

NOTICE OF MEETING PLANNING COMMISSION

TYPE OF MEETING

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

DATE:	TIME:	PLACE OF MEETING:
<u>12.02.2020</u>	<u>1:30 P.M.</u>	<u>Commission Chambers</u> <u>City Hall</u> <u>16 W. 9th Street</u> <u>Shawnee, OK 74801</u>

To be completed by person filing notice:

NAME: Rebecca Blaine

TITLE: Planning Director

ADDRESS: Commission Chambers

PHONE: (405) 878-1616

Filed in the office of the municipal clerk at 9:27 a.m. /p.m. on 12.01.2020

SIGNED: Kelley Metcalf
City Clerk/Deputy Clerk

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

DATE NOTICE RELEASED TO NEWS MEDIA: 12-1-2020

PERSON FILING NOTICE: Rebecca Blaine

NOTICE VERIFIED BY: Kelley Metcalf

**AGENDA  
CITY OF SHAWNEE  
PLANNING COMMISSION  
DECEMBER 2<sup>ND</sup>, 2020 AT 1:30 P.M.  
COMMISSION CHAMBERS  
CITY HALL, 16 W. 9<sup>TH</sup> ST**

- 1)** Roll Call
- 2)** Consideration of approval of the Planning Commission Calendar of Regular Meetings for 2021.
- 3)** Citizens' Participation  
(A three-minute limit per person)  
(A twelve-minute limit per topic)
- 4)** Case #P19 - 20 Public Hearing and Consideration of a rezoning of a 1.79-acre tract on the southeast corner of N. Kickapoo and W. 10<sup>th</sup> Street from C-3 (Highway Commercial District) and R-3 (Multifamily Residential) to C-4 (Central Business District) for the purpose of a warehouse.  
Applicant: South Central Industries, Inc.
- 5)** Case #P20-20 - Public Hearing and Consideration of a rezoning of an 80-acre tract on the north side of Wolverine Road west of Harrison Avenue from A-1 (Rural Agricultural District) to I-3 (Heavy Industrial District) for the purpose of future industry.  
Applicant: Carruth Family Partnership 1992
- 6)** Case #CPA01-20 – Public Hearing and Consideration of an amendment to the 2040 Comprehensive Plan for a 13.49-acre tract located approximately 1100' east of Harrison Avenue on E. 39<sup>th</sup> Street to be rezoned from A-1 (Rural Agricultural District) to R-1 (Single Family Residential).  
Applicant: David Ray
- 7)** Planning Director's Report
- 8)** New Business
- 9)** Commissioners Comments
- 10)** Adjournment

2021 CALENDAR YEAR  
SCHEDULE OF REGULAR MEETINGS  
**PLANNING COMMISSION**

| DATE                     | TIME           | PLACE OF MEETING                                       |
|--------------------------|----------------|--------------------------------------------------------|
| <u>January 6, 2021</u>   | <u>1:30 PM</u> | <u>Commission Chambers</u><br><u>Room at City Hall</u> |
| <u>February 3, 2021</u>  | <u>1:30 PM</u> | <u>Commission Chambers</u><br><u>Room at City Hall</u> |
| <u>March 3, 2021</u>     | <u>1:30 PM</u> | <u>Commission Chambers</u><br><u>Room at City Hall</u> |
| <u>April 7, 2021</u>     | <u>1:30 PM</u> | <u>Commission Chambers</u><br><u>Room at City Hall</u> |
| <u>May 12, 2021</u>      | <u>1:30 PM</u> | <u>Commission Chambers</u><br><u>Room at City Hall</u> |
| <u>June 2, 2021</u>      | <u>1:30 PM</u> | <u>Commission Chambers</u><br><u>Room at City Hall</u> |
| <u>July 7, 2021</u>      | <u>1:30 PM</u> | <u>Commission Chambers</u><br><u>Room at City Hall</u> |
| <u>August 4, 2021</u>    | <u>1:30 PM</u> | <u>Commission Chambers</u><br><u>Room at City Hall</u> |
| <u>September 1, 2021</u> | <u>1:30 PM</u> | <u>Commission Chambers</u><br><u>Room at City Hall</u> |
| <u>October 13, 2021</u>  | <u>1:30 PM</u> | <u>Commission Chambers</u><br><u>Room at City Hall</u> |
| <u>November 3, 2021</u>  | <u>1:30 PM</u> | <u>Commission Chambers</u><br><u>Room at City Hall</u> |
| <u>December 1, 2021</u>  | <u>1:30 PM</u> | <u>Commission Chambers</u><br><u>Room at City Hall</u> |

Name: Rebecca Blaine, AICP  
Address: Planning Director  
P.O. Box 1448  
Shawnee, OK 74802-1448

Phone Number: (405) 878-1616

Filed in the office of the municipal clerk at \_\_\_\_\_ am/pm on the \_\_\_\_ day of November 2020.

Signed \_\_\_\_\_  
Clerk/Deputy Clerk

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



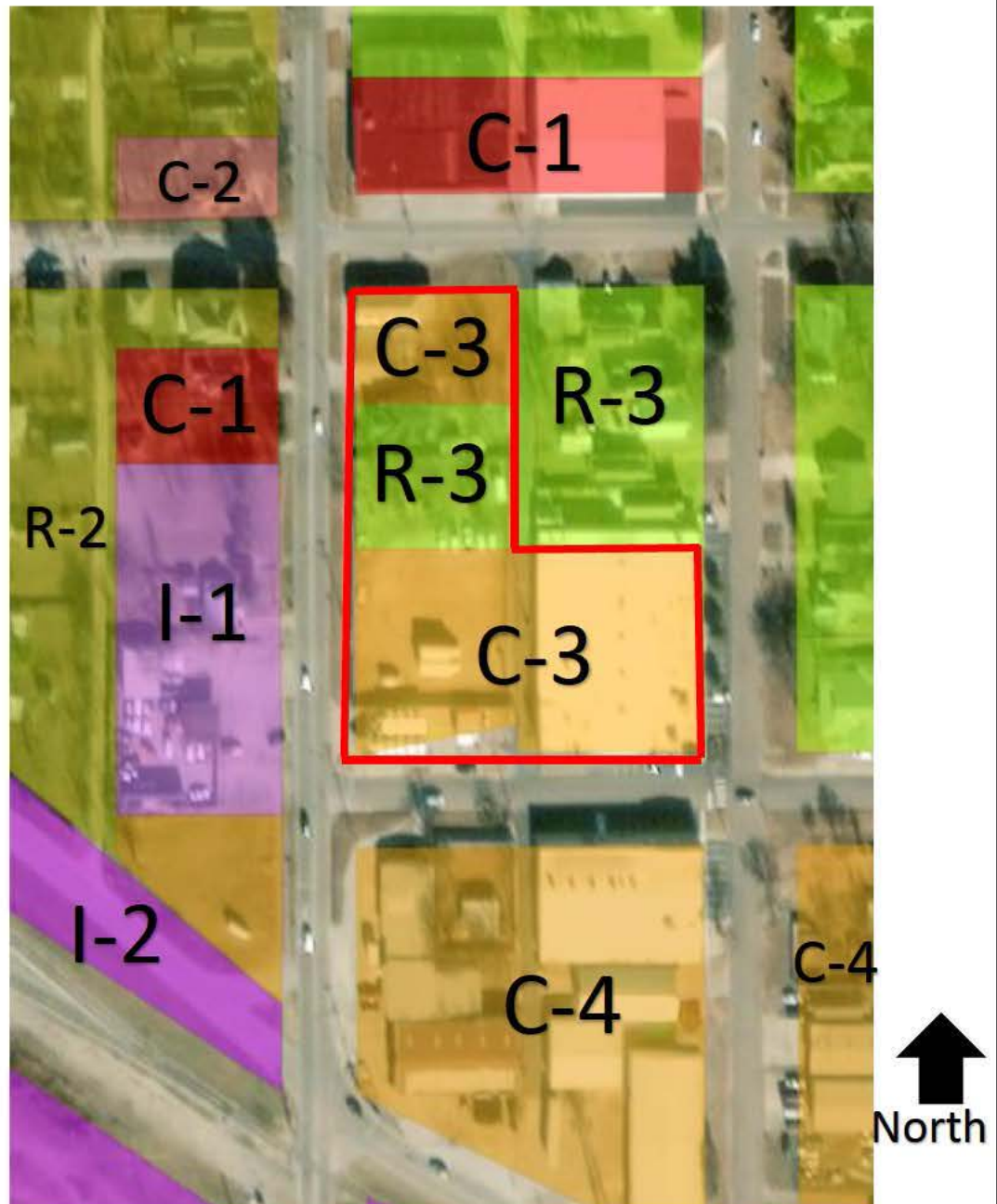
CASE # P19-20  
PUBLIC HEARING DATE:  
December 2<sup>nd</sup>, 2020  
CITY COMMISSION DATE:  
December 7<sup>th</sup>, 2020

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 rezoning of a 1.79-acre tract currently zoned C-3 (Highway Commercial District) and R-3 (Multifamily Residential District) to C-4 (Central Business District) for the purpose of a new warehouse to expand the operations of SCI. The request and granting of the C-4 zoning would be consistent with the current zoning of SCI's property south of 9<sup>th</sup> Street.



|                                                                                                                                                                                                                                                                                                                       |                                                                                                            |                                                                                                                                                                                                                                                                        |                       |                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------|
| EXISTING ZONING:<br>C-3 (Highway Commercial District)<br>R-3 (Multifamily Residential District)                                                                                                                                                                                                                       | EXISTING LAND USE:<br>Vacant building to be demolished with additional raw lots and current SCI buildings. | 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                                                                                                                                                                                                                                                                                                  |                                                                                                            |                                                                                                                                                                                                                                                                        |                       |                              |
| Staff recommends approval of this rezoning request based on its alignment with the 2040 Comprehensive Plan & Future Land Use Map, its congruency to the area and the expansion of South Central Industries operations which are zoned C-4 (Central Business District) already south of 9 <sup>th</sup> & N. Kickapoo. |                                                                                                            |                                                                                                                                                                                                                                                                        |                       |                              |
| 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 |                              |
|                                                                                                                                                                                                                                                                                                                       |                                                                                                            |                                                                                                                                                                                                                                                                        |                       |                              |

RECEIVED

NOV 02 2020

PLANNING / CODE



## PLANNING COMMISSION APPLICATION

## Planning Department

222 N. Broadway  
Shawnee, OK 74801  
(405) 878-1616 Fax (405) 878-1587  
[www.ShawneeOK.org](http://www.ShawneeOK.org)

For Office Use Only

Case Number: P19-20Project Number: 201161Date Filed: 11/02/2020

Planning Commission Secretary

## REQUEST:

☒ Rezoning☐ Conditional Use Permit☐ Rezoning w/Conditional Use Permit☐ Planned Unit Development

I, the undersigned, do hereby respectfully make application and petition to the City Commission to amend the zoning map, and to change the zoning district of the Shawnee area, from C3, R-3 District to C4 District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 203 N. KICKAPOO - 229 N. KickapooLEGAL DESCRIPTION: See attached surveyPROPERTY OWNER (S): South Central Industries, IncPROPERTY AGENT (APPLICANT): South Central Industries, IncAPPLICANT'S ADDRESS: 130 N. LouisaCITY: Shawnee STATE: OK ZIP: 74801EMAIL ADDRESS: tina@southcentralind.comTELEPHONE NUMBER: (405) 275-3851 CONTACT NUMBER: (405) 820-0752DIMENSIONS OF PROPERTY: AREA: 51,294.12sq ft WIDTH: 360.49LENGTH: 142.29ft FRONTAGE: 360.49ftCURRENT ZONING: C3, R3 CURRENT USE: COMMERCIALPROPOSED ZONING: C4 PROPOSED USE: WAREHOUSE/COMMERCIAL

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

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

*Jina Han*  
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

RECEIPT NO. \_\_\_\_\_

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

SIGN DEPOSIT \$ 50.00

(Refundable if Applicant returns 48 hrs. after City Commission Meeting)

PLANNING COMMISSION ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY COMMISSION ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_

