

**AGENDA
CITY OF SHAWNEE
PLANNING COMMISSION
NOVEMBER 2ND, 2016 AT 1:30 P.M.
COMMISSION CHAMBERS
CITY HALL, 16 W 9TH ST**

- 1)** Roll Call
- 2)** Consideration of approval of the minutes from the October 5th, 2016 Planning Commission meeting
- 3)** Citizens' Participation
(A three minute limit per person)
(A twelve minute limit per topic)
- 4)** Case #P09-16 – A public hearing for consideration of approval of a Rezone from C-1; Neighborhood Commercial to C-3; Highway Commercial, located at 4020 N. Kickapoo Ave., Shawnee, OK
Applicant: Nelmon Brauning
- 5)** Case #P10-16 – A public hearing for consideration of approval of a Rezone from CP; Planned Shopping Center District to PUD; Planned Unit Development, located at the Northeast corner of 45th St., and Harrison Ave., Shawnee, OK
Applicant: Shawnee Harrison, LLC
- 6)** Case #S19-16 – Consideration of approval of a Preliminary Plat for Domino Plaza Addition, located at the Northeast corner of 45th St., and Harrison Ave., Shawnee, OK
Applicant: Shawnee Harrison, LLC
- 7)** Planning Director's Report
- 8)** Commissioners Comments and/ or New Business
- 9)** Adjournment

PLANNING COMMISSION MINUTES

DATE: OCTOBER 5TH, 2016

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in the Commission Chambers, at City Hall, 9th and Broadway, on Wednesday, October 5th, 2016 at 1:30 p.m., pursuant to notice duly posted as prescribed by law.

AGENDA ITEM NO.1: **Roll Call**

Upon roll call the following members were present:

Present: Morton, Clinard, Kerbs, Bergsten, Cowen, Kienzle, Affentranger

Absent:

Meeting was called to Order.

AGENDA ITEM NO. 2: **Consideration of Approval of the minutes from the September 7th, 2016 Planning Commission Meeting**

Chairman Bergsten asked if the Board had time to review the minutes and if there were any questions or comments. Vice-Chairman Cowen made a motion to approve, seconded by Commissioner Kienzle.

Motion passed:

AYE: Morton, Clinard, Kerbs, Bergsten, Cowen, Kienzle, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 3: **Citizen's Participation**

Chairman Bergsten opened the public portion of the meeting and announced that this is an open time for discussion for those with questions on topics not on the Agenda and asked if anyone would like to come forward. No one came forward and Chairman Bergsten closed the public portion of the meeting.

AGENDA ITEM NO. 4: **Case #S18-16 – Consideration of approval of a Final Plat for the re-plat of Vision Bank Addition, Section I, located at 4301 N. Harrison St., Shawnee, OK**

Applicant: **Vision Bank, NA**

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report and mentioned that the first two cases coincide together. Mr. Debruin briefly described the Preliminary Plat re-plat that previously came before the Planning Commission and covered the site drainage to fix a non-conforming issue as well as concrete channelization to reduce the floodplain. Justin Debruin stated the property is located on the northeast corner of Harrison and 42nd Street, lot one is InStock Now and lot two is Vision Bank and one of the changes to the plat is an additional acre. Mr. Debruin stated staff does recommend approval but they are waiting on the letter of map revision from FEMA which should arrive within a week or two and no CO's will be issued

until then. Justin Debruin stated he would be happy to answer any questions. Chairman Bergsten asked if there were any questions. There were none and Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition to the case would like to come forward to speak. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. No one came forward and Chairman Bergsten closed the public portion of the meeting. Chairman Bergsten asked if there were any comments, questions or a motion from the Commissioners. Commissioner Kienzle made a motion to approve with conditions listed, seconded by Vice-Chairman Cowen.

Motion passed:

AYE: Morton, Clinard, Kerbs, Bergsten, Cowen, Kienzle, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 5:

Case #S10-16 –Consideration of approval of a Final Plat for Vision Bank Addition, Section II, located at 4301 N. Harrison St., Shawnee, OK

Applicant: Vision Bank, NA

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report and stated this case represents the remaining property to the southeast with the preliminary plat being approved in March. Section II includes two buildable lots and two outlots. Mr. Debruin explained that they were recommending approval on three of the four components, with Section II being final platted in two separate phases. Lot one and the two outlots are included in the first phase and staff is waiting on the letter of map revision from FEMA. Justin Debruin discussed that staff recommends approval with four conditions and stated he would be happy to answer any questions. Chairman Bergsten asked if there were any questions. Commissioner Kerbs asked if this covered the east side and Mr. Debruin agreed, stating it also included the outlot. Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition to the case would like to come forward to speak. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. Richard Landes came forward to speak in favor and mentioned letter from FEMA would be coming in and project should be wrapping up soon. Chairman Bergsten closed the public portion of the meeting. Chairman Bergsten asked if there were any comments, questions or a motion from the Commissioners. Commissioner Clinard made a motion to approve with conditions listed, seconded by Commissioner Kerbs.

Motion passed:

AYE: Morton, Clinard, Kerbs, Bergsten, Cowen, Kienzle, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 6:

Case #P08-16 –A public hearing for consideration of approval of a Rezone from R-1; Single Family Residential to C-1; Neighborhood Commercial, located at 1500 E. Independence St., Shawnee, OK

Applicant: ADG, PC

Chairman Bergsten asked for the staff report. Justin Debruin came forward and stated he would be presenting a combined staff report for the rezone and the potential preliminary plat located at the northeast corner of Independence and Elm Street. Mr. Debruin informed the Commissioners that the subject property has been heard numerous times this year and provided a brief history. Justin Debruin stated the proposal includes one commercial office building around 7,000 square feet, centralized upon site, keeping trees and creek in place. Mr. Debruin informed the Commissioners that since Elm Street is a local road, they cannot have means of ingress or egress and it will not have frontage. No half street improvements are required. Staff does recommend approval with four conditions and is in conformance with comprehensive plan. Mr. Debruin stated he would be happy to answer any questions. Chairman Bergsten asked if the location of the storm water discharge would be similar to where it is now and Mr. Debruin stated they would make sure it would not add any more to the area. Commissioner Kienzle asked if there were curbs and gutters along both streets and Mr. Debruin informed her there were not any along Elm. Commissioner Kienzle asked if the sidewalk requirement would be similar to what is along Union by Middle School and Justin Debruin agreed, stating it would be a four foot sidewalk with no curb added. Commissioner Kerbs asked if there can be any contingencies placed on this property if rezoned and if zoning would revert back to R-1. Justin Debruin discussed the details surrounding townhomes, zoning and mentioned zoning would stay C-1 if approved for rezone. Commissioner Kerbs and Vice-Chairman Cowen mentioned deed restriction and Attorney, Mike Clover stated that would be between seller and buyer. Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition to the case would like to come forward to speak. No one came forward and Chairman Bergsten asked if anyone in favor would like to come forward. Jason Cotton with ADG, PC came forward to inform the Commissioners he assisted the Avedis Foundation with the applications and would be available to answer any questions. Mr. Cotton also mentioned that the storm water detention pond would drain to the existing low spot. Commissioner Kienzle asked if there was a timeline on project. Mr. Cotton asked Michelle Briggs to come forward to answer. Mrs. Briggs stated that they were hoping to close on property by end of the year and construction would start immediately. Commissioner Clinard asked for confirmation that there would not be a lot of traffic in and out and Mrs. Briggs confirmed they only had a staff of four and a half. Vice-Chairman Cowen asked that this was an office building to serve the public and not build townhomes and also asked that they had the funding. Mrs. Briggs confirmed and explained proposal. Commissioner Kerbs asked if worst case scenario under C-1 zoning, there could possibly be ten townhomes. Justin Debruin agreed but said he would have to check for sure. Chairman Bergsten asked if anyone else would like to speak in favor. Carl and Jana Jacobs came forward to say they had faith in the Avedis Foundation and they appreciate their help in keeping the neighborhoods integrity. Diana Inman came forward to inform the Commissioners that she and her husband are thrilled and wanted to thank them for their support. Carl Packwood came forward to reassure Commissioner Kerbs on the location choice. Chairman Bergsten closed the public portion of the meeting. Chairman Bergsten asked if there were any comments, questions or a motion from the Commissioners. Commissioner Morton stated she had a comment and wanted to thank everyone for coming and speaking in favor. Chairman Bergsten asked for a motion. Vice-Chairman Cowen made a motion to approve, seconded by Commissioner Morton.

Motion passed:

AYE: Morton, Clinard, Kerbs, Bergsten, Cowen, Kienzle, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO.7:

Case #S17-16 – Consideration of approval of a Preliminary Plat for Avedis Park, located at 1500 E. Independence St., Shawnee, OK

Applicant: ADG, PC

Combined staff report. Chairman Bergsten asked if there were any questions for Mr. Debruin. There were none and Chairman Bergsten opened the public portion of the meeting and asked if anyone in opposition to the case would like to come forward to speak. No one came forward and Chairman Bergsten asked if anyone in

favor would like to come forward. No one came forward. Chairman Bergsten closed the public portion of the meeting and asked if there were any questions or a motion from the Commissioners. Commissioner Kerbs made a motion to approve with conditions listed, seconded by Commissioner Kienzle.

