

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>11/2/2022</u>	<u>1:30 P.M.</u>	<u>Commission Chambers</u>
		<u>City Hall, 9th & Broadway</u>
		<u>Shawnee, OK 74802-1448</u>

To be completed by person filing notice:

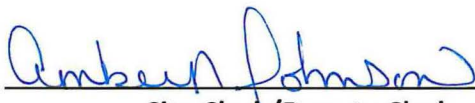
NAME: Rachel Clyne

TITLE: City Planner

ADDRESS: 16 W. 9th Street
Shawnee, OK 74801

PHONE: (405) 878-1672

Filed in the office of the municipal clerk at 11:43 a.m. /p.m. on 10/28/2022

SIGNED: 
City Clerk/Deputy Clerk

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FOR CITY CLERK'S OFFICE USE ONLY

DATE NOTICE RELEASED TO NEWS MEDIA: 10/28/22

PERSON FILING NOTICE: /s/ Rachel Clyne

NOTICE VERIFIED BY: Amber Johnson

AGENDA

PLANNING COMMISSION of SHAWNEE, OK

Regular Meeting
November 2, 2022, at 1:30 P.M.
City Hall, 16 W. 9TH St. Shawnee, OK

1. Roll Call
2. Consideration of approval of the minutes from the regular meeting of the Shawnee Planning Commission on October 5, 2022.
3. Case No. **FPL05-22** – Consideration of a request for a Preliminary Plat, Belmont Park Addition, Phase 2, on ±8.79 acres north of West MacArthur Street and east of Acme Road.
Applicant: J. Bentley Investments, LLC, represented by Grubbs Consulting, LLC
4. Case No. **PUD02-22** – Public hearing and consideration of a request for a PUD (Planned Unit Development) on ±16.25 acres located at 4731 N. Union Avenue.
Applicant: Donna Parmer, represented by David M. Box
5. Community Development Department Updates
6. Commissioners' Comments
7. Adjournment

REGULAR PLANNING COMMISSION MINUTES

DATE: October 5, 2022

DRAFT MINUTES

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on October 5, 2022, at 1:30 p.m., according to notice duly posted as prescribed by law.

Item 1. Roll Call

Chair Reese called the meeting to order at 1:30 p.m. City Planner, Rachel Clyne, called roll and stated a quorum was present.

The following Commissioners were present:

Present: Walker, Johnson, Reese, Mew-Palmer, Barrett, Rowell

Absent: None

Item 2. Approval of Minutes – Regular meeting

Consideration of approval of the minutes from the regular meeting of September 7, 2022. Chair Reese asked for questions or corrections to the minutes.

Commissioner Johnson made a motion to **Approve** the minutes as presented, which Commissioner Mew-Palmer seconded.

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

Aye: Walker, Johnson, Reese, Mew-Palmer, Barrett, Rowell

Nay: None

Abstain: None

Item 3. Case No. RZ11-22 – Staff Report - Public hearing and consideration of a request to rezone from A-1 (Rural Agricultural District) to R-1 (Single-Family Residential District) the property at 1910 W. Benedict Street.

Previously a single-family residential structure occupied the property, and the applicant demolished the residence with the intent to rebuild a single-family home. The side yard setbacks required for A-1 zoning prevent the property owner from rebuilding. The rezoning of the property to R-1, which has less strict side yard setbacks, allows the reconstruction of a single-family home at the subject property.

Staff recommended the Planning Commission recommend that the City Commission **Approve** Case No. **RZ12-22** to rezone from A-1 (Rural Agricultural District) to R-1 (Single-Family Residential District) the property at 1910 W. Benedict Street.

A public hearing was opened. The applicant's representative, Craig Brackeen, was present and available for questions. The following spoke in opposition to the request and with the public hearing: John Barrett, Rob Morris, Cindy Hardin, and Bryan Cain. The applicant spoke again when allowed to address the comments and concerns raised. With no additional speakers, the public hearing was closed.

Commissioner Walker asked a procedural question regarding the recommendations that the Planning Commission could forward to the City Commission. Community Development Director, Rian Harkins, advised the options were to approve, deny, defer (seeking additional information, or recommend a

less intense zoning district. Commissioner Walker asked if the procedural application for a Conditional Use Permit was required. Harkins advised that the Planning Commission was a recommending body.

Commissioner Walker made a motion to recommend **Approval** of Case No. **RZ11-22** to be rezoned to C-1 (Neighborhood Commercial District) with a Conditional Use Permit (CUP) for Child Care, which Commissioner Rowell seconded.

Following any discussion, the motion **passed 6-0-0**.