PLACE ON ZONING MAP: \_\_\_\_\_ ORDINANCE NO.: \_\_\_\_\_

## **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

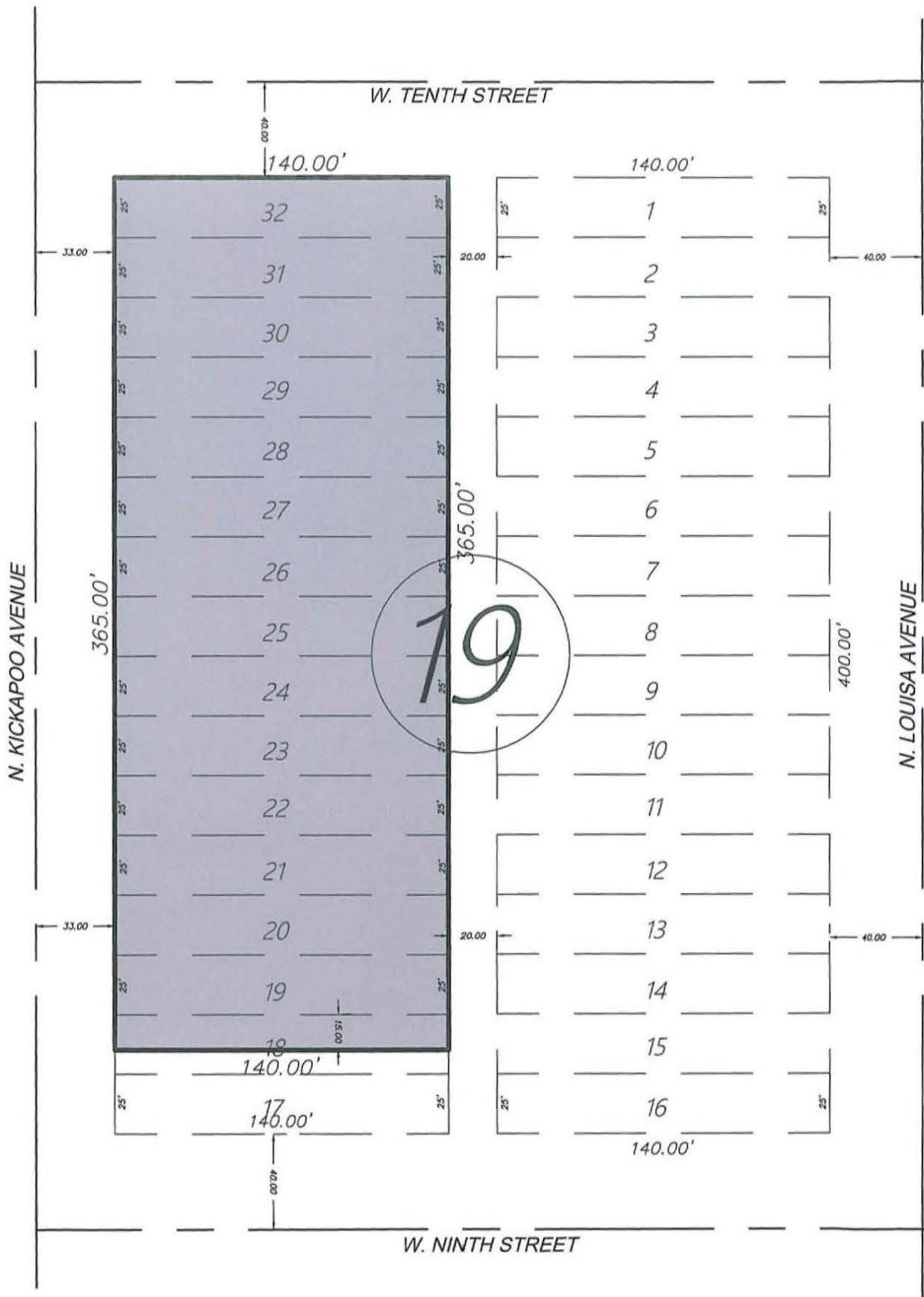
Smith Roberts Baldischwiler, LLC

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

(405) 840-7094

October 29, 2020

# EXHIBIT B



SCI Merged Tract

Property Exhibit



ENGINEERING  
SURVEYING  
PLANNING

OKLAHOMA CITY  
10 N.E. 3rd Street  
Oklahoma City, OK 73104  
T: 405.840.2004  
F: 405.840.9116  
www.srbok.com

NORMAN  
2100 McCone Drive  
Suite 100  
Norman, OK 73072  
T: 405.418.2258  
F: 405.418.2289  
srb@srbok.com

CERTIFICATE OF AUTHORIZATION NO. 3348 EXPIRES JUNE 30, 2021



Filed for Record in  
POTTAWATOMIE OKLAHOMA  
RAESHEL FLEWALLEN, COUNTY CLERK  
01-30-2020 At 12:40 PM.  
WARR DEED 20.00  
Instrument PG 1 OF 2  
202000001132

## WARRANTY DEED

32255(04)  
Parcel No. 37  
Revised 12-06-2019

KNOW ALL MEN BY THESE PRESENTS:

THAT Jerry L. Templeton and Dawn Marie Amis, husband and wife

part ies of the first part, in consideration of the sum of TEN & OVC

DOLLARS (\$ 10.00 & OVC )

do hereby grant, bargain, sell and convey unto the City of Shawnee, the fee simple title in and to the following described real property and premises, and including all right, title and interest in and to the airspace, light and view above the surface of the lands herein described, reserving and excepting the mineral interests, therein, to-wit:

A strip, piece or parcel of land lying in Lots 29 thru 32, inclusive, Block 19, Amended Plat to the City of Shawnee, in Section 19, T10N, R4E in Pottawatomie County, Oklahoma. Said parcel of land being described as follows:

Lots Twenty-nine (29), Thirty (30), Thirty-one (31) and Thirty-two (32), Block Nineteen (19), of the Amended Plat of the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

Containing 14,000 square feet, 0.32 acres, more or less.

229

Replace this  
w/ one from  
Joe

Together with all improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. The reservation and exception of mineral rights herein does not include rock, gravel, sand and other road building materials.

To have and to hold said described premises unto said City of Shawnee, its heirs and assigns forever, free clear and discharged of and from all former grants, charges, taxes, judgements, mortgages and other liens and encumbrances of whatsoever nature, reserving and excepting the mineral interests therein; provided, however, that any explorations or development of said reserved mineral rights shall not directly or indirectly interfere with the use of said land by the City of Shawnee.

The undersigned Grantor(s) hereby designate and appoint themselves

as agent to execute the claim and receive the compensation herein named.

Signed and delivered this 30 day of January, 2020

Jerry L. Templeton

Dawn Marie Amis

City of Shawnee  
Attn: Michael Ludi  
16 West 9th St.  
Shawnee, OK 74801

Return To:  
South Central Industries, Inc.  
130 North Louisa  
Shawnee, OK 74801

**WARRANTY DEED**  
(OKLAHOMA STATUTORY FORM)

File No.: **2076938-SH01 (DKB)**  
Doc Stamps: **\$600.00**

Tax ID#: **0015-00-019-010-0-000-00**

That **Shawnee Rescue Mission, Inc.**, an **Oklahoma non-profit corporation** party(ies) of the first part, in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **South Central Industries, Inc, an Oklahoma non-profit corporation**, (the "Grantee"), the following described real property and premises situated in **Pottawatomie County, State of Oklahoma**, to wit:

**SURFACE ONLY:**

**The South 15 feet of Lot Nine (9) and all of Lots Ten (10), Eleven (11), Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16), and the North 15 feet of Lot Eighteen (18) and all of Lots Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), and Twenty-four (24), Block Nineteen (19), AMENDED PLAT of the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.**

**AND**

**Lots Twenty-five (25) and Twenty-six (26), Block Nineteen (19), AMENDED PLAT of the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.**

**LESS AND EXCEPT ANY AND ALL INTEREST IN AND TO ALL OF THE OIL, GAS, COAL AND OTHER MINERALS AND ALL RIGHTS PERTAINING THERETO.**

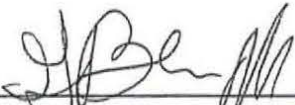
Property Address: **204 North Louisa, 203, 215 & 219 North Kickapoo, Shawnee, OK 74801**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this **November 02, 2015**.

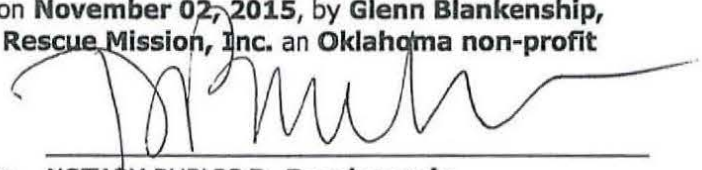
Shawnee Rescue Mission, Inc., an Oklahoma  
non-profit corporation

By:   
Name: Glenn Blankenship, Jr.  
Title: Chairman of the Board

ACKNOWLEDGMENT - OKLAHOMA FORM

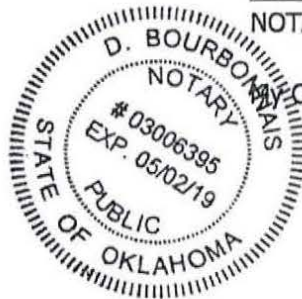
STATE OF **OKLAHOMA** }  
                                              } **ss.**  
COUNTY OF **POTTAWATOMIE** }

This instrument was acknowledged before me on **November 02, 2015**, by **Glenn Blankenship, Jr.** as **Chairman of the Board** of **Shawnee Rescue Mission, Inc.** an **Oklahoma non-profit corporation**.



NOTARY PUBLIC **D. Bourbonnais**

Commission Expires: **5/2/2019**



Mail Tax Statements To:

After Recording Return to:  
South Central Industries, Inc.,  
130 N. Louisa,  
Shawnee, OK 74801

---

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That the City of Shawnee, Oklahoma, party of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto **South Central Industries, Inc.**, a domestic not for profit corporation, of 130 N. Louisa, Shawnee, Oklahoma 74801, party of the second part, the real property and premises located in Pottawatomie County, Oklahoma, as are fully described as follows:

Lots Twenty-nine (29), Thirty (30), Thirty-one (31) and Thirty-two (32), Block Nineteen (19), of the AMENDED PLAT of the City of Shawnee, Pottawatomie County Oklahoma, according to the recorded plat thereof,

together with all the improvements thereon and appurtenances thereunto belonging, subject to rights-of-ways, easements, building and use restrictions and covenants of record, and thereunto belonging; and warrants the title to same.

To have and to hold said described real property and premises and easement unto the said party of the second part, and to their successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

3<sup>rd</sup> IN WITNESS WHEREOF, Grantor has executed this Warranty Deed to be effective as of this day of November, 2020.



Attest:

Lisa Lasyone  
Lisa Lasyone, City Clerk

The City of Shawnee, Oklahoma  
An Oklahoma Municipality

By: Chance Allison  
Chance Allison, City Manager

STATE OF OKLAHOMA

)

) SS:

COUNTY OF POTTAWATOMIE

)

Before me, in and for said County and State, on this 3rd day of November, 2020, personally appeared The City of Shawnee, Oklahoma, by and through its City Manager, Chance Allison, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same on behalf of The City of Shawnee, Oklahoma as their free and voluntary act and deed for the uses and purposes therein set forth.



[SEAL]

Lisa B. Lasyone  
NOTARY PUBLIC  
Commission 05001067  
Commission Expires: 01-31-2021

