

NOTICE OF MEETING
ZONING BOARD OF ADJUSTMENT

TYPE OF MEETING

REGULAR MEETING	(X)	RESCHEDULED REGULAR MEETING	()
SPECIAL MEETING	()	CONTINUED OR RECONVENED MEETING	()

DATE:	TIME:	PLACE OF MEETING:
<u>12.17.2020</u>	<u>2:30 P.M.</u>	<u>Commission Chambers</u>
		<u>City Hall, 9th & Broadway</u>
		<u>Shawnee, OK 74802-1448</u>

To be completed by person filing notice:

NAME: Rebecca Blaine, AICP

TITLE: Planning Director

ADDRESS: P. O. Box 1448
Shawnee, OK 74802-1448

PHONE: (405) 878-1616

Filed in the office of the municipal clerk at 3:05 a.m. / p.m. on 12.15.2020

SIGNED: Lisa Laszyc
City Clerk/Deputy Clerk

~~~~~  
**FOR CITY CLERK'S OFFICE USE ONLY**

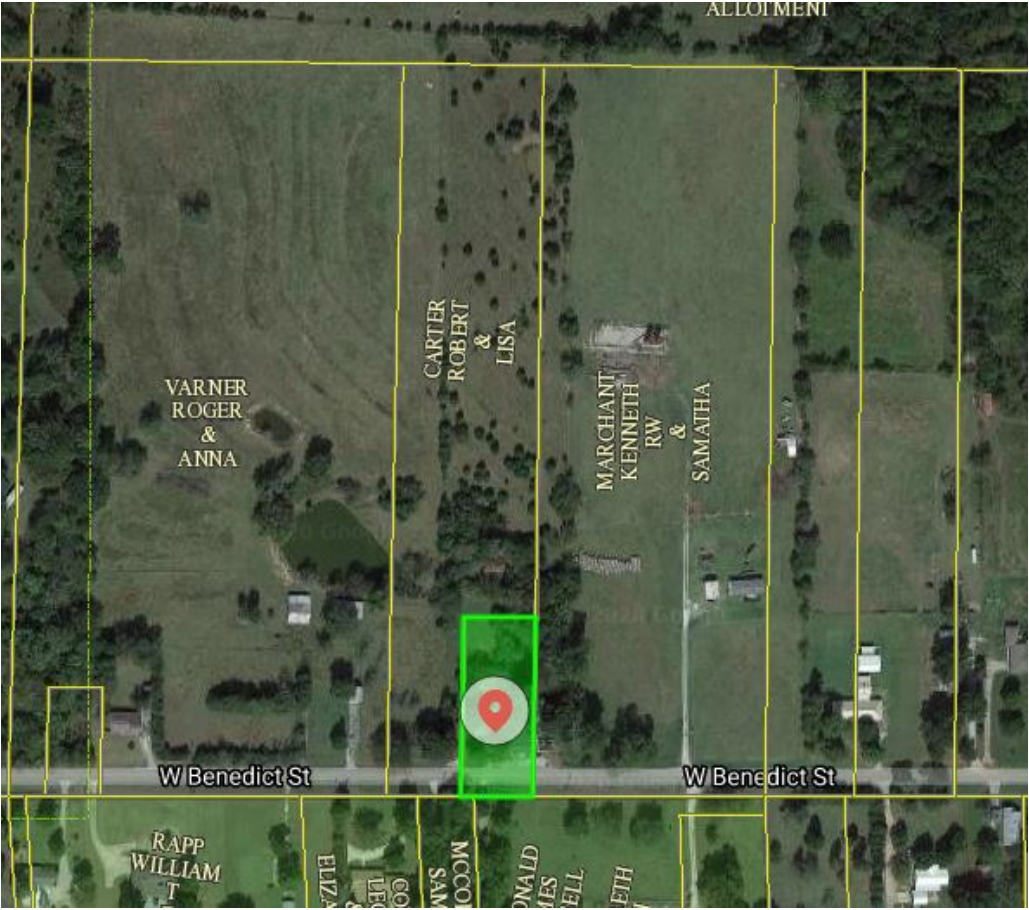
**DATE NOTICE RELEASED TO NEWS MEDIA:** 12-15-2020

**PERSON FILING NOTICE:** Rebecca Blaine

**NOTICE VERIFIED BY:** Lisa Laszyc

**AGENDA  
CITY OF SHAWNEE  
ZONING BOARD OF ADJUSTMENT  
DECEMBER 17<sup>TH</sup>, 2020 AT 2:30 P.M.  
COMMISSION CHAMBERS  
CITY HALL, 16 W 9<sup>TH</sup> ST**

- 1)** Roll Call
- 2)** Case #ZBOA09-20- Public hearing and consideration of approval of a variance request to allow a mobile home on a one-acre lot located at 2124 W. Benedict Street. *(Deferred from October 15<sup>th</sup>, 2020 meeting per applicant's request.)*  
Applicant: Kevin Hanna, Executive Home Rentals, LLC
- 3)** Case #ZBOA12-20- Public hearing and consideration of approval of variance request to grant relief from the façade requirement in the C-4 (Central Business District) for a 1.79-acre tract located on the southeast corner of 10<sup>th</sup> & N. Kickapoo.  
Applicant: Tina Hanna, South Central Industries, Inc.
- 4)** Case #ZBOA13-20 – Public hearing and consideration of approval of a variance request for a 1' lot frontage/width requirement for five .19 acre lots to be known as Bentley Oaks Addition on Hardesty Drive for single family residential lots.  
Applicant: Justin Ramer, J. Bentley Investments, LLC
- 5)** New Business
- 6)** Commissioners' Comments
- 7)** Adjournment

|                                                                                                                                                                                                                  |                                                                                     |                                                                                                                                                                   |                                                                                                                    |                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| <p>City of Shawnee<br/>         Planning Department<br/>         222. N. Broadway<br/>         Shawnee, OK 74801<br/>         (405) 878-1616<br/>         Fax: (405) 878-1587<br/>         www.ShawneeOK.org</p> |    |                                                                                                                                                                   | <p>CASE # ZBOA09-20<br/>         PUBLIC HEARING<br/>         DATE: December 17<sup>th</sup>,<br/>         2020</p> |                                             |
| <p>APPLICANT:<br/> <b>Kevin Hanna on behalf of<br/>         Executive Home Rentals, LLC</b></p>                                                                                                                  |                                                                                     |                                                                                                                                                                   |                                                                                                                    |                                             |
| <p>PROPERTY ADDRESS/LOCATION:<br/> <b>1 acre located at 2124 W. Benedict Street</b></p>                                                                                                                          |                                                                                     |                                                                                                                                                                   |                                                                                                                    |                                             |
| <p>The applicant, Executive Home Rentals, LLC, is requesting a variance for permission to locate a mobile home on a one-acre lot located at 2124 W. Benedict Street.</p>                                         |  |                                                                                                                                                                   |                                                                                                                    |                                             |
| <p>EXISTING ZONING:<br/> <b>Illegal, nonconforming A-1 (Rural Agricultural) District</b></p>                                                                                                                     | <p>EXISTING LAND USE:<br/> <b>Vacant building and burned single-family home</b></p> | <p>SURROUNDING ZONING &amp; LAND USE:<br/> <b>A-1 (Rural Agricultural)<br/>         R-1 (Combined Residential)<br/>         C-1 (Neighborhood Commercial)</b></p> | <p>SUBDIVISION:<br/> <b>N/A</b></p>                                                                                | <p>PROPERTY SIZE:<br/> <b>1.00 acre</b></p> |

## STAFF RECOMMENDATION



The applicant has requested a deviation from the Zoning Code to allow for a variance to locate a mobile home on the property. Outside a mobile home park, mobile homes are only permitted on A-1 zoned property with a minimum of five acres per CUP (Conditional Use Permit) approval or in R-3 (Multifamily Residential) by CUP (Conditional Use Approval). This one-acre tract was split off a larger 7.2-acre tract in 2006 without proper city approval. The zoning is still reflected as A-1 (which requires a minimum of five acres) because it was never brought to the attention through application and review process for the lot split. A one-acre tract such as this, would default to R-E, Residential Estates District. The R-E district does not have a mechanism for approving a mobile home.

The single-family home on this property had an extensive house fire in January 2019. They also were cited for a dead tree to be cleared from the property on 07.02.2019. This violation was resolved. They pulled a demolition permit on 09.18.2019 for the burned house. The house was demolished. They also were cited for tall grass and weeds on 06.25.2020, which was resolved. There is a nonconforming building on this property that historically was used as a bait shop. It is currently in disrepair. It fails to meet front setback from the road which requires 50' for A-1 and 40' for R-E, but only is 30' from the road. The 2040 Comprehensive Plan designates this area as agricultural/greenspace. The default to R-E would not violate the density target of the Comp Plan; however, staff would recommend that the property owner build a traditional construction home on the property to satisfy their income property goal. The accessory building should be addressed which is in significant disrepair. Staff would recommend demolition of this building as the previous rezoning application from A-1 to C-3 was denied.

The granting of this variance would set precedence in the community for non-eligible areas to request and potentially be granted permission by variance to locate a mobile home on their property.

The attached photos are the propsed mobile home unit for the property. Staff recommends denial of this application and would encourage traditional construction on the lot.

Staff hereby recommends the Zoning Board of Adjustment deny the requested variance for the request for a mobile home on this one-acre property.

|                          |                         |                                                 |              |                   |
|--------------------------|-------------------------|-------------------------------------------------|--------------|-------------------|
| APPROVE                  | APPROVE WITH CONDITIONS | DENY                                            |              |                   |
|                          |                         |                                                 |              |                   |
| ATTACHMENTS:<br>(CIRCLE) | SUBMITTED PLANS         | PUBLIC HEARING<br>PETITION/<br>APPLICATION FORM | LEGAL NOTICE | LEGAL DESCRIPTION |
| PUBLIC COMMENTS          | AGENCY COMMENTS         | RESPONSE TO STANDARDS                           |              |                   |
|                          |                         |                                                 |              |                   |

CITY OF SHAWNEE  
PUBLIC HEARING NOTICE  
CASE #ZBOA09-20

Notice is hereby given that the City of Shawnee, Oklahoma, will conduct a public hearing on a proposed variance of property located within the City of Shawnee. You are receiving this notice because your property is located within 300' feet of applicant's property.

The property requesting a variance is described as follows:

|                                |                                                                                          |
|--------------------------------|------------------------------------------------------------------------------------------|
| General Location Known As:     | <u>2124 W. Benedict Street</u>                                                           |
| Current Zoning Classification: | <u>A-1 (Rural Agricultural District)</u>                                                 |
| Requested Variance:            | <u>Request for variance from the 5-acre minimum lot size</u><br><u>for a mobile home</u> |
| Applicant:                     | <u>Executive Home Rentals, LLC</u>                                                       |

The public hearing will be held by the Zoning Board of Adjustments as follows:

LEGAL DESCRIPTION:

BEGINNING FOUR HUNDRED AND TWENTY NINE FEET (429) WEST of the SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION FOURTEEN (14), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) EAST OF THE INDIAN MERIDIAN, THENCE NORTH 330 FEET; WEST 132 FEET; SOUTH 330 FEET; EAST 132 FEET TO THE POINT OF BEGINNING to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.  
A.K.A 2124 WEST BENEDICT, Shawnee, Oklahoma

December 17<sup>th</sup>, 2020    AT 2:30 P.M.: CITY OF SHAWNEE ZONING BOARD OF ADJUSTMENT

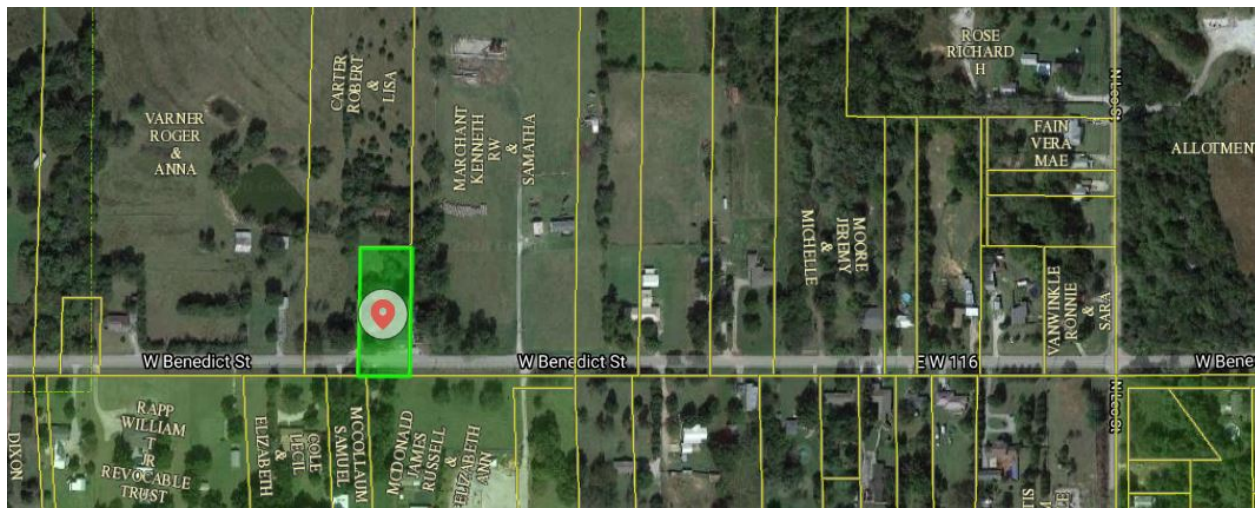
The item will be heard by the Zoning Board of Adjustment in the Commission Chambers located inside of City Hall at 16 W. 9<sup>th</sup> Street, Shawnee, OK 74801.

