,404.09 feet;*

*THENCE South 00°18'49" East, along the said East line of the Northwest Quarter of Section 11, a distance of 1,258.65 feet to the*

*POINT OF BEGINNING and containing a total of 39.55 acres, or 1,722,915 square feet, more or less, of land.*

**Summary:** Staff review submitted preliminary plat for the plot of land located on the NE side of Highway 177 and the South side of American Way (see attached maps).

The Engineering and Fire Departments contributed to the review process. The preliminary plat meets all code requirements and is found sufficient.

The current zoning of the land is **Light Industrial (L-1)**.

- Adjacent Land Uses

North	South	East	West
Heavy Industrial (I-2)	Outside of city limits	Heavy Industrial (I-2)	Heavy Industrial (I-2)

- UDC Sec. 22-192 “*Purpose*. The **Light Industrial (I-1) District** provides for manufacturing, employment commercial uses, wholesale businesses, material fabrication, research facilities, and general industrial uses that are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare. This district provides a transition between heavy industrial uses and other less intensive commercial activity and residential uses. This district represents the character and intent of the Industrial Future Land Use Category.



- UDC Sec. 22-193 “*Purpose*. The **Heavy Industrial (I-2) District** provides areas for manufacturing, processing, assembling, storing, testing, and industrial uses that are extensive and intensive in character, and require large sites, open storage and service areas, extensive services and facilities, and access to major transportation networks. Development in this district is sometimes incompatible with less intensive uses because of traffic, noise, vibration, dust, glare, or emissions, which can be intrusive to commercial activity and residential areas. This district represents the character and intent of the industrial future land use category.
- Public Comments: Shawnee Unified Development Code (UDC) does not require Public Notice for a Preliminary Plat.

**Recommendation:** Staff **recommend** the Shawnee Planning Commission **to approve** the Preliminary Plat submitted.

**Options:**

- Recommend Approval of the amendment
- Recommend Denial
- Recommend Approval with certain modifications
- Table and request more information

This item is scheduled for the **February 9, 2026**, City Commission meeting.

**Financial Impact:** None

**Attachments:**

- Preliminary Plat
- Zoning Map of the area

# PRELIMINARY PLAT APPLICATION



## Community Development

16 West 9th Street, Shawnee, OK  
74801  
(405) 878-1616 Fax (405) 878-1587  
[www.ShawneeOK.org](http://www.ShawneeOK.org)

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

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

APPLICANT Chris Teehee - TAP Architecture  
APPLICANT ADDRESS 415 N. Broadway Ave.  
APPLICANT PHONE NUMBERS 405.232.8787  
EMAIL ADDRESS cteehee@tapokc.com  
NAME OF PLAT Hillside Business Park  
LOCATION South of American Way just off highway 177  
NUMBER OF ACRES 39.96 NUMBER OF LOTS 17

**FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS:** FEE: \$400.00  
PLUS **\$2.00** PER LOT UP TO FIFTY (50) LOTS - NUMBER OF LOTS 17 \$34.00  
PLUS **\$1.00** PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS \_\_\_\_\_ \_\_\_\_\_  
**TOTAL COST** \$434.00

**OWNER/DEVELOPER INFORMATION:**

NAME Josh Inda - Indaco Metals  
ADDRESS 3 American Way, Shawnee, OK, 74804  
CONTACT NUMBERS 405.481.8198  
EMAIL ADDRESS josh.inda@indacometals.com

**PROJECT ENGINEER INFORMATION:**

NAME Kylon Wilson - Topographic (Survey / Civil Engineer)  
ADDRESS 1900 NW Expressway, Suite 1500, OKC, OK, 73118  
CONTACT NUMBERS 405.843.4847  
EMAIL ADDRESS Josh Inda - Indaco Metals

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



415 Broadway  
Oklahoma City  
Oklahoma 73102  
V. 405.232.8787  
tapokc.com

## **PRELIMINARY PLAT SUBMITTAL LETTER**

**Project: Hillside Business Park**

**TAP Project No: 2317**

---

To: City of Shawnee, Oklahoma – Community Development

Date: March 24<sup>th</sup>, 2025,

Please refer to the following attached documents to serve as a formal notification to the City of Shawnee, Oklahoma Community Development Department that Indaco Metals plans to subdivide their property south of American Way just off highway 177 into 17 proposed lots.