Motion passed:

AYE: Morton, Clinard, Kerbs, Bergsten, Cowen, Kienzle, Affentranger

NAY:

ABSTAIN:

AGENDA ITEM NO. 8:

Planning Director's Report

Justin Debruin discussed phase one at Shawnee Marketplace, including the four tenant structure and the two tenant structure. Shawnee Automall is having foundation work completed. Mr. Debruin described that Universal Forest Products structure is up and underway. Regal car lot is looking to open within the next couple of weeks. Justin Debruin stated that Domino Express is pouring concrete and structure is going along. Silt fencing has been requested numerous times. Timbers has six building permits with the road open to Leo Street. Deer Field Estates has nineteen lots. Rolling Hills has twenty four units and Shawnee Park has one hundred and eight apartment units being constructed. Mr. Debruin gave an update over Downtown Property Maintenance Code. Vice-Chairman Cowen clarified addressing and Commissioner Kerbs asked about citation given to property. Mr. Debruin went over details. Commissioner Kerbs asked what the city was going after and Justin Debruin stated they issued the citation but it would be up to the judge after that point. Commissioner Morton asked if it was District Court and Attorney, Mike Clover stated it was Municipal Court and described process. Commissioner Clinard and Attorney, Mike Clover discussed mediation timeframe. Commissioner Clinard asked if staff had photos and Mr. Debruin confirmed.

AGENDA ITEM NO. 9:

Commissioners Comments and/or New Business

Commissioner Kerbs announced Boo on Bell coming up and Vice-Chairman Cowen reminded everyone about Commissioner Kienzle giving a presentation at Broadway Arts that afternoon.

AGENDA ITEM NO. 10:

Adjournment

Meeting was adjourned.

Chairman/Vice-Chairman

Cheyenne Lincoln
Planning Commission Secretary



**STAFF REPORT
REZONE
CASE #P09-16**

TO: Shawnee Planning Commission

AGENDA: November 2, 2016

RE: Rezone Request from C-1 (Neighborhood Commercial) to C-3
(Highway Commercial)

PROPOSAL

The applicant is requesting a rezone from C-1 (Neighborhood Commercial) to C-3 (Highway Commercial) for property located at 4020 N. Kickapoo Ave to utilize as a Restaurant. The subject site is approximately 0.72 acres, or 31,500 square feet in size and is generally located on the west side of Kickapoo between W 45th St. and Penny St, south of AutoZone.

GENERAL INFORMATION

Applicant	Nelmon Brauning
Owner	Randy D. Edmonson Holding Trust
Site Location/Address	4020 N. Kickapoo Ave.
Current Site Zoning	C-1: Neighborhood Commercial
Proposed Zoning	C-3: Highway Commercial
Property Area	31,500 square feet
Current Use	Residential
Proposed Use	Restaurant

Comprehensive Plan	Commercial and Residential
Existing Land Use	Residential
Surrounding Zoning	North – Commercial (C-3) South – Commercial (C-3) West – Residential (R-1) East – Residential (R-1)

STAFF REVIEW AND ANALYSIS

The applicant is requesting approval for a rezone from C-1 (Neighborhood Commercial) to C-3 (Highway Commercial) to appropriately construct a restaurant on-site. The site is of adequate size and properly located for such a rezone. There exists a high concentration of C-3 zoning along Kickapoo Street, and the City has recently approved similar rezone requests recently.

Fencing shall be required along the west perimeter where residential zoning abuts. In conformance with other such rezones, landscaping, façade requirements, and sidewalks shall be required.

Based on the consistency with the Shawnee Comprehensive Plan (Figure 3) and the Shawnee Zoning Code, Staff does hereby recommend approval on the proposed rezone from C-1 (Neighborhood Commercial) to C-3 (Highway Commercial).

STAFF RECOMMENDATION

Staff recommends approval of the proposed rezone from ***C-1 (Neighborhood Commercial) to C-3 (Highway Commercial)*** for the subject property.

Attachments

1. Figure 1: Zoning map
2. Figure 2: Aerial view of site
3. Figure 3: Future Land Use Map

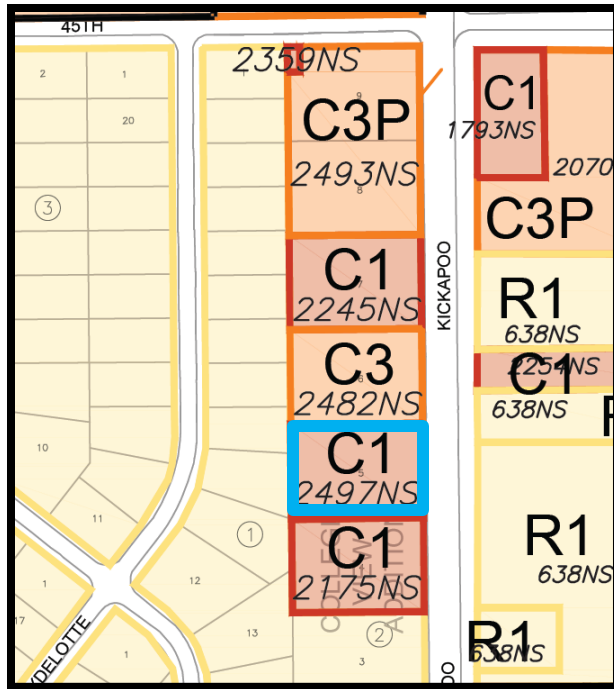


Figure 1: Zoning Map of site – approximate total area outlined in blue.



Figure 2: Aerial view of the site – approximate total area outlined in red.

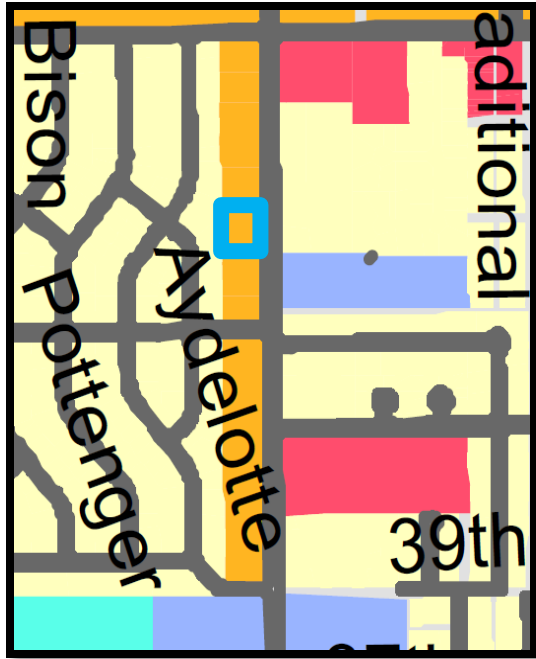


Figure 3: Shawnee Comprehensive Plan: Future Land Use Map (Figure 4.2) - approximate total area outlined in blue.

PLANNING COMMISSION APPLICATION



City of Shawnee Planning Department

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

For Office Use Only

Case Number: P09-116

Project Number: 161154

Date Filed: September 28th 2016

Cheyenne Lincoln
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 C1 District to C3 District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 4020 N. KICKAPOO SHAWNEE

LEGAL DESCRIPTION: BLOCK 2 LOT 5 COLLEGE VIEW ADDITION

PROPERTY OWNER (S): RANDY D. EDMONSON HOLDING TRUST

PROPERTY AGENT (APPLICANT): NELMON BRAUNING

APPLICANT'S ADDRESS: 201 W 9th ST, SHAWNEE

CITY: SHAWNEE STATE: OK ZIP: 74801

EMAIL ADDRESS: nbrauning@hotmail.com

TELEPHONE NUMBER: (405) 370-0394 CONTACT NUMBER: (405) 370-0394

DIMENSIONS OF PROPERTY: AREA: .72 WIDTH: 151'
LENGTH: 210' FRONTAGE: 151'

CURRENT ZONING: C-1 CURRENT USE: Res

PROPOSED ZONING: C-3 PROPOSED USE: RESTAURANT

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

Nelson Brauning
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

RECEIPT NO. 0916167

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.: _____

CITY OF SHAWNEE
PUBLIC HEARING NOTICE
CASE #P09-16

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

The property requesting rezoning is described as follows:

Lot Five (5), Block Two (2), COLLEGE VIEW ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

General Location Known As:	<u>4020 N. Kickapoo Street, Shawnee, OK</u>
Current Zoning Classification:	<u>C-1; Neighborhood Commercial District</u>
Requested Zoning Classification:	<u>C-3; Highway Commercial District</u>
Proposed Use of Property:	<u>Restaurant</u>
Applicant:	<u>Nelmon Brauning</u>

The "Zoning Map of the City of Shawnee, Oklahoma" will be amended accordingly to reflect such change if approved by the City Commission.