At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to be heard regarding the variance. The Board reserves the right to limit discussion and debate on the proposed variance in the public hearing, in which event those persons speaking in support or opposition of the proposed variance will be allotted equal time. Any formal protest must be filed in writing with the City Clerk during normal working hours before 5:00 p.m. a minimum of three (3) business days prior to the hearing. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Planning Department at 405-878-1616. A copy of the application is available electronically for public inspection during normal working hours and can be accessed from the Planning Office at 405-878-1616 or by e-mailing [rebecca.blaine@shawneeok.org](mailto:rebecca.blaine@shawneeok.org).

Witness my hand this 4<sup>th</sup> day of December 2020.



\_\_\_\_\_  
Rebecca Blaine, AICP, Planning Director



Applicant states new siding will be added to the mobile home pictured below:











City of Shawnee  
Planning Department  
222. N. Broadway  
Shawnee, OK 74801  
(405) 878-1616  
Fax: (405) 878-1587  
www.ShawneeOK.org



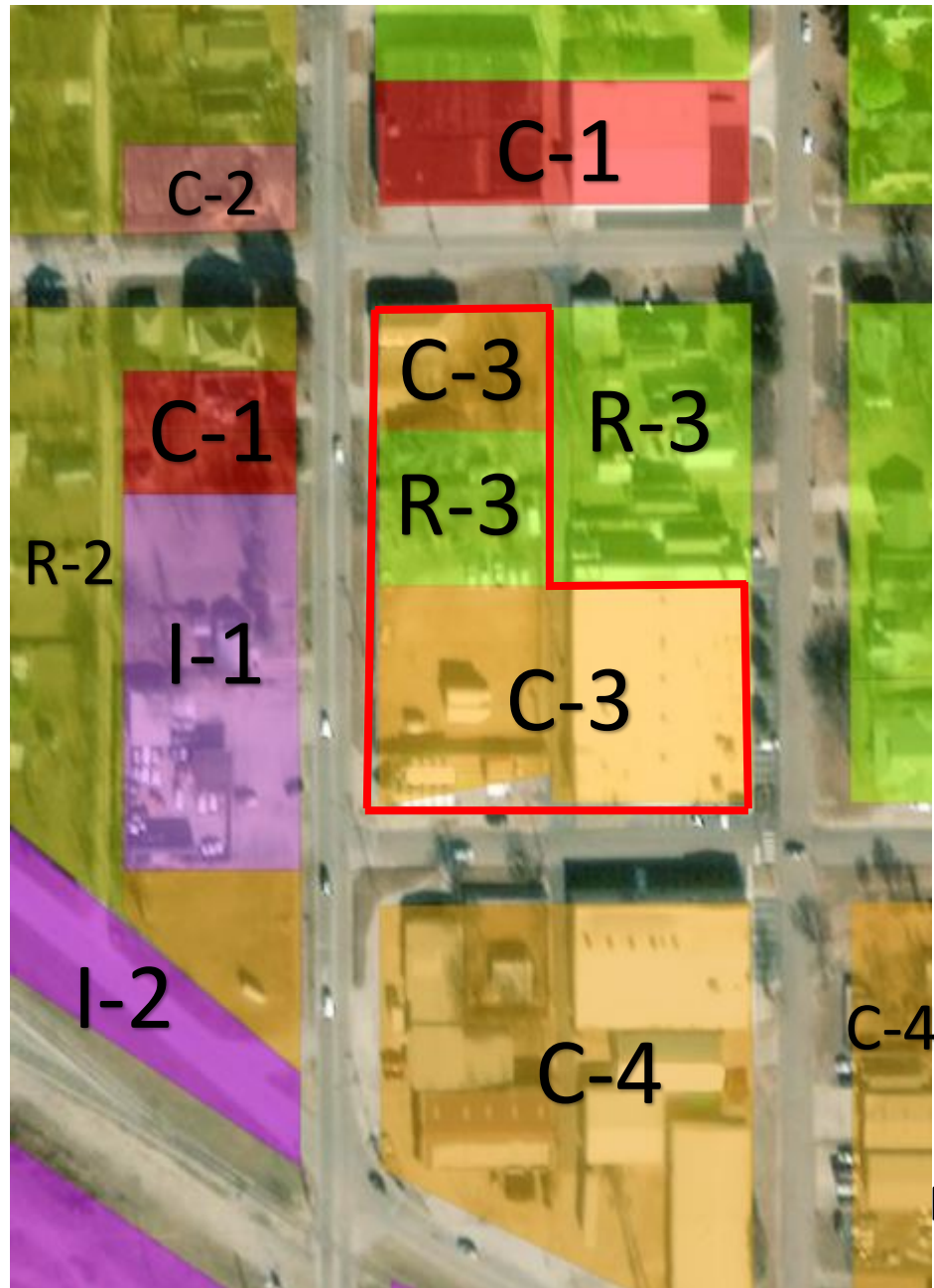
CASE # ZBOA12-20  
PUBLIC HEARING DATE:  
December 17<sup>th</sup>, 2020

**APPLICANT:**  
**South Central  
Industries, Inc.**

**130 N. Louisa Ave.  
Shawnee, Oklahoma, 74801**

**PROPERTY ADDRESS/LOCATION:**  
**1.79-acres located on N. Kickapoo & 10<sup>th</sup> Street**

The applicant, South Central Industries, Inc., is requesting a variance for full relief of the 80% façade requirement for C-4 (Central Business District) properties set forth in Section 22-143 for a 1.79-acre tract located on the southeast corner of 10<sup>th</sup> & Kickapoo.



|                                                     |                                                                                                                                        |                                                                                                                                                                                                                                                                        |            |                              |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------------------|
| EXISTING ZONING:<br>C-4 (Central Business District) | EXISTING LAND USE:<br>Vacant building to be demolished for additional of new warehouse and open space for expansion of the SCI campus. | SURROUNDING ZONING & LAND USE:<br>R-2 (Combined Residential)<br>R-3 (Multifamily Residential)<br>C-1 (Neighborhood Commerical)<br>C-2 (Suburban Office Commerical District)<br>C-3 (Highway Commercial)<br>C-4 (Central Business)<br>I-1 (Restricted Light Industrial) | LOTS:<br>6 | PROPERTY SIZE:<br>1.79 acres |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------------------|

#### STAFF RECOMMENDATION

Sec. 22-143. - Exterior construction requirements and standards.

The following building facade requirements shall apply to all new structures that are more than 200 square feet in size in the following zoning districts: C-1, C-2, C-3, C-4, C-5 and C-P:

- (1) **All building facade shall be constructed to include masonry material covering at least 60 percent of the facade, except in the C-4 zone, which shall require 80 percent coverage.** Windows and standard doors shall be included in the coverage total, but garage doors shall not.
- (2) Metal roofs are permitted and coated aluminum siding may be used to cover clapboards on existing buildings.
- (3) For purposes of this section, masonry materials shall mean and include brick, slump-faced or decorative concrete masonry unit (CMU), stucco, concrete (poured in place, pre-cast or tilt-wall) with aggregate, sandblasted or textured coating finish, stone, rock or other structural material of equal durability and architectural effect.
- (4) For purposes of this section, facade shall mean any exterior wall or face of a building that fronts on a dedicated public street.
- (5) Additions to existing buildings shall be deemed new construction under these provisions and the facade requirements shall apply to the new portion.

(Code 2002, § 22-131; Ord. No. 2522NS, § 1, 11-18-2013)

Sec. 22-571. - Variances.

A variance from the terms of the code may be granted, as provided in this section, only upon finding by the board of adjustment that:

- (1) The application of the code to the particular piece of property would create an unnecessary hardship;
- (2) Such conditions are peculiar to the particular piece of property involved;

(3) Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the code or the comprehensive plan; and

(4) The variance, if granted, would be the minimum necessary to alleviate the unnecessary hardship.

(Code 2002, § 22-200.7; Ord. No. 2545NS, § 1(Exh. 1), 6-2-2014)

Sec. 22-572. - Burden of proof.

Applicant for variance has the burden of showing that granting of a variance will not be contrary to public interest, that literal enforcement of the zoning code will result in unnecessary hardship, that by granting the variance the spirit of the code will be observed, and that by granting the variance, substantial justice will be done. The board of adjustment shall have the right to establish conditions on any granted variance.

(Code 2002, § 22-200.8; Ord. No. 2545NS, § 1(Exh. 1), 6-2-2014)

The Kickapoo Widening Project will substantially improve and widen Kickapoo from Kickapoo Spur to Farrall, for an investment to the tune of \$19M. This project is wrapping up right-of-way acquisitions at the present time. This structure will tower the surrounding single-story residential homes and commercial buildings. Without any façade to soften its aesthetics and improve its resiliency for the long-term, asking for *complete* relief of the façade requirement is a tough sell. Originally, C-3 rezoning was discussed; however, the reduced setbacks of the C-4 district requirements were more attractive to the applicant and their project.

***Staff recommends denial of this variance application as submitted for complete relief of the 80% façade requirement. The wainscot submitted is simply a paint color, not a façade proposal.***

Existing warehouse structure acquired by SCI built in the 1970's pictured below.



Proposed Main Building Color (or similar):



Proposed Trim Color (or similar):



If needed, we could add a different color wainscot at the bottom to provide an accent.



|                          |                         |                                                       |              |                   |
|--------------------------|-------------------------|-------------------------------------------------------|--------------|-------------------|
| APPROVE                  | APPROVE WITH CONDITIONS | DENY                                                  |              |                   |
| ATTACHMENTS:<br>(CIRCLE) | SUBMITTED PLANS         | PUBLIC<br>HEARING<br>PETITION/<br>APPLICATION<br>FORM | LEGAL NOTICE | LEGAL DESCRIPTION |
| PUBLIC<br>COMMENTS       | AGENCY COMMENTS         | RESPONSE TO STANDARDS                                 |              |                   |

PLANNING DEPARTMENT  
222 N. BROADWAY  
SHAWNEE, OK 74801



PHONE: (405) 878-1616  
FAX: (405) 878-1587

**ZONING BOARD OF ADJUSTMENT**  
**PROJECT NO. 201272 CASE NO. ZBOA12-20**

NAME OF PROPERTY OWNER: South Central Industires, Inc

ADDRESS: 130 N. Louisa

CITY: Shawnee STATE: OK ZIP CODE: 74801

TELEPHONE: ( 405-275-3851 )

-----  
**APPLICANT'S NAME:** South Central Industires, Inc

APPLICANT'S RELATIONSHIP TO OWNER (S): [CHECK ONE] **SAME** ☒ **AGENT** ☐

APPLICANT'S ADDRESS: 130 N. Louisa

CITY: Shawnee STATE: OK ZIP CODE: 74801

TELEPHONE: ( 405-275-3851 )

-----  
(PLEASE COMPLETE FOR THE **PROPERTY** THAT THE VARIANCE IS REQUESTED FOR.)

**PROPERTY LOCATION (ADDRESS):** 211 N. Kickapoo CED Warehouse location

**LEGAL DESCRIPTION:** See Exhibit A that is attached with entire legal

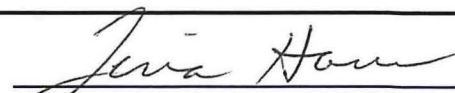
**(DIMENSIONS OF PROPERTY)** AREA: See Attachment A WIDTH: \_\_\_\_\_

LENGTH: \_\_\_\_\_ FRONTAGE: \_\_\_\_\_

CURRENT ZONING: \_\_\_\_\_ CURRENT USE: \_\_\_\_\_

**VARIANCE REQUESTED:** SCI has a Community Economic Development budget and timeline.  
We have contractors working at a discounted rate and the brick facade will not fit with the CED budget.

-----  
**APPLICATION, OWNERSHIP LISTING AND PAYMENT  
MUST BE RECEIVED 30 DAYS PRIOR TO MEETING**

  
**APPLICANT'S SIGNATURE**

\*\*\*\*\*

**(OFFICE USE ONLY)**

Filed in the office of the Planning Department, 222 N. Broadway, this \_\_\_\_ day of, \_\_\_\_\_ 20\_\_\_\_.

**FILING FEE: \$90.00**  
**RECEIPT NO:** 02482504

\_\_\_\_\_  
**ZONING BOARD OF ADJUSTMENT SECRETARY**

**ZBOA DECISION:** \_\_\_\_\_

## EXHIBIT A

### **SCI Merged Tract**

#### Legal Description

A tract of land being a part of Block 19, AMENDED PLAT OF SHAWNEE O.T., according to the recorded plat thereof and lying in the Northwest Quarter (NW/4) of Section Nineteen (19), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Shawnee, Pottawatomie County, Oklahoma, being more particularly described as follows:

The North 15 feet of Lot 18 and all of Lots 19 through 32 of said Block 19.

Prepared by:

Taylor Denniston, PLS No. 1787

Smith Roberts Baldischwiler, LLC

100 N.E. 5th Street, OKC, OK 73104

(405) 840-7094

October 29, 2020

W. NINTH STREET



*SCI Merged Tract*

*Property Exhibit*



**ENGINEERING  
SURVEYING  
PLANNING**

**OKLAHOMA CITY**  
100 N.E. 5th Street  
Oklahoma City,  
Oklahoma 73104  
T: 405.842.7094  
F: 405.842.9116  
[www.tribok.com](http://www.tribok.com)

**NORMAN**  
2500 McGee Drive,  
Suite 100  
Norman, OK 73072  
T: 405.418.2288  
F: 405.418.2289  
srh@srbook.com

CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2021

CITY OF SHAWNEE  
PUBLIC HEARING NOTICE  
CASE #ZBOA12-20

Notice is hereby given that the City of Shawnee, Oklahoma, will conduct a public hearing on a variance of a property located within the City of Shawnee.