SHAWNEE, OK 748020000

X 0015-00-019-003-0-000-00

RIDER ALLEN & BOBBIE C  
1205 CAMBRIDGE DR  
SHAWNEE, OK 748040000

0015-00-019-001-0-000-00

MAYES MICHAEL LYNN &  
CATHY MARIE  
15110 BETHEL RD  
SHAWNEE, OK 748010000

0015-00-018-030-0-000-00

POUND DALE  
P O BOX 59  
MEEKER, OK 748550000

0015-00-018-029-0-000-00

X POTTCO TRUST U/T/A 02/02/2002  
PO BOX 1244  
SHAWNEE, OK 748020000

0015-00-018-027-0-000-00

BUOY WILLIAM S  
PO BOX 926  
MEEKER, OK 74855

0015-00-018-025-0-000-00

HOUSING AUTH OF ABST  
P O BOX 425  
SHAWNEE, OK 748020425

0015-00-007-017-0-000-00

GORDON HOLLY JEAN  
303 N LOUISA  
SHAWNEE, OK 748010000

0015-00-006-013-0-000-00

X SOUTH CENTRAL INDUSTRIES INC  
P O BOX 3766  
SHAWNEE, OK 748020

0990-00-007-009-0-000-00

MCGREW NICHOLE JEAN  
10909 SW 33RD ST  
YUKON, OK 730990000

0990-00-008-021-0-000-00

DANG MINH  
205 N AYDELOTTE  
SHAWNEE, OK 748010000

0990-00-008-025-0-000-00

ANDERSON FRAN  
211 N AYDELOTTE  
SHAWNEE, OK 748010000

0990-00-008-026-0-000-00

ANDERSON MARY FRANCINE ETAL  
211 N AYDELOTTE  
SHAWNEE, OK 748010000

0015-00-006-024-0-000-00

CORONADO GONZALO & BERTHA &  
ANGEL A & JANEIRY K CORONADO  
317 N KICKAPOO  
SHAWNEE, OK 748010000

0015-00-006-022-0-000-00

MANKIN JACKLINE  
44604 RIVER RD  
SHAWNEE, OK 748010000

0015-00-006-017-0-000-00

MANKIN JACKLINE  
44604 RIVER RD  
SHAWNEE, OK 748010000

0990-00-008-005-0-000-00

MCCULLAR KELLI A  
231 N BDWY  
SHAWNEE, OK 748010

0990-00-008-003-0-000-00

MCCULLAR KELLI A

X 231 N BDWY  
SHAWNEE, OK 748010

X 0990-00-008-028-0-000-00  
SOUTH CENTRAL INDUSTRIES  
P O BOX 3766  
SHAWNEE, OK 74802

X 0990-00-008-007-0-000-00  
SOUTH CENTRAL INDUSTRIES  
P O BOX 3766  
SHAWNEE, OK 74802

0990-00-008-011-0-000-00  
ACOCK PROPERTIES LLC  
P O BOX 426  
SHAWNEE, OK 748020000

0990-00-008-013-0-000-00  
RAINE INVESTMENT PROPERTIES  
LLC  
101 S KICKAPOO  
SHAWNEE, OK 748010000

0990-00-007-011-0-000-00  
RIDER ALLEN & BOBBIE C  
1205 CAMBRIDGE DR  
SHAWNEE, OK 748040000

X 0990-00-007-013-0-000-00  
ACOCK PROPERTIES LLC  
P O BOX 426  
SHAWNEE, OK 748020000

0990-00-007-015-0-000-00  
POTTCO TRUST  
P O BOX 1244  
SHAWNEE, OK 748021244

X 0990-00-007-017-0-000-00  
WUSHUR HAZARETALI  
4023 AUTUMN PINES TR  
HOUSTON, TX 770840

0990-00-007-017-0-001-00

BROYLES EARL G

1110 FOGGY BOTTOM RD

TECUMSEH, OK 748730000

0990-00-007-019-0-000-00

BERG RACHEL BROOK

433094 E 1617

TUSKAHOMA, OK 745745889

0990-00-007-021-0-000-00

SOUTH CENTRAL INDUSTRIES

P O BOX 3766

SHAWNEE, OK 74802

0990-00-008-001-0-000-00

KEITH BRENDA E

735 N PARK AVE

SHAWNEE, OK 74801

0990-00-008-034-0-000-00

WASHBURN KEITH & VICKI

18214 GADDY RD

SHAWNEE, OK 748010000

0990-00-008-034-0-001-00

WASHBURN KEITH & VICKI

18214 GADDY RD

SHAWNEE, OK 748010000

0990-00-008-032-0-000-00

COLE HEATHER

P O BOX 3550

SHAWNEE, OK 748020000

0990-00-008-030-0-000-00

DOUGLAS WILMA & ALTON

219 N AYDELOTTE

SHAWNEE, OK 748010000

0015-00-006-011-0-000-00

SOUTH CENTRAL INDUSTRIES INC

P O BOX 3766

SHAWNEE, OK 748020

0015-00-006-009-0-000-00

NITZ TAMMY ANN TOWERY

314 N LOUISA

SHAWNEE, OK 748010000

0015-00-006-007-0-000-00

WICK JAMES R

320 N LOUISA

SHAWNEE, OK 748010000

0015-00-019-023-0-000-00

SOUTH CENTRAL INDUSTRIES INC

P O BOX 3766

SHAWNEE, OK 748020

0015-00-019-019-0-000-00

SOUTH CENTRAL INDUSTRIES INC

P O BOX 3766

SHAWNEE, OK 748020

0015-00-019-017-0-000-00

MEAZELL JUSTIN

201 N KICKAPOO

SHAWNEE, OK 748010000

0015-00-019-010-0-000-00

SOUTH CENTRAL INDUSTRIES INC

P O BOX 3766

SHAWNEE, OK 748020

0015-00-018-023-0-000-00

MARFIL CRYSTAL L

215 N LOUISA

SHAWNEE, OK 748010000

0015-00-018-020-0-000-00

OSBORN AMBER

PO BOX 1762  
EL CAJON, CA 920220

X 0015-00-019-029-0-000-00  
CITY OF SHAWNEE  
16 W 9TH ST  
SHAWNEE, OK 748010

0015-00-007-019-0-000-00  
JORDAN PARKER LLC  
12608 ARROW HEAD DR  
OKC, OK 731200000

0015-00-019-032-0-002-00  
ONE GAS INC  
ATTN: ACCOUNTS PAYABLE  
PO BOX 21049  
TULSA, OK 74121

0015-00-019-027-0-000-00  
LOWE JIM & CHARLOTTE  
1404 CHARLES DR  
SHAWNEE, OK 748040000

X 0015-00-019-026-0-000-00  
SOUTH CENTRAL INDUSTRIES INC  
P O BOX 3766  
SHAWNEE, OK 748020000

0015-00-019-008-0-000-00  
WILLIAMS MICHAEL T & DEBRA ANN  
PO BOX 591  
SHAWNEE, OK 748020000

0015-00-019-006-0-000-00  
WILSON EMMET L & MARY BETH  
2015 REVOCABLE TRUST  
P O BOX 591  
SHAWNEE, OK 748010000

X 0015-00-019-005-0-000-00  
WILSON EMMET L & MARY BETH  
2015 REVOCABLE TRUST  
P O BOX 591

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



CASE # P20-20  
PUBLIC HEARING DATE:  
December 2<sup>nd</sup>, 2020  
CITY COMMISSION DATE:  
December 7<sup>th</sup>, 2020

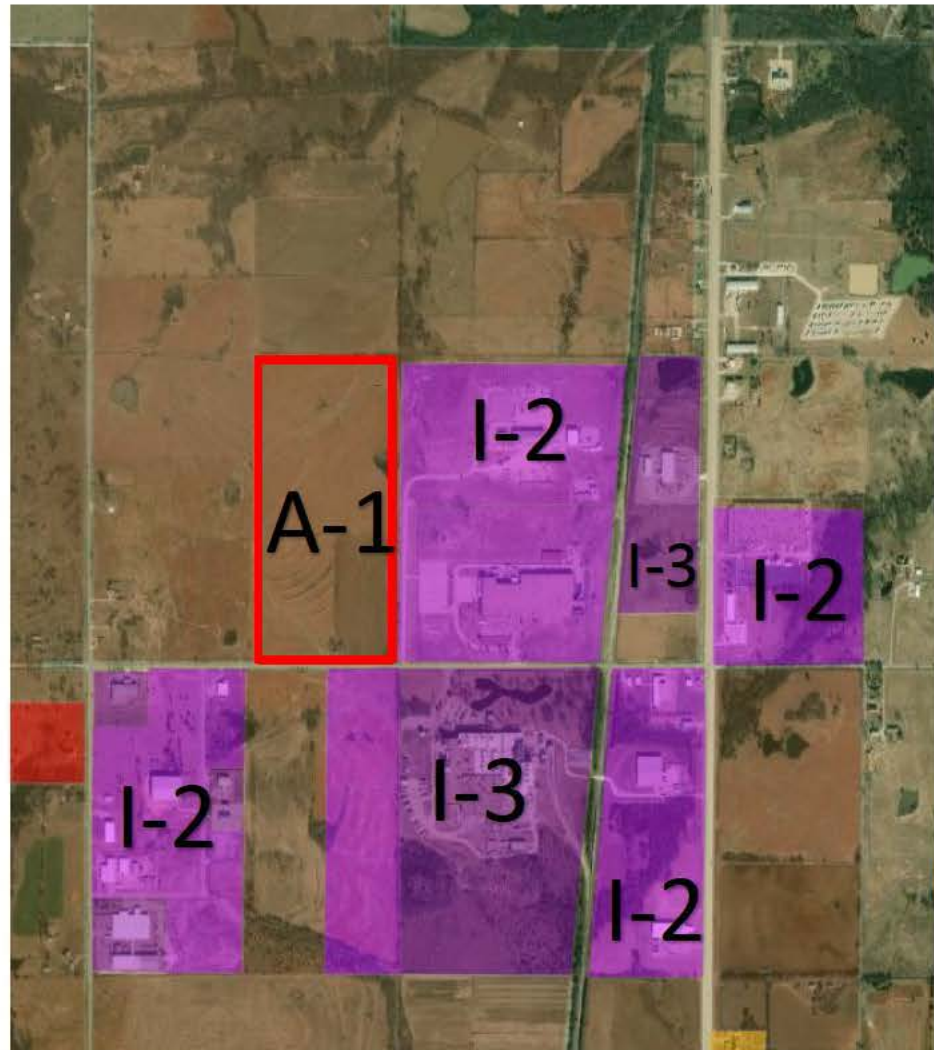
**APPLICANT:**

**Carruth Family Partnership 1992**

**PROPERTY ADDRESS/LOCATION:**

**80-acres E. of N. Kickapoo and W. of Harrison on the north side of Wolverine Road**

The applicant, Carruth Family Partnership 1992, is requesting a rezoning of an 80-acre tract currently zoned A-1 (Rural Agricultural District) to I-3 (Heavy Industrial District) for the purpose of marketing the property for sale to a future industrial business use.



**EXISTING ZONING:**

**A-1 (Rural Agricultural District)**

**EXISTING LAND USE:**

**Raw land**

**SURROUNDING ZONING & LAND USE:**

**A-1 (Rural Agricultural District)  
I-2 (Light Industrial District)  
I-3 (Heavy Industrial District)**

**LOTS:**

**1**

**PROPERTY SIZE:**

**80 acres**

### STAFF RECOMMENDATION

Staff recommends approval of this rezoning request based on its alignment with the 2040 Comprehensive Plan & Future Land Use Map, its congruency to the area with existing industrial businesses makes it ideal for future industry development. Current businesses in this area include but are not limited to: Shawnee Tube Industries, United Dynamics, Jindal Films, and Eaton Corporation.

**APPROVE**

**APPROVE WITH CONDITIONS**

**DENY**

**ATTACHMENTS:  
(CIRCLE)**

**SUBMITTED PLANS**

**PUBLIC HEARING  
PETITION/  
APPLICATION FORM**

**LEGAL NOTICE**

**LEGAL DESCRIPTION**

**PUBLIC COMMENTS**

**AGENCY COMMENTS**

**RESPONSE TO STANDARDS**

# PLANNING COMMISSION APPLICATION



## City of Shawnee Planning Department

222 N. Broadway  
Shawnee, OK 74801  
(405) 878-1616 Fax (405) 878-1587  
[www.ShawneeOK.org](http://www.ShawneeOK.org)

For Office Use Only

Case Number: P20-20

Project Number: 20-1185

Date Filed: \_\_\_\_\_

Planning Commission Secretary

### REQUEST:

☒ Rezoning  
☐ Conditional Use Permit

☐ Rezoning w/Conditional Use Permit  
☐ Planned Unit Development

I, the undersigned, do hereby respectfully make application and petition to the City Commission to amend the zoning map, and to change the zoning district of the Shawnee area, from AGRICULTURAL District to INDUSTRIAL District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 2 WOLVERINE RD AND KICKAPOO, OK <sup>73083</sup>

LEGAL DESCRIPTION: E 1/2 SW 1/4 SEC 18 T11S R 4 E

PROPERTY OWNER (S): CARRUTH FAMILY PARTNERSHIP 1992

PROPERTY AGENT (APPLICANT): PATRICIA DURRETT - MANAGING PARTNER

APPLICANT'S ADDRESS: 2208 YORKSHIRE DR.

CITY: EDMOND STATE: OK ZIP: 73013

EMAIL ADDRESS: patti.durrett@icloud.com

TELEPHONE NUMBER: (405) 740-6060 (C) CONTACT NUMBER: (405) 346-5798 (H)

DIMENSIONS OF PROPERTY: AREA: 80 Acres WIDTH: 1320'  
LENGTH: 2640' FRONTAGE: 1320'

CURRENT ZONING: Agricultural CURRENT USE: farming

PROPOSED ZONING: industrial PROPOSED USE: 1-3 Industrial

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

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

SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

RECEIPT NO. \_\_\_\_\_

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

SIGN DEPOSIT \$ 50.00

(Refundable if Applicant returns 48 hrs. after City Commission Meeting)

PLANNING COMMISSION ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY COMMISSION ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_

PLACE ON ZONING MAP: \_\_\_\_\_ ORDINANCE NO.: \_\_\_\_\_

Patricia Durrett  
2208 Yorkshire Drive  
Edmond, Oklahoma 73013

*From: p92  
Partnership  
Agreement  
Edith Carruth  
is deceased  
since 2011 F41*

Edith J. Carruth shall be the Managing Partner of the Partnership, with all the attendant rights and duties as hereinafter set forth. In the event of the death, disability or inability to act of Edith J. Carruth as Managing General Partner, then Patricia Durrett shall become the Managing Partner, with all the attendant rights and duties as hereinafter set forth.