The public hearings will be held in the City Commission Chambers in City Hall, 16 W. 9th St. Shawnee, Oklahoma, as follows:

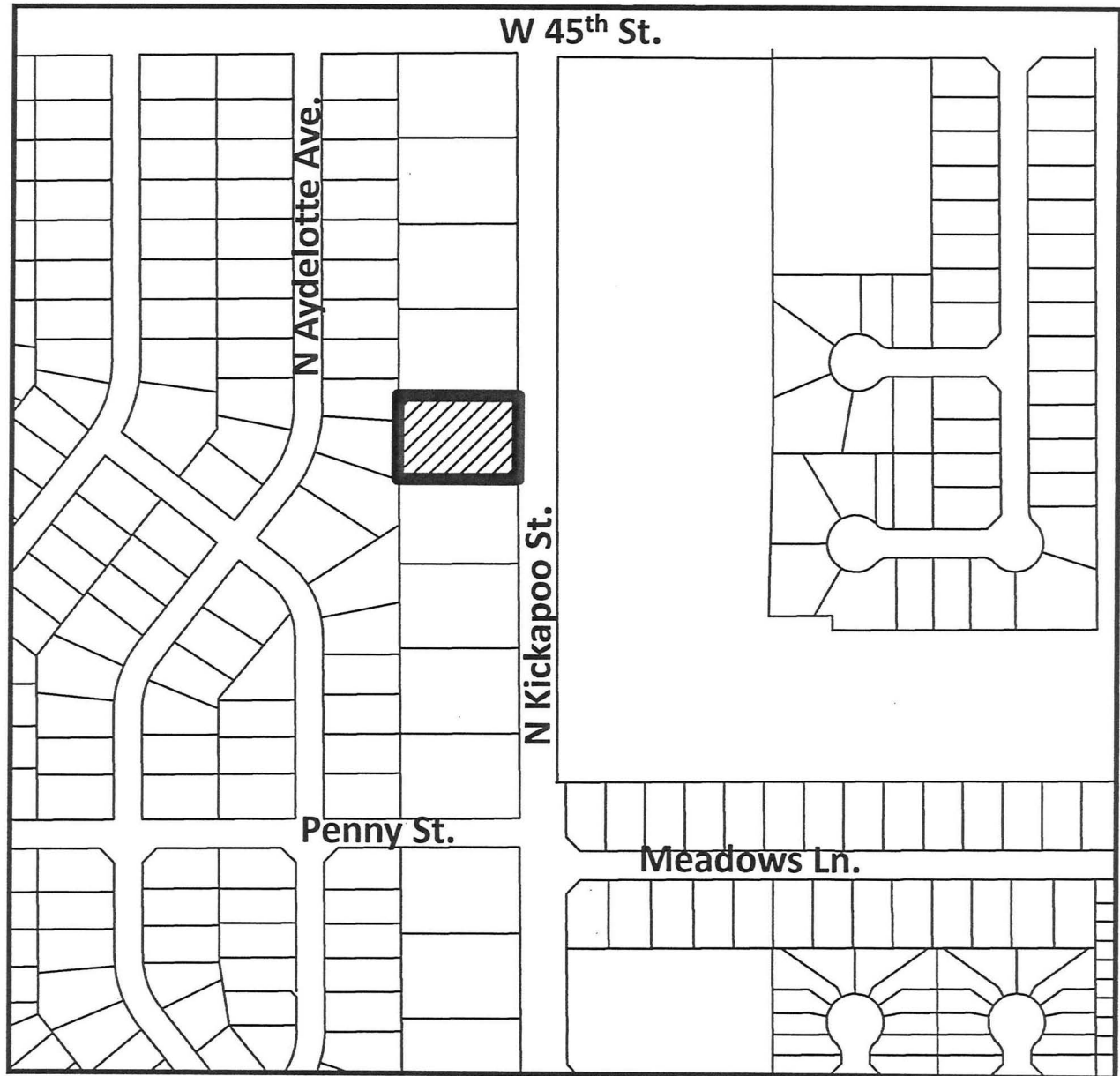
November 2nd, 2016 AT 1:30 P.M.: CITY OF SHAWNEE PLANNING COMMISSION
November 21st, 2016 AT 6:30 P.M.: CITY OF SHAWNEE CITY COMMISSION

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

Witness my hand this 13th day of October, 2016.


Phyllis Loftis, City Clerk





104710

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:

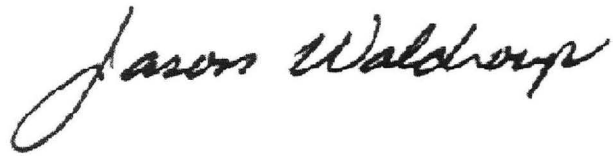
Lot Five (5), Block Two (2), COLLEGE VIEW ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (2), 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: September 21, 2016 at 7:30 AM

First American Title & Trust Company

By: 

Jason Waldroup
Abstractor License No. 1400
OAB Certificate of Authority # 017
File No. 2183139-SH99

OWNERSHIP LIST**ORDER NO. 2183139**

DATE PREPARED: September 27, 2016

EFFECTIVE DATE: September 21, 2016 at 7:30 a.m.

OWNER	LOT	BLK	ADDITION
EDMONSON RANDY D SEPARATE HOLDINGS TRUST P O BOX 3003 SHAWNEE OK 74802-0000	5	2	COLLEGE VIEW
O'REILLY AUTOMOTIVE STORES INC % PROPERTY MANAGEMENT P O BOX 1156 SPRINGFIELD MO 65801-0000	6	2	COLLEGE VIEW
D & G PROPERTIES LLC 4400 N KICKAPOO SHAWNEE OK 74804-0000	7	2	COLLEGE VIEW
EDMONSON RANDY D SEPARATE HOLDINGS TRUST 4016 N KICKAPOO SHAWNEE OK 74804-0000	4	2	COLLEGE VIEW
MALONE WM E & DREXEL W TRUST 4010 N KICKAPOO SHAWNEE OK 74804-0000	3	2	COLLEGE VIEW
BENTON ELBERT J & BETTE D 719 W DEWEY SHAWNEE OK 74801-0000			BEG 333'S NW/C LOT 4 S134' E420' N134' W420' POB.
LOWDER THOMAS & CHI CHI P O BOX 307 SHAWNEE OK 74802-0000			BEG 467'S NW/C LOT 4 (NW NW) S70' E420' N70' W420' POB.
SALES CHARLES E 4331 N KICKAPOO SHAWNEE OK 74804-0000			BEG 612'S OF NW/C LOT 4 (NW NW) E420' N75' W420' S75' POB.
OZERETNY JERRY E & PATRICIA R TRSTES OF OZERETNY FAMILY TRST 4325 N KICKAPOO SHAWNEE OK 74804-1203			BEG 690'S NW/C LOT 4 E420' N78' W420' S78' POB.
HOUSING AUTHORITY OF THE SAC & FOX NATION 201 N HARRISON SHAWNEE OK 74801-0000			BEG 690'S NW/C TH E420' N690' E570' S1056' W468.9' N21*W 13.72' N88*W 333.31' N 100'W183' N244'POB LESS PART PLATTED FOUR WINDS EST 2.85 Acres
FARLEY CHARLES TRACY & RICHARD FRAZIER FARLEY 13306 MUSSON RD SHAWNEE OK 74804-0000			BEG 289'N SW/C NW NW E183' N100' W183' S100' POB.
JONES RICHARD N LIVING TRUST P O BOX 1852 SHAWNEE OK 74802-1852			BEG 115'N & 33'E SW/C NW NW N125' E175' S124' W175' POB
VARNER ROY V TRUST 4009 1/2 N KICKAPOO SHAWNEE OK 74804-0000			BEG 333'E SW/C NW NW E657' N264' W990' S25' E333' S239' POB. 4.17 Acres
BROWN BOBBY A 4403 N AYDELOTTE SHAWNEE OK 74804-0000	5	1	BISON

HICKOX JASON 4401 N AYDELOTTE SHAWNEE OK 74804-0000	6	1	BISON
FLEMING CHRISTOPHER M & CHRISTINA K FLEMING 4311 N AYDELOTTE SHAWNEE OK 74804-0000	7	1	BISON
BOLERJACK ANNA L P O BOX 3922 SHAWNEE OK 74802-3922	8	1	BISON
MCMAHAN ROGER B & CORMAL K 4307 N AYDELOTTE SHAWNEE OK 74804-0000	9	1	BISON
BLISS WILLIAM R & ROSE B & BARBARA BLISS-WALCK 4305 N AYDELOTTE SHAWNEE OK 74804-0000	10 ½ INT.	1	BISON
MONTOYA NATALIE & DARRAH BIRTH 413 WANDERING WAY ARDMORE OK 73401	10 ½ INT.	1	BISON
ADAIR MANOI S 4303 N AYDELOTTE SHAWNEE OK 74804-1230	11	1	BISON
MINER AMANDA & HYRUM 4301 N AYDELOTTE SHAWNEE OK 74804-0000	12	1	BISON
BURDINE KRISTIN 4207 BLAINE RD SHAWNEE OK 74804-0000	13	1	BISON
GEAR RUSSELL CRAIG & DIANNA L 4205 BLAINE RD SHAWNEE OK 74804-0000	14	1	BISON
WHITED CLIFFORD E & PATSY J 4204 BLAINE RD SHAWNEE OK 74804-0000	10	2	BISON
RAMSEYER ANDREW R 4205 N AYDELOTTE SHAWNEE OK 74804-0000	1	2	BISON
CRAIG KENNETH G & MARGARET 4302 N AYDELOTTE SHAWNEE OK 74804-0000	11	3	BISON
MELTON MARY KATHRYN 4304 N AYDELOTTE SHAWNEE OK 74804-0000	12 & Part of 13*	3	BISON * N18' E133.5' CURVE SW DIST 25' SE/C LOT 13 N78*32' W133.26' TO POB
BLANTON JOHN T & JEAN L 5 CONCORD BLVD SHAWNEE OK 74804-0000	N65' LOT 13	3	BISON
HIGGINS J SCOTT 4308 N AYDELOTTE SHAWNEE OK 74804-0000	14	3	BISON
STORY CHARLES S & HOLT LARHONDA & STORY CHARLES R & STORY-SCHELL RITA 4310 N AYDELOTTE SHAWNEE OK 74804-0000	15	3	BISON
GARREN RICHARD B & ROBIN R 4402 N AYDELOTTE SHAWNEE OK 74804-0000	16	3	BISON
FIELDS LORENE A 2 SPRINGBROOK RD SHAWNEE OK 74804-0000	17	3	BISON



Domino Plaza Addition

Combined Staff Report
Planned Unit Development - Case #P09-16
Preliminary Plat - Case #S19-16

TO: Shawnee Planning Commission

AGENDA: November 2, 2016

RE: Domino Plaza Addition (PUD / Preliminary Plat)

PROPOSAL

The applicant requests Planned Unit Development (PUD) and Preliminary Plat approval for a commercial development containing five (5) lots on 14.76 acres of land, located at the north-east corner of Harrison Avenue and 45th Street. The project will be developed in phases and shall involve hotel, restaurant, and gas service station developments. The site is currently zoned CP (Planned Shopping Center) and is currently undeveloped. Adjacent land uses include commercial uses, vacant land, residential property, and Gordon Cooper Technology Center.