The property requesting a variance is described as follows:

The North 15 feet of Lot 18 and all of Lots 19 through 32 of said Block 19.

|                                |                                                                             |
|--------------------------------|-----------------------------------------------------------------------------|
| General Location Known As:     | <u>1.79 acres on the southeast corner of 10<sup>th</sup> &amp; Kickapoo</u> |
| Current Zoning Classification: | <u>C-3 (Highway Commercial) &amp; R-3 (Multifamily Residential)</u>         |
| Requested Variance:            | <u>Relief from the 60% façade requirement</u>                               |
| Proposed Use of Property       | <u>Warehouse/Distribution</u>                                               |
| Applicant:                     | <u>South Central Industries, Inc.</u>                                       |

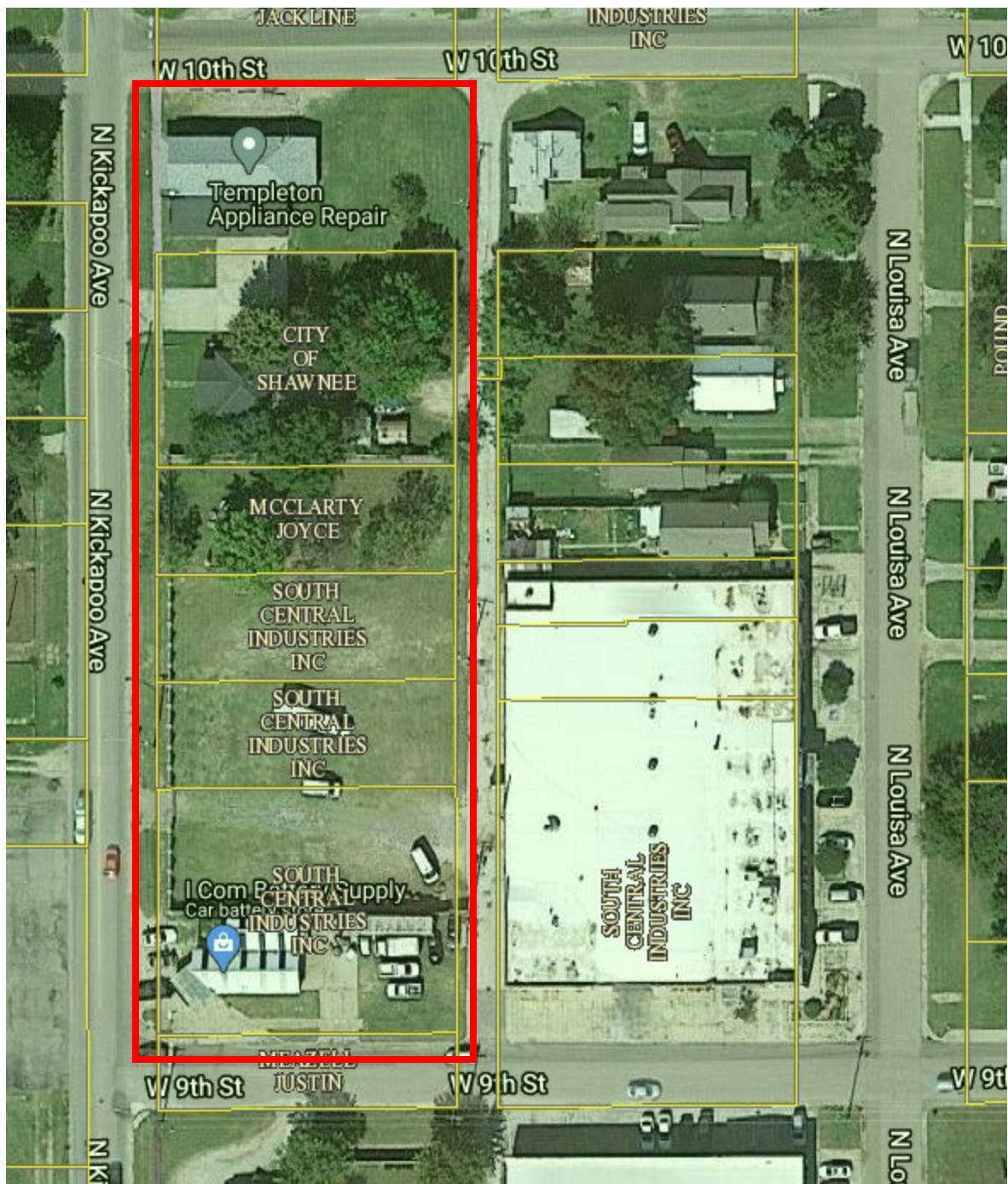
The public hearing will be held in the City Commission Chambers in City Hall, 16 W. 9<sup>th</sup> St. Shawnee, Oklahoma, as follows:

December 17<sup>th</sup>, 2020      AT 2:30 P.M.:      CITY OF SHAWNEE BOARD OF ADJUSTMENT

At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the variance request. The Board reserves the right to limit discussion and debate on the proposed rezone with conditional use permit in the public hearing, in which event those persons appearing in support or opposition of the proposed rezone with conditional use permit will be allotted equal time. Any formal protest must be filed in writing with the City Clerk during normal working hours before 5:00 p.m. a minimum of three (3) days prior to the hearing. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Planning Department at 405-878-1616. A copy of the application is available for public inspection during normal working hours in the Planning Secretary's office at 222 N. Broadway.

Witness my hand this 1<sup>st</sup> day of December 2020.

\_\_\_\_\_  
Rebecca Blaine, Planning Director















SURVEY LEGEND

|                               |                                  |                             |                                |                                 |                          |                            |
|-------------------------------|----------------------------------|-----------------------------|--------------------------------|---------------------------------|--------------------------|----------------------------|
| ① - AIR CONDITIONER           | ① - ELECTRIC MANHOLE             | ① - GAS MARKER              | ① - MISC. MARKER               | ① - SPRINKLER CONTROL VALVE     | ① - TREE - TREE          | ① - WATER MANHOLE          |
| ① - AREA DRAIN OR CATCH BASIN | ① - ELECTRIC MARKER              | ① - GUARD POST              | ① - PIER                       | ① - SANITARY SEWER LIFT STATION | ① - TREE - TREE          | ① - SQUARE WATER METER     |
| ① - ALPHA BOX                 | ① - ELECTRIC UTILITY RISER       | ① - GREASE TRAP             | ① - PULLBOX                    | ① - SIGN                        | ① - TRAFFIC SIGNAL LIGHT | ① - WATER SHUTOFF (SPIGOT) |
| ① - AUTO SPRINKLER            | ① - ELECTRIC UTILITY TRANSFORMER | ① - GAS VALVE               | ① - PARKING METER              | ① - SANITARY SEWER MANHOLE      | ① - TV MANHOLE           | ① - WATER VALVE            |
| ① - AIR VENT                  | ① - FRENCH DRAIN                 | ① - HC SIGN                 | ① - POWER POLE                 | ① - SEPTIC TANK                 | ① - TV MARKER            | ① - WATER WELL             |
| ① - PROP. MON.                | ① - FIRE HYDRANT                 | ① - HC PARKING              | ① - POWER POLE WITH SERVICE    | ① - STORM SEWER MANHOLE         | ① - TV PEDESTAL          | ① - YARD LIGHT             |
| ① - BUSH                      | ① - FLAG POLE                    | ① - INLET                   | ① - QUARTER CORNER EAST-WEST   | ① - TRAFFIC CONTROL BOX         | ① - VENT                 | ① - BM #1                  |
| ① - CLEAN OUT                 | ① - FIRE VALVE                   | ① - LIGHT POLE              | ① - QUARTER CORNER NORTH-SOUTH | ① - TELEPHONE MANHOLE           | ① - ROUND WATER METER    | ① - EL=XX.XX'              |
| ① - DOWN SPOUT                | ① - GUY ANCHOR                   | ① - MAIL BOX                | ① - REFERENCE POINT            | ① - TELEPHONE PEDestal          | ① - WATER METER PIT      |                            |
| ① - ELECTRIC METER            | ① - GAS METER                    | ① - MONITORING WELL         | ① - SECTION CORNER             | ① - TUG                         | ① - TREELINE             |                            |
| ① - F/O                       | ① - G                            | ① - STS                     | ① - SS                         | ① - TUG                         | ① - TUG                  |                            |
| ① - UNDERGROUND FIBER OPTIC   | ① - UNDERGROUND GAS              | ① - UNDERGROUND STORM SEWER | ① - UNDERGROUND SANITARY SEWER | ① - OVERHEAD ELECTRIC           | ① - OVERHEAD ELECTRIC    |                            |
| ① - U/TV                      | ① - U/E                          | ① - W                       | ① - C/W                        | ① - C/W                         | ① - C/W                  |                            |
| ① - UNDERGROUND TELEVISION    | ① - UNDERGROUND ELECTRIC         | ① - UNDERGROUND WATER       | ① - UNDERGROUND CHILLED WATER  | ① - OVERHEAD ELECTRIC           | ① - OVERHEAD ELECTRIC    |                            |
| ① - TOE OF BANK               | ① - TOP OF BANK                  | ① - CHAINLINK FENCE         | ① - STOCKADE FENCE             | ① - BARBED WIRE FENCE           | ① - BARBED WIRE FENCE    |                            |
| ① - O/PL                      | ① - O/PL                         | ① - O/TEL                   | ① - O/TV                       | ① - O/TV                        | ① - O/TV                 |                            |
| ① - OVERHEAD PIPE LINE        | ① - OVERHEAD PIPE LINE           | ① - OVERHEAD TELEPHONE      | ① - OVERHEAD TELEVISION        | ① - OVERHEAD TELEVISION         | ① - OVERHEAD TELEVISION  |                            |

NOTE: REFER TO SHEET C-5 SITE UTILITY PLAN FOR UNDERGROUND UTILITY INFORMATION

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR & ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR & ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR & ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE IN VERIFYING LOCATION OF UTILITIES.



FND. 3/4" I.P.