Aye: Walker, Johnson, Reese, Mew-Palmer, Barrett, Rowell

Nay: None

Abstain: None

It was announced the item would be heard at the October 17, 2022 City Commission meeting at 6:00 p.m. in this location.

Item 4. Community Development Department Update

Community Development Director Rian Harkins addressed the Planning Commission and provided an update on the Love Your Block (LYB) program, the Unified Development Code (UDC) project, the Twin Lakes advisory committee, the grant application for Santa Fe Depot, and the ongoing work of the Homeless Program.

Harkins advised that the OKAPA had tasked him with establishing a training program for Planning Commissioners -- a Planning 101 style of workshop. He requested the Commissioners share any suggestions.

Item 5. Planning Commissioners' Comments

Commissioners Walker, Johnson, Barrett, and Rowell had no comments. Commissioner Mew-Palmer stated the Twin Lakes meeting she attended was productive and had various attendees representing more of the community, to which Reese agreed.

Item 6. Adjournment

The meeting adjourned at 2:11 p.m.

Chair/Vice-Chair

/s/ Rachel Clyne
City Planner



Planning Commission Meeting – 11.2.2022 – City of Shawnee, Oklahoma

Final Plat Application – FPL05-22 – Belmont Park Addition, Phase 2

=====

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Date: October 26, 2022

Subject: FPL05-22 – Staff Report - Consideration of a request for a Final Plat, Belmont Park Addition, Phase 2, on ±8.79 acres north of West MacArthur Street and east of Acme Road.

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Background

The subject property is located northeast of the intersection of West MacArthur Street and Acme Road. The proposed subdivision has twenty-two (22) lots on approximately 8.79 acres. The zoning was recently updated with the approval of an application for a Planned Unit Development (PUD01-22) of the property, which included rezoning to R-2 (Medium Density Residential District) and C-2 (Limited Commercial District).

Discussion

Staff reviewed the Final Plat submittal of the Belmont Park Addition, Phase 2 subdivision for accuracy. The City Engineer is satisfied with the Final Plat as submitted.

Recommendation

Staff recommends that the Planning Commission recommend to the City Commission **APPROVAL** of **FPL05-22** for the Final Plat of Belmont Park Addition, Phase 2 subdivision as presented.

This application will be heard at the City Commission meeting on Monday, November 21, 2022, at 6:00 p.m. in the City Hall Commission Chambers.



FINAL PLAT APPLICATION

Planning Department

222 N. Broadway
Shawnee, OK 74801
(405) 878-1616 Fax (405) 878-
1587 www.ShawneeOK.org

For Office Use Only

Case Number: _____
Project Number : _____
Date Filed: _____
Amount Paid : _____
Receipt No.: _____

Please provide a submittal letter, 6-24 X 36 maps, 1-8 1/2 x 14 map, 1 electronic map and filing fees upon submitting this application. Please call (405) 878-1616 with any questions.

APPLICANT J. Bentley Investments, LLC
APPLICANT ADDRESS 3117 N. Sooner Road, #150, Edmond, OK 73034
APPLICANT PHONE NUMBERS _____
EMAIL ADDRESS justin@jbentleyinc.com
NAME OF PLAT Belmont Park Addition, Phase 2
LOCATION East of Acme Road and North of MacArthur Street
NUMBER OF ACRES 8.79 acres NUMBER OF LOTS 20 duplex & 2 commercial

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00
PLUS \$3.00 PER LOT UP TO FIFTY (50) LOTS - NUMBER OF LOTS _____
PLUS \$1.00 PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS _____
TOTAL COST _____

FOR LESS THAN 2 ACRE LOTS: FEE: \$225.00
PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS - NUMBER OF LOTS 22 \$44
PLUS \$1.00 PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS _____
TOTAL COST \$269

OWNER/DEVELOPER INFORMATION:

NAME J. Bentley Investments, LLC
ADDRESS 3117 N. Sooner Road, #150, Edmond, OK 73034
CONTACT NUMBERS Mark Grubbs, 405-265-0641
EMAIL ADDRESS mark.grubbs@gc-okc.com

PROJECT ENGINEER INFORMATION:

NAME Mark Grubbs, PE
ADDRESS 1800 S. Sara Road, Yukon, OK 73099
CONTACT NUMBERS 405-265-0641
EMAIL ADDRESS mark.grubbs@gc-okc.com

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



RUBBS CONSULTING, LLC

CIVIL ENGINEERING & LAND PLANNING

1800 S. Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649

September 21, 2022

Community Development Department
City of Shawnee
222 N Broadway Avenue
Shawnee, OK 74801

RE: Belmont Park Addition, Phase 2

To Whom It May Concern,

Enclosed is the final plat of Belmont Park Addition, Phase 2, along with supporting documents, for consideration by the Planning Commission. The subject property is located north and east of the intersection of Acme Road and MacArthur Street and is zoned PUD01-22 which provides for duplex and commercial development. As agreed during preliminary plat review and approval, each lot will contain only one structure with no more than two units.