GENERAL INFORMATION

Applicant	Shawnee Harrison, LLC
Owner	Shawnee Harrison, LLC
Site Location/Address	NE corner of 45 th St. and Harrison Ave.
Current Site Zoning	CP (Planned Shopping Center)
Proposed Zoning	PUD (Planned Unit Development)
Property Area	14.76 Acres
Current Use	Vacant
Proposed Use	Restaurant, Hotel, Service Station

Comprehensive Plan Designation	Residential / Public / Commercial
Existing Land Use	Undeveloped
Surrounding Land Use	Residential/ Agricultural/Commercial
Surrounding Zoning	A1: Rural Agricultural C3: Highway Commercial

STAFF REVIEW AND ANALYSIS

According to the applicant, the concept for Domino Plaza PUD is, “to create a series of restaurants and hotels that provide a wide range of goods and services to the City of Shawnee from national, regional and local business.” A PUD, unlike traditional zoning, allows for a degree of “give and take” between the developer and the City to accomplish a consistent and unified design over larger development projects. In exchange for master planning, consistent design and innovative approaches, applicants may be granted deviations which would commonly require a variance.



Figure 1: Aerial view of the site – approximate total area outlined in red.

A planned unit development consists of a Master Development Plan Map and a Design Statement (Exhibit 1). Together, these two documents provide a detailed narrative for the development project. Approval of a PUD adopts the master plan prepared by the applicant and replaces any previous zoning district classification on the parcel. Domino Plaza is designed with the regulations imposed by the C-3 (Highway Commercial) district, which does allow for the variety of uses intended for this property. This concept will allow for a more efficient development and improved traffic flow throughout the site.

The site details are as follows:

1. Five (5) developable lots.
2. Three (3) common areas.
 - a) Common Area "A" – Detention Pond – 0.29 acres.
 - b) Common Area "B" – Dog Park – 1.17 acres.
 - i. Developed with walking trails, lighting, landscaping, benches, picnic area, footbridge, and small and large breed dog partitions.
 - c) Common Area "C" – Detention Pond – 0.62 Acres.
3. Currently, the PUD plan includes space for four (4) restaurants, two (2) hotels, one (1) gas service station, and one (1) dog park.

Street Improvements and Access

John C. Burton Drive provides one (1) point of access to the site from the north. This private drive will be upgraded to a 32' collector street, dedicated to the public, and improved to City standards for an approximate length of 395 linear feet. Three (3) shared access drives are proposed along Harrison Street and two (2) means of access are proposed along 45th Street. Sidewalks shall be provided along each street frontage.

Internal common access shall be established by cross access agreement, creating an improved traffic flow throughout the site.

Utility Improvements

Though water and sewer lines exist adjacent to the site, required extensions of these lines will be built to City standard and dedicated as public infrastructure. The subject property will include two detention ponds, serving to capture surface runoff, release said water at a rate consistent with the rate prior to development.

Signage

As part of the proposed Planned Unit Development, the applicant has incorporated a signage plan design similar to Shawnee Marketplace, emphasizing a reduction in overall site signage.

The total frontage is approximately 2,590 feet. Under the C-3 Zoning Signage Standards, free-standing signs (up to 40') may be constructed at a ratio of two square feet of sign area per linear foot of frontage. Thus, the maximum total allowable sign area is around 5,180 square feet. That square footage can be spread to multiple free-standing signs, provided that each sign is spaced

150 feet apart. Based on the significant amount of street frontage, this could amount to approximately seventeen (17) total free-standing signs along the three (3) frontages.

However, the applicant has elected to restrict signage to the following:

1. One (1) master sign with a maximum height of 80 feet, located at the north-west corner of the site.
2. One (1) monument sign with a maximum height of twelve (12') feet and a maximum area of 120 square feet, per structure.

Free-standing signs may be allowed up to forty (40') feet in height within one-half (1/2) mile of Interstate – 40. Historically, the City of Shawnee has approved variances to this requirement on properties located south of the Interstate, due to the lower elevation. Directly north of the subject site, a variance was approved for Collision Works (Case #Z10-06), located at 4881 N. Harrison Ave., to construct a free-standing sign at a height of seventy (70') feet.

Consistent with the historic findings for properties in this area, Staff believes the requested variance is acceptable. Aside from the low elevation and increased distance from I-40, the applicant intends to forgo the option to create upwards of seventeen (17) freestanding signs for the right to construct one (1) master sign at a height of eighty (80') feet. Such a compromise is considered unique to this case and certainly goes a long way in creating an aesthetically pleasing site. Said sign will be oriented in such a way that it does not interfere with the site triangle for any drives, will maintain appropriate clearance, and shall be constructed of materials considered harmonious to the development.

Directional signs and wall signs shall be restricted to the allowances detailed in the City of Shawnee Sign Code.

Architecture and Landscaping

All landscaping and architectural design will be compliant with the City of Shawnee Zoning Code. To create an aesthetically pleasing development, a minimum of 10% of the site will be landscaped. This shall include parking lot perimeter landscaping, landscape islands for every twelve (12) parking spaces, and additional, evenly spaced landscaping throughout each lot.

Though most brands have their own architectural design standards, City requirements shall ensure that at minimum, 60% of the structural facades shall incorporate masonry materials (rock, brick, stone, etc.) where facing upon a public street.

Additionally, the 1.17 acre dog park will include exceptional landscaping, adequate site lighting, picnic tables, a five (5') foot wide pedestrian path, and other great amenities. This centrally located park, along with the additional landscaping will meet and exceed the City standard.

Requested Variances

The following two (2) items are requested variances from City Code:

1. There shall be no perimeter easement along the east lot lines due to the creek abutting the east side.

2. There shall be one eighty (80') foot tall master sign for the development, located at the north-west corner of the development (Exhibit 1).

Other Considerations

The City of Shawnee commissioned a Traffic Impact Analysis for the proposed development. The report was prepared by Traffic Engineering Consultants, Inc. a firm from Oklahoma City. For a Staff analysis, please see comments from John Krywicki, City Engineer, in the attached memorandum (Exhibit 3).

Staff Findings

Staff makes the following findings relative to the proposed Domino Plaza Preliminary Plat and Planned Unit Development:

1. City utilities are adjacent to the subject property and the applicant proposes extending said utilities to serve the development.
2. The proposed development will generate a substantial amount of vehicle trips and roadway improvements are needed to mitigate the impact.
3. Approval of a Planned Unit Development for the subject site is the best way to ensure unified site design and development. It is a preferred alternative to piecemeal lot development and conventional zoning.
4. The proposed modifications and deviations to City of Shawnee code are limited, deemed minor in scope, and are consistent with the intent of the planned unit development process.
5. The Domino Addition Preliminary Plat is in conformance with the City of Shawnee subdivision regulations, Zoning Code, Comprehensive Plan, and the proposed Planned Unit Development standards, subject to recommended conditions.

The applicant is requesting approval for a rezone to PUD and preliminary plat. The proposed configurations are consistent with both the C-3 zoning standards and any modifications requested as part of the Planned Unit Development. Staff has reviewed the preliminary plat submittal and finds that the quality is such that an approval, with conditions, can be recommended.

STAFF RECOMMENDATION

Staff recommends approval for the proposed rezone from *CP* (Planned Shopping Center) to *PUD* (Planned Unit Development) and the proposed preliminary plat, with the following conditions:

1. Final construction documents must be approved by the City Engineer concurrent with Final Plat approval.
2. Any necessary drainage plans must be approved by the City Engineer concurrent with Final Plat approval.
3. The requirements and conditions of the City Engineer as detailed in the memorandum (Exhibit 3) shall be met and shall be so shown on the above-noted construction plans and Final Plat.

4. These conditions shall override any deviation proposed in the Planned Unit Development Master Plan or Design Statement.
5. Sidewalks are required along 45th Street, Harrison Avenue, and John C. Burton Drive.
6. Approval of requested variance to allow for one eighty (80') foot free-standing sign, in place of further free-standing sign allowances.
7. Approval of requested variance to eliminate a perimeter easement along the east boundary due to the creek abutting the east side.
8. Correction of minor details on the Preliminary Plat.
9. The Planned Unit Development Design Statement shall be amended as needed to be in conformance with these conditions and submitted to the City for acceptance.
10. All other applicable City standards apply.

Attachments

1. Figure 1: Aerial view of site
2. Figure 2: Zoning Map
3. Figure 3: Future Land Use Map
4. Exhibit 1: Preliminary Plat
5. Exhibit 2: Planned Unit Development application materials.
6. Exhibit 3: Memorandum from the City Engineer, John Krywicki.

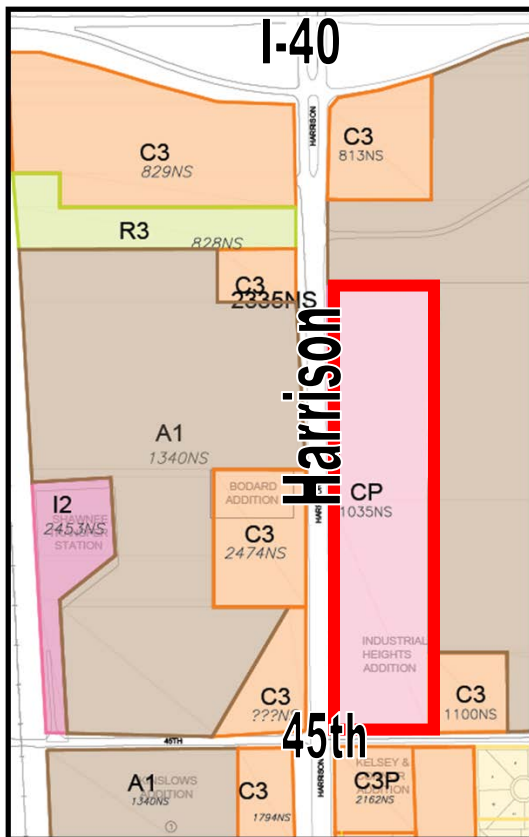


Figure 2: Zoning Map of site – approximate total area outlined in red.