BM # 2  
EL=1068.90

FND. 60D NAIL

FND. 60D NAIL

BM # 3  
EL=1068.19

12" ROP FL NE=1068.61  
12" ROP FL SE=1064.61  
12" ROP FL W=1064.61

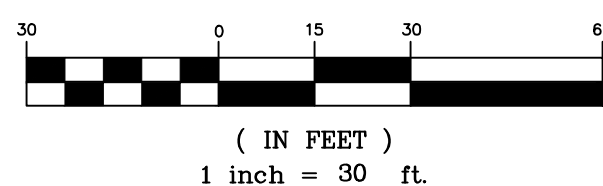
FND. 1" PIPE

FND. 60D NAIL

SITE LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK
- LANDSCAPING
- 6" CONCRETE CURB & GUTTER
- PROPOSED RETAINING WALL

GRAPHIC SCALE



SOUTH CENTRAL INDUSTRIES  
A NEW WAREHOUSE  
SHAWNEE, OKLAHOMA  
SITE PLAN

SCALE:  
HOR. 1"=XX'

SHEET  
C-3

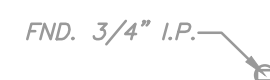
PROJ. : 00/00/00  
DATE: 00/00/00  
DRAWN BY:  
DESIGNED BY:  
CHECKED BY:

NO. DATE DESCRIPTION



OKLAHOMA  
ENGINEERING  
SURVEYING  
PLANNING  
CERTIFICATE OF AUTHORITY NO. 3949 EXPIRES JUNE 30, 2021

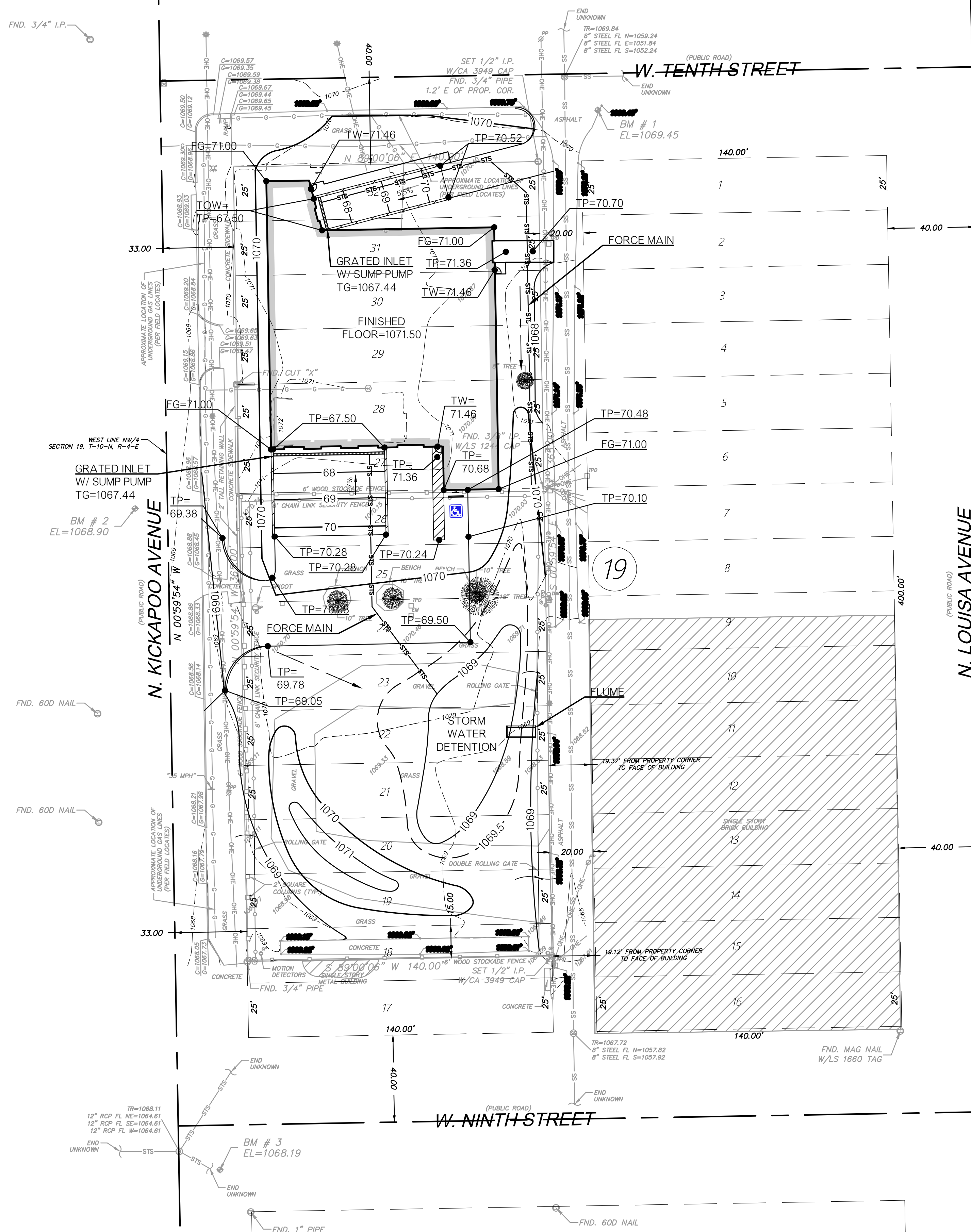
|                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>  AIR CONDITIONER<br/>  AREA DRAIN OR CATCH BASIN<br/>  ALPHA<br/>  AUTO SPRINKLER<br/>  AUTO VENT<br/>  PROP. MON.<br/>  BUSH<br/>  CLEAN OUT<br/>  DOWN SPOUT<br/>  ELECTRIC DUCT<br/>  UNDERGROUND FIBER OPTIC<br/>  U/TN - U/TV<br/>  UNDERGROUND TELEVISION<br/>  TOE OF BANK </p> | <p>  ELECTRIC MANHOLE<br/>  ELECTRIC MARKER<br/>  ELECTRIC UTILITY RISER<br/>  ELECTRIC UTILITY TRANSFORMER<br/>  FRENCH DRAIN<br/>  FIRE HYDRANT<br/>  FLAG POLE<br/>  FIRE VALVE<br/>  GUY ANCHOR<br/>  GAS METER<br/>  GAS MARKER<br/>  GREASE TRAP<br/>  GAS VALVE<br/>  HC SIGN<br/>  HC PARKING TRIP-XXX<br/>  INLET<br/>  LIGHT POLE<br/>  MAIL BOX<br/>  MONITORING WELL<br/>  STS - STS<br/>  UNDERGROUND SATELLITE SEMER<br/>  UNDERGROUND WATER<br/>  CHAIN LINK FENCE<br/>  OVERHEAD TELEPHONE<br/>  OVERHEAD TELEPHONE<br/>  OVERHEAD TELEPHONE </p> | <p>  MISC. MARKER<br/>  PIER<br/>  PULLBOX<br/>  PARKING METER<br/>  POWER POLE<br/>  POWER POLE WITH SERVICE<br/>  QUARTER CORNER NORTH-WEST<br/>  QUARTER CORNER NORTH-SOUTH<br/>  REFERENCE POINT<br/>  SECTION CORNER<br/>  SPRINKLER CONTROL VALVE<br/>  UPFIT STATION<br/>  SIGN TR/XXX<br/>  SANITARY SEWER MANHOLE<br/>  SEPTIC TANK TR/XXX<br/>  STORM SEWER MANHOLE<br/>  TRAFFIC CONTROL<br/>  TELEPHONE POLE<br/>  TELEPHONE MARKER<br/>  TELEPHONE PEDESTAL<br/>  SS - SS<br/>  UNDERGROUND SATELLITE SEMER<br/>  C/N - C/N<br/>  UNDERGROUND CHILLED WATER<br/>  STOCKADE FENCE<br/>  O/TV - O/TV<br/>  UNDERGROUND TELEVISION<br/>  UNDERGROUND TELEVISION </p> | <p>  Tree - TREE<br/>  Tree - TREE<br/>  TRAFFIC SIGNAL LIGHT<br/>  TV MANHOLE<br/>  TV MANHOLE<br/>  TV PEDESTAL<br/>  VENT<br/>  ROUND WATER MARKER<br/>  WATER MARKER<br/>  WATER PIT<br/>  HEDGE<br/>  TREELINE<br/>  ONE - ONE<br/>  OVERHEAD ELECTRIC<br/>  OVERHEAD ELECTRIC<br/>  BARBED WIRE FENCE </p> | <p>  WATER MANHOLE<br/>  SQUARE WATER METER<br/>  WATER SHUTOFF<br/>  WATER VALVE<br/>  WATER WELL<br/>  YARD LIGHT<br/>  BM #1 EL-XXX'<br/>  TWO - TWO<br/>  UNDERGROUND TELEPHONE<br/>  UNDERGROUND TELEPHONE<br/>  ONE - ONE<br/>  OVERHEAD ELECTRIC<br/>  OVERHEAD ELECTRIC<br/>  BARBED WIRE FENCE </p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



NOTE: REFER TO SHEET C-5 SITE  
UTILITY PLAN FOR UNDERGROUND  
UTILITY INFORMATION

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR & ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR & ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR & ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE IN VERIFYING LOCATION OF UTILITIES.

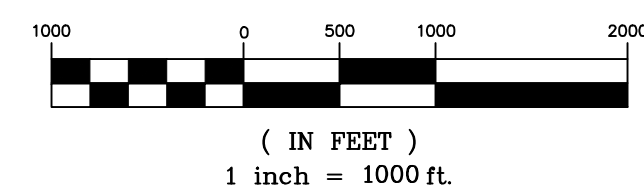


---1275---  
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 C=1254.45  
 G=1254.00  
 ---75---  
 ---74---  
 TC=76.30  
 TP=75.80  
 FG=75.80  
 TG=75.80  
 ①  
 TW=75.80  
 TOP WALL=75.80

EXISTING  
 CONTOURS  
 EXISTING  
 SPOT ELEVATIONS  
 PROPOSED  
 CONTOURS  
 PROPOSED  
 SPOT ELEVATIONS  
 PROPOSED  
 FINISH GRADE  
 PROPOSED  
 TOP OF GRATE  
 MATCH EXISTING  
 GRADE  
 PROPOSED  
 TOP OF WALL  
 PROPOSED  
 TOP OF WALL



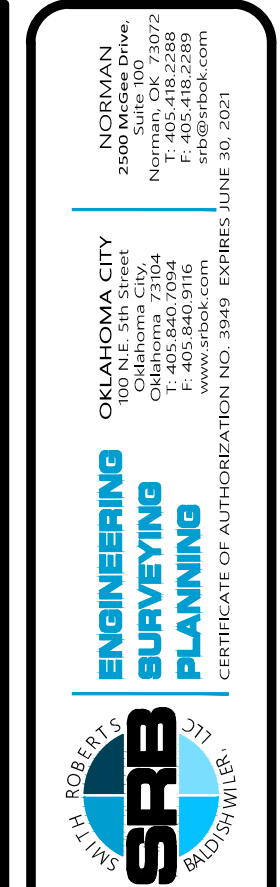
GRAPHIC SCALE

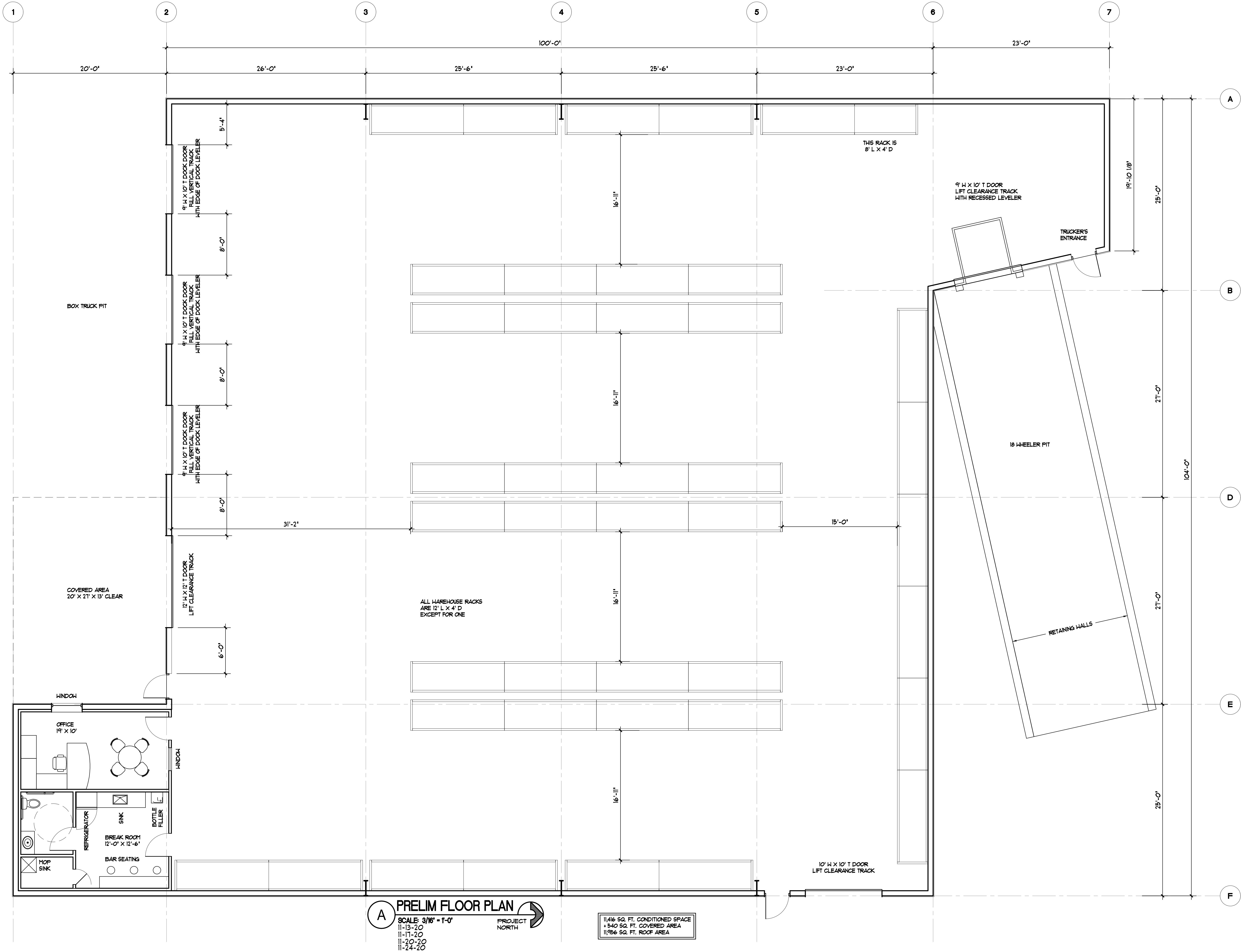


**SOUTH CENTRAL INDUSTRIES**  
**A NEW WAREHOUSE**  
**SHAWNEE, OKLAHOMA**  
**SITE PLAN**

**SCALE:**  
HOR. 1"=xx'

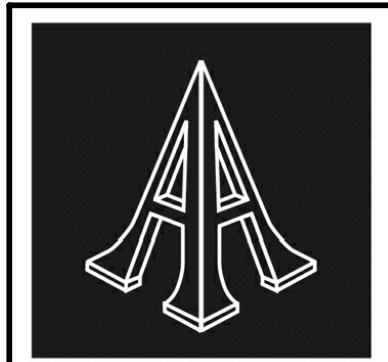
**SHEET**  
**C-4**

[illegible]



**PRELIM FLOOR PLAN**  
SCALE: 3/16" = 1'-0"  
PROJECT NORTH

11,416 SQ. FT. CONDITIONED SPACE  
+ 540 SQ. FT. COVERED AREA  
11,956 SQ. FT. ROOF AREA



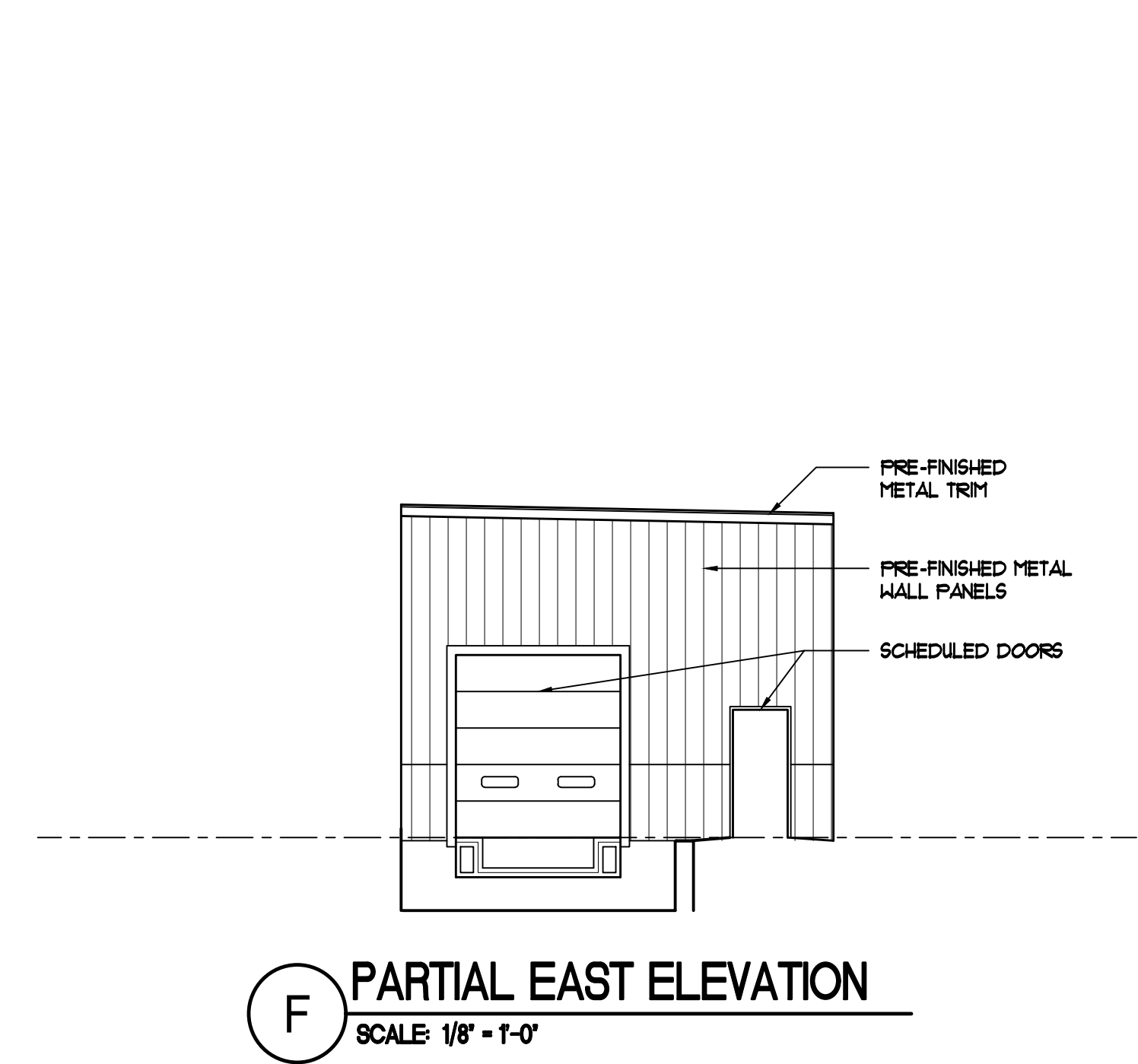
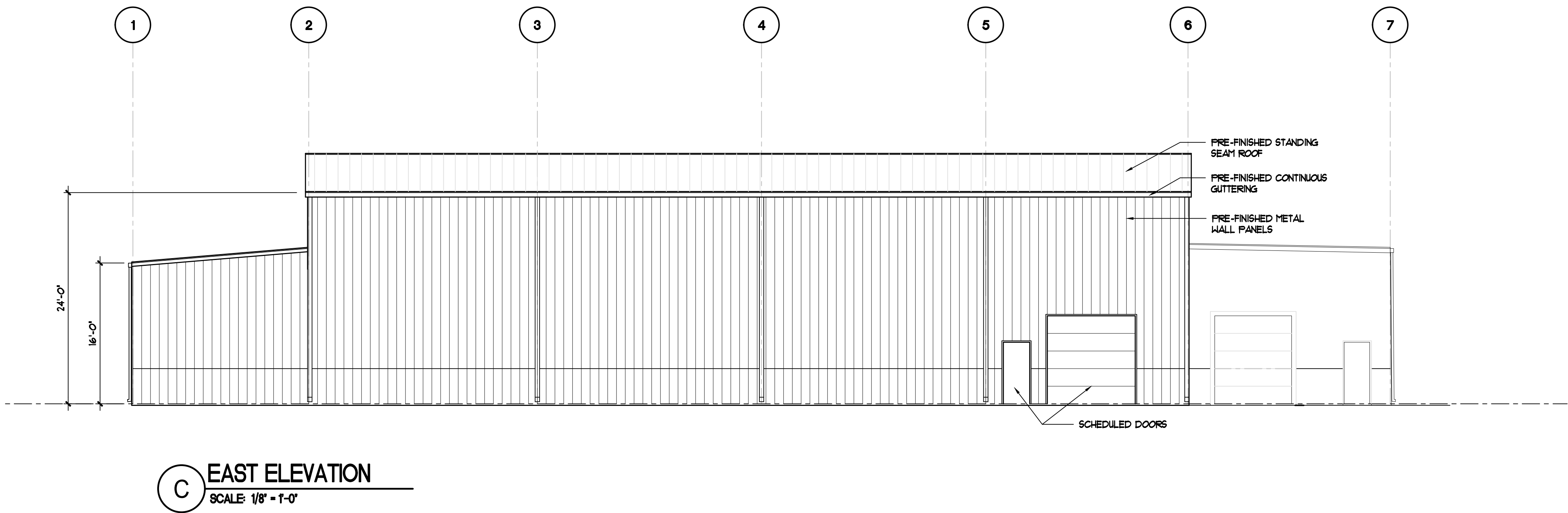
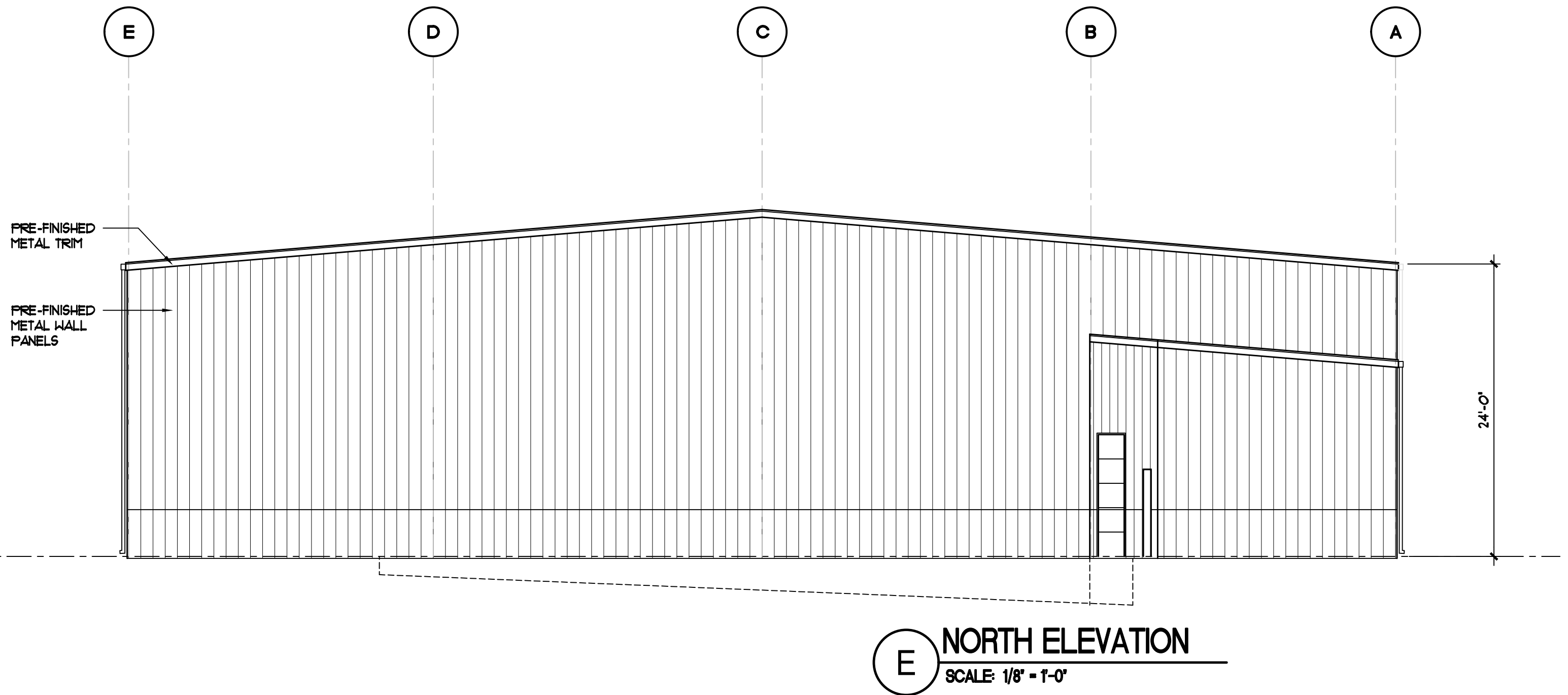
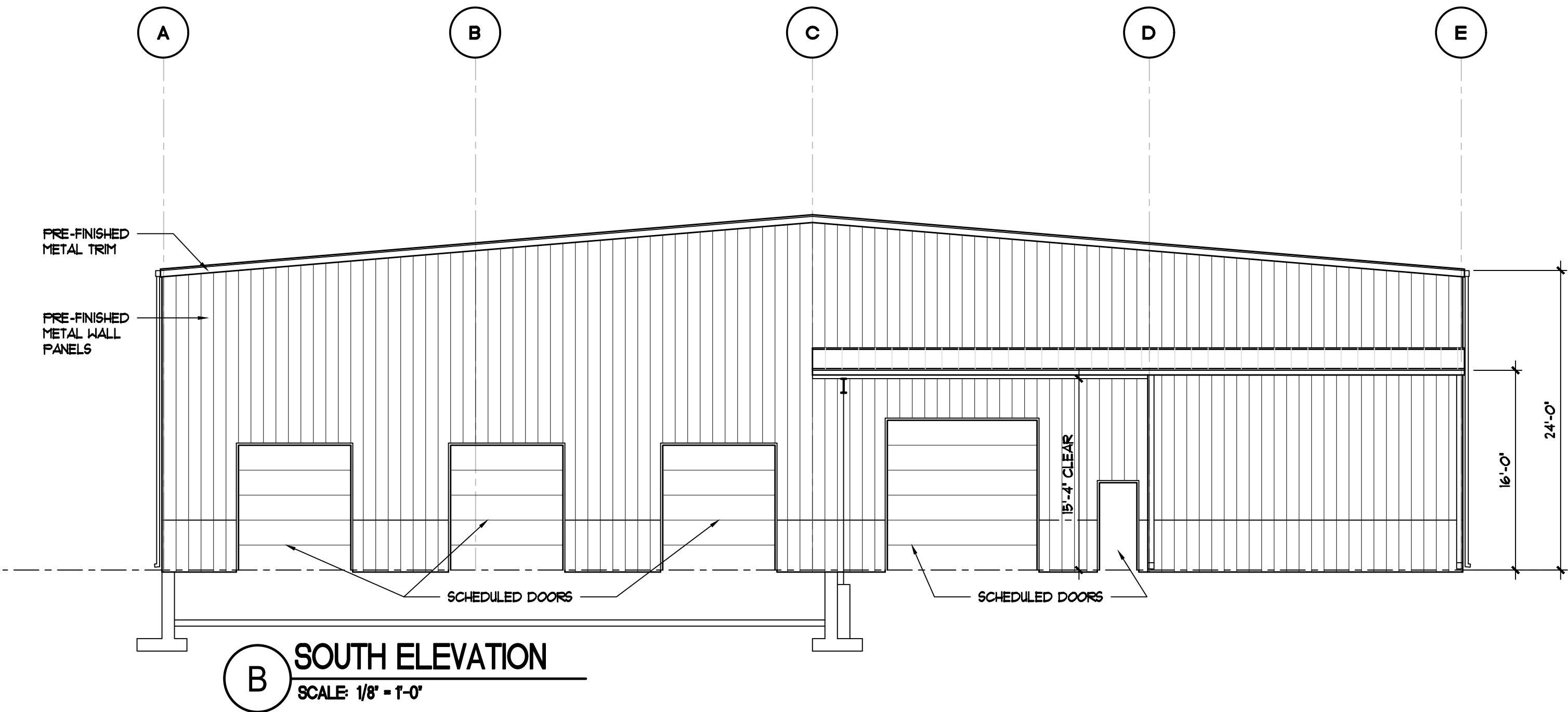
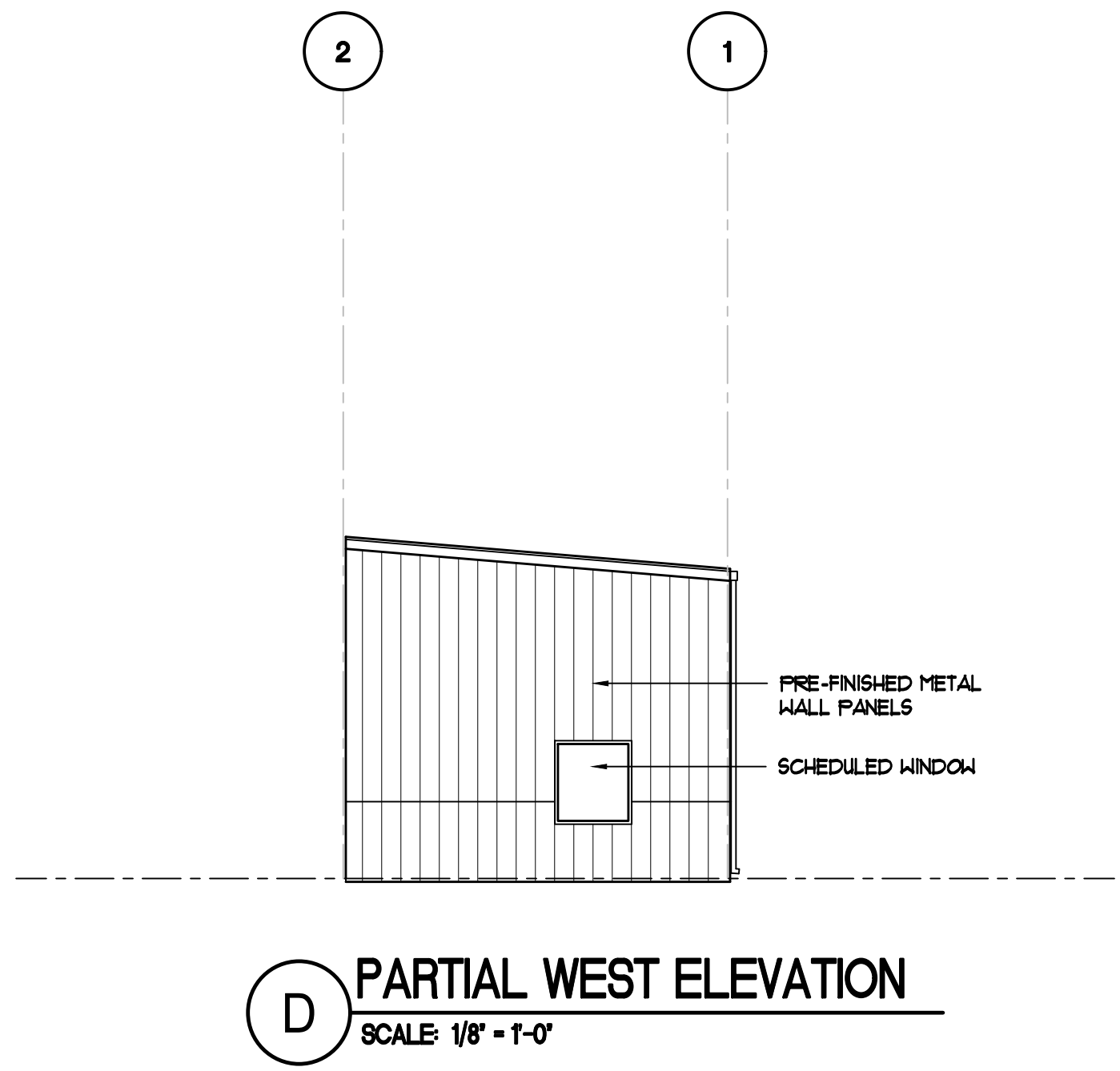
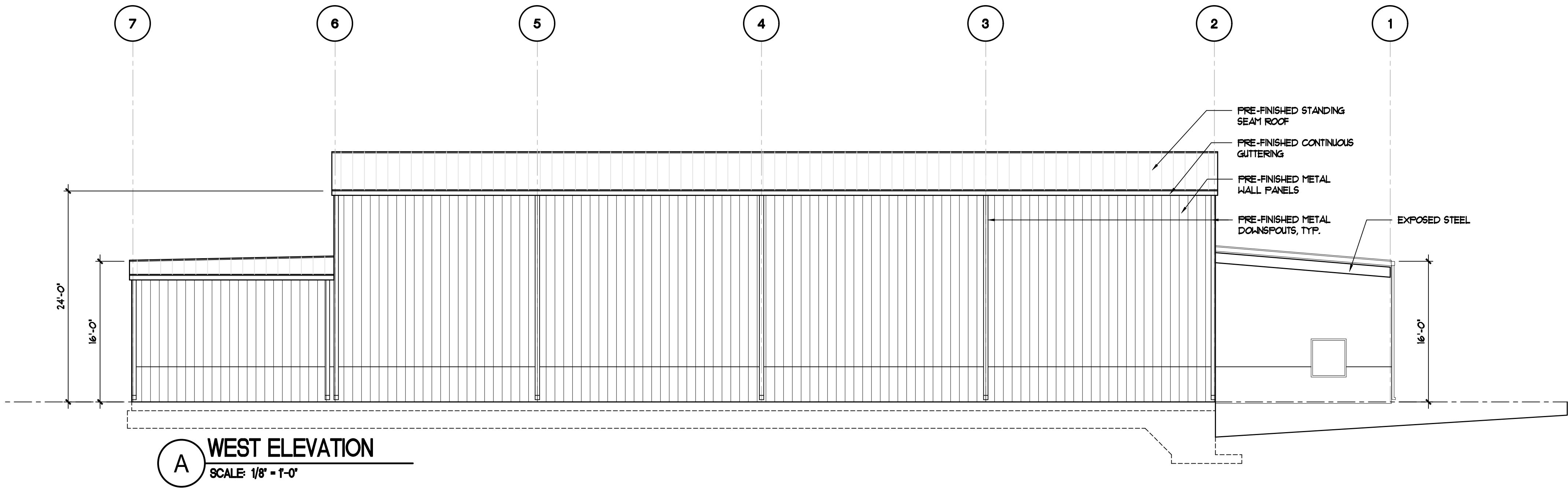
**Pascal Aughtry & Associates, PC**  
405.463.3494  
Fax 405.463.3493  
937 East Britton Road  
Oklahoma City, OK 73114  
pascalarch.com

THIS DOCUMENT  
IS PRELIMINARY IN  
NATURE AND IS  
NOT A FINAL  
SIGNED AND  
SEALED  
DOCUMENT

**SOUTH CENTRAL INDUSTRIES  
A NEW WAREHOUSE  
SHAWNEE, OK**

|            |      |
|------------|------|
| Revisions: |      |
| No.        | Date |
|            |      |
|            |      |
|            |      |
|            |      |
|            |      |

Project No.: LVS-----  
Date: --/--/--  
Sheet No.:  
**A-X**  
OF: XX



Pascal Aughtry & Associates, PC

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SOUTH CENTRAL INDUSTRIES  
A NEW WAREHOUSE  
SHAWNEE, OK

| Revisions: |      |
|------------|------|
| No.        | Date |
|            |      |
|            |      |
|            |      |
|            |      |

Project No.: ---  
Date: --/--  
Sheet No.:

A-5

OF: XX

City of Shawnee  
Planning Department  
222. N. Broadway  
Shawnee, OK 74801  
(405) 878-1616  
Fax: (405) 878-1587  
www.ShawneeOK.org



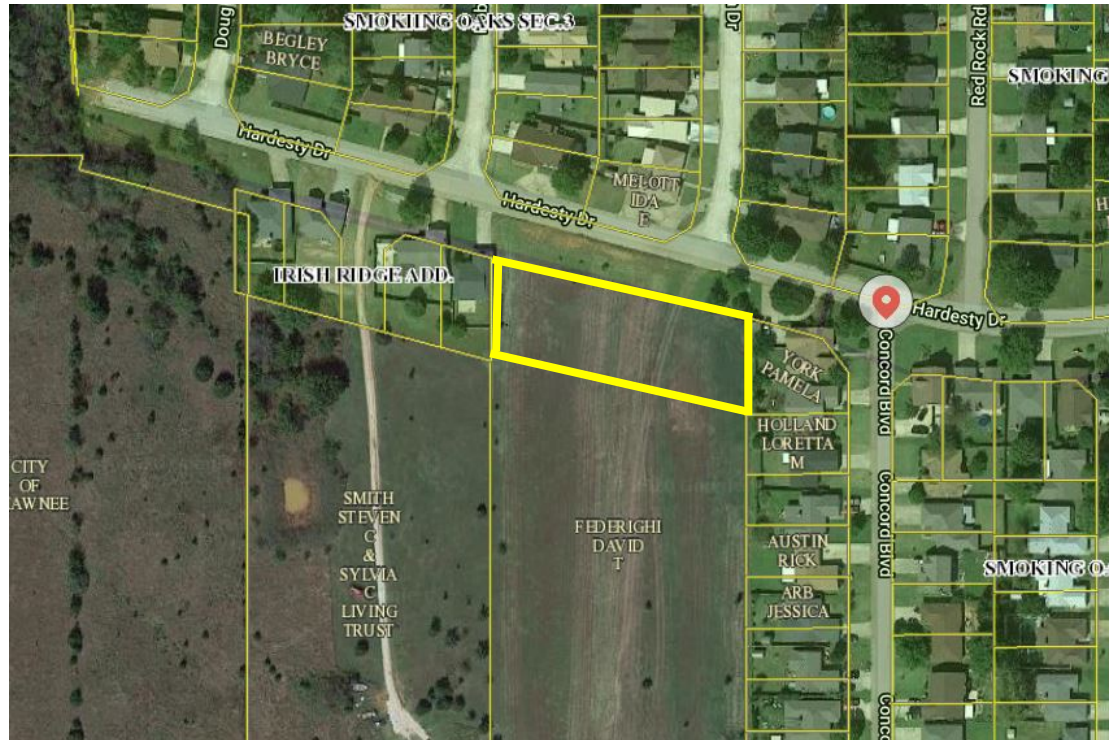
CASE # ZBOA13-20  
PUBLIC HEARING DATE:  
December 17<sup>th</sup>, 2020

APPLICANT:  
**J. Bentley Investments, LLC**

**39004 W MACARTHUR  
STE 100  
SHAWNEE, OK 74804**

PROPERTY ADDRESS/LOCATION:  
**1 acre on Hardesty Drive west of Concord**

The applicant, J. Bentley Investments, LLC, is requesting a 1' lot frontage/width variance on five proposed lots from the standard 60' required in the R-1 (Single Family Residential Zoning District). The approval of this variance would be a catalyst for the platting process for this residential infill development.



North