Hillside Business Park will be offering 17 lots ranging from 34,905 sq. ft. up to 50,485 sq. ft. and will have 36' wide roads to allow large trucks ample amount of turn radiuses, and a proposed curb cut off Highway 177 for access directly into the development. The current access off American Way will remain as an access point for the development.

### **WATER:**

The development considered the fire lanes requirements and provided ease of access to all perimeters of each proposed lot and coordinated with city engineer on proposing a main water loop system with new fire hydrants.

### **SANITARY SEWER**

There are existing lines and manholes to the north and east of the development, which run the full north to south length of the property. This will allow for adjoining to the existing system much easier.

### **ELECTRICAL**

Indaco Metals worked with OG&E early on and had the overhead power lines shifted all the way to the east of the property and will sit just to the east of the main roadway.

### **STORM DRAIN**

There is an existing detention pond to the southwest of the property that will remain, but a full storm drainage and infrastructure design will need to take place. The design team will be addressing not only the new development drainage, but the entire Indaco Metals site.

### **GAS**

Indaco Metals would like to extend the gas service to the new development, but the existing gas line was not located on the survey. We have not shown it on the preliminary plat, but we will provide this information on the final plat submission.



415 Broadway  
Oklahoma City  
Oklahoma 73102  
V. 405.232.8787  
tapokc.com

**PRELIMINARY PLAT SUBMITTAL LETTER**  
**Project: Hillside Business Park**  
**TAP Project No: 2317**

---

The attachments consist of the following:

- Preliminary Plat Application Form
- Preliminary Plat Submission Letter
- Property Survey
- Preliminary Plat Layout
  - showing existing / new utilities, setbacks, easements, and lot lines

The proposed preliminary plat subdivision layout complies with local zoning regulations, subdivision regulations, and other applicable policies for the area. TAP Architecture and Topographic (civil engineer) consulted and coordinated with the city on these regulations.

Please let me know if you have any questions or need any further information.