## ARTICLE II

### NAME; ADDRESS; PURPOSE; TERM

Section 2.01. Name. The name of the Partnership shall be Carruth Family Partnership 1992 or such other name as may be decided upon by the General Partners.

Section 2.02. Place of Business. The principal place of business of the Partnership shall be located at 210 East Cammack, Shawnee, Oklahoma 74801, and such other place or places as the General Partner shall designate from time to time.

Section 2.03. Purpose. The character of the business to be carried on and transacted by the Partnership shall be with regard to the operation and acquisition of oil and gas and other mineral interests and real estate interests; to acquire, own, lease, sell or otherwise transfer real or personal property; to invest or participate in general or limited partnerships which engage in any or all of the above referenced activities; to engage in and conduct any other lawful business which may be agreed upon by the Partners; and to engage in any lawful conduct or activity necessary or incident to any of the above-mentioned purposes.

Section 2.04. Term. The term of the Partnership shall continue until the close of business December 31, 2042, unless sooner terminated by action of the Partners or extended as hereinafter provided.

## ARTICLE III

### ADMISSION OF ADDITIONAL PARTNERS; SUBSTITUTED PARTNERS

Section 3.01. Admission of Additional General Partners. Additional Partners may be admitted at any time upon the consent in writing by all then existing General Partners.

Section 3.02. Substituted Partners. Except as may be otherwise provided therein, no successor-in-interest to any Partner shall be admitted as a substituted Partner without the consent in writing of each and every Partner. This Section 3.02 shall apply to any transfer or assignment by a Partner including, but not limited to, transfers and assignments by sale, exchange, mortgage, hypothecation, intestacy, or operation of law.

"MAINLY LEGAL BLANKS"

FORM NO. 290-AF

MAINLY OFFICE SUPPLY CO., PRINTERS-OKLA. CITY

016073

(ORDER BY NUMBER)

**WARRANTY DEED**

Statutory Form--Individual

Know All Men by These Presents:

That Thomas B. Carruth, Sr. and

Edith J. Carruth, as Joint Tenants with

Right of Survivorship

of Pottawatomie County,

State of Oklahoma,

part 1st of the first part, in consideration of the sum of Ten Dollars and No/100-----(\$10.00)----- DOLLARS

in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey unto Carruth Family Partnership 1992

of Pottawatomie County, State of Oklahoma, part V

of the second part, the following described real property and premises situate in Pottawatomie

County, State of Oklahoma, to-wit:

East 1/2 of the Southwest 1/4 consisting of 80 acres and the South 1/2 of the South 1/2 of the Northwest 1/4 consisting of 40 acres of Section 18, 11 North, Four East in Pottawatomie County,

Less and except all oil, gas and other minerals previously conveyed or reserved of record.

EXEMPT DOCUMENTARY STAMP TAX O.S. Title 68  
Article 32 Section 3201

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said part V of the second part, its heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature.

State of Oklahoma, Pottawatomie County, SS:

led for record DEC 30 1992 at 1030 O'clock AM.

Lynda Boone, County Clerk, By: *[Signature]* Deputy

Signed and delivered this 29<sup>th</sup> day of December, 1992.

Return to:

McKinney, Stringer & Webster  
101 N. Broadway, Suite 800  
Oklahoma City, OK 73102  
Attn: Robert O'Bannon *[Signature]*

*[Signature]*  
THOMAS B. CARRUTH, SR.  
*[Signature]*  
EDITH J. CARRUTH

STATE OF OKLAHOMA

COUNTY OF Oklahoma } SS:

INDIVIDUAL ACKNOWLEDGMENT  
Oklahoma Form

Before me, the undersigned, a Notary Public in and for said County and State on this 29<sup>th</sup> day of December, 1992, personally appeared Thomas B. Carruth, Sr. and

Edith J. Carruth

known to be the identical person~~s~~ who executed the within and foregoing instrument and acknowledged to me they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

My commission expires 10-9-93 *[Signature]* Notary Public

# RELEASE OF MORTGAGE

RETURN TO: Arvest Bank  
PO Box 1089  
Shawnee, OK 74802-1089

201100017803  
Filed for Record in  
POTTAWATOMIE OKLAHOMA  
NANCY BRYCE, COUNTY CLERK  
11-28-2011 At 05:00 PM  
PARTIAL REL 13.00  
Instrument PG 1 OF 1  
201100017803

IN CONSIDERATION of the payment of the debt therein named, the undersigned does hereby release the Mortgage made by Carruth Family Partnership 1992, An Oklahoma General Partnership to Arvest Bank, dated April 1, 2002, filed April 5, 2002, and which is recorded in RECE# 2002 4880, of the records of the County Clerk of Pottawatomie County, State of Oklahoma, covering the following described property:

The South Half of the South Half of the Northwest Quarter (S/2 S/2 NW/4) and the East Half of the Southwest Quarter (E/2 SW/4) of Section Eighteen (18), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma.

Witness my hand this day November 10, 2011.

COPY

ARVEST BANK

Wayne L Ardrey  
Wayne L Ardrey, Sr. Vice President

STATE OF OKLAHOMA )  
) SS:  
COUNTY OF POTTAWATOMIE )

Before me, the undersigned, a Notary Public in and for said County and State on this day November 10, 2011, personally appeared Wayne L Ardrey, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he/she executed the same as his/her voluntary act and deed for the uses and purposes therein set forth.

My Commission Expires:  
06/07/2014

My Commission Number:  
10004560

Carol Lindley  
Notary Public  
Carol Lindley





**First American Title Insurance Company**

133 NW 8th Street  
Oklahoma City, OK 73102  
Phone: (405)236-2861 / Fax: (866)535-3211

PR: SOCENT

Ofc: 2499 (607)

**Final Invoice**

To: Carruth Family Partnership 1992  
2208 Yorkshire Drive  
Edmond, OK 73083

Invoice No.: 607 - 2499151224  
Date: 11/02/2020

Our File No.: 2568913-OK99  
Title Officer:  
Escrow Officer:

Customer ID: AD5261912

Liability Amounts

Attention: Patricia Durrett

Your Ref.:

RE: Property:  
, OK

Buyers: CARRUTH FAMILY PARTNERSHIP 1992  
Sellers:

| Description of Charge | Invoice Amount |
|-----------------------|----------------|
| Ownership Report      | \$250.00       |

**INVOICE TOTAL** **\$250.00**

Comments:

**Thank you for your business!**

*To assure proper credit, please send a copy of this Invoice and Payment to:*  
*Attention: Accounts Receivable Department*  
*PO Box 776119*  
*Chicago, IL 60677-6119*

P A I L |

Ok 724  
acct #9325  
11-4-2020  
\$250.00

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

STATE OF OKLAHOMA                                 )  
                                                              ) §:  
COUNTY OF POTTAWATOMIE                     )

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:

THE EAST HALF (E/2) OF THE SOUTHWEST QUARTER (SW/4), OF SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (1 ), 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: OCTOBER 23, 2020 at 7:30 AM

**First American Title Insurance Company**

By: 

Julie Jordan  
Abstractor License No. 4071  
OAB Certificate of Authority # 017  
File No. 2568913-OK99

**OWNERSHIP LIST****ORDER NO 2568913-SH99**

DATE PREPARED: November 2, 2020

EFFECTIVE DATE October 23, 2020 at 7:30 am

| <b>OWNER</b>                                                                           | <b>LOT</b>     | <b>BLK</b> | <b>ADDITION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------|----------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CARRUTH FAMILY PARTNERSHIP 1992<br>P.O. BOX 5996<br>EDMOND, OK 73083                   |                |            | E1/2 SW<br>(18-11N-4E)                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| KASTERKE GARY L & BETTY J REV<br>TRUST<br>P O BOX 1866<br>SHAWNEE, OK 74802            |                |            | W/2 SW/4 BEG SW/C N459.54'<br>E542.5' N401.5' E774.79' S861.05'<br>W1313.42' POB<br>(18-11N-4E)                                                                                                                                                                                                                                                                                                                                                                             |
| KEANE FRAC LP ATTN: JOHN YAU<br>3990 ROGERDALE<br>HOUSTON, TX 77042                    | 1              | 1          | VANGAURD ADDITION                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| SHAWNEE TUBING REAL ESTATE LLC<br>ATTN: TIM BURG<br>231 N BELL<br>SHAWNEE, OK 74801    |                |            | BEGINNING 150' N89°20'28"E & 50'<br>N0°4'30"E SW/C SE/4<br>N0°4'30"E1334.7'<br>N89°20'28"E1699.68'<br>S04°15'58"W1339.53' S89°W1601.32'<br>TO POB LESS A TRACT BEGINNING<br>150' N89°20'28"E & 975' N0°4'30"E<br>SW/C SE/4 N0°4'30"E409.7'<br>N89°20'28"E 1699.68' TO THE WEST<br>RIGHT-OF-WAY LINE OF THE A.T. &<br>S.F RR S4°15'58"W361.04'<br>S89°24'53"W 398.31'<br>S0°26'31"W30.91'<br>S89°13'46"W218.28' S48°56'14"W<br>29.41' MS89°20'13"W1034.4' POB<br>(18-11N-4E) |
| FILMS SHAWNEE LLC ATTN:<br>ACCOUNTS PAYABLE<br>41501 WOLVERINE RD<br>SHAWNEE, OK 74801 |                |            | BEG NW/C NE/4 S50' POB E1375.37'<br>S85°6'54"E100.5' E217.9'<br>S4°7'10"W623.22' S85°52'50"E50'<br>S4°7'10"W1805.54' W ALONG THE<br>SOUTH LINE OF THE NE/4 1533.8' N<br>ALONG TH E W LINE OF THE NE/4<br>2413.95' POB<br>(19-11N-4E)                                                                                                                                                                                                                                        |
| SHAWNEE FORWARD INC<br>231 N BELL<br>SHAWNEE, OK 74801                                 |                |            | E1/2 E1/2 NW<br>(19-11N-4E)                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| SESTAK VALDENE REVOC TRUST<br>56495 WOLVERINE<br>PRAGUE, OK 74864                      |                |            | W1/2 E1/2 NW<br>(19-11N-4E)                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| AXLE SURGEON OF OKLAHOMA INC<br>41101 WOLVERINE RD<br>SHAWNEE, OK 74804                | N/2 OF TRACT 1 | 1          | INDUSTRIAL PARK ADDITION                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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



CASE # CPA01-20  
PUBLIC HEARING DATE:  
December 2<sup>nd</sup>, 2020  
CITY COMMISSION DATE:  
December 7<sup>th</sup>, 2020

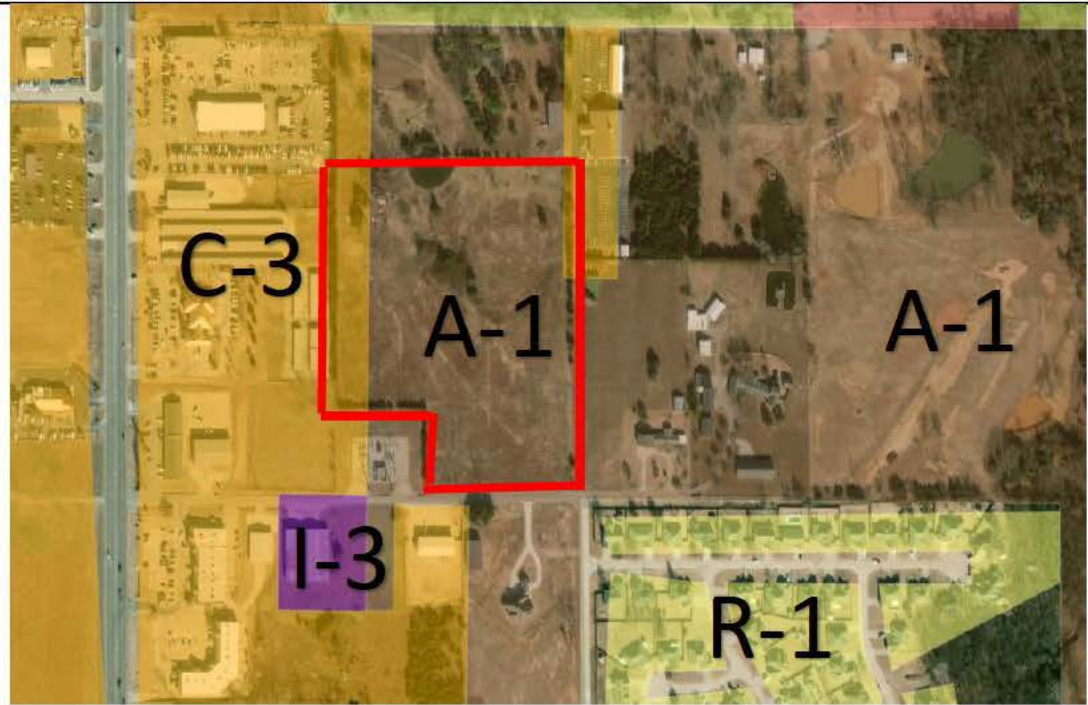
**APPLICANT:**

**David Ray**

**PROPERTY ADDRESS/LOCATION:**

**13.49-acre tract approximately 1100' feet east of Harrison Avenue on E. 39<sup>th</sup> Street**

The applicant, David Ray, is requesting an amendment to the 2040 Comprehensive Plan that would rezone this 13.49-acre property from A-1 (Rural Agricultural District) to R-1 (Single Family Residential District) for the use of a single-family residential subdivision in lieu of the high-density residential use prescribed by the Future Land Use Map.