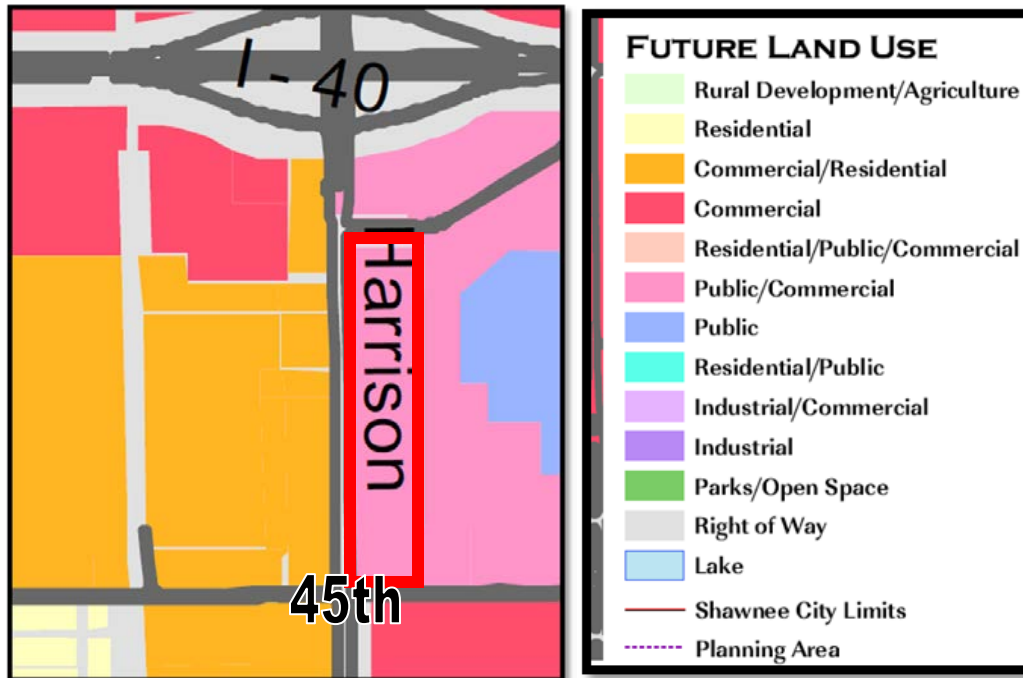
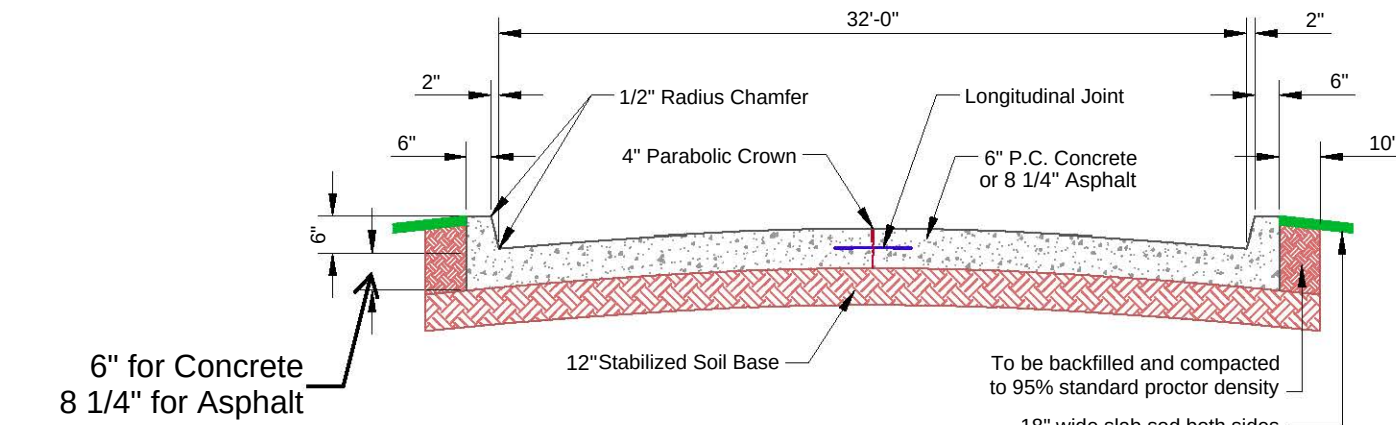
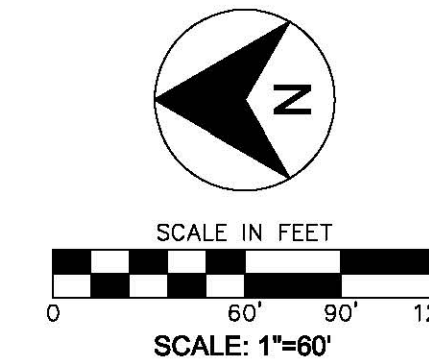
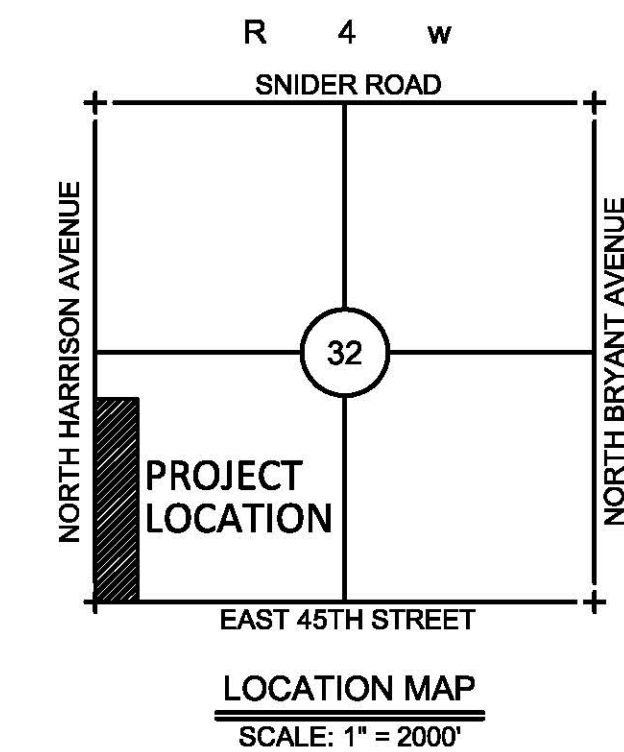


Figure 3: Shawnee Comprehensive Plan: Future Land Use Map – approximate total area outlined in red

PRELIMINARY PLAT OF DOMINO PLAZA ADDITION

BEING A PART OF THE SW/4 OF SECTION 32, T-11-N, R-4-W, I.M.
SHAWNEE, POTTOWATOMIE COUNTY, OKLAHOMA
DATE: OCTOBER 3, 2016



LEGEND		
BOUNDARY LINE	FIRE HYDRANT	EX. POWER POLE
RIGHT OF WAY LINE	WATER VALVE	PROP. POWER POLE
EASEMENT LINE	EX. WATER METER PIT	EX. TELEPHONE PED.
EXISTING CONCRETE CURB AND GUTTER	EX. WATER METER	EX. TELEPHONE MANHOLE
PROPOSED CONCRETE CURB AND GUTTER	PROP. WATER METER	EX. TRAFFIC SIGNAL LIGHT
PROPOSED FIRE LANE STRIPING	EX. SPRINKLER VALVE	EX. TRAFFIC CONTROL BOX
OHE OVERHEAD ELECTRIC	EX. AUTO SPRINKLER	EX. FLAG POLE
UGE UNDERGROUND ELECTRIC	EX. ELECT. PEDESTAL	EX. YARD LIGHT
GAS GAS LINE	EX. ELECT. TRANSFORMER	EX. GREASE TRAP
UGT UNDERGROUND TELEPHONE	EX. ELECT. METER	EX. SS MANHOLE
FO UNDERGROUND FIBER OPTIC	PROP. ELECT. METER	EX. GAS METER
8"SS SANITARY SEWER	EX. AIR CONDITIONER	PROP. GAS METER
6"W WATERLINE	EX. SIGNAGE	EX. ELECT. MANHOLE
BENCHMARK	EX. LIGHT POLE	EX. STORM MANHOLE
PROP. INLETS (SEE GRADING PLAN FOR TYPE)	PROP. LIGHT POLE	
VERTICAL SEPARATION REQUIREMENT	EX. BOLLARD	

OWNER:
SHAWNEE HARRISON L.L.C.
1715 S. HWY 183
CLINTON, OK 73601
580-331-3728

DEVELOPER:
SHAWNEE HARRISON L.L.C.
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CLINTON, OK 73601
580-331-3728

ENGINEER:
CEDAR CREEK CONSULTING, INC.
PO BOX 14534
OKLAHOMA CITY, OK 73113
405-778-3385

STATISTICAL DATA

GROSS ACRES: 14.76 +/-
NUMBER OF LOTS: 5
NUMBER OF DWELLING UNITS: NONE
NUMBER OF LOTS FOR COMMERCIAL: 5 LOTS. 12.68 ACRES ALLOCATED TO COMMERCIAL WITH 53,476 SF +/- OF COMMERCIAL STRUCTURES.
ACREAGE ALLOCATED TO PARKS: 1.17 ACRES
ACREAGE ALLOCATED TO COMMON OPEN SPACE: 0.91 ACRES
ACREAGE ALLOCATED TO OTHER PUBLIC AND SEMI-PUBLIC USES: NONE
ZONING: P.U.D. PENDING (CURRENT ZONING = CP)