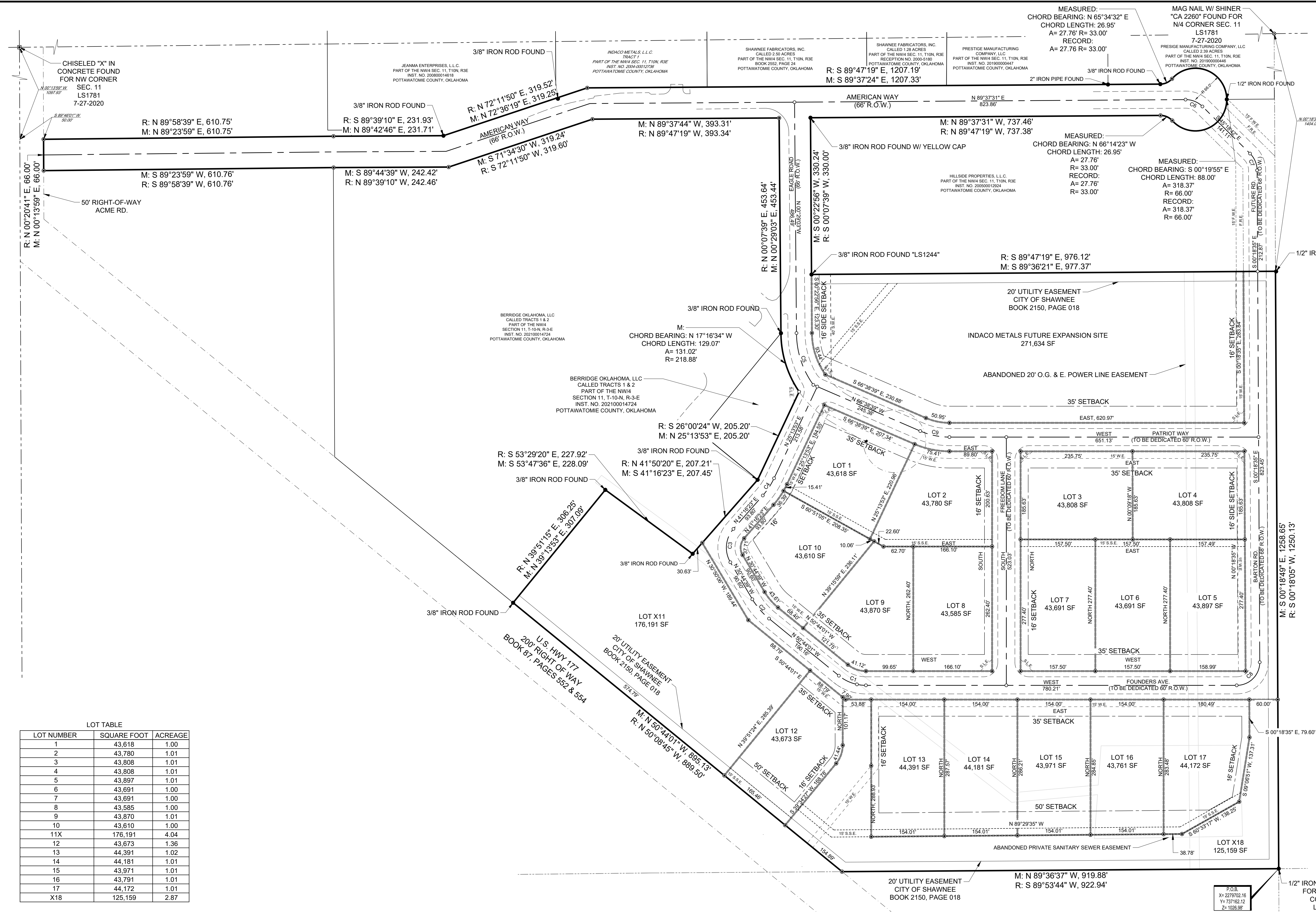
Thank you,

A handwritten signature in black ink, appearing to read 'Chris Teehee', is written over a horizontal line.

Chris Teehee, Managing Director | Partner

3/24/2025

Date



- GENERAL NOTES**
- ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83. ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES.
  - TOTAL LOTS = 18.
  - INTERIOR STREETS = 60' WIDE RIGHT-OF-WAY, EXCEPT FOR FAR EAST ROAD, WHICH IS 66'.
  - THE APPROXIMATE LOCATION OF THE ZONE X FEMA FLOODPLAIN SHOWN HEREON IS BASED ON AN OVERLAY OF FEMA MAP NUMBER 40125C0202J, MAP EFFECTIVE MAY 16, 2019.
  - THIS TRACT WAS SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF STAN W. LLOYD, P.L.S. NO. 1809 ON SEPTEMBER, 2025.
  - ALL IRON RODS SHOWN HEREON AS SET ARE 1/2" IRON RODS WITH A CAP STAMPED "CA1229LS". IRON RODS WILL BE SET AT ALL LOT CORNERS, POINT OF CURVES AND POINT OF TANGENTS.
  - ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY.
  - SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION WITHOUT A REPLAT BEING APPROVED BY THE CITY OF SHAWNEE IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
  - REASON FOR FINAL PLAT: PRELIMINARY
  - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
  - ALL ARCHITECTURAL DESIGNS FOR BUILDING PERMITS WILL NEED TO COMPLY WITH SEC. 22-214.G OF THE UDC WITH REGARD TO FACADE AND MATERIALS.
  - WHEN APPLICATION IS MADE FOR BUILDING PERMITS, LANDSCAPING WILL BE REQUIRED.