Please place this item on the November 2, 2022, Planning Commission docket. It is my understanding that notice to surrounding property owners is not required. Therefore, an ownership list is not included. If I can be of any assistance, please do not hesitate to contact me.

Sincerely,

Mark Grubbs, PE
Grubbs Consulting LLC
mark.grubbs@gc-okc.com

FINAL PLAT DRAFT

BELMONT PARK ADDITION
PHASE 2

A REPLAT OF LOTS 1 & 2, BELMONT PARK COMMERCIAL II, AND A TRACT OF
LAND BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWO
(2), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) EAST OF THE INDIAN
MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT J. BENTLEY INVESTMENTS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AS TO ALL OF THE
LAND SHOWN HEREON, HEREBY CERTIFIES THAT THEY ARE THE OWNER OF, AND THE ONLY PERSON, FIRM
OR CORPORATION HAVING TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE FINAL PLAT OF
BELMONT PARK ADDITION PHASE 2, AN ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY,
OKLAHOMA. IT HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN ON SAID FINAL PLAT,
WHICH SAID FINAL PLAT REPRESENTS A CAREFUL SURVEY OF ALL PROPERTY INCLUDED THEREIN UNDER
THE FINAL PLAT OF BELMONT PARK ADDITION PHASE 2, AN ADDITION TO THE CITY OF SHAWNEE,
POTTAWATOMIE COUNTY, OKLAHOMA, BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION
TWO (2), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) EAST OF THE INDIAN MERIDIAN, CITY OF
SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA.

THEY FURTHER CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PERSONS, FIRMS OR
CORPORATIONS WHO HAVE ANY RIGHT, TITLE OR INTEREST TO THE LAND INCLUDED IN THE ABOVE
MENTIONED FINAL PLAT, AND THEY DO HEREBY DEDICATE ALL DRAINAGE AND UTILITY EASEMENTS,
UNLESS OTHERWISE NOTED AS PRIVATE, AS SHOWN ON SAID FINAL PLAT TO THE USE OF THE PUBLIC
FOR DRAINAGE AND UTILITY PURPOSES FOR THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS
AND ASSIGNS FOREVER AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES.

THE PRIVATE DRIVE AND ACCESS EASEMENT SHOWN HEREON PROVIDES ACCESS AND LEGAL FRONTAGE TO
ALL LOTS. THE MAINTENANCE OF THE PRIVATE DRIVE WITHIN THE PRIVATE DRIVE AND ACCESS EASEMENT
IS THE RESPONSIBILITY OF THE PROPERTY OWNERS WITHIN THE PLAT. THE PRIVATE DRIVE AND ACCESS
EASEMENT SHALL REMAIN OPEN AND/OR ACCESSIBLE FOR EMERGENCY VEHICLES AND PUBLIC UTILITY
VEHICLES. PARKING IS NOT PERMITTED WITHIN SAID EASEMENT; HOWEVER, MANEUVERING FOR PARKING IS
PERMITTED.

SIGNED BY THE OWNER THIS ____ DAY OF ____, 20__

J. BENTLEY INVESTMENTS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

JUSTIN RAMER, MEMBER/MANAGER

STATE OF OKLAHOMA)
COUNTY OF ____) SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS
____ DAY OF ____, 20__, PERSONALLY APPEARED JUSTIN RAMER, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO
SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT AS ITS MANAGER/MEMBER, AND DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME
AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY
HAND AND SEAL THE DAY YEAR LAST ABOVE WRITTEN.

WITNESS MY HAND AND SEAL THIS ____ DAY OF ____, 20__

MY COMMISSION EXPIRES: ____

NOTARY PUBLIC

MY COMMISSION NO.: ____

CERTIFICATION OF PLANNING COMMISSION:

I, _____ OF THE CITY PLANNING COMMISSION, OF THE CITY OF SHAWNEE, OKLAHOMA,
HEREBY CERTIFY THAT THE SAID PLANNING COMMISSION DULY APPROVED THE FINAL PLAT OF BELMONT
PARK ADDITION PHASE 2, AN ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA
AT A MEETING THE ____ DAY OF ____, 20__

SIGNED BY THE CHAIRMAN THIS ____ DAY OF ____, 20__

CHAIR

CERTIFICATE OF CITY CLERK:

I, _____ CITY CLERK OF THE CITY OF SHAWNEE, OKLAHOMA, HEREBY CERTIFY THAT I
HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS ON UN-MATURED
INSTALLMENTS UPON SPECIAL ASSESSMENT HAVE BEEN PAID IN FULL AND THAT THERE ARE NO SPECIAL
ASSESSMENT PROCEDURES NOW PENDING AGAINST THE LAND SHOWN ON THE FINAL PLAT OF BELMONT
PARK ADDITION PHASE 2, AN ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA.