North

**EXISTING ZONING:**  
A-1 (Rural Agricultural District)

**EXISTING LAND USE:**  
Raw land

**SURROUNDING ZONING & LAND USE:**  
A-1 (Rural Agricultural)  
R-1 (Single Family Residential)  
C-3 (Highway Commercial)  
I-3 (Heavy Industrial)

**LOTS:**  
1

**PROPERTY SIZE:**  
13.49 acres

**STAFF RECOMMENDATION**

This parcel originally came to Planning Commission on August 5<sup>th</sup>, 2020 as a request to rezone to a PUD (Planned Unit Development) to propose a single family development with lot sizes smaller than the minimum dimensions (60' x 100') and square footage (6,000 sq ft) that R-1 (Single Family Residential) allows. It went on to City Commission on August 17<sup>th</sup>, 2020 with a recommendation for denial and was denied. Substantial public input from surrounding property owners highlighted concerns with the road being able to handle the additional traffic that any development would add to the roadway. Surrounding property owners stated they would be in support of a request to rezone to R-1 (Single Family Residential). Discussion was had about creating an application and a process to apply for amendments to the Comprehensive Plan. Staff and legal provided an

application and process which was presented to and passed by City Commission on October 5<sup>th</sup>, 2020. Staff recommended at that time to prevent from losing multifamily designated areas, 13-15 acres in another portion of city limits should be amended within the Comprehensive Plan to keep from losing designated acreage.

Staff recommends conditional approval of this amendment request with the following conditions being agreed upon:

1. The property owner/developer agreeing to upgrade the road from Harrison Avenue to the entrance of the proposed subdivision to alleviate concerns about substantial increases in traffic.
2. Upon the next annual review of the Comprehensive Plan (February 2021), a same sized or larger acreage replace a single-family designated acreage so that multifamily development opportunities are not downsized within the Shawnee community.

APPROVE

APPROVE WITH CONDITIONS

DENY

ATTACHMENTS:  
(CIRCLE)

SUBMITTED PLANS

PUBLIC HEARING  
PETITION/  
APPLICATION FORM

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS



APPLICATIONS REVIEWED QUARTERLY (SEE ATTACHED SCHEDULE).  
APPLICATION DEADLINE IS 30 DAYS BEFORE MEETING DATE.  
ALL APPLICATIONS HEARD BY PLANNING COMMISSION.

**APPLICATION TO AMEND THE COMPREHENSIVE PLAN**

Instructions:

1. All applicants must pay an application fee of \$370.00, plus \$6.00 per property owner to be notified.
2. The current property owner must sign the application or the City's form authorizing the owner's representative to sign the application on behalf of the owner.
3. A pre-application meeting with a member of the City's Planning Department is required prior to this application submittal.
4. Written notes of this pre-application meeting shall be submitted with this application.
5. All drawings must be drawn to scale. Document submittal must consist of two paper copies and one electronic copy in PDF format. All documents larger than 8-1/2" x 11" must be folded to that size.

|                               |                              |                         |                  |
|-------------------------------|------------------------------|-------------------------|------------------|
| PROJECT NAME:                 | Cedar Ridge Addition         |                         |                  |
| Pre-Application Meeting Date: | June 16, 2020 & Aug 12, 2020 | Meeting Notes Attached: | X                |
| Applicant Name:               | David Ray (Owner/Developer)  |                         |                  |
| Phone:                        | 405-623-3770                 | Email:                  | mec@crosstel.net |
| Address:                      | P.O. Box 8, Ada Ok, 74821    |                         |                  |

|                  |                              |        |                  |
|------------------|------------------------------|--------|------------------|
| PROPERTY OWNER:  | Cedar Ridge Investments, LLC |        |                  |
| Phone:           | 405-623-3770                 | Email: | mec@crosstel.net |
| Owner's Address: | P.O. Box 8, Ada Ok, 74821    |        |                  |

PROJECT ADDRESS: 13.49 Acres on the north side of NE 39th Street, approximately 1,100' East of Harrison Ave.

Quarter Section: NW Section/Township/Range: Sec. 5, T10N, R4E1 Acreage: 13.49

No. of Lots: 59 Plat/Subdivision: Cedar Ridge Additon

Legal Description (may be attached): Find attached

Any private deed/plat restrictions on the property? ☐ Yes ☒ No If yes, please explain:

Present zoning/use: A-1 - Open field - Undeveloped for Hay production

Proposed zoning/use: R-1 - Single Family residential

Related case numbers: PUD zoning - Unknown

100 year FEMA floodplain on property? ☐ Yes ☒ No

Is there other property within a half-mile radius available for proposed use and development?  
Yes

How does the proposed change fit into the existing Comprehensive Plan future development guide model?

City defined this area as R-4 High

Does the proposed change involve a single use/one lot development? No

**WHAT HAS CHANGED SINCE THE COMPREHENSIVE PLAN WAS ADOPTED TO  
WARRANT THIS REQUEST?**

*(See instructions below)*

GENERAL INFORMATION: The comprehensive Plan had this property established as a R-4.

**TRAFFIC COUNTS AND PATTERNS AND PROPOSED ROADWAY IMPROVEMENTS:**

Nearest ODOT Traffic Count Study on Hwy 18 to the north is 16,000. 39th Street was reviewed and has average depth 12"asphalt and 22 feet width. Similar to 45th Street & MacArthur Streets were not improved by ODOT funds. See attached.

UTILITY/INFRASTRUCTURE/CAPACITY CHANGES: The property has access to water, sanitary sewer with a small extension from the Hyatts Addition. All private utilities area readily available.

STATUS OF FLOODPLAIN/HYDROLOGY: No Hydrological problems or floodplain issues  
The 13.49 acres has an existing pond which will be relocated to improve hydraulic conditions.

CHANGE IN CONDITION: The need and interest in making this a single family residential housing area.  
Petition signed by 177 surrounding landowners requesting that the property be zoned R-1.

ENVIRONMENTAL CONSIDERATIONS: Open field, no adverse or significant environmental impact.  
Small drainage area 13.49 acres to a new proposed holding area. Downstream is an improved concrete channel

**INSTRUCTIONS:**

Traffic Counts and Patterns and Proposed Roadway Improvements: Clearly describe how the requested change to the Comprehensive Plan will efficiently utilize the existing transportation network, including streets, sidewalks, transit, trails, and bicycle facilities and help the community implement key components of its long range capital improvement transportation plans. Also explain whether components of the transportation system need to be improved as a result of the requested change to the Comprehensive Plan.

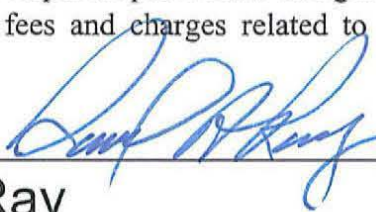
Utility, Infrastructure, and Capacity Changes: Clearly describe and demonstrate how municipal services meet or will meet the capacity demanded by the requested change to the Comprehensive Plan for public water, wastewater, electric, storm water, and solid waste.

Change in Condition: Conditions (physical, financial/market, service availability, etc.) can sometimes change before the City has had the opportunity to update the Comprehensive Plan. Describe what conditions have changed since the Comprehensive Plan was adopted that necessitate a change to the Comprehensive Plan.

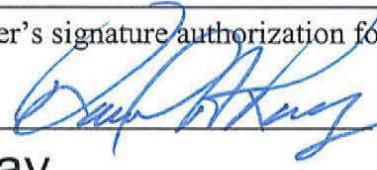
Environmental Considerations: Describe the current environmental conditions, such as native trees or forests, flood plains, characteristics of the applicable drainage basin, or other sensitive areas. Describe how the change to the Comprehensive Plan would affect these conditions.

APPLICATION IS HEREBY MADE TO THE CITY OF SHAWNEE PLANNING COMMISSION TO CONSIDER A RECOMMENDATION TO THE CITY COMMISSION OF THE CITY OF SHAWNEE, OKLAHOMA, THAT THE COMPREHENSIVE PLAN'S FUTURE DEVELOPMENT GUIDE BE CHANGED FROM EXISTING LEVEL R-4 TO PROPOSED LEVEL R-1.

I hereby certify that the information herein submitted is complete, true, and accurate and that I/we have been notified of the development procedures and guidelines, including platting and site plan reviews if required and all fees and charges related to site improvements, development, and building permit costs.

Signature of applicant:  Date: 10/9/2020  
Printed name: David Ray

☐ Check box if attaching owner's signature authorization form

Signature of property owner:  Date: 10/9/2020  
Printed name: David Ray

Contact person for this application: David Ray

Contact person's phone number: 405-623-3770

Contact person's email address: mec@crosstel.net

FOR OFFICE USE ONLY Project# 201111

REC'D BY: \_\_\_\_\_ FEE: 526.00 RECEIPT NO.: \_\_\_\_\_

PLANNING COMMISSION DATE: \_\_\_\_\_

CITY COMMISSION DATE: \_\_\_\_\_

**GENERAL GUIDELINES FOR AMENDING THE COMPREHENSIVE PLAN  
CITY OF SHAWNEE, OKLAHOMA**

**SUBMITTAL:**

- All applications shall be accompanied by a legal description of the area to be amended.
- Amendments to the Comprehensive Plan must be accompanied by a detailed explanation in writing, describing what has changed since the Comprehensive Plan was adopted to warrant this request.
- The applicant must provide:
  1. The completed application,
  2. A legal description (if submitted as an attachment, the legal description must be submitted in a separate PDF document), and
  3. A list of all owners and their mailing addresses of property located within a **300'** radius of the exterior of the tract, must accompany all applications, **except** for those which include multi-family or group home zoning, which requires a radius of **1,320** feet. The list must be obtained from a registered, bonded abstract company or a licensed title insurance company.

**FEES:**

- The total amount of the fees shall accompany the application.
- The application fee for an amendment to the Comprehensive Plan is \$370.00. In addition to the application fee, a \$6.00 per property owner mailing fee will be charged.
- A legal notice will be published in a newspaper of general circulation in Shawnee, not less than 20 days, but not more than 30 days prior to the public hearing. Arrangements for this publication will be made by the City and the applicant is responsible for the publication cost, which will be billed directly to the applicant, by the newspaper.
- Posting of signs on the property is required on all petitions for amending the Comprehensive Plan at least 20 days prior to the public hearing and shall be posted by the City.
- If the Planning Commission approves the petition, it will be forwarded to the next City Commissioner's meeting after the Planning Commission meeting.

**FOR FURTHER INFORMATION, PLEASE CALL THE CITY OF SHAWNEE PLANNING COMMISSION AT (405) 878-1616 OR VISIT THE CITY'S WEBSITE AT [WWW.SHAWNEEOK.ORG](http://WWW.SHAWNEEOK.ORG).**

**Attachment to Application to Amend the Comprehensive Plan**

Applicant plans to construct a proper entrance from 39<sup>th</sup> Street into the addition at its expense. Applicants seeks to work with the City of Shawnee for any improvements or additions to facilitate access from 39<sup>th</sup> Street into the addition.

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

STATE OF OKLAHOMA                    )  
                                              ) §:  
COUNTY OF Pottawatomie            )

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 lying the East Half of the Southwest Quarter of the Northwest Quarter (E/2 SW/4 NW/4) of Section Five (5), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma and further described as: Commencing at the Northwest Corner of said E/2 SW/4 NW/4; thence N89°18'40"E along the North line of said E/2 SW/4 NW/4 a distance of 550.25 feet; thence S00°41'18"E a distance of 343.28 feet to the Point of Beginning; thence N89°18'40"E a distance of 115.79 feet to the East line of said E/2 SW/4 NW/4; thence S01°39'18"E along said East line a distance of 376.20 feet; thence S89°18'40"W a distance of 115.79 feet; thence N01°39'18"W a distance of 375.20 feet to the Point of Beginning.