|                                                                                                                                                                                                                |                                                                        |                                                                                                                 |                                                                                                                                    |                                                                                                             |                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| EXISTING ZONING:<br>R-1 (Single Family Residential District)                                                                                                                                                   | EXISTING LAND USE:<br>Raw land residentially zoned but never developed | SURROUNDING ZONING & LAND USE:<br>R-1 (Single Family Residential District)<br>A-1 (Rural Agricultural District) | LOTS:<br>5                                                                                                                         | PROPERTY SIZE:<br>1.00 acre                                                                                 |                                                                              |
| <b>STAFF RECOMMENDATION</b>                                                                                                                                                                                    |                                                                        |                                                                                                                 |                                                                                                                                    |                                                                                                             |                                                                              |
| Staff recommends approval of this variance request, as it is asking for the minimum variance to provide five instead of four lots that mirror the size of Smoking Oaks Section 3 & 4 adjacent to the property. |                                                                        |                                                                                                                 |                                                                                                                                    |                                                                                                             |                                                                              |
| APPROVE                                                                                                                                                                                                        |                                                                        | APPROVE WITH CONDITIONS                                                                                         |                                                                                                                                    | DENY                                                                                                        |                                                                              |
|                                                                                                                                                                                                                |                                                                        |                                                                                                                 |                                                                                                                                    |                                                                                                             |                                                                              |
| ATTACHMENTS:<br>(CIRCLE)                                                                                                                                                                                       | SUBMITTED PLANS                                                        | PUBLIC HEARING<br>PETITION/<br>APPLICATION FORM                                                                 | LEGAL NOTICE                                                                                                                       | LEGAL DESCRIPTION                                                                                           |                                                                              |
| PUBLIC COMMENTS                                                                                                                                                                                                |                                                                        | AGENCY COMMENTS                                                                                                 |                                                                                                                                    | RESPONSE TO STANDARDS                                                                                       |                                                                              |
| Standard                                                                                                                                                                                                       | Residential Zoning Districts                                           |                                                                                                                 |                                                                                                                                    |                                                                                                             |                                                                              |
|                                                                                                                                                                                                                | RE                                                                     | R-1                                                                                                             | R-2                                                                                                                                | R-3                                                                                                         | TN                                                                           |