SIGNED BY THE CITY CLERK THIS ____ DAY OF ____, 20__

CITY CLERK

ACCEPTANCE OF DEDICATION BY CITY COMMISSION:

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SHAWNEE THAT THE DEDICATIONS SHOWN ON
THE FINAL PLAT OF BELMONT PARK ADDITION PHASE 2, AN ADDITION TO THE CITY OF SHAWNEE,
POTTAWATOMIE COUNTY, OKLAHOMA, ARE HEREBY ACCEPTED.

ADOPTED BY THE CITY COMMISSION OF THE CITY OF SHAWNEE THIS ____ DAY OF ____, 20__

CITY CLERK

MAYOR

COUNTY TREASURER'S CERTIFICATE:

I, _____ DO HEREBY CERTIFY THAT I AM THE DULY QUALIFIED AND ACTING
COUNTY TREASURER OF POTTAWATOMIE COUNTY AND THAT THE TAX RECORDS OF SAID COUNTY SHOW
THAT ALL TAXES FOR THE YEARS ____ 20__ AND PRIOR YEARS ARE PAID ON THE FINAL PLAT OF BELMONT
PARK ADDITION PHASE 2, AN ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA,
THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICES OF THE COUNTY
TREASURER GUARANTEEING THE CURRENT YEAR'S TAXES.

IN WITNESS THEREOF SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS
____ DAY OF ____, 20__

COUNTY TREASURER

BONDED ABSTRACTOR'S CERTIFICATE:

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABSTRACTOR OF TITLES IN AND FOR POTTAWATOMIE COUNTY
AND STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE RECORDS OF SAID COUNTY SHOW THAT THE TITLE TO THE LAND
SHOWN ON THE FINAL PLAT OF BELMONT PARK ADDITION PHASE 2, AN ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE
COUNTY, OKLAHOMA, IS VESTED IN J. BENTLEY INVESTMENTS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, AS TO ALL OF
THE LAND SHOWN HEREON. THERE ARE NO ACTIONS PENDING OR JUDGMENTS OF ANY NATURE IN ANY COURT OR ON FILE
WITH THE CLERK THEREOF THAT THE TAXES ARE PAID FOR THE YEAR 20__ AND PRIOR YEARS, THAT THERE ARE NO
OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND AND NO TAX DEEDS ARE ISSUED TO ANY PERSON, THAT THERE
ARE NO LIENS, OR OTHER ENCUMBRANCES OF ANY KIND AGAINST THE LAND INCLUDED IN THE FINAL PLAT, EXCEPT
MORTGAGES, RIGHTS-OF-WAY, EASEMENTS, AND MINERAL CONVEYANCES OF RECORD.

IN WITNESS THEREOF, SAID BONDED ABSTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS ____ DAY OF ____, 20__

FIRST AMERICAN TITLE INSURANCE COMPANY

STATE OF OKLAHOMA)

COUNTY OF POTTAWATOMIE) SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS ____ DAY OF ____, 20__, PERSONALLY APPEARED
____ TO ME KNOWN TO BE THE IDENTICAL PERSON
WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT AS ITS MANAGER/MEMBER AND DULY
ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED AND AS THE
FREE AND VOLUNTARY ACT AND DEED OF SUCH CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN
UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

WITNESS MY HAND AND SEAL THIS ____ DAY OF ____, 20__

MY COMMISSION EXPIRES: ____

NOTARY PUBLIC

MY COMMISSION NO.: ____

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE:

I, DAMON K. DURHAM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE FINAL
PLAT OF BELMONT PARK ADDITION PHASE 2, AN ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA,
CONSISTING OF 1 SHEET, REPRESENTS A CAREFUL SURVEY MADE UNDER MY SUPERVISION ON THE ____ DAY OF ____,
20__, AND THAT THE PLAT OF SURVEY IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND THAT ALL MONUMENTS
SHOWN HEREON ACTUALLY EXIST.