**SURVEYOR CERTIFICATE**  
STATE OF OKLAHOMA

I, Stan W. Lloyd, Registered Public Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Shawnee, Oklahoma. (Ord. No. xxxx, xxxx)

Engineer/Surveyor's Signature \_\_\_\_\_

NOTARY CERTIFICATE

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary's Signature \_\_\_\_\_  
Notary Stamp: \_\_\_\_\_

**LOT TABLE**

LOT NUMBER	SQUARE FOOT	ACREAGE
1	43,618	1.00
2	43,780	1.01
3	43,808	1.01
4	43,808	1.01
5	43,897	1.01
6	43,691	1.00
7	43,691	1.00
8	43,585	1.00
9	43,870	1.01
10	43,610	1.00
11X	176,191	4.04
12	43,673	1.36
13	44,391	1.02
14	44,181	1.01
15	43,971	1.01
16	43,791	1.01
17	44,172	1.01
X18	125,159	2.87

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	90.00'	61.68'	N 70°22'01" W	60.48'	39°15'59"
C2	155.00'	54.08'	N 40°44'20" W	53.80'	19°59'22"
C3	60.00'	75.42'	N 05°15'52" E	70.55'	72°01'02"
C4	155.00'	43.40'	N 33°15'08" E	43.26'	16°02'30"
C5	186.16'	116.67'	N 18°03'07" W	114.77'	35°54'30"
C6	50.00'	39.32'	S 45°20'32" E	70.75'	45°03'47"
C7	50.00'	39.27'	S 22°48'38" E	38.27'	45°00'06"
C8	48.56'	77.36'	S 45°23'32" W	69.44'	91°17'00"
C9	155.00'	63.18'	N 78°19'19" W	62.75'	23°21'21"

AREA: 39.55 ACRES, OR 1,722,915 SQUARE FEET, MORE OR LESS

REVISION:	ABBREVIATIONS	LEGEND	OWNER	PRELIMINARY PLAT	FOR COUNTY USE ONLY	
NO. DATE	O.P.R.C.T. = OFFICIAL PUBLIC RECORDS, POTTAWATOMIE COUNTY, OKLAHOMA O.R.D.C.T. = OFFICIAL RECORDS, POTTAWATOMIE COUNTY, OKLAHOMA P.R.D.C.T. = PLAT RECORDS, POTTAWATOMIE COUNTY, OKLAHOMA S.L.E. = SIGHT LINE EASEMENT S.S.E. = SANITARY SEWER EASEMENT S.W.E. = STORM WATER EASEMENT W.E. = WATER EASEMENT F.R.E. = FUTURE ROAD EASEMENT F.W.E. = FUTURE WATER EASEMENT	SUBJECT PROPERTY LINE BUILDING SET BACK LINE LOT LINE PROPOSED STREET PAVEMENT PROPOSED UTILITY EASEMENT EXISTING EASEMENT ABANDONED EASEMENT IRON ROD FOUND NAIL FOUND MONUMENT FOUND 1/2" IRON ROD W/ CAP STAMPED "CA1292LS" SET PI/PT/PC	HILLSIDE PROPERTIES, LLC.  SURVEYOR	<b>BARTON INDUSTRIAL PARK SUBDIVISION</b> A REPLAT OF LOT 1, BARTON INDUSTRIAL PARK, AN ADDITION TO THE CITY OF SHAWNEE, COUNTY OF POTTAWATOMIE, OKLAHOMA	FILE: BO_INDACO_METALS_2_PUD_SHAWNEE_SURVEY_REV1 DRAFT: KEU CHECK: BLL SHEET: 1 OF 2 DATE: 09/17/2025	

OWNERS CERTIFICATE

STATE OF OKLAHOMA,
COUNTY OF POTTAWATOMIE

WHEREAS HILLSIDE PROPERTIES, LLC, is the owner of a 39.55 tract of land situated in the Northwest Quarter of Section 11, Township 10 North, Range 3 East, Pottawatomie County, Oklahoma, being a Replat of Lot 1, BARTON INDUSTRIAL PARK, an Addition to the City of Shawnee, conveyed in deed to Hillside Properties, LLC, recorded in Document No. 202100007625, Real Property Records, Pottawatomie County, Oklahoma, (R.P.R.P.C.O.), said 39.56 acres of land being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the Center corner of said Section 11, being the Southeast corner of this tract;