| Minimum lot size (square feet)                                                                                                                                                                                 | One acre or larger if required by health department or state DEQ       | 6,000'                                                                                                          | 1,800 (townhouse) 6,000 (one unit) 10,000 (2—3 units) *maximum density for townhouse development is 3 units per 10,000 square feet | 1,800' (townhouse) 6,000' (one unit) 10,000' (2—3 units) 10,000' + 2,000' per unit over three (multifamily) | As established per legal lot of record (see <a href="#">section 22-295</a> ) |
| Minimum lot width (feet)                                                                                                                                                                                       | 120'                                                                   | 60'                                                                                                             | 20' (townhouse) 60' (one unit) 80' (2—3 units)                                                                                     | 20' (townhouse) 60' (one unit) 80' (2—3 units) 100' (more than 3 units)                                     | As established per legal lot of record (see <a href="#">section 22-295</a> ) |
| Minimum street frontage (feet)                                                                                                                                                                                 | 75'                                                                    | 35'                                                                                                             | 20' (townhouse) 35' (one unit) 50' (2—3 units)                                                                                     | 20' (townhouse) 35' (one unit) 50' (2—3 units) 80' (over 3 units)                                           | As established per legal lot of record (see <a href="#">section 22-295</a> ) |
| Front yard setback (feet)                                                                                                                                                                                      | 40'                                                                    | 25' 20' (cul-de-sac lot)                                                                                        | 25'                                                                                                                                | 25'                                                                                                         | See <a href="#">section 22-295</a>                                           |

|                                                                                                                                                                                                                                                             |     |     |     |                                   |                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|-----|-----------------------------------|------------------------------------|
| Front yard setback—rear loading or front recessed loading garage (feet) <sup>1</sup>                                                                                                                                                                        | N/A | 15' | 15' | Only approved through PUD process | N/A                                |
| Side yard setback (feet)                                                                                                                                                                                                                                    | 10' | 5'  | 5'  | 5'                                | 5'                                 |
| Side yard setback—corner lot (feet)                                                                                                                                                                                                                         | 15' | 15' | 15' | 10'                               | See <a href="#">section 22-295</a> |
| Rear yard setback (feet)                                                                                                                                                                                                                                    | 40' | 20' | 10' | 10'                               | 10'                                |
| Setback, side and rear for unattached accessory structures (feet)                                                                                                                                                                                           | 10' | 10' | 10' | 10'                               | 5'                                 |
| Maximum site coverage (building footprint)                                                                                                                                                                                                                  | 15% | 35% | 35% | 50%                               | 60%                                |
| Maximum building height—residential (feet)                                                                                                                                                                                                                  | 35' | 35' | 35' | 45'                               | 35'                                |
| Maximum building height—accessory structure (feet)                                                                                                                                                                                                          | 20' | 20' | 20' | 35'                               | 20'                                |
| <sup>1</sup> Applicable only to residences with attached or detached garages located in the rear of the yard and accessed from an alleyway or if accessed from the front yard, the garage shall be set back five feet from the front building line of house |     |     |     |                                   |                                    |

PLANNING DEPARTMENT  
222 N. BROADWAY  
SHAWNEE, OK 74801



PHONE: (405) 878-1616  
FAX: (405) 878-1587

**ZONING BOARD OF ADJUSTMENT**  
**PROJECT NO. 201255 CASE NO. ZBOA13-20**

NAME OF PROPERTY OWNER: Justin Ramer - J Bentley Deveploments

ADDRESS: 39004 W. MacArthur

CITY: Shawnee STATE: OK ZIP CODE: 74804

TELEPHONE: ( 405 ) 641-5878

-----  
**APPLICANT'S NAME:** Justin Ramer

APPLICANT'S RELATIONSHIP TO OWNER (S): [CHECK ONE] **SAME** ☒ **AGENT** ☐

APPLICANT'S ADDRESS: 39004 W. MacArthur

CITY: Shawnee STATE: OK ZIP CODE: 74804

TELEPHONE: ( 405 ) 641-5878

-----  
(PLEASE COMPLETE FOR THE PROPERTY THAT THE VARIANCE IS REQUESTED FOR.)