BENCHMARK — BM 1	
ELEVATION	996.34
MONUMENT	CUT X ON TOP OF CURB
LOCATION	EAST SIDE OF CONC. DRIVE ENTRANCE TO SONIC S. SIDE OF E. 45TH STREET

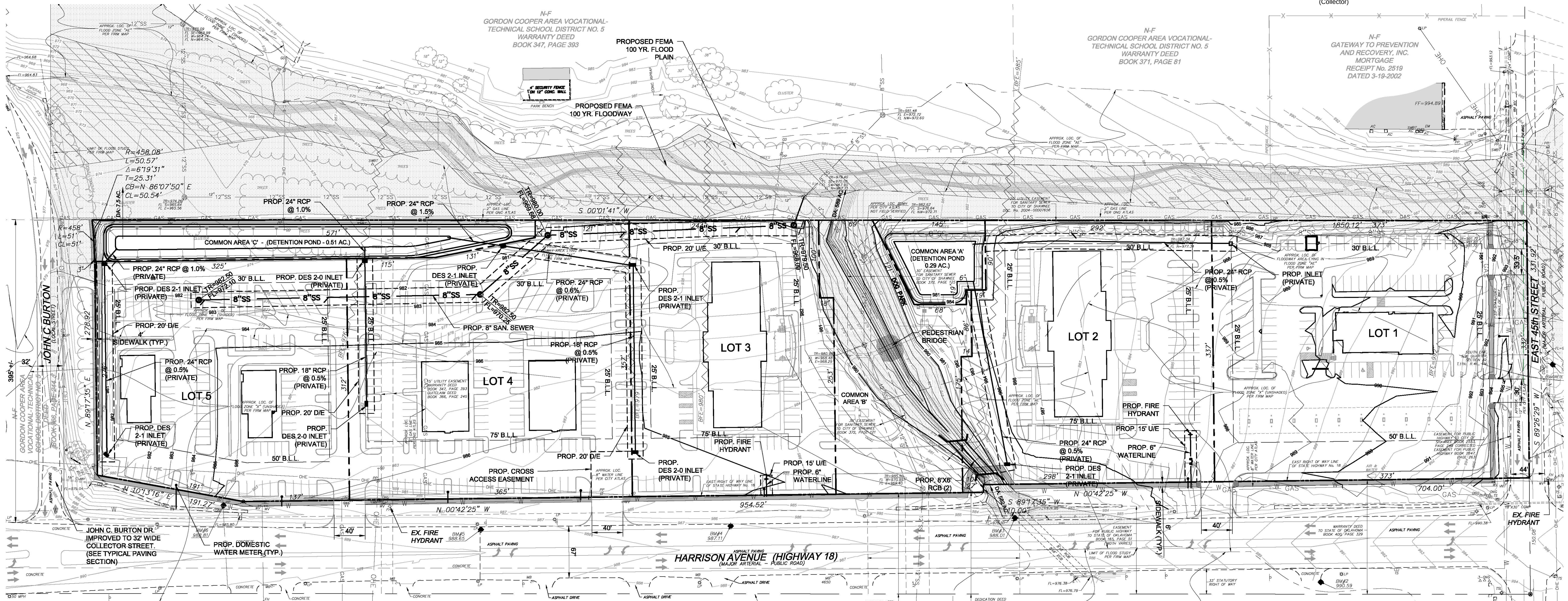


EXHIBIT
1



EXHIBIT
2

THE CITY OF SHAWNEE, OKLAHOMA

PLANNED UNIT DEVELOPMENT

DESIGN STATEMENT

FOR

DOMINO PLAZA ADDITION

PREPARED BY:



CONTENTS:

Site Description

Legal Description

Concept

Zoning

Parking

Architecture

Street Improvements and Access

Utility Improvements

Signage

Site Lighting

Landscaping & Screening

ATTACHMENTS:

Master Development Plan

Master Utility Plan

Pylon Sign Schematic

Dog Park Schematic

Approved Landscape Materials List

Site Description

The Planned Unit Development (PUD) of Domino Plaza Addition, consisting of 14.76 acres is located within the SW/4 of Section 32, Township 11N, Range 4E, of the Indian Meridian, Pottawatomie County, Oklahoma. The subject property is generally located east side of Harrison Avenue and on north side of East 45th Street. This land is currently vacant and undeveloped. The land is currently owned by Shawnee Harrison, LLC , and is being developed by Shawnee Harrison, LLC in Clinton, OK.

Legal Description

LEGAL DESCRIPTION:

A tract of land lying in the West Half of the Southwest Quarter of Section 32, Township 11 North, Range 4 East of the Indian Meridian, Pottawatomie County, Oklahoma, and further described as BEGINNING at a point on the south line of said West Half of the Southwest Quarter, 150.08 feet east of the southwest corner of said West Half of the Southwest Quarter, said POINT OF BEGINNING also being the east right of way line of State Highway No. 18;

THENCE North 00°42'25" West along said right of way line a distance of 704.00 feet;

THENCE South 89°17'35" West along said right of way line a distance of 10.00 feet;

THENCE North 00°42'25" West a distance of 954.52 feet;

THENCE North 10°13'16" East along said right of way line a distance of 191.27 feet to the south line of a 120.00 foot road and utility easement;

THENCE North 89°17'35" East along said south line a distance of 278.92 feet;

THENCE northeasterly along said south line on a curve to the left having a radius of 458.08 feet a distance of 50.57 feet;

THENCE South 00°01'41" West and parallel with the west line of said West Half of the Southwest Quarter a distance of 1850.12 feet to the south line of said West Half of the Southwest Quarter;

THENCE South 89°26'29" West along said south line a distance of 331.92 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 642,915 square feet or 14.7593 acres and a net area, less street right of way, of 630,892 square feet or 14.4833 acres, more or less.

Concept

The project conceptually consists of hotel, restaurant and/or gas service station outparcels along Harrison Avenue. The project is planned to be constructed in phases, with the first phase consisting of approximately 2.87 acres. Future phases may be added in any size in the future. The purpose of this Planned Unit Development is to create a series of restaurants and hotels that provide a wide range of goods and services to the City of Shawnee from national, regional and local business. The PUD will comply with all applicable requirements as described in the City of Shawnee Zoning Code adopted by Ordinance 1508NS dated June 2, 2014 unless otherwise discussed in this design statement.

Common Areas “A” & “C” will be used primarily for stormwater detention. Common Areas “A” & “C” will be private and will be maintained by the owner(s).

Common Area “B” will be developed as a park with walking trails, lighting, landscaping, benches, picnic area, footbridge, and small and large breed dog park.

Common Area “B” will be private and will be maintained by the owner(s). It will be lighted and open to the public. Public access will be available from Lot 2 and Lot 3.

Zoning

The current zoning for the subject site is CP. C-3 zoning will be the underlying zoning for the PUD. C-3 is located east of the site adjacent to E. 45th Street. The remaining property abutting the site to the east and north is zoned A-1.

Building setbacks for the lots will be as follows:

Front: Lots 1 & 5 = 50 feet; Lots 2,3,and 4 = 75 feet

Rear: All Lots = 30 feet

Sides: All Lots = 25 feet

Common access within the lots will be available by cross access easements. There shall be no landscape buffer along the interior side lot lines.

Variances to zoning code:

- 1) There shall be no perimeter easement along the east lot lines due to the creek abutting the east side.
- 2) There shall be one (1) 80 feet tall master sign for the development. See Exhibit “A”.

Parking

Parking for hotel, restaurant, and gas service station uses shall be per the base C-3 zoning requirements.

Architecture

The site plan has potential for 7 or more separate structures primarily for hotel, restaurant, and gas and convenience store use. It is anticipated that each use will be for national or regional

brands. Most brands have their own brand design standard concerning architecture and image. Each structure for a national or regional brand will have a minimum 60% rock, brick, stone or CMU. National or regional brand hotels will be required to have 35% rock, brick, stone, or CMU with the remaining materials to be architecturally pleasing. Non national or regional brands must have an exterior that is a minimum of 80% rock, brick or stone. All four sides of each building shall be designed in an architectural pleasing manor.

Street Improvements and Access

The subject site is bounded by Harrison Avenue to the west, E. 45th Street to the south, and John C. Burton Dr. to the north. John C. Burton Drive, though private, will be improved to city standards and upgraded from the current status to a “Collector” street. The length of the John C. Burton Drive improvements is approximately 395 linear feet. Two additional driveways access from E. 45th Street. Three additional driveways access from Harrison. One additional driveway accesses from John C. Burton. Sidewalk will be provided along all street frontage.

Utility Improvements

The subject property contains two major drainage basins, divided by a natural channel that runs east from Harrison to the existing creek east of the property. The development will capture surface runoff and convey it by sheet flow or through private underground conduits to detention areas where the release rate will be mitigated to historic (undeveloped) flow rates. A double 8’x6’ concrete box will be used to bridge the natural channel.

Water service is provided by an existing eight inch main along the east side of Harrison and an existing twelve inch main along the north side of 45th Street. Water main extensions provide for additional fire hydrants to serve the PUD area. All water main extensions will be dedicated to the City as public infrastructure.