THENCE South 89°36'37" West, along the South line of the Northwest Quarter of said Section 11, a distance of 919.88 feet to a 1/2-inch iron rod with a cap stamped "CA1292LS" set, being on the Northwest Right-of-Way of U.S. Highway 177, as recorded in Book 87, Pages 554 and 552 of the Official Public Records of Pottawatomie County, Oklahoma (O.P.R.P.C.O.);

THENCE North 50°44'01" West, along the Northwest Right-of-Way line of said U.S. Highway 177, a distance of 895.13 feet to a 3/8-inch iron rod found, being the South corner of Tract 1, described in deed to Berridge Oklahoma, LLC in Instrument No. 202100014724, Official Public Records of Pottawatomie County, Oklahoma (O.P.R.P.C.O.);

THENCE North 39°13'53" East, along the Southeast line of said Berridge tract, a distance of 307.09 feet to a 3/8-inch iron rod found, being an interior ell corner of said Berridge tract;

THENCE South 53°47'36" East, along a Southwest line of said Berridge tract, a distance of 228.09 feet to a 3/8-inch iron rod found, being the Northernmost South corner of said Berridge tract;

THENCE North 41°16'23" East, along the Southeast line of said Berridge tract, a distance of 207.45 feet to a 3/8-inch iron rod found, being the Southernmost East corner of said Berridge tract 1, said iron rod also being the South corner of a Tract 2, described in deed to Berridge Oklahoma LLC, in Instrument No. 202100014724, Official Public Records of Pottawatomie County, Oklahoma (O.P.R.P.C.O.);

THENCE North 25°13'53" East, along the South line of said Berridge Tract 2, a distance of 205.20 feet to a 1/2-inch iron rod with a cap stamped "CA1292LS" set, being the East corner of said Berridge Tract 2;

THENCE with a curve to the right, along the West Right-of-Way of Eagle Road, having a radius of 218.88 feet, a chord bearing of North 17°16'34" West, and a chord length of 129.07 feet, an arc length of 131.02 feet to a 3/8-inch iron rod found, being the North corner of said Berridge Tract 2, same being the East corner of said Berridge Tract 1;

THENCE North 00°29'03" West, along the East line of said Berridge Tract 1, and the West Right-of-Way of said Eagle Road, a distance of 453.44 feet to a 1/2-inch iron rod with a cap stamped "CA1292LS" set on the intersection of the West Right-of-Way of said Eagle Road and the South Right-of-Way of American Way, said iron rod being the Northeast corner of said Berridge Tract 1;

THENCE along the South Right-of-Way of American Way, the following four (4) courses: South 89°37'44" West, a distance of 393.31 feet to a 1/2-inch iron rod with a cap stamped "CA1292LS" set; South 71°34'30" West, a distance of 319.24 feet to a 1/2-inch iron rod with a cap stamped "CA1292LS" set; South 89°44'39" West, a distance of 242.42 feet to a 1/2-inch iron rod with a cap stamped "CA1292LS" set; South 89°23'59" West, a distance of 610.76 feet to a 1/2-inch iron rod with a cap stamped "CA1292LS" set on the intersection of the South Right-of-Way of said American Way, and the East Right-of-Way of Acme Road;

THENCE North 00°13'59" West, along the East Right-of-Way of Acme Road, a distance of 66.00 feet to a 1/2-inch iron rod with a cap stamped "CA1292LS" set on the intersection of the said East Right-of-Way of Acme Road, and the North Right-of-Way of said American Way, said iron rod bearing, South 89°46'01" West, a distance of 50.00 feet, and North 00°13'59" West, a distance of 1,097.93 feet from a chiseled "X" in concrete found for the Northwest corner of said Section 11;