**PROPERTY LOCATION (ADDRESS):** ~493 Hardesty Drive

**LEGAL DESCRIPTION:** See DEED Attached  
Lot 30 - Block 1 Amended Plat of Smoking Oaks Addition

**(DIMENSIONS OF PROPERTY)** AREA: 44,552.55' WIDTH: 295.05'

LENGTH: 151.00' FRONTAGE: 295.05'

CURRENT ZONING: R1 CURRENT USE: Vacant Land

**VARIANCE REQUESTED:** 1ft per lot width variance to allow development of 5  
new residential homes.

APPLICATION, OWNERSHIP LISTING AND PAYMENT  
MUST BE RECEIVED 30 DAYS PRIOR TO MEETING

Justin Ramer  
**APPLICANT'S SIGNATURE**

\*\*\*\*\*

(OFFICE USE ONLY)

Filed in the office of the Planning Department, 222 N. Broadway, this \_\_\_\_ day of, \_\_\_\_\_ 20\_\_\_\_.

**FILING FEE: \$90.00**

**RECEIPT NO:** 02482338

CK#3685

**ZBOA DECISION:** \_\_\_\_\_

\_\_\_\_\_  
**ZONING BOARD OF ADJUSTMENT SECRETARY**

## CERTIFICATE OF BONDED ABTRACTOR (300 FEET RADIUS REPORT)

[illegible]

The undersigned bonded abstractor in and for POTTAWATOMIE County, State of Oklahoma, does hereby certify that the following Ownership is true and correct according to the current year's tax rolls in the office of the County Treasurer of POTTAWATOMIE County, Oklahoma, as updated by the records of the County Clerk of POTTAWATOMIE County, Oklahoma; that the owners, as reflected by said records, are based on the last conveyance or final decree of record of certain properties located within 300 feet in all directions of the following described land:

A tract of land located in the North Half (N/2) of Section One (1), Township Ten (10) North, Range Three (3) East, of the Indian Meridian, Pottawatomie County, Oklahoma, further described as: Beginning at the Southwest Corner (SW/C) of Lot Thirty (30), Block One (1), of the Amended Plat of Smoking Oaks Addition, Section Four (4), to the City of Shawnee, according to the recorded plat thereof; thence N00°00'00"E along the West line of the Amended Plat of Smoking Oaks Addition, Section Four (4) a distance of 1098.50 feet; thence S90°00'00"W a distance of 15.00 feet to the point of beginning; thence S00°00'00"W a distance of 44.98 feet; thence N75°00'00"W a distance of 295.05 feet; thence N00°00'00"E a distance of 151.00 feet to a point on the South right-of-way line of Hardesty Drive, said point also being the Northeast Corner of Lot Two (2), Block One (1), Irish Ridge Addition to the City of Shawnee; thence S75°00'00"E along the South right-of-way line of Hardesty Drive a distance of 295.05 feet; thence S00°00'00"W a distance of 106.02 feet to the point of beginning.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (5 ), both inclusive.

*NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, 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 10, 2020 at 7:30 AM

# First American Title Insurance Company

By: Julio Indan

By: Julie Jordan  
 Abstractor License No. 4071  
 OAB Certificate of Authority # 017  
 File No. 2577647-OK99

# OWNERSHIP LIST

ORDER NO 2577647-SH99

DATE PREPARED: December 2, 2020

EFFECTIVE DATE: November 10, at 7:30 am

| OWNER                                                                                    | LOT | BLK   | ADDITION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------|-----|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FEDERIGHI DAVID T<br>65 TIMBERCREEK DR<br>SHAWNEE, OK 74804                              |     |       | BEG SE/C NW/4 AKA SW/C LOT 30 BLK 1<br>SMOKING OAKS ADD SEC 4 W 612.79'<br>N8*30'12"E454.46' E251.22' N831.4' TO<br>THE SOUTH R-O-W LINE OF HARDESTY DR<br>BEING NE/C LOT 12 BLK 1 IRISH RIDGE<br>ADD S75*E310.14' S1200.5' POB LESS A<br>TRACT BEGINNING SW/C LOT 30 BLOCK 1<br>OF THE AMENDED PLAT OF SMOKING<br>OAKS ADDITION N1098.5' W15' POB<br>S44.98' N75*W295.05' N151' TO A POINT<br>ON THE SOUTH R-O-W LINE OF HARDESTY<br>DRIVE SAID POINT BEING THE NE/C OF<br>LOT 2 BLOCK 1 IRISH RIDGE ADDITION<br>S75*E295.05' S106.02' POB<br>(1-10N-3E) |
| SMITH STEVEN C & SYLVIA C LIVING TRUST<br>499 HARDESTY DR<br>SHAWNEE, OK 74804           |     |       | BEG 1200.5'N & 310.58'NW OF SE/C NW<br>NW310.58' S910.03' E300' N830.54' POB.<br>LESS .86 TR<br>(1-10N-3E)                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| CITY OF SHAWNEE<br>P O BOX 1448<br>SHAWNEE, OK 74802                                     |     |       | SW/C NW E722' POB N361' W71.4'<br>N158.98' N8*W730.28' E768.58' N413.31'<br>E126.06' S224.75 E435.76' S15*W17.86'<br>S75*E205.46' S910.03' E48.78' SW454.46'<br>W1329.96' TO POB<br>(1-10N-3E)                                                                                                                                                                                                                                                                                                                                                            |
| OKLA BAPTIST UNIVERSITY<br>500 W UNIVERSITY<br>ATTN: JOHN PARRISH<br>SHAWNEE, OK 74801   |     |       | COMM SE/C SE TH N1324.88' TO THE SE/C<br>OF N/2 SE TH W583'POB TH W2048.84'<br>N1326.38' E2633.65' S500' W583' S825.44'<br>POB<br>(1-10N-3E)                                                                                                                                                                                                                                                                                                                                                                                                              |
| ST ANTHONY SHAWNEE HOSPITAL INC<br>1000 N LEE<br>OKLA CITY, OK 73102                     |     | 1     | BENEDICTINE HGTS. BEG 657.96'W & 33'N<br>SE/C SW/4 OF SEC 1 T10N R3E N2621.87'<br>TO THE N LINE OF SW/4 E661' S2312.12'<br>W375.92' S310' W282.08' POB LESS<br>12.35AC PLATTED INTO UNITY MEDICAL<br>PLAZA ADD                                                                                                                                                                                                                                                                                                                                            |
| CITY OF SHAWNEE<br>P O BOX 1448<br>SHAWNEE, OK 74802                                     |     | 44-46 | OKE.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| MARTIN CLETA LIVING TRUST CLETA MARTIN<br>TRUSTEE<br>44 SERENADA CT<br>SHAWNEE, OK 74804 | 2   | 2     | IRISH RIDGE ADDN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| BROKESHOULDER EDDIE & GLORIA<br>501 HARDESTY DR<br>SHAWNEE, OK 74804                     | 1   | 2     | IRISH RIDGE ADDN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| VILLALOBOS JUAN FERNANDO<br>497 HARDESTY DR<br>SHAWNEE, OK 74804                         | 1   | 1     | IRISH RIDGE ADDN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

|                                                                                              |    |   |                         |
|----------------------------------------------------------------------------------------------|----|---|-------------------------|
| BEAUFORD JOSHUA D & ERICA<br>495 HARDESTY RD<br>SHAWNEE, OK 74804                            | 2  | 1 | IRISH RIDGE ADDN        |
| HOUSING AUTH OF ABSENTEE<br>P O BOX 425<br>SHAWNEE, OK 74802                                 | 26 | 1 | SMOKING OAKS SEC. 4 AMD |
| STOKES JONATHON A<br>47 TIMBER CREEK DR<br>SHAWNEE, OK 74804                                 | 27 | 1 | SMOKING OAKS SEC. 4 AMD |
| CRABTREE JOHNNY L & DONNA K<br>49 TIMBER CREEK DR<br>SHAWNEE, OK 74804                       | 28 | 1 | SMOKING OAKS SEC. 4 AMD |
| MARRS PHILIP & JUDY R<br>51 TIMBERCREEK DR<br>SHAWNEE, OK 74804                              | 29 | 1 | SMOKING OAKS SEC. 4 AMD |
| SMITH LARRY G<br>9 ROCK HOLLOW RD<br>SHAWNEE, OK 74804                                       | 30 | 1 | SMOKING OAKS SEC. 4 AMD |
| R & F INVESTMENTS<br>P O BOX 723<br>SHAWNEE, OK 74802                                        | 31 | 1 | SMOKING OAKS SEC. 4 AMD |
| HOUSING AUTH OF THE CITY OF SHAWNEE<br>P O BOX 3427<br>SHAWNEE, OK 74802                     | 32 | 1 | SMOKING OAKS SEC. 4 AMD |
| LOVE ERNEST C & JANETTE M<br>28 CONCORD<br>SHAWNEE, OK 74804                                 | 33 | 1 | SMOKING OAKS SEC. 4 AMD |
| CLARK GARY N & VICTORIA ELIZABETH<br>GUAGLIARDO<br>3120 HARMONY PL<br>LA CRESCENTA, CA 91214 | 34 | 1 | SMOKING OAKS SEC. 4 AMD |
| MCKEE NONA SUE<br>24 CONCORD<br>SHAWNEE, OK 74804                                            | 35 | 1 | SMOKING OAKS SEC. 4 AMD |
| POWERS DOUG A & TAMARA L<br>4413 LILLY VALLEY RD<br>SHAWNEE, OK 74804                        | 36 | 1 | SMOKING OAKS SEC. 4 AMD |
| GREEN MICHAEL W & NITA D<br>20 CONCORD BLVD<br>SHAWNEE, OK 74804                             | 37 | 1 | SMOKING OAKS SEC. 4 AMD |
| RHODES JUSTIN DALE & ASTRID<br>18 CONCORD<br>SHAWNEE, OK 74804                               | 38 | 1 | SMOKING OAKS SEC. 4 AMD |
| MORRIS GEORGE T & NANCY K<br>16 CONCORD BLVD<br>SHAWNEE, OK 74804                            | 39 | 1 | SMOKING OAKS SEC. 4 AMD |
| MUZNY STEVEN C<br>14 CONCORD<br>SHAWNEE, OK 74804                                            | 40 | 1 | SMOKING OAKS SEC. 4 AMD |
| BELL DWAYNE E & MAMIE E<br>12 CONCORD<br>SHAWNEE, OK 74804                                   | 41 | 1 | SMOKING OAKS SEC. 4 AMD |
| ARB JESSICA<br>10 CONCORD BLVD<br>SHAWNEE, OK 74804                                          | 42 | 1 | SMOKING OAKS SEC. 4 AMD |
| AUSTIN RICK<br>4608 KELLYE GREEN<br>SHAWNEE, OK 74804                                        | 43 | 1 | SMOKING OAKS SEC. 4 AMD |

|                                                                        |                         |   |                         |
|------------------------------------------------------------------------|-------------------------|---|-------------------------|
| CRELIA VANESSA M<br>6 CONCORD<br>SHAWNEE, OK 74804                     | 44                      | 1 | SMOKING OAKS SEC. 4 AMD |
| HOLLAND LORETTA M<br>4 CONCORD BLVD<br>SHAWNEE, OK 74804               | 45                      | 1 | SMOKING OAKS SEC. 4 AMD |