An existing twelve inch sanitary sewer main runs through the PUD area and continuing north on the adjacent property abutting the east side of the PUD area. There is also an existing eight inch sanitary sewer main running along the east side of Lots 1 and 2. Additional eight inch public sanitary sewer mains will be installed to serve the remaining PUD area. All sanitary sewer mains will be dedicated to the City as public infrastructure.

Signage

Signage is a facet of development that has benefits from using a PUD concept. Currently, the proximity to the frontage road allows any lot within the PUD area to have a separate free standing sign with a maximum height of 40 feet. The PUD shall restrict signage to allow the following:

Each development within this PUD shall be restricted to one monument sign with a maximum height of 12 feet and a maximum area of 120 square feet. There shall be one master sign 80 feet in height in the northwest corner of the site. (see attached Exhibit “A”.)

Site Lighting

Lighting for hotel, restaurant, and gas service station uses shall be LED with a maximum pole height of 30 feet. All other lighting shall be per the base C-3 zoning requirements.

Landscaping & Screening

The overall landscape design theme shall be that of “Native Oklahoma”. Native plant materials are recommended; adapted materials are required. Materials which support the look of native Oklahoma are encouraged, even if not actually native. A use of yuccas, ornamental grasses, boulders and stone are encouraged. Sheered hedges, should be avoided. This look should contrast with irrigated Bermuda grass lawns. A defined edge between lawns and beds should be established with metal, concrete or stone edging. Shade, ornamental and evergreen trees should be used to shade parking areas, define edges and provide color and seasonal interest to the development.

The landscape should be designed to satisfy the following criteria:

- a. To create an aesthetically pleasing commercial/retail property utilizing the use of trees, shrubs, vines, annual color, ground cover, and turf.
- b. To create a buffer between on-site parking and the street and/or noncommercial property.
- c. To provide vertical and horizontal dimensions to the site.

A blend or integration of plant material should be achieved throughout the landscape design even though each part serves a different function.

All landscape standards, in accordance with City of Shawnee Ordinance Section 22.180, will be upheld.

LEGEND

-----	BOUNDARY LINE	⊕	FIRE HYDRANT	⊕	EX. POWER POLE
-----	RIGHT OF WAY LINE	⊕	WATER VALVE	⊕	PROP. POWER POLE
-----	EASEMENT LINE	⊕	EX. WATER METER PIT	⊕	EX. TELEPHONE PED.
-----	EXISTING CONCRETE CURB AND GUTTER	⊕	EX. WATER METER	⊕	EX. TELEPHONE MANHOLE
-----	PROPOSED CONCRETE CURB AND GUTTER	⊕	PROP. WATER METER	⊕	EX. TRAFFIC SIGNAL LIGHT
-----	PROPOSED FIRE LANE STRIPING	⊕	EX. SPRINKLER VALVE	⊕	EX. TRAFFIC CONTROL BOX
-----	OVERHEAD ELECTRIC	⊕	EX. AUTO SPRINKLER	⊕	EX. FLAG POLE
-----	UNDERGROUND ELECTRIC	⊕	EX. ELECT. PEDESTAL	⊕	EX. YARD LIGHT
-----	GAS LINE	⊕	EX. ELECT. TRANSFORMER	⊕	EX. GREASE TRAP
-----	UNDERGROUND TELEPHONE	⊕	EX. ELECT. METER	⊕	EX. SS MANHOLE
-----	UNDERGROUND FIBER OPTIC	⊕	PROP. ELECT. METER	⊕	EX. GAS METER
-----	8" SS SANITARY SEWER	⊕	EX. AIR CONDITIONER	⊕	PROP. GAS METER
-----	WATERLINE	⊕	EX. SIGNAGE	⊕	EX. ELECT. MANHOLE
-----	BENCHMARK	⊕	EX. LIGHT POLE	⊕	EX. STORM MANHOLE
⊕	PROP. INLETS (SEE GRADING PLAN FOR TYPE)	⊕	PROP. LIGHT POLE	⊕	
⊕	VERTICAL SEPARATION REQUIREMENT	⊕	EX. BOLLARD	⊕	

OWNER:

SHAWNEE HARRISON L.L.C.
1715 S. HWY 183
CLINTON, OK 73601
580-331-3728

DEVELOPER:

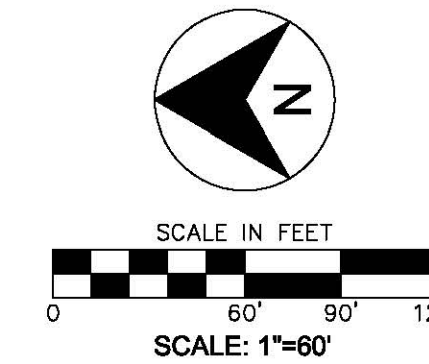
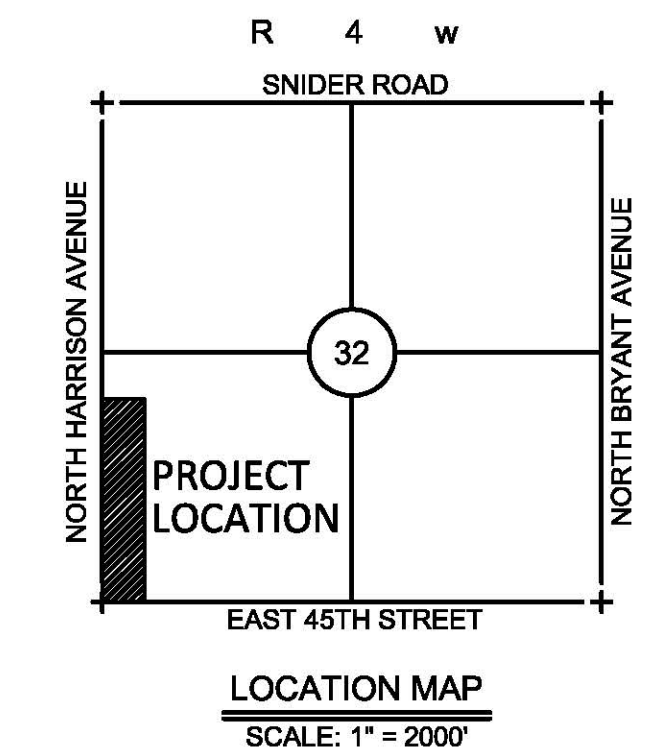
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580-331-3728

ENGINEER:

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PO BOX 14534
OKLAHOMA CITY, OK 73113
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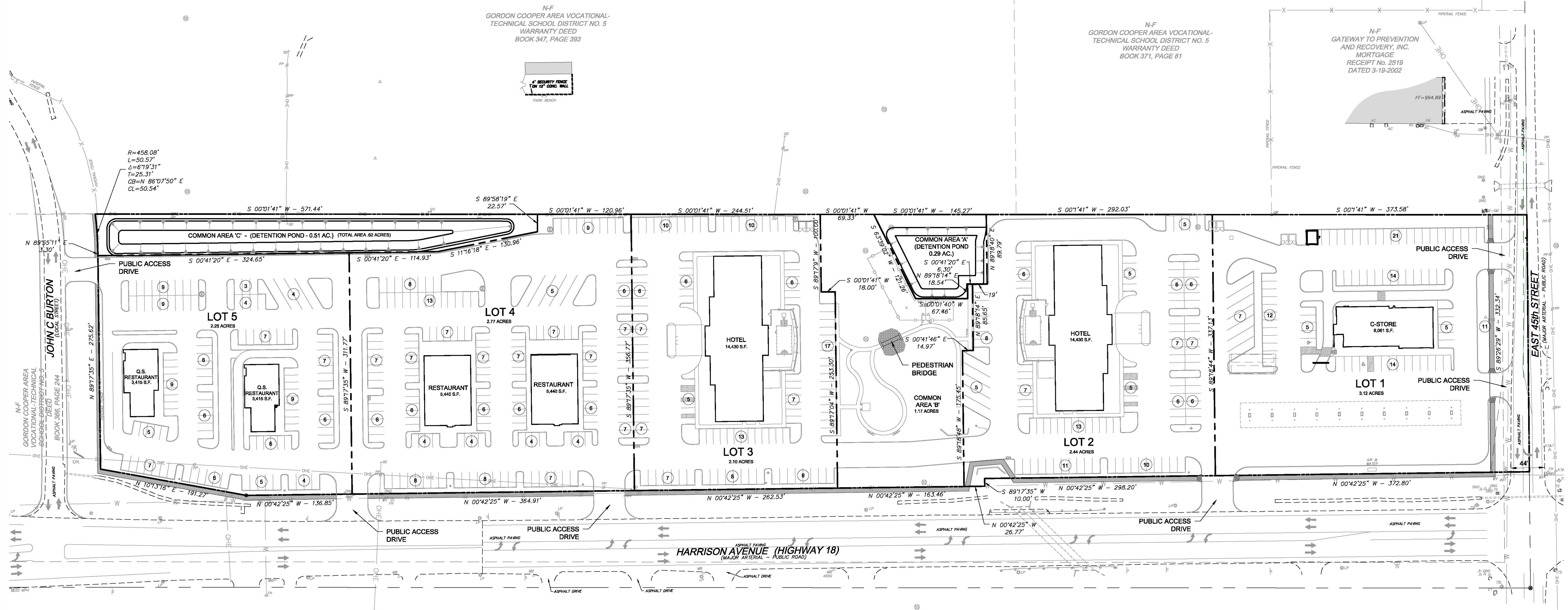
SITE DATA