THENCE along the North Right-of-Way of said American Way, the following four (4) courses: North 89°23'59" East, a distance of 610.75 feet to a 1/2-inch iron rod with a cap stamped "CA1292LS" set; North 89°42'46" East, a distance of 231.71 feet to a 3/8-inch iron rod found; North 71°36'19" East, a distance of 319.25 feet to a 1/2-inch iron rod with a cap stamped "CA1292LS" set; North 89°37'24" East, a distance of 1,207.33 feet to a 3/8-inch iron rod found;

THENCE with a curve to the left, having a radius of 33.00 feet, a chord bearing of North 65°34'32" East, and a chord length of 26.95 feet, an arc length of 27.76 feet to a 1/2-inch iron rod with a cap stamped "CA1292LS" set;

THENCE with a curve to the right, having a radius of 66.00 feet, a chord bearing of South 00°19'55" East, and a chord length of 88.00 feet, an arc length of 318.37 feet to a 1/2-inch iron rod with a cap stamped "CA1292LS" set;

THENCE with a curve to the left, having a radius of 33.00 feet, a chord bearing of North 66°14'23" West, and a chord length of 26.95 feet, an arc length of 27.76 feet to a 1/2-inch iron rod with a cap stamped "CA1292LS" set;

THENCE South 89°37'31" West, along the South Right-of-Way of said American Way, and the North line of a tract of land described in deed to Hillside Properties, LLC, recorded in Instrument No. 200500012924, Official Public Records of Pottawatomie County, Oklahoma (O.P.R.P.C.O.), a distance of 737.46 feet, to a 3/8-inch iron rod found with a yellow cap, said iron rod being the intersection of the South Right-of-Way of said American Way, and the East Right-of-Way of said Eagle Road, same being the Northwest corner of said Hillside tract;

THENCE South 00°22'56" East, along the East Right-of-Way of said Eagle Road and the West line of said Hillside tract, a distance of 330.24 feet to a 3/8-inch iron rod found with a cap stamped "LS1244", said iron rod being the Southwest corner of said Hillside tract;

THENCE North 89°36'21" East, along the South line of said Hillside Tract, a distance of 977.37 feet to a 1/2-inch iron rod found on the East line of the Northwest Quarter of said Section 11, from which the North Quarter corner of said Section 11 bears, North 00°18'35" West, a distance of 1,404.09 feet;

THENCE South 00°18'49" East, along the said East line of the Northwest Quarter of Section 11, a distance of 1,258.65 feet to the POINT OF BEGINNING and containing a total of 39.55 acres, or 1,722.915 square feet, more or less, of land.

HOMEOWNERS ASSOCIATION:

- a. The owner of fee simple title to every individual lot of land within the subdivision must be a member of the homeowners association.
b. The homeowners association must have the authority to collect membership fees.
c. The homeowners association must be responsible for the maintenance of all common areas and screening walls.
d. The homeowners association must grant the City the right of access to common areas to abate any nuisances thereon, and attach a lien for the prorated cost of abatement upon each individual lot.
e. The homeowners association shall indemnify and hold the City harmless from any and all costs, expenses, suits, demands, liabilities, damages, or otherwise including attorney's fees and costs of suit, in connection with the City's maintenance of common areas.
f. The homeowners association shall enter into a license agreement with the City of Shawnee, where additional right-of-way has been dedicated for the purpose of providing landscaping, additional areas for sidewalks, walls, or other amenities, and shall be responsible for the installation and maintenance of all landscape areas that are in the public right-of-way.