| YORK PAMELA<br>15 RED ROCK<br>SHAWNEE, OK 74804                        | 46                      | 1 | SMOKING OAKS SEC. 4 AMD |
| RAY WANDA L<br>305 HARDESTY DR<br>SHAWNEE, OK 74804                    | 3                       | 2 | SMOKING OAKS SEC. 4 AMD |
| AUSTIN LORI A<br>1 CONCORD<br>SHAWNEE, OK 74804                        | 4                       | 2 | SMOKING OAKS SEC. 4 AMD |
| RANDALL GOERGE A JR & SHERRIE G<br>3 CONCORD BLVD<br>SHAWNEE, OK 74804 | 5 LESS S5'              | 2 | SMOKING OAKS SEC. 4 AMD |
| BLANTON JOHN T & JEAN L<br>5 CONCORD BLVD<br>SHAWNEE, OK 74804         | S5' LOT 5 & N55' LOT 6  | 2 | SMOKING OAKS SEC. 4 AMD |
| WISSMAN DERRICK ADAM<br>7 CONCORD BLVD<br>SHAWNEE, OK 74804            | S10' LOT 6 & N50' LOT 7 | 2 | SMOKING OAKS SEC. 4 AMD |
| THERIO CHRISTOPHER & AMBER N<br>9 CONCORD BLVD<br>SHAWNEE, OK 74804    | LOT 8 & S15' LOT 7      | 2 | SMOKING OAKS SEC. 4 AMD |
| JUDGE SAMANTHA M<br>11 CONCORD<br>SHAWNEE, OK 74804                    | N61' LOT 9              | 2 | SMOKING OAKS SEC. 4 AMD |
| FITZGERALD STEVEN LYNN & SHEIL<br>13 CONCORD<br>SHAWNEE, OK 74804      | LOT 10 & S4' LOT 9      | 2 | SMOKING OAKS SEC. 4 AMD |
| KELLY JIM DON & SHEILA<br>15 CONCORD<br>SHAWNEE, OK 74804              | 11                      | 2 | SMOKING OAKS SEC. 4 AMD |
| WALNUT RIDGE PROPERTIES LLC<br>1905 NW 172ND ST<br>EDMOND, OK 73012    | 12                      | 2 | SMOKING OAKS SEC. 4 AMD |
| R & F INVESTMENTS<br>P O BOX 723<br>SHAWNEE, OK 74802                  | 13                      | 2 | SMOKING OAKS SEC. 4 AMD |
| WATSON MARY SIDNEY<br>21 CONCORD BLVD<br>SHAWNEE, OK 74804             | 14                      | 2 | SMOKING OAKS SEC. 4 AMD |
| ORTEGA PATRICIA R<br>23 CONCORD BLVD<br>SHAWNEE, OK 74804              | LOT 15 & N3' LOT 16     | 2 | SMOKING OAKS SEC. 4 AMD |
| ATLEE KATHLEEN J<br>25 CONCORD<br>SHAWNEE, OK 74804                    | S62' LOT 16             | 2 | SMOKING OAKS SEC. 4 AMD |
| LEE HENRY & TERESA<br>27 CONCORD BLVD<br>SHAWNEE, OK 74804             | 17                      | 2 | SMOKING OAKS SEC. 4 AMD |
| OUTON JOHN & BETH<br><br>1 TAWANA<br>SHAWNEE, OK 74804                 | 1                       | 8 | SMOKING OAKS 3RD        |

|                                                                                                |                     |    |                     |
|------------------------------------------------------------------------------------------------|---------------------|----|---------------------|
| PRICE PAMELA M & THOMAS<br>3 TAWANA<br>SHAWNEE, OK 74804                                       | 2                   | 8  | SMOKING OAKS 3RD    |
| GUNTER ALAN & GLORIA<br>5 TAWANA<br>SHAWNEE, OK 74804                                          | 3                   | 8  | SMOKING OAKS 3RD    |
| BIRCHETT JHERI G & JENNIFER L<br>7 TAWANA<br>SHAWNEE, OK 74804                                 | 4                   | 8  | SMOKING OAKS 3RD    |
| GREEN SHELLY & COLBY<br>8 TAWANA<br>SHAWNEE, OK 74804                                          | 21                  | 8  | SMOKING OAKS 3RD    |
| MASSEY JACOB LYNN & AUBREE M<br>6 TAWANA DR<br>SHAWNEE, OK 74804                               | 22                  | 8  | SMOKING OAKS 3RD    |
| LANGENEGGER PATRICIA G<br>4 N TAWANA DRIVE<br>SHAWNEE, OK 74804                                | LOT 23 LESS S5'     | 8  | SMOKING OAKS 3RD    |
| MELOTT IDA E<br>2 TAWANA<br>SHAWNEE, OK 74804                                                  | LOT 24 & S5' LOT 23 | 8  | SMOKING OAKS 3RD    |
| BUI NHAN & NOREEN<br>1 ROBBY RD<br>SHAWNEE, OK 74804                                           | 1                   | 9  | SMOKING OAKS 3RD    |
| SWADLEY JANETTE MCCALL FAMILY LIVING<br>TRUST 1905 N BRYAN AVE UNIT 137<br>SHAWNEE, OK 74804   | 2                   | 9  | SMOKING OAKS 3RD    |
| CHARTRES HOLDINGS LLC<br>24 E AYRE<br>SHAWNEE, OK 74804                                        | 3                   | 9  | SMOKING OAKS 3RD    |
| REED MARGARET H TRUSTEE MARGARET H<br>REED 2009 REVOC TRUST<br>7 ROBBY RD<br>SHAWNEE, OK 74804 | LOT 4 & S25' LOT 5  | 9  | SMOKING OAKS 3RD    |
| HERNANDEZ JESSE O & MARTHA W<br>8 ROBBY RD<br>SHAWNEE, OK 74804                                | 15                  | 9  | SMOKING OAKS 3RD    |
| EHTISHAM ANWER & PATRICIA<br>6 ROBBY RD<br>SHAWNEE, OK 74804                                   | 16                  | 9  | SMOKING OAKS 3RD    |
| RICHARDSON EDWARD M & JANIS F<br>4 ROBBY RD<br>SHAWNEE, OK 74804                               | 17                  | 9  | SMOKING OAKS 3RD    |
| ANDERSON DEMETRIUS & DANIELLE<br>SIMONS<br>2 ROBBY RD<br>SHAWNEE, OK 74804                     | 18                  | 9  | SMOKING OAKS 3RD    |
| YOUNG TREVOR J & ADRIANNE<br>1 DOUG DR<br>SHAWNEE, OK 74804                                    | 1                   | 10 | SMOKING OAKS 3RD    |
| BEGLEY BRYCE<br>3 DOUG DR<br>SHAWNEE, OK 74804                                                 | 2                   | 10 | SMOKING OAKS 3RD    |
| VEENSTRA JAMI RENAE & BETHANY BROOKE<br>BLUE<br>1920 CHEROKEE TRAIL<br>CHOCTAW, OK 73020       | 19                  | 6  | SMOKING OAKS SEC. 2 |

|                                                                   |    |   |                     |
|-------------------------------------------------------------------|----|---|---------------------|
| GENTRY MICHAEL D & SACHIYO<br>8 RED ROCK RD<br>SHAWNEE, OK 74804  | 20 | 6 | SMOKING OAKS SEC. 2 |
| SMITH JUBAL CHANTRY & ASHLEY<br>10773 NS 3500<br>PRAGUE, OK 74864 | 21 | 6 | SMOKING OAKS SEC. 2 |
| NYE PATRICIA ANN & LEE ANN<br>4 RED ROCK<br>SHAWNEE, OK 74804     | 22 | 6 | SMOKING OAKS SEC. 2 |
| WHITE DARRELL L & KAREN L<br>2 RED ROCK<br>SHAWNEE, OK 74804      | 23 | 6 | SMOKING OAKS SEC. 2 |
| SMITH K KODY & MYSTIE<br>807 KIMBERLY<br>TECUMSEH, OK 74873       | 14 | 7 | SMOKING OAKS SEC. 2 |
| LS5 RESIDENTIAL LLC<br>1010 E MACARTHUR ST<br>SHAWNEE, OK 74804   | 15 | 7 | SMOKING OAKS SEC. 2 |

CITY OF SHAWNEE  
PUBLIC HEARING NOTICE  
CASE #ZBOA13-20

Notice is hereby given that the City of Shawnee, Oklahoma, will conduct a public hearing on a proposed variance of property located within the City of Shawnee. You are receiving this notice because you own property within 300' of said applicant's property.

The property requesting a variance is described as follows:

|                                |                                                                                                                                                                                      |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| General Location Known As:     | <u>1+ acre on the southside of Hardesty Drive just west of Concord Blvd.</u>                                                                                                         |
| Current Zoning Classification: | <u>R-1 (Single Family Residential District)</u>                                                                                                                                      |
| Requested Variance:            | <u>Request for variance for a 1' lot frontage/width requirement for five .19 acre lots to be known as Bentley Oaks Addition on Hardesty Drive for single family residential lots</u> |
| Applicant:                     | <u>J. Bentley Development</u>                                                                                                                                                        |

The public hearing will be held by the Zoning Board of Adjustments as follows:

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTH HALF (N/2) OF SECTION ONE (1), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) EAST, OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, FURTHER DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER (SW/C OF LOT THIRTY (30), BLOCK ONE (1), OF THE AMENDED PLAT OF SMOKING OAKS ADDITION, SECTION FOUR (4), TO THE CITY OF SHAWNEE, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE N00°00'00"E ALONG THE WEST LINE OF THE AMENDED PLAT OF SMOKING OAKS ADDITION, SECTION FOUR (4) A DISTANCE OF 1098.50 FEET; THENCE S90°00'00"W A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE S00°00'00"W A DISTANCE OF 44.98 FEET; THENCE N75°00'00"W A DISTANCE OF 295.05 FEET; THENCE N00°00'00"E A DISTANCE OF 151.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HARDESTY DRIVE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT TWO (2), BLOCK ONE (1), IRISH RIDGE ADDITION TO THE CITY OF SHAWNEE; THENCE S75°00'00"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF HARDESTY DRIVE A DISTANCE OF 295.05 FEET; THENCE S00°00'00"W A DISTANCE OF 106.02 FEET TO THE POINT OF BEGINNING.

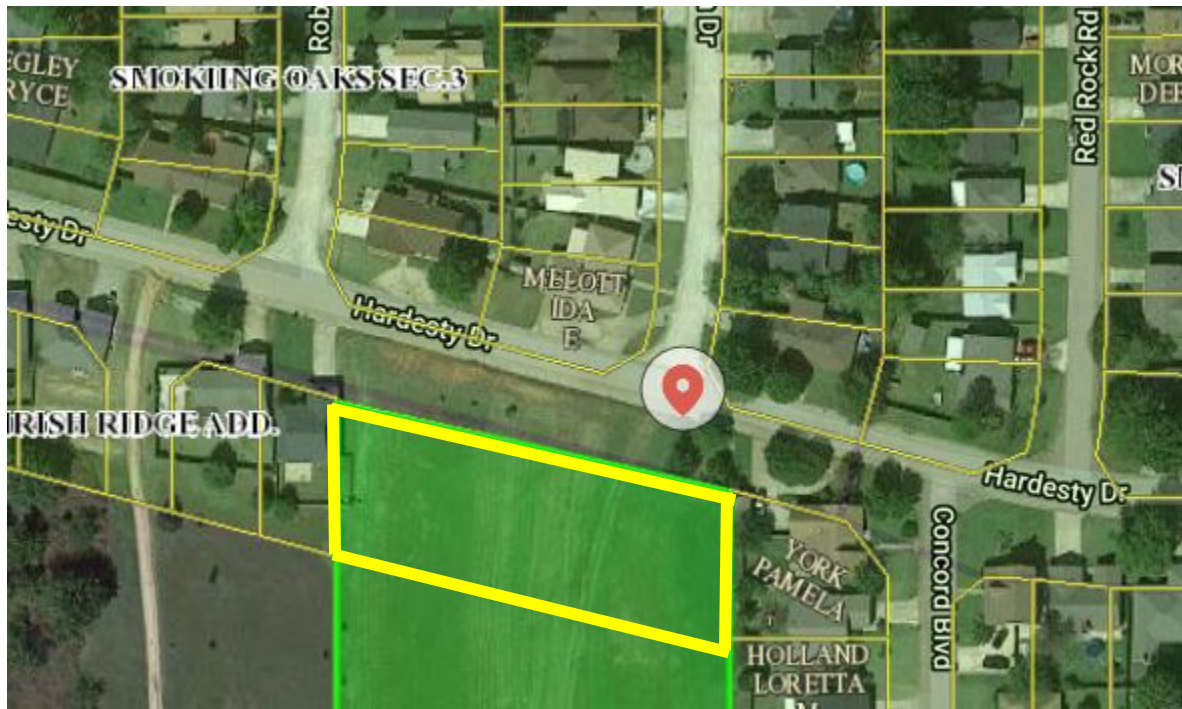
December 17<sup>th</sup>, 2020    AT 2:30 P.M.: CITY OF SHAWNEE ZONING BOARD OF ADJUSTMENT

The item will be heard by the Zoning Board of Adjustment in the Commission Chambers located inside of City Hall at 16 W. 9<sup>th</sup> Street, Shawnee, OK 74801.

At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to be heard regarding the variance. The Board reserves the right to limit discussion and debate on the proposed variance in the public hearing, in which event those persons speaking in support or opposition of the proposed variance will be allotted equal time. Any formal protest must be filed in writing with the City Clerk during normal working hours before 5:00 p.m. a minimum of three (3) business days prior to the hearing. If there are any questions about the proposal, or you need additional information prior to the public hearing, please contact the Planning Department at 405-878-1616. A copy of the application is available electronically for public inspection during normal working hours and can be accessed from the Planning Office at 405-878-1616 or by e-mailing [rebecca.blaine@shawneeok.org](mailto:rebecca.blaine@shawneeok.org).

Witness my hand this 4<sup>th</sup> day of December 2020.





North  
↑