SITE AREA: 14.76 ACRES				ZONING: PUD (C3)	
LOT	LOT AREA (AC)	BUILDING AREA (S.F.)	LOT COVERAGE	BUILDING USE	PARKING PROVIDED
1	3.12	6,061	0.04	C-STORE	89
2	2.44	14,430	0.14	HOTEL	113
3	2.10	14,430	0.16	HOTEL	117
4	2.77	10,880	0.09	RESTAURANT (2)	160
5	2.25	9,830	0.10	Q.S. RESTAURANT (2)	107
COMMON AREAS	2.08				
TOTAL	14.76	55,631	0.10		586



MASTER DEVELOPMENT PLAN OF DOMINO PLAZA ADDITION

BEING A PART OF THE SW/4 OF SECTION 32, T-11-N, R-4-W, I.M.
SHAWNEE, POTTOWATOMIE COUNTY, OKLAHOMA
DATE: OCTOBER 3, 2016



LEGEND

-----	BOUNDARY LINE	⊕	FIRE HYDRANT	⊕	EX. POWER POLE
-----	RIGHT OF WAY LINE	⊕	WATER VALVE	⊕	PROP. POWER POLE
-----	EASEMENT LINE	⊕	EX. WATER METER PIT	⊕	EX. TELEPHONE PED.
-----	EXISTING CONCRETE CURB AND GUTTER	⊕	EX. WATER METER	⊕	EX. TELEPHONE MANHOLE
-----	PROPOSED CONCRETE CURB AND GUTTER	⊕	PROP. WATER METER	⊕	EX. TRAFFIC SIGNAL LIGHT
-----	PROPOSED FIRE LANE STRIPING	⊕	EX. SPRINKLER VALVE	⊕	EX. TRAFFIC CONTROL BOX
-----	OHE	⊕	EX. AUTO SPRINKLER	⊕	EX. FLAG POLE
-----	OVERHEAD ELECTRIC	⊕	EX. ELECT. PEDESTAL	⊕	EX. YARD LIGHT
-----	UGE	⊕	EX. ELECT. TRANSFORMER	⊕	EX. GREASE TRAP
-----	GAS	⊕	EX. ELECT. METER	⊕	EX. SS MANHOLE
-----	UGT	⊕	PROP. ELECT. METER	⊕	PROP. SS MANHOLE
-----	UNDERGROUND TELEPHONE	⊕	EX. AIR CONDITIONER	⊕	EX. GAS METER
-----	FO	⊕	EX. SIGNAGE	⊕	PROP. GAS METER
-----	UNDERGROUND FIBER OPTIC	⊕	EX. LIGHT POLE	⊕	EX. ELECT. MANHOLE
-----	8"SS	⊕	PROP. LIGHT POLE	⊕	EX. STORM MANHOLE
-----	SANITARY SEWER	⊕	EX. BOLLARD	⊕	
-----	8"W	⊕		⊕	
-----	WATERLINE	⊕		⊕	
-----	BENCHMARK	⊕		⊕	
⊕	PROP. INLETS (SEE GRADING PLAN FOR TYPE)	⊕		⊕	
⊕	VERTICAL SEPARATION REQUIREMENT	⊕		⊕	

OWNER:

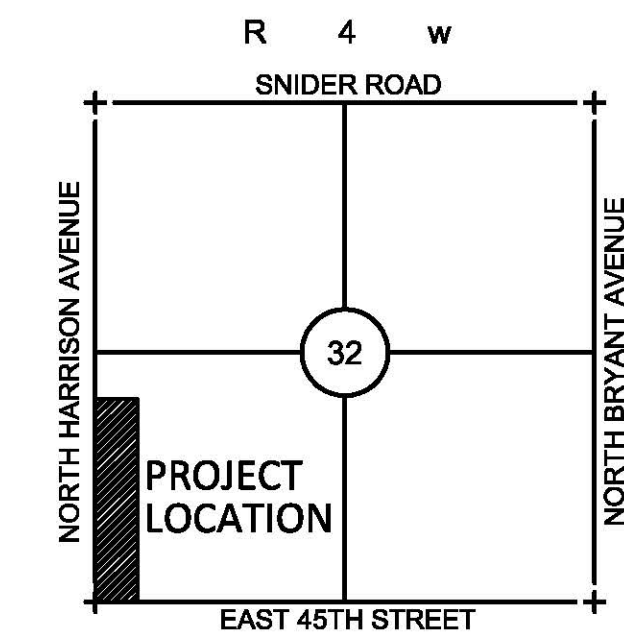
SHAWNEE HARRISON L.L.C.
1715 S. HWY 183
CLINTON, OK 73601
580-331-3728

DEVELOPER:

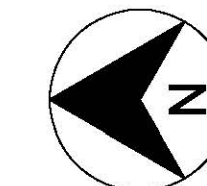
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ENGINEER:

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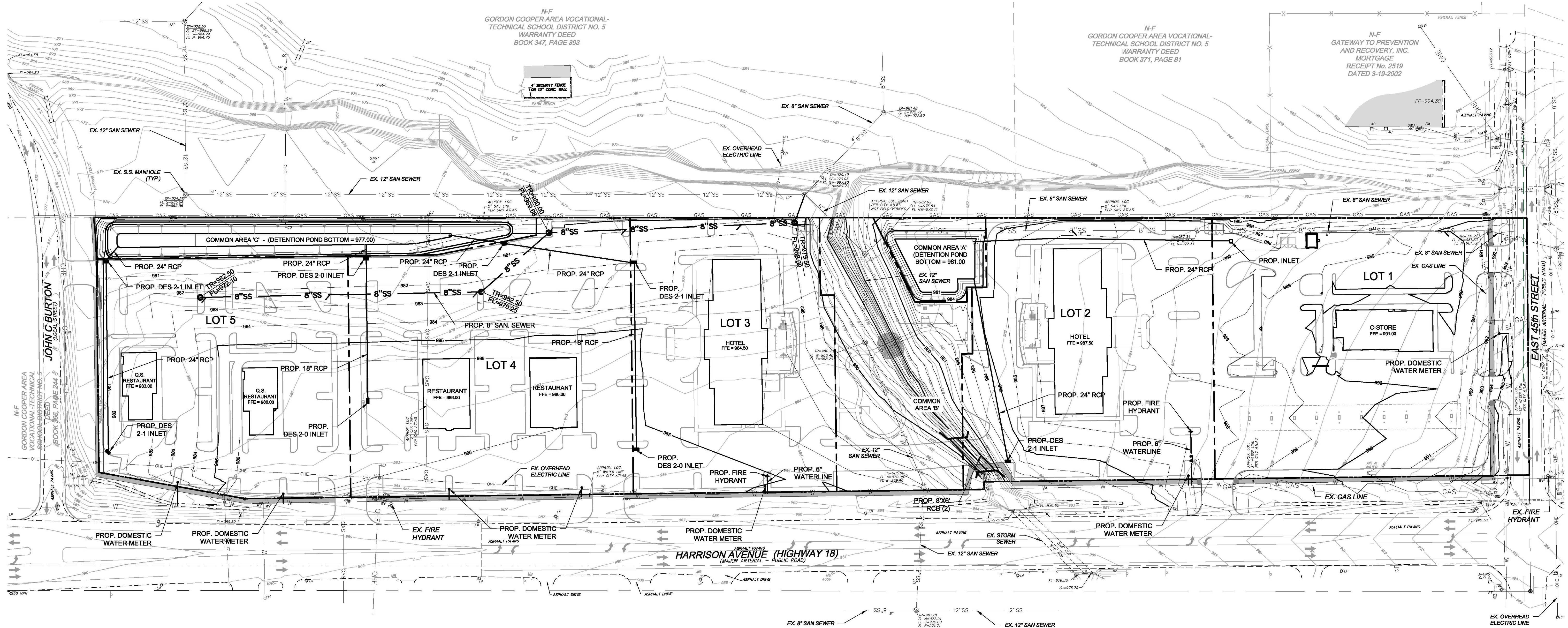
LOCATION MAP
SCALE: 1" = 2000'

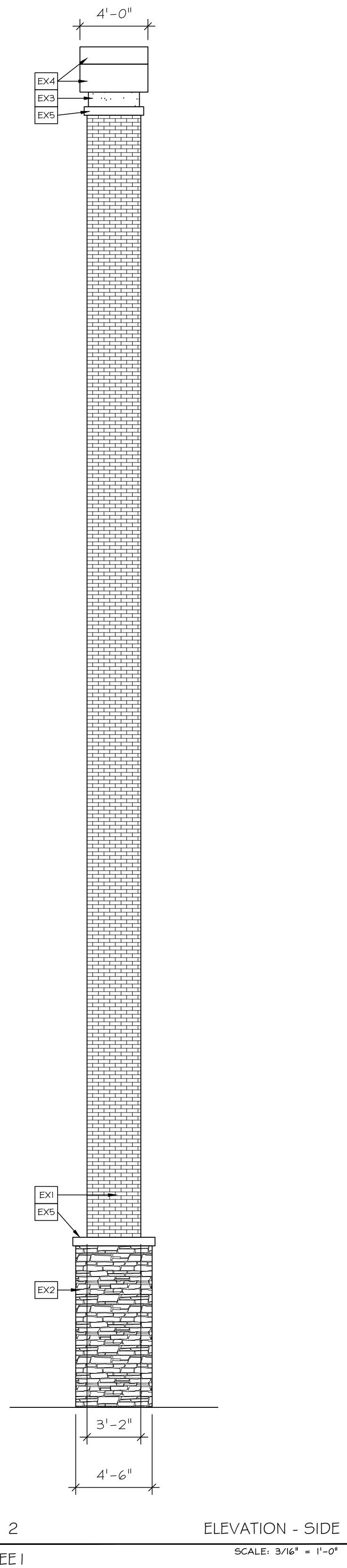