AND

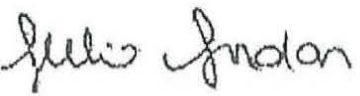
A tract of land described as beginning at the Northwest Corner of the East Half of the Southwest Quarter of the Northwest Quarter (NW/4 E/2 SW/4 NW/4) of Section 5, Township 10 North, Range 4 East of the Indian Meridian, Pottawatomie County, Oklahoma; thence N89°18'40"E along the North line of said E/2 SW/4 NW/4 a distance of 128.96 feet; thence S00°41'18"E a distance of 343.28 feet; thence N89°18'40"E a distance of 421.29 feet; thence S01°39'18"E a distance of 376.20 feet; thence N89°18'40"E a distance of 115.79 feet to the East line of said E/2 SW/4 NW/4; thence S01°39'18"E along said East line a distance of 607.74 feet to the South line of said E/2 SW/4 NW/4; thence S89°17'32"W along said South line a distance of 411.86 feet; thence N01°35'06"W a distance of 250.00 feet; thence S89°17'32"W a distance of 250.00 feet to the West line of said E/2 SW/4 NW/4; thence N01°35'06"W along said West line a distance of 1077.50 feet to the point of beginning.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4 ), 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: June 2, 2020 at 7:30 AM

**First American Title Insurance Company**

By: 

Julie Jordan

Abstractor License No. 4071

OAB Certificate of Authority # 017

File No. 2515937-OK99

OWNERSHIP LIST

ORDER NO. 2515937

DATE PREPARED: June 10, 2020

EFFECTIVE DATE: June 2, 2020 at 7:30 am

| OWNER                                                            | LOT | BLK | ADDITION                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------|-----|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CEDAR RIDGE INVESTMENTS<br>PO BOX 70<br>EUFAULA OK 74432         |     |     | BEGINNING NW/C E/2 SW/4<br>NW/4 S330' E660' N330' W660'<br>POB LESS A TRACT BEGINNING<br>128.96'E NW/C E/2 SW/4 NW/4<br>E421.29' S343.28' W421.29'<br>N343.29' POB & LESS BEGINNING<br>550.25'E NW/C E/2 SW/4 NW/4<br>N89*18'40"E 110' S1*39'18"E<br>343.17' S89*18'40W 115.79'<br>N0*41'18"W 343.28' POB<br>(5-10N-4E)                                                                            |
| HARPER JAY V & DEBORAH D P O BOX 360<br>PAULS VALLEY, OK 73075   |     |     | A TR BEG AT SW/C NW TH E<br>115.096' & N 805.42' TO POINT<br>ON E R/W LINE OF STATE HWY 18<br>BEING TRUE POB TH E 535.46' TH<br>N 100.01' W 534.06' TH S 100'<br>POB A TR BEG AT SW/C NW TH E<br>115.096' & N 805.42' TO POINT<br>ON E R/W LINE HWY 18 FOR<br>TRUE POB TH E 535.46' TH N<br>100.01' TH W 534. 46' TO A POINT<br>ON THE E R/W LINE HWY 18 TH S<br>ALG HWY 100' TO POB<br>(5-10N-4E) |
| HUDIMAX II LLC<br>PO BOX 10719<br>MIDWEST CITY, OK 73140         |     |     | BEG 115.096'E & 905.42'N SW/C<br>NW E534.06' N249.37' W530.57'<br>S250' POB<br>(5-10N-4E)                                                                                                                                                                                                                                                                                                          |
| HUDIMAX II LLC<br>6000 TINKER DIAGONAL<br>MIDWEST CITY, OK 73110 |     |     | 93-SU BEG 132.59'E & 23'S NW/C<br>SW NW S150' E530.58' N150'<br>W528.58' POB,<br>(5-10N-4E)                                                                                                                                                                                                                                                                                                        |
| WILLIAMS KORBIN<br>1113 E 42ND ST<br>SHAWNEE, OK 74804           |     |     | A TRACT BEGINNING 128.96'E<br>NW/C E/2 SW/4 NW/4 E421.29'<br>S343.28' W421.29' N343.29' POB<br>(5-10N-4E)                                                                                                                                                                                                                                                                                          |
| VISION BANCSHARES INC<br>4301 N HARRISON<br>SHAWNEE, OK 74804    | 2   | 1   | VISION ADDITON SECTION II                                                                                                                                                                                                                                                                                                                                                                          |
| HYATT DEVELOPMENT LLC<br>203 E 40TH<br>SHAWNEE, OK 74804         |     |     | BEG NW/C NW/4 E659.57'<br>E737.71' S50' POB<br>S44*44'14"W35.52' S57.11'                                                                                                                                                                                                                                                                                                                           |

|                                                                                          |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                          |  | <p>S8*3'15"E42.03' S16*6'29"E181.55'<br/> E562.21' N1*53'34"W297.42'<br/> W585.34' POB &amp; BEG SW/C LOT<br/> 17 BLK 3 HYATT ADDITION S280'<br/> POB E920.56' E51.88' E60.45'<br/> N115' N50' W9.82'<br/> N92.98'N16*6'29"W432.6' E12.5'<br/> N50' N114.99' E389.98' S978.14'<br/> W1321.2' N138.11' POB LESS A<br/> TRACT BEGINNING NW/C NW/4<br/> E659.67' E737.71' S50' POB<br/> S44*44'14"W35.52' S57.11'<br/> S8*3'15"E42.03' S16*6'29"E<br/> 181.55' E562.21' N1*53'54"W<br/> 297.76'(297.42 OF<br/> REC)W583.63'(585.34 OF REC)<br/> POB<br/> (5-10N-4W)</p>                                                                                             |
| <p>VISION BANCSHARES INC ATTN LAVONDA<br/> JONES<br/> P O BOX 669<br/> ADA, OK 74821</p> |  | <p>27-SU A TRACT IN THE W/2 OF<br/> LOT 4 BEG 659.57'E &amp; 710'S NW/C<br/> NW/4 S618.54' W527.83' TO A PT<br/> ON THE E R-O-W OF HARRISON<br/> ST N ALG R-O-W 619.68' E519.29'<br/> POB &amp; A TRACT BEG<br/> 450.08'ENW/C NW/4 E209.49<br/> S1*E710' W219.23' N710'<br/> POB(2009-3200) LESS A TRACT<br/> DESCRIBED AS BEG SW/C LOT 2<br/> BLK 1 VISION ADDITION THENCE<br/> N101.8' E300.06' S138.33'<br/> W116.28' THENCE ON A CURVE<br/> TO THE LEFT 48.74' W111.17'<br/> POB(2009-3198) &amp; LESS<br/> APPROXIMATELY .21 ACRES<br/> DESCRIBED IN QCD 2016-13871<br/> &amp; LESS TRACTS PLATTED INTO<br/> VISION ADDITION SECTION II<br/> (5-10N-4E)</p> |
| <p>CEDAR RIDGE INVESTMENTS<br/> PO BOX 70<br/> EUFAULA OK 74432</p>                      |  | <p>E/2 SW/4 NW/4 LESS 250' X 250'<br/> TO OG&amp;E &amp; 2.5A IN NW/C W/2<br/> SE/4 NW/4 LESS TRACTS<br/> (5-10N-4E)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>AMERICAN SELF STG LLC<br/> P O BOX 13540<br/> OKLAHOMA CITY, OK 73113</p>             |  | <p>93-SU A TR NW BEG 115.096'E &amp;<br/> 645.42'N SW/C NW SAID PT<br/> BEING ON E R/W LN STATE HWY<br/> 18 TH N160' E535.46' S476.84'<br/> W197.67' N316.81' W343.39' POB<br/> (BK 2844 PG 72-74)<br/> (5-10N-4E)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p>R A F PROPERTIES INC<br/> P O BOX 127<br/> PIEDMONT, OK 73078</p>                     |  | <p>I3-SU BEG 115.1'E SW/C NW<br/> E546.7' N328.6' W542.10' S328.6'<br/> POB EXPRESS PERSONNEL</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

|                                                                                                                       |                                          |                       |                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                       |                                          |                       | (5-10N-4E)                                                                                                                                                                               |
| L & R REALTY INC % JIM ROBERTSON<br>P O BOX 246<br>SHAWNEE, OK 74802                                                  | PART OF LOTS 6-8                         |                       | ELBERTA W1/2 LOTS 6 THRU 8<br>LESS 554' LOT 6 LESS N321' OF<br>W102' LOT 8 LESS 160'X280' TR IN<br>LOT 8                                                                                 |
| KB ELECTRIC LLC<br>24850 GADDY RD<br>TECUMSEH, OK 74873<br>[REDACTED]                                                 | PART OF LOT 8                            |                       | ELBERTA PT LOT 8 DES AS COMM<br>NW/C SW TH ELY 998.75' TH SLY<br>24.48' TO A POINT ON N LINE OF<br>LOT 8 TH SOUTHERLY 280' TH<br>WESTERLY 160' TH NORTHERLY<br>280' TH EASTERLY 160' POB |
| EPPLER LAWRENCE E & BARBARA J<br>1049 E 39TH ST<br>SHAWNEE, OK 74804 [REDACTED]                                       | E1/2 LOTS 6 THRU 8<br>LESS 554' OF LOT 6 |                       | Elberta                                                                                                                                                                                  |
| DAVIES LARRY A<br>P O BOX 37<br>SHAWNEE, OK 74802 [REDACTED]                                                          |                                          |                       | 27-SU W1/2 SW SE NW<br>(5-10N-4E)                                                                                                                                                        |
| WENTZEL JENNIFER L & STEVEN M<br>1200 E 39TH ST<br>SHAWNEE, OK 74804                                                  |                                          |                       | E1/2 SW SE NW & BEG 1320'E<br>SW/C NW E330' N24' W330' S24'<br>POB<br>(5-10N-4E)                                                                                                         |
| NEW BEGINNINGS CHURCH<br>13809 MAY ADDITION RD [REDACTED]<br>SHAWNEE, OK 74804                                        |                                          |                       | W2 W2 NW SE NW<br>(5-10N-4E)                                                                                                                                                             |
| HOPKINS J ERIC & L LOREE<br>16 GRANADA<br>SHAWNEE,<br>[REDACTED]                                                      |                                          |                       | BEGINNING 550.25'E NW/C E/2<br>SW/4 NW/4 N89°18'40"E 110'<br>S1°39'18"E 343.17' S89°18'40W<br>115.79' N0°41'18"W 343.28' POB<br>(5-10N-4E)                                               |
| OKLA GAS & ELECTRIC % JEREMY ADAM<br>P O BOX 321 M/C 710<br>OKLA CITY, OK 73101                                       |                                          |                       | 93-SU 250' X 250' IN E1/2 SW NW<br>(5-10N-4E)                                                                                                                                            |
| AUSTIN ORVILLE R & BETTIE S [REDACTED]<br>10987 N KICKAPOO AVE<br>& SUSAN F ANSELL TR [REDACTED]<br>SHAWNEE, OK 74804 |                                          | PART<br>OF<br>BLOCK 8 | ELBERTA -N321' OF W105' OF BLK<br>8 INCLUDES 39TH ST ADJ ON N<br>ELBERTA AVE                                                                                                             |
| HYATT DEV LLC<br>203 E 40TH ST<br>SHAWNEE, OK 74804                                                                   | 19                                       | 1                     | HYATT ADDITION SEC 3                                                                                                                                                                     |
| HYATT DEV LLC<br>203 E 40TH ST<br>SHAWNEE, OK 74804                                                                   | 20                                       | 1                     | HYATT ADDITION SEC 3                                                                                                                                                                     |
| GILCRAFT CONSTRUCTION INC<br>345589 E 950 RD<br>CHANDLER, OK 74832                                                    | 21                                       | 1                     | HYATT ADDITION SEC 3                                                                                                                                                                     |
| LOPEZ GENARO & JESSICA<br>1113 ADELINE<br>SHAWNEE, OK 74804                                                           | 22                                       | 1                     | HYATT ADDITION SEC 3                                                                                                                                                                     |
| JOHNSON CHRISTOPHER M & AMANDA<br>1117 ADELINE DR<br>SHAWNEE, OK 74804                                                | 23                                       | 1                     | HYATT ADDITION SEC 3                                                                                                                                                                     |