GENERAL NOTES

- 1. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83. ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES.
2. TOTAL LOTS = 18.
3. INTERIOR STREETS = 60' WIDE RIGHT-OF-WAY. EXCEPT FOR FAR EAST ROAD, WHICH IS 68'.
4. THE APPROXIMATE LOCATION OF THE ZONE X FEMA FLOODPLAIN SHOWN HEREON IS BASED ON AN OVERLAY OF FEMA MAP NUMBER 40125C0202J, MAP EFFECTIVE MAY 16, 2019.
5. THIS TRACT WAS SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF STAN W. LLOYD, P.L.S. NO. 1809 ON SEPTEMBER, 2025.
6. ALL IRON RODS SHOWN HEREON AS SET ARE 1/2" IRON RODS WITH A CAP STAMPED "CA1292LS". IRON RODS WILL BE SET AT ALL LOT CORNERS, POINT OF CURVES AND POINT OF TANGENTS.
7. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY.
8. SELLING OFF A PORTION OF THIS ADDITION BY METES AND BOUNDS DESCRIPTION WITHOUT A REPLAT BEING APPROVED BY THE CITY OF SHAWNEE IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
9. REASON FOR FINAL PLAT: PRELIMINARY
10. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
11. ALL ARCHITECTURAL DESIGNS FOR BUILDING PERMITS WILL NEED TO COMPLY WITH SEC. 22-214.G OF THE UDC WITH REGARD TO FACADE AND MATERIALS.
12. WHEN APPLICATION IS MADE FOR BUILDING PERMITS, LANDSCAPING WILL BE REQUIRED.

DETENTION AND DRAINAGE EASEMENT

THE STATE OF OKLAHOMA §
COUNTY OF POTTAWATOMIE §
CITY OF SHAWNEE §

KNOW ALL MEN BY THESE PRESENTS:

This plat is hereby adopted by the Owners and approved by the City of Shawnee subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The Portion of Block, as shown on the plat is called "Drainage and Detention Easement." The Drainage and Detention Easement within the limits of this addition, will remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage and Detention Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage and Detention Easement, as herein above defined, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the City shall have the right to enter upon the Drainage and Detention Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage and Detention Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. Should the property owner not maintain the detention pond, the City may perform the work and assess the property for the cost of the work and if not paid attach a lien on all property in the subdivision. The natural drainage through the Drainage and Detention Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures, within the Easement.

UTILITY CERTIFICATE

THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS FOR THIS DEVELOPMENT.

O.G. & E. GAS \_\_\_\_\_
NAME/TITLE

O.G. & E. ELECTRIC DELIVERY \_\_\_\_\_
NAME/TITLE

CITY SIGNATURE BLOCK

On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, this plat was duly approved by the Planning and Zoning Commission of the City of Shawnee.

Signed: \_\_\_\_\_ Attest: \_\_\_\_\_
Director of Development Services City Secretary
(or their designee)

Signed: \_\_\_\_\_
Chairman
Planning and Zoning Commission

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That HILLSIDE PROPERTIES, LLC, acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above-described property as BARTON INDUSTRIAL PARK, an addition to the City of Shawnee, Oklahoma, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein.

No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities. The City of Shawnee and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements.

And the City of Shawnee or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

HILLSIDE PROPERTIES, LLC does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Shawnee.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

Signature of Owner \_\_\_\_\_ Position in Corporation (if applicable)

Name of Corporation (if applicable) \_\_\_\_\_ Lien Holder (if applicable)

To the best of my knowledge, there are no liens against this property.

Signature of Owner \_\_\_\_\_

NOTARY CERTIFICATE

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Notary's Signature \_\_\_\_\_
Notary Stamp:

NOTARY CERTIFICATE

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Notary's Signature \_\_\_\_\_
Notary Stamp:

NOTARY CERTIFICATE

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Notary's Signature \_\_\_\_\_
Notary Stamp:

SURVEYOR CERTIFICATE

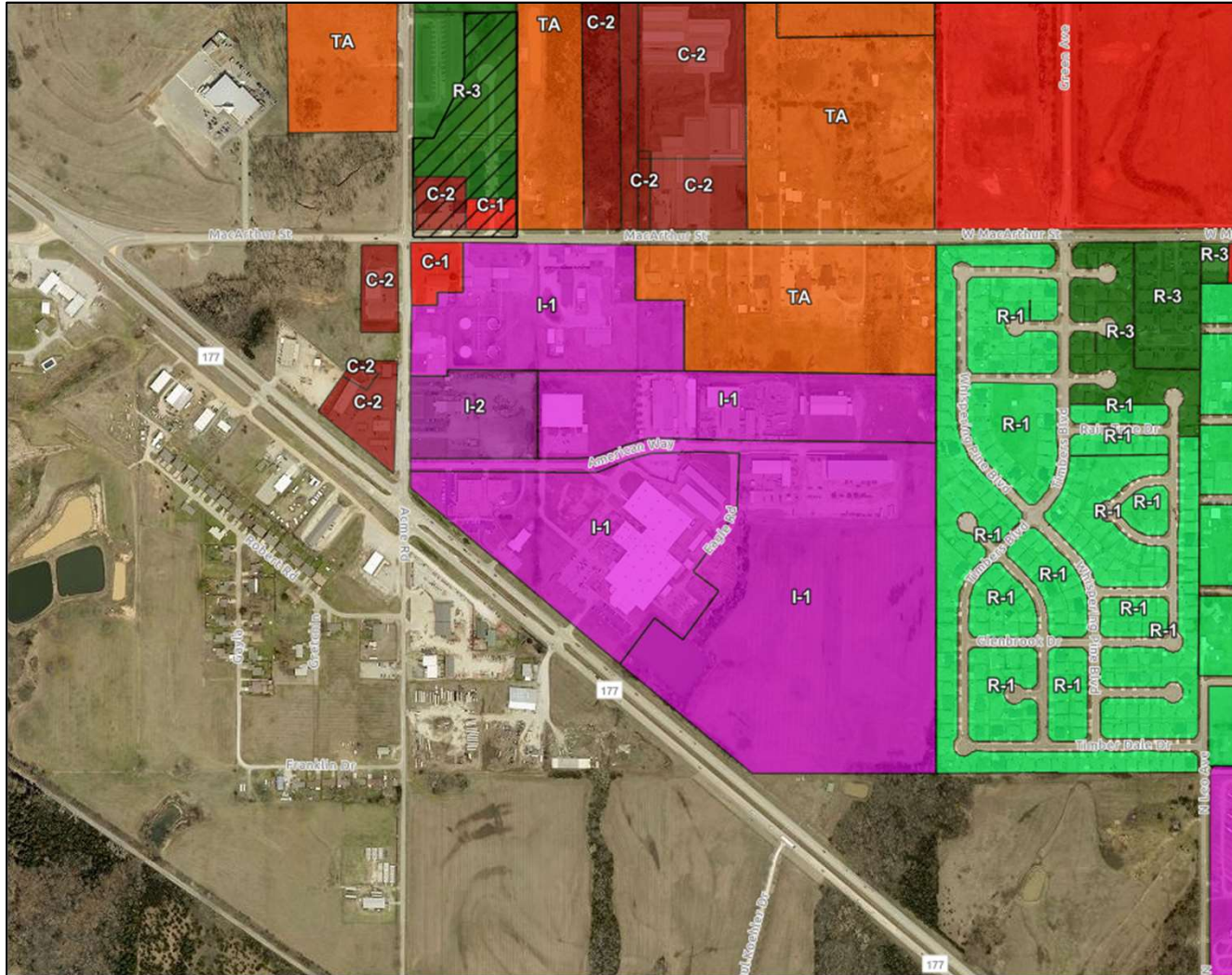
STATE OF OKLAHOMA

I, Stan W. Lloyd, Registered Public Surveyor, hereby certify that I have prepared this plat from an actual on-the-ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Shawnee, Oklahoma. (Ord. No. xxxxxx)


Engineer/Surveyor's Signature \_\_\_\_\_

FOR COUNTY USE ONLY









Table with 5 main columns: REVISION, ABBREVIATIONS, LEGEND, OWNER, PRELIMINARY PLAT. Includes legend for property lines, easements, and owner information for Hillside Properties, LLC.



**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