I FURTHER CERTIFY THAT THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND
SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND
SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE
OKLAHOMA STATE STATUTES.

WITNESS MY HAND AND SEAL THIS ____ DAY OF ____, 20__

DAMON K. DURHAM, P.L.S. NO. 1521

DURHAM SURVEYING, INC.

STATE OF OKLAHOMA)

COUNTY OF CANADIAN) SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
DAMON K. DURHAM, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT
AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS ____ DAY OF ____, 20__

MY COMMISSION EXPIRES: ____

NOTARY PUBLIC

MY COMMISSION NO.: ____

LEGAL DESCRIPTION:

A TRACT OF LAND BEING ALL OF BELMONT PARK COMMERCIAL II, AN ADDITION TO THE CITY OF SHAWNEE,
POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER 202000011625,
AND A PORTION OF UN-PLATTED LAND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION TWO (2), TOWNSHIP
TEN (10) NORTH, RANGE THREE (3) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW/4);

THENCE NORTH 00°34'33" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF
300.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF BELMONT PARK
COMMERCIAL, AN ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE PLAT
RECORDED IN INSTRUMENT NUMBER 201700013786;

THENCE CONTINUING NORTH 00°34'33" WEST, ALONG SAID WEST LINE, A DISTANCE OF 188.36 FEET TO THE
SOUTHWEST CORNER OF BELMONT PARK ADDITION, AN ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY,
OKLAHOMA, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER 201700013786;

THENCE ALONG THE SOUTH AND EAST LINES OF SAID BELMONT PARK ADDITION FOR THE FOLLOWING THREE (3)
COURSES:
1. NORTH 89°22'51" EAST, A DISTANCE OF 103.10 FEET;

2. NORTH 26°09'10" EAST, A DISTANCE OF 348.85 FEET;

3. NORTH 00°34'33" WEST, A DISTANCE OF 309.26 FEET, (308.99 FEET PLATTED), TO THE NORTHEAST CORNER OF
SAID ADDITION;

THENCE NORTH 89°19'11" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE
OF 290.00 FEET;

THENCE SOUTH 00°34'33" WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE
OF 1,108.80 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4);

THENCE SOUTH 89°19'11" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER
OF SAID BELMONT PARK COMMERCIAL II;

THENCE ALONG THE SOUTH AND WEST LINES OF SAID BELMONT PARK COMMERCIAL II FOR THE FOLLOWING TWO (2)
COURSES:
1. SOUTH 89°19'11" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE
OF 200.00 FEET;

2. NORTH 00°34'33" WEST, A DISTANCE OF 190.00 FEET TO THE NORTHWEST CORNER OF SAID BELMONT PARK
COMMERCIAL II;

THENCE ALONG THE EAST AND NORTH LINES OF BELMONT PARK COMMERCIAL FOR THE FOLLOWING TWO (2)
COURSES:

1. NORTH 00°34'33" WEST, A DISTANCE OF 110.00 FEET;

2. SOUTH 89°19'11" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4), A DISTANCE OF
300.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 382,923 SQUARE FEET OR 8.7907 ACRES, MORE OR LESS.

THE BASIS OF BEARING FOR THE ABOVE-DESCRIBED TRACT OF LAND IS THE WEST LINE OF SAID SOUTHWEST
QUARTER (SW/4) HAVING A PLATTED BEARING OF NORTH 00°34'33" WEST.

DURHAM SURVEYING, INC.

1800 SOUTH SARA ROAD, YUKON, OKLAHOMA 73099

Ph: (405) 265-3404 Fax: (405) 265-0649 CERTIFICATE OF AUTHORIZATION NO. 5313 EXPIRATION DATE: JUNE 30, 2024

OWNER'S NOTARY

CITY CLERK'S SEAL

COUNTY TREASURER'S SEAL

ABSTRACTOR'S SEAL

ABSTRACTOR'S NOTARY

SURVEYOR'S SEAL

SURVEYOR'S NOTARY

RUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S Sara Road
Yukon, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649
GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/24

DATE OF PREPARATION: OCTOBER 4, 2022

FINAL PLAT OF BELMONT PARK ADDITION PHASE 2 SHEET FP1 OF FP2

PLAT NOTES:

1. MAINTENANCE OF COMMON AREAS AND PRIVATE DRIVES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS &/OR PROPERTY OWNERS ASSOCIATION. NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS, INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE DRAINAGE RELATED COMMON AREAS AND/OR DRAINAGE EASEMENTS SHOWN. CERTAIN AMENITIES SUCH AS, BUT NOT LIMITED TO, WALKS, BENCHES, PIERS, AND DOCKS SHALL BE PERMITTED IF INSTALLED IN A MANNER TO MEET THE REQUIREMENTS SPECIFIED ABOVE.
2. SHARED PARKING & ACCESS PERMITTED BETWEEN LOTS 1 & 2, BLOCK 3.
3. 20' B/L IS BASED OFF OF AND SET BACK FROM PRIVATE DRIVE EASEMENT.
4. THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-106 OF THE OKLAHOMA STATE STATUTES.
5. CENTERLINE OF RIGHT OF WAY MONUMENTS SHALL BE AS FOLLOWS:
MAGNETIC NAIL WITH SHINER STAMPED "DURHAM CA 5313" FOR ALL PAVED SURFACES OR #3 BAR WITH CAP STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED FOR ALL UNPAVED SURFACES
6. THE FINAL PLAT BOUNDARY AND LOT CORNER MONUMENTS SHALL BE AS FOLLOWS:
#3 BAR WITH CAP STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED

FINAL PLAT DRAFT

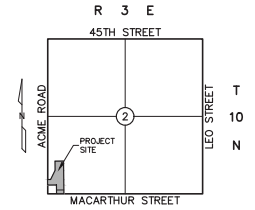
BELMONT PARK ADDITION

PHASE 2

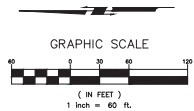
A REPLAT OF LOTS 1 & 2, BELMONT PARK COMMERCIAL II, AND A TRACT OF LAND BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWO (2), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA

OWNER:
J. BENTLEY INVESTMENTS, LLC
1800 S. SARA RD.
YUKON, OK 73099
(405) 265-0641
FAX: (405) 265-0649

ENGINEER:
GRUBBS CONSULTING, LLC
1800 S. SARA RD.
YUKON, OK 73099
(405) 265-0641
FAX: (405) 265-0649

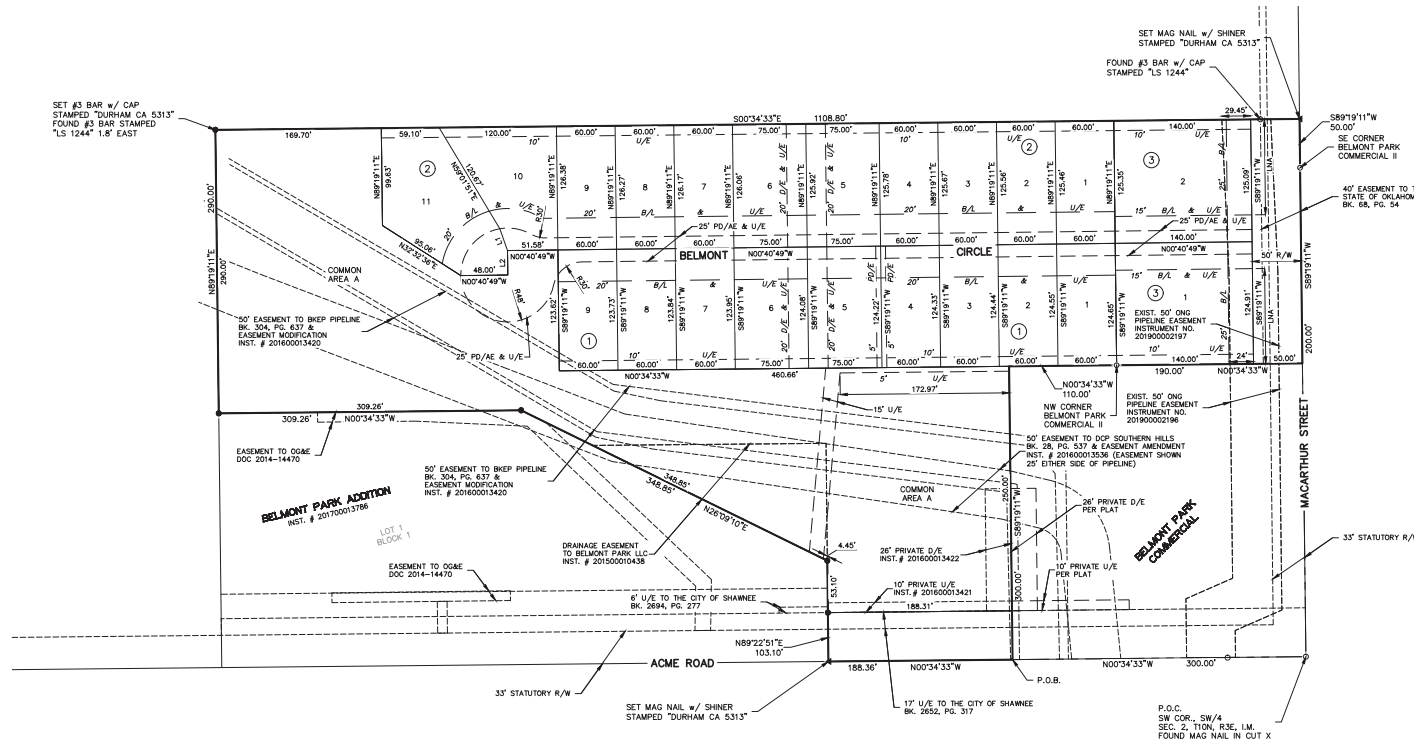


LOCATION MAP
SCALE: 1"=200'



THE BASIS OF BEARING IS THE WEST LINE OF THE SW/4 HAVING A PLATTED BEARING OF N 07°34'33" W.

LOT LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N7°42'15" E	23.64'
L2	S89°19'11" W	25.00'



OGAE = OKLAHOMA GAS AND ELECTRIC
ONG = OKLAHOMA NATURAL GAS
CA = COMMON AREA
FO = FENCE
BK = BOOK
R/W = RIGHT-OF-WAY
LNA = LIMITS OF NO ACCESS
B/L = BUILDING LINE
U/E = PUBLIC UTILITY EASEMENT
D/E = PUBLIC DRAINAGE EASEMENT
PD/E = PRIVATE DRAINAGE EASEMENT
ESMT = EASEMENT
PD/AE = PRIVATE DRIVE/ACCESS EASEMENT
O = FOUND #3 BAR W/ CAP UNLESS OTHERWISE NOTED
● = SET #3 BAR W/ CAP STAMPED "DURHAM 5313" UNLESS OTHERWISE NOTED
⊗ = BLOCK NO.

DURHAM SURVEYING, INC.
1800 SOUTH SARA ROAD, YUKON, OKLAHOMA 73099

Ph: (405) 265-3404 Fax: (405) 265-0649 CERTIFICATE OF AUTHORIZATION NO. 5313 EXPIRATION DATE: JUNE 30, 2024

DATE OF PREPARATION: OCTOBER 4, 2022

GRUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. SARA ROAD
YUKON, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649
GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 9115 EXP. 06/30/2024

FINAL PLAT OF BELMONT PARK ADDITION PHASE 2 SHEET FP2 OF FP2



Planning Commission Meeting – 11.2.2022 – City of Shawnee, Oklahoma

Staff Report – PUD02-22 – Planned Unit Development – 4731 N. Union Ave.

=====

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Date: October 26, 2022

Subject: PUD02-22 – Public hearing and consideration of a request for a PUD (Planned Unit Development) on ±16.25 acres located at 4731 N. Union Avenue.

=====

The applicant has withdrawn this PUD application.

No action is required

PLANNING COMMISSION APPLICATION



City of Shawnee Community Development Department

222 N. Broadway
Shawnee, OK 74801
(405) 878-1672
www.ShawneeOK.org

For Office Use Only

Case Number: _____

Project Number : _____

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 A-1 District to PUD/R-3 District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 4731 N. Union Ave.

LEGAL DESCRIPTION: See attached.

PROPERTY OWNER (S): Donna M. Parmer

PROPERTY AGENT (APPLICANT): David M. Box on behalf of Applicant

APPLICANT'S ADDRESS: 522 Colcord Dr.

CITY: Oklahoma City **STATE:** OK **ZIP:** 73102

EMAIL ADDRESS: dmbbox@wbflaw.com

TELEPHONE NUMBER: (____) _____ **CONTACT NUMBER:** (405) 232-0080

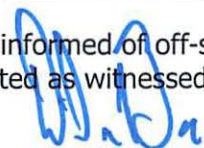
DIMENSIONS OF PROPERTY: AREA: 16.25 acres WIDTH: 1070 ft.
LENGTH: 440 ft. FRONTAGE: 1070 ft.

CURRENT ZONING: A-1 **CURRENT USE:** undeveloped; single-family residence

PROPOSED ZONING: R-3 / PUD **PROPOSED USE:** Residential development

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.

COMPLETED APPLICATION AND ALL CORRESPONDING DOCUMENTS MUST BE RECEIVED 30 DAYS PRIOR TO MEETING TO MAKE THE AGENDA.


SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

RECEIPT NO. _____

PLANNED UNIT DEVELOPMENT FEE \$ 550.00

NOTIFICATION SIGN \$ 50.00

PLANNING COMMISSION ACTION: _____ **DATE:** _____

CITY COMMISSION ACTION: _____ **DATE:** _____

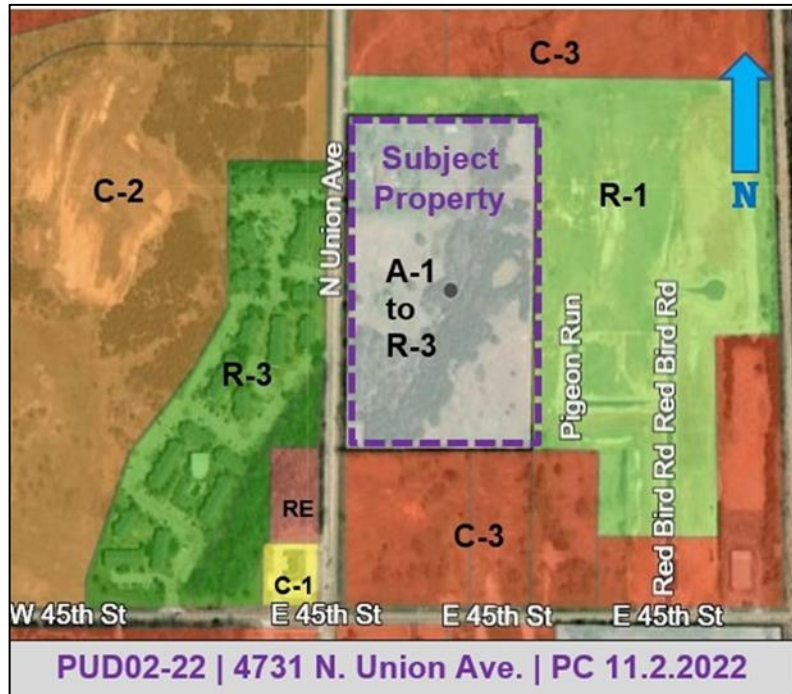
PLACE ON ZONING MAP: _____ **ORDINANCE NO.:** _____



For more information

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

405-878-1672



PUBLIC HEARING

Planning Commission

Wednesday, November 2, 2022

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

City Commission

Monday, November 21, 2022

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

Project Information

Request: Request to rezone from A-1 (Rural Agricultural District to R-3 (Multifamily Residential District) with a Planned Unit Development (PUD)

Applicant: David M. Box
representing Donna Parmer

Location: 4731 N. Union Avenue

Case #: PUD02-22



Frequently Asked Questions

What is a Planned Unit Development (PUD)?

A Planned Unit Development (PUD) is a special zoning district category that provides an alternate approach to conventional land use controls and is subject to special review procedures. Once approved, the PUD becomes a special zoning classification for the subject property.

Why did I receive a letter?

You own property within 300 feet of the subject property.

How do I comment on the request?

Try to attend the public hearing if you are able. Staff will also accept written comments for those who cannot attend.

What if I have questions?

Call the Community Development Dept. at 405-878-1672 or email the City Planner at rachel.clyne@shawneeok.org.

What if I cannot attend the hearing?

Staff will accept written comments. You may also have a neighbor or friend attend the hearing to represent your interests at the meeting.

How will this request affect me?

Every property is different. Contact the Community Development Department for more information if you have concerns about any impact on you.

I am not in favor of the request, what do I do?

Attend the meetings or provide written comments if you cannot attend. Property owners within 300 feet of the subject property may also prepare a protest petition. Staff can supply information about the protest petition requirements.

Legal Description:

A tract of land lying in the Southwest Quarter (SW/4) of Section Two (2), Township Ten (10) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma, more particularly described as follows:
The North Twelve (12) acres of the West Half (W/2) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section 31, Township 11 North, Range 4 East.

AND

A parcel of land described as beginning at the Southwest Corner of the Northwest Quarter (NW/4) of the Southeast Quarter (SE/4), thence North 180 feet, thence East 440 feet, thence South 180 feet, thence West 440 feet to the place of beginning, all located in the Northwest Quarter (NW/4) of the Southeast Quarter (SE/4) of Section 31, Township 11 North, Range 4 East.

AND

A parcel of land described as beginning at a point 180 feet North of the Southwest Corner of the Northwest Quarter (NW/4) of the Southeast Quarter (SE/4), thence North 105 feet, thence East 660 feet, thence South 285 feet, thence West 220 feet, thence North 180 feet, thence West to the point of beginning, all located in the Northwest Quarter (NW/4) of the Southeast Quarter (SE/4) of Section 31, Township 11 North, Range 4 East.
(±16.25 acres)

PUD02-22