|                                                                                                                                      |    |   |                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------|----|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ABODE DESIGN AND CONSTRUCTION<br>1117 ADELINE DR<br>SHAWNEE, OK 74804                                                                | 24 | 1 | HYATT ADDITION SEC 3                                                                                                                                                                                                                                                                                                                                                                                                                   |
| HYATT DEV LLC<br>203 E 40TH ST<br>SHAWNEE, OK 74804                                                                                  | 25 | 1 | HYATT ADDITION SEC 3                                                                                                                                                                                                                                                                                                                                                                                                                   |
| BUSLER RUSSELL & JULIE K.<br>1129 ADELINE DR<br>SHAWNEE, OK 74804                                                                    | 26 | 1 | HYATT ADDITION SEC 3                                                                                                                                                                                                                                                                                                                                                                                                                   |
| CHAMBERS JAMI & JILL BOLES<br>1133 ADELINE DR<br>SHAWNEE, OK 74804                                                                   | 27 | 1 | HYATT ADDITION SEC 3                                                                                                                                                                                                                                                                                                                                                                                                                   |
| JAMES KAYLA<br>1137 ADELINE<br>SHAWNEE, OK 74804                                                                                     | 28 | 1 | HYATT ADDITION SEC 3                                                                                                                                                                                                                                                                                                                                                                                                                   |
| DOUTHIT TYLER & SARAH<br>1141 ADELINE DR<br>SHAWNEE, OK 74804                                                                        | 29 | 1 | HYATT ADDITION 3                                                                                                                                                                                                                                                                                                                                                                                                                       |
| ORTEGA PATRICIA R & JESSICA L HARDIN<br>23 CONCORD BLVD<br>SHAWNEE, OK 74804                                                         |    |   | BEG 165'E NW/C SE NW E80'<br>S226' W80' N226' POB<br><br>(5-10-4E)                                                                                                                                                                                                                                                                                                                                                                     |
| NEW BEGINNINGS CHURCH<br>1203 E 42ND<br>SHAWNEE, OK 74804                                                                            |    |   | 27-SU BEG 245'E NW/C SE NW<br>E90' S226' W90' N226' POB.<br>(5-10-4E)                                                                                                                                                                                                                                                                                                                                                                  |
| ORTEGA PATRICIA R & JESSICA L HARDIN<br>23 CONCORD BLVD<br>SHAWNEE, OK 74804                                                         |    |   | 27-SU BEG 335'E & 226'S NW/C<br>SE NW S56' W150' N56' E150'<br>POB.<br>(5-10N-4E)                                                                                                                                                                                                                                                                                                                                                      |
| ORTEGA PATRICIA R & JESSICA L HARDIN<br>23 CONCORD BLVD<br>SHAWNEE, OK 74804                                                         |    |   | BEG 335'E & 282'S NW/C SE NW<br>S79' W150' N79' E150' POB<br>(5-10-4E)                                                                                                                                                                                                                                                                                                                                                                 |
| ORTEGA PATRICIA R<br>1311 LAVERNE AVE<br>SHAWNEE, OK 74801<br>ORTEGA PATRICIA JESSICA HARDIN<br>23 CONCORD BLVD<br>SHAWNEE, OK 74804 |    |   | 27-SU BEG 335'E & 361'S NW/C<br>SE NW S125'W150'N125' E150'<br>POB. (5-10N-4E)<br>A TRACT OF LAND CONTAINING<br>.70 ACRES MORE OR LESS<br>LOCATED IN THE W/2 NW/4 SE/4<br>NW/4 ALSO DESCRIBED IN BOOK<br>860 PAGE 458 AS BEG 335'E &<br>486'S OF NW/C SE/4 NW/4<br>S165.25' W186' N161.97' E186'<br>POB TOD TO NATHAN JACOBS &<br>RAEANNA ESCOBAR &<br>CHRISTOPHER ORTEGA & JESSICA<br>HARDIN & TAYLOR SHORT 2015-<br>14291 (5-10N-4E) |
| TINKER FEDERAL CREDIT UNION ATTN: PENNY<br>HOSKINSON PO BOX 45750<br>OKLA CITY, OK 73145                                             | 1  | 1 | Tinker Federal Credit                                                                                                                                                                                                                                                                                                                                                                                                                  |

In Support of R-1 Petition

Travis Minix

1303 Berkshire  
Place Shawnee OK.

Dano Hammer  
1401 Berkshire Pl.  
Shawnee, OK 74802

Kevin Robison  
1501 Berkshire Pl.  
Shawnee, OK. 74801

Phyllis Flora  
1407 Manchester  
Shawnee, OK 74804

Chester W. Davis  
1302 Camelot Ct. So.  
Jason Shubert

1306 Manchester  
Shawnee, OK 74804

Lawrence Fable  
1049 E. 39th  
Shawnee OK

Jamie Burlison-Zurek  
1407 Berkshires Pl

Shawnee, Okla 74804  
Mark + Sheila Worland  
1507 Berkshire Pl.  
Shawnee, OK. 74804

Rose Chesel  
1306 Camelot Ct.  
Shawnee, Okla. 74804

Shanette Smith  
1305 Berkshire Pl.  
Shawnee, OK 74804

Brenda Simpson  
1308 Manchester Dr.  
Shawnee, OK  
74804

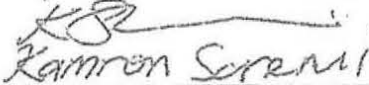
In Support of R-1 Petition

1319 Manchester Dr

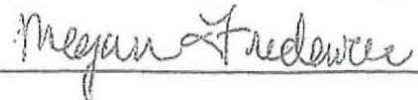


(Bob Fredericks)

1214 Cambridge Dr.

  
Kamron Soremi

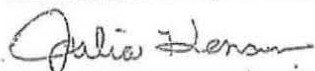
1309 Manchester Drive

  
Megan Fredericks

1214 Cambridge Dr.

  
Aerile Soremi

  
Robby Rose

  
Julia Henson

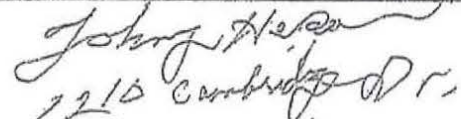
1210 Cambridge Dr

Shawnee OK 74804

1212 Cambridge Dr

SHAWNEE, OK

74804

  
John Henson

1210 Cambridge Dr.

Shawnee OK 74804

Steve Denton

1208 Cambridge Dr

  
Jerry Denton

Bob and Brenda Rossow

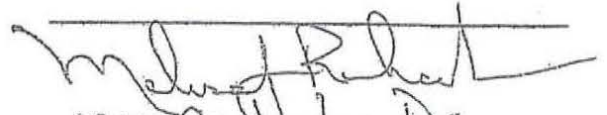
1202 Cambridge Dr.

Shawnee, OK 74804

Nuel & Susan Stevens

1204 Cambridge Dr.

Shawnee, OK 74804

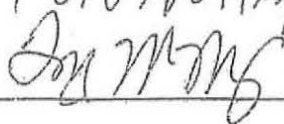
  
Melvin R. Ruhl

1310 Cambridge Dr

Shawnee OK 74804

Tony & Mary

1310 Nottingham Circle

  
Tony & Mary

  
Jan F. Fiedler

1306 Nottingham Circle

In Support of R-1 Petition

Erin Allred  
1301 Manchester Dr.  
Shawnee, OK 74804

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Barbara Ollis  
1305 Manchester Dr  
Shawnee OK 74804

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Joan Eldrich  
1307 Manchester Dr.  
Shawnee, OK 74804

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Billy Manning  
1213 Cambridge Drive  
SHAWNEE OK 74804

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Bartana Manning  
1213 Cambridge Drive  
Shawnee OK 74804

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Brandi Strayhorn  
1211 Cambridge Dr  
Shawnee, OK 74804

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Pam Finley  
1209 Cambridge Dr.  
Shawnee, OK 74804

---

Patricia Cunningham  
1207 Cambridge  
Shawnee, OK 74804

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Bobbie Rider  
1205 Cambridge Dr  
Shawnee, OK 74804

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Megan Boswood  
1203 Cambridge Dr  
Shawnee OK 74804

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Linda E. Brown  
1301 Cambridge Dr  
Shawnee, OK 74804

---

Paul E Brown  
1301 Cambridge Dr  
Shawnee OK  
74804

---

Oz Mitchell  
1305 Cambridge  
Shawnee, OK 74804

---

Cari Combs  
1307 Cambridge Dr.  
Shawnee, OK 74804

---

In Support of R-1 Petition

Barbara Epple  
1049 E. 39th

---

Blanche Brody  
1304 Berkshire Pl.  
Shawnee OK.

---

Joan Wellin  
1404 Berkshir Pl  
Shawnee, OK 74804

---

Joni Hauzer  
1406 Berkshire Pl.  
Shawnee, OK 74804

---

Denise Floyd  
1500 Berkshire  
Shawnee, OK 74804

---

Stephen Brewer  
1506 Berkshir  
Shawnee, OK 74804

---

Coeta Lyn Bute  
3006 Kensington Pl.  
Shawnee, OK 74804

---

Russell Maddy  
3002 Kensington Pl

---

Martha Cannon  
1401 Manchester Dr  
Shawnee OK 74804

---

Beatrice N. Smith  
3007 CROWN PT  
Shawnee, OK 74804

---

Wei Zhao  
1307 Camelot Ct  
Shawnee OK 74804

---

Kourtney King  
Lane King 1301 camelot Ct

---

~~Ben~~ Eric Allred  
1301 Manchester Dr.  
Shawnee, OK 74804

---

In Support of R-1 Petition

Jonathon Callis

June  
1311 Cambridge Dr. Shreve

Suzan Dick & Gary Dick  
1309 Nottingham Circle

Karen Phillips  
1307 Nottingham Circle

In Support of R-1 Petition

Dale & Dana Myers  
1302 Nottingham Circle

Eddie Morrow  
Debbie

1300 Nottingham Circle

Arsid Ponxhi

1301 Berkshire Place

Korbin Williams

1113 E. 42nd St.

In Support of R-1 Petition

Kevin Nichols

Herb Moring

Kasie Nichols

Area Kiley

Amanda Ramsey

Chris/Kelly

Jerry Bushong

Lis Maldonado

Pat Lake

Rosana Britt

In Support of R-1 Petition

|                               |                      |
|-------------------------------|----------------------|
| ROBERT MOON                   | 1215 WINDSOR PL      |
| Doris Mayan                   | 2107 Northridge Rd.  |
| Jeff Wallard Joseph Wallard   | 2707 Northridge Rd.  |
|                               | 2707 Northridge Rd   |
| Amy Wallard Amy Wallard       | Shawnee, OK 74804    |
| Larry Stillwell               | 2707 Northridge Rd   |
| Larry Stillwell               | Shawnee, OK 74804    |
| Pauline Stillwell             | 2707 Northridge Rd   |
| Pauline Stillwell             | Shawnee, OK 74804    |
| Kyle Townsend Elizabeth Ebach | 1301 Windsor Pl      |
| Nick Dingus Rodney Ebach      | Shawnee, OK 74804    |
| Matt Schuetz                  |                      |
| Lincoln Adams                 |                      |
| Jesse Nitz 1213 Windsor Pl    | <del>Donna Lee</del> |
| Leslie Shell 1213 Windsor Pl  |                      |
| Jenna Lee Jones               | 1211 Windsor Pl.     |
| Doug Walker Doug Walker       | Shawnee, OK 74804    |

In Support of R-1 Petition

Jessz Dinwiddie

1205 Windsor Place Shawnee, OK 74804

Mona Taylor

1203 Windsor Pkce  
74804

Ed Guthrie

2806 Simco Pl  
74804

Leslie Taron

2812 Simco Pl  
Shawnee OK, 74804

Mark J. Jones

1210 Castle Creek St  
Shawnee, OK 74804

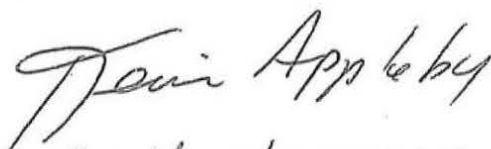
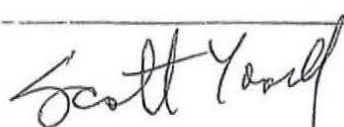
Carol LaFever

1212 Castle Creek St  
Shawnee, OK 74804

In Support of R-1 Petition

|                                                                                   |                                                             |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------|
|  |                                                             |
| 2108 Northridge Rd                                                                | Brandi Hutchings                                            |
| M. J. Farneth 2708 Northridge Rd                                                  | 1206 Windsor Place<br>Shawnee, OK 74804                     |
| 2706 Northridge Rd.                                                               | Faye Black                                                  |
| Nancy Moss                                                                        | 1204 Windsor Pl.<br>Shawnee, OK. 74804                      |
| Jeri Appleby<br>2704 Northridge Rd                                                | Kathy Carrington<br>1201 Windsor Place<br>Shawnee, OK 74804 |
| Dick Jackson<br>2702 Northridge Rd.                                               | John Carrington<br>1201 Windsor Place<br>Shawnee, OK 74804  |
| Ramona Jackson<br>2702 Northridge Rd                                              | Heather Crowley<br>2804 Simco Pl.                           |
| Von Carter<br>1212 Windsor Place                                                  | Jason<br>Stephanie & Dodd<br>1202 Windsor PL                |
| Scott Yonk<br>1210 Windsor Place                                                  | Rebecca Chatham<br>1202 Castle Creek St.                    |

In Support of R-1 Petition

|                                                                                                            |                                                             |
|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| <br>2708 Northridge Rd    | Brandi Hutchings<br>1206 Windsor Place<br>Shawnee, OK 74804 |
| Myrdeth 2708 Northridge Rd<br>2706 Northridge Rd.                                                          | Faye Black<br>1204 Windsor Pl.<br>Shawnee, OK 74804         |
| Nancy Moss                                                                                                 |                                                             |
| <br>2704 Northridge Rd   | Kathy Carrington<br>1201 Windsor Place<br>Shawnee, OK 74804 |
| <br>2702 Northridge Rd. | John Carrington<br>1201 Windsor Pl<br>Shawnee, OK 74804     |
| Ramona Jackson<br>2702 Northridge Rd                                                                       | Heather Crowley<br>2804 Simco Pl.                           |
| Von Carter<br>1212 Windsor Place                                                                           | Jason<br>Stephanie & Dodd<br>1202 Windsor Pl                |
| <br>1210 Windsor Place  | Rebecca Chatham<br>1202 Castle Creek St.                    |

In Support of R-1 Petition

John Nichols  
1200 Castle

Edna Nichols  
1200 Castle Creek

KATE SPENCER  
~~1200~~ 1211 CASTLE CREEK, OK  
74804

CHARLES COTTRELL  
Charles Cottrell  
Theralene Cottrell  
Theralene Cottrell  
1213 Castle Creek St  
SHAWNEE, OKLA

(Kitt)  
Katherine Vickrey  
1300 Camelot Ct  
Shawnee, OK 74804

Roxette M Winslow  
1303 Windsor Pl.  
Shawnee.

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In Support of R-1 Petition

Jack Leach  
1300 Berkshire Pl  
Shawnee, OK

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Buddy & Tamara Lawson  
1502 Berkshire Place  
Shawnee, OK 74804

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Charles Leach  
1300 Berkshire Pl  
Shawnee OK 74804

---

Juanita Duke  
1304 Cambridge Dr.  
Shawnee, OK 74804

---

A. A. Dan  
1136 E 39th St

---

Shawnee, OK 74804

---

Jane Sanders  
1306 Cambridge Dr.  
Shawnee, OK 74804

---

Mary Kay Heller  
9 Castle Creek Pl  
Shawnee, OK 74804

---

Paul Sanders  
1306 Cambridge Dr.  
Shawnee, OK 74804

---

Patricia London  
3 Castle Creek Pl.  
Shawnee, Ok. 74804

---

Robert H. Britt  
1402 Nottingham Pl  
Shawnee, OK 74804

---

Connie Bradbury  
2810 Simco Pl  
Shawnee, OK 74804

---

John D. Coker  
1402 Nottingham Pl  
Shawnee, OK 74804

---

Ange Young  
1 Castle Creek Pl  
Shawnee, OK 74804

---

In Support of R-1 Petition

Keaton Sims 1221 Palmer Drive

Sawyer Sims 1221 Palmer Dr

Neuma Hoyd 1217 Palmer

Bill Kiley 1209 Palmer

1205 PALMER

Bill Kie KLAND

1201 Palmer DT.

Chr's KieKland

1303 Castle Creek St

address  
?

Carah Coz

Janet Jones  
1311 CASTLE CREEK

Joyce Nash 1312  
Castle  
Creek

RL  
1313 WINDSOR PL

JACK Thompson  
1311 Windsor PL

Holly Thompson

1311 Windsor Pl.

\*  
NOT  
WORTH  
IT  
Rosemarie Bushong  
1 Turkey Knob  
Shawnee, OK 74804

Don Steyer  
1305 Windsor Pl.

In Support of R-1 Petition

Crest Dixon  
1215 Cambridge Dr  
Shawnee OK 74804

Kathryn Ross  
1224 Palmer Dr.  
Shawnee, OK 74804

Charles R White  
1220 Palmer DR,  
Shawnee, OK 74804

Lay L Palmer DR.  
1008 PALMER DR.  
SHAWNEE OK

Sheld Anglin  
1204 Palmer Dr  
Shawnee OK

Jeff Lewis  
1702 Castle Creek St.

Michael D. Warr  
1306 Castle Creek St

Geraldine Weisley  
1310 Castle Creek  
Shawnee, OK 74804

Jeff Hawkins  
1316 Windsor Place  
Shawnee, Ok 74804

Joni Hawkins  
1316 Windsor Pl  
Shawnee, Ok 74804

Heather Haddad  
1314 Windsor Pl.  
Shawnee, OK 74804

Mike & Linda Perry  
100 CASTLE CREEK PLACE  
1308 Windsor Pl

Phil Beckwith  
1302 Manchester Dr.

Donna

In Support of R-1 Petition

David Wiley

Joan Wiley

Cindy Bantley  
1505 Berkshire Place

Scott Bantley  
1505 Berkshire Place

Keely Dean  
1503 Berkshire Pl.

Wm. B. Floyd  
1500 Berkshire Pl.

Wm. B. Floyd  
1408 Berkshire Place

Rebecca Connolly  
1408 Berkshire Pl

In Support of R-1 Petition

WILLIAM LANHAM / MICHELLE LANHAM  
1300 BERKSHIRE PLACE

In Support of R-1 Petition

Linda Flanagan

1207 Windsor Place

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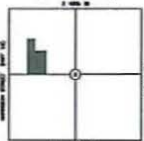
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# LEGAL DESCRIPTION

A tract of land described as beginning at the Northwest Corner of the East Half of the Southwest Quarter of the Northwest Quarter (NW/4 E/2 SW/4 NW/4) of Section 5, Township 10 North, Range 4 East of the Indian Meridian, Pottawatomie County, Oklahoma; thence N89°18'40"E along the North line of said E/2 SW/4 NW/4 a distance of 128.96 feet; thence S80°41'18"E a distance of 343.28 feet; thence N89°18'40"E a distance of 421.29 feet; thence S01°39'18"E a distance of 376.20 feet; thence N89°18'40"E a distance of 115.79 feet to the East line of said E/2 SW/4 NW/4; thence S01°39'18"E along said East line a distance of 607.74 feet to the South line of said E/2 SW/4 NW/4; thence S89°17'32"W along said South line a distance of 411.86 feet; thence N01°35'06"W a distance of 250.00 feet; thence S89°17'32"W a distance of 250.00 feet to the West line of said E/2 SW/4 NW/4; thence N01°35'06"W along said West line a distance of 1077.50 feet to the point of beginning, containing 13.49 acres more or less.



LOCATION MAP  
SCALE 1" = 1 MILE

- 1. LOT
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- 97. LOT
- 98. LOT
- 99. LOT
- 100. LOT

## CEADR RIDGE INVESTMENTS

SHAWNEE OKLAHOMA  
A SUBDIVISION OF A PART OF THE SOUTH EAST QUARTER (SE/4) (NW/4) SECTION 9, TOWNSHIP 10 NORTH, RANGE 4 EAST OF THE INDIAN MERIDIAN, CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA

**EXISTING DATA**  
A. 15.00 ACRES  
B. 30.00  
C. 45.00  
D. 60.00  
E. 75.00  
F. 90.00  
G. 105.00  
H. 120.00  
I. 135.00  
J. 150.00

### DEVELOPER INFORMATION

CEADR RIDGE INVESTMENTS  
1500 N. 10TH STREET  
SHAWNEE, OK 74801  
405-222-1111  
www.ceadr.com  
CEADR RIDGE INVESTMENTS  
1500 N. 10TH STREET  
SHAWNEE, OK 74801  
405-222-1111

### STORMWATER FLOW

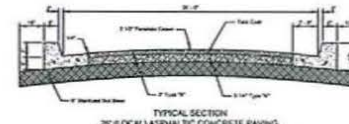
THE PROPERTY IS TO BE GRADED AND STORMWATER FLOW IS TO BE DETERMINED AND PROVIDED BY THE DEVELOPER. THE DEVELOPER IS TO BE RESPONSIBLE FOR THE PROVISION OF STORMWATER FLOW. THE DEVELOPER IS TO BE RESPONSIBLE FOR THE PROVISION OF STORMWATER FLOW. THE DEVELOPER IS TO BE RESPONSIBLE FOR THE PROVISION OF STORMWATER FLOW.

### UNDERGROUND UTILITIES NOTES

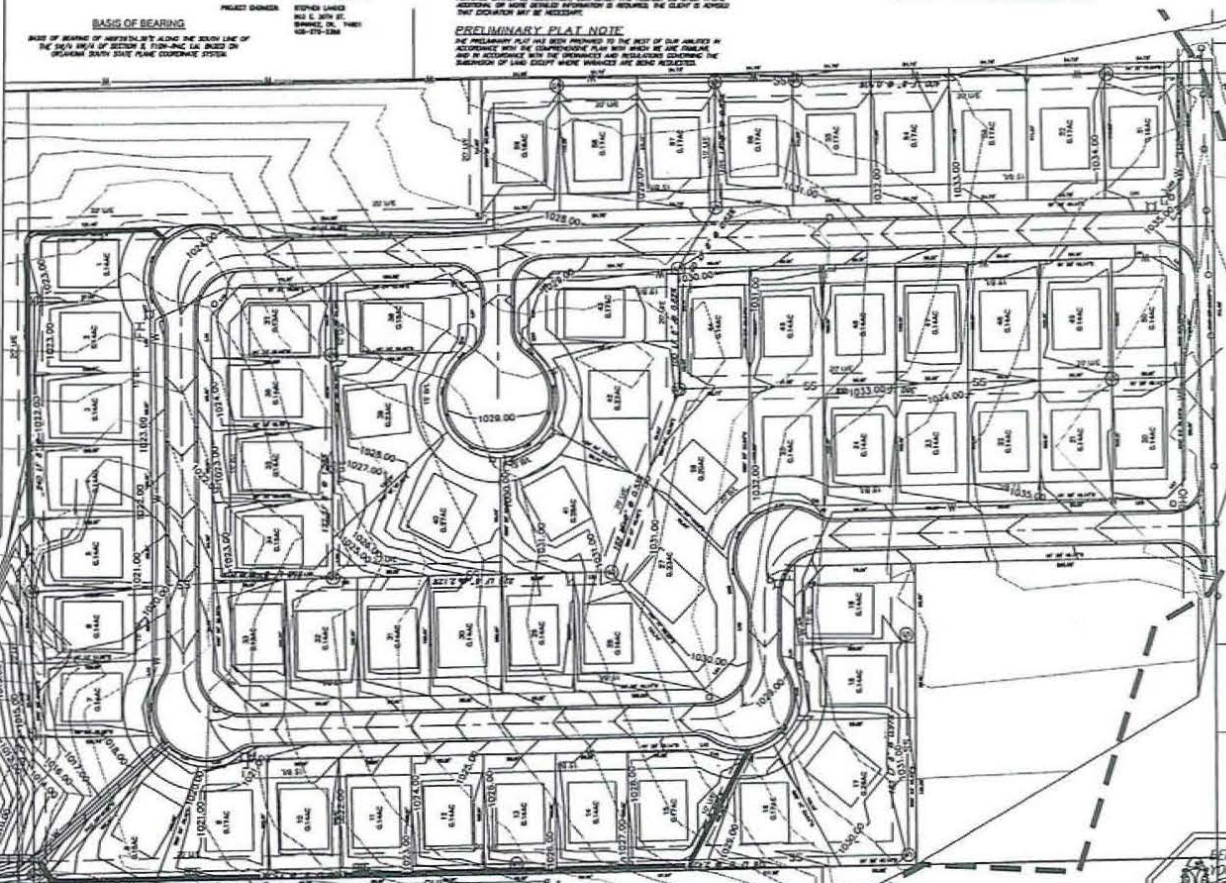
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### PRELIMINARY PLAT NOTE

THE PRELIMINARY PLAT HAS BEEN PREPARED TO THE BEST OF OUR KNOWLEDGE AND BELIEF. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO LOCATE AND PRESERVE ALL UTILITIES. CONTRACTOR MUST CONTACT ALL UTILITIES PRIOR TO ANY CONSTRUCTION.



TYPICAL SECTION  
30" (LOCAL) ASPHALTIC CONCRETE PAVING



DRAINAGE AREA DATA  
= 31.51 AC±

Note To Contractors  
Call Okla :1-800-522-6543

LOCATION OF UNDERGROUND UTILITY SERVICES.  
CONTRACTORS MUST CONTACT THIS NUMBER  
PRIOR TO ANY EXCAVATION OR CONSTRUCTION.



Revisions  
NO. DATE DESC

CLIENT  
David Thompson

PROJECT  
Landes Engineering LLC  
www.landesengineering.net  
903 E. 25th Street • P.O. Box 1032  
Shawnee, OK 74802-1032  
(405) 275-5380 • Fax (405) 275-9047  
CA # 2260 EXP. 6-30-21

DATE: 01/28/2020  
STEPHEN L. LANDES P.E. 118335

DESIGN CS CHECK SL  
DATE 9/17/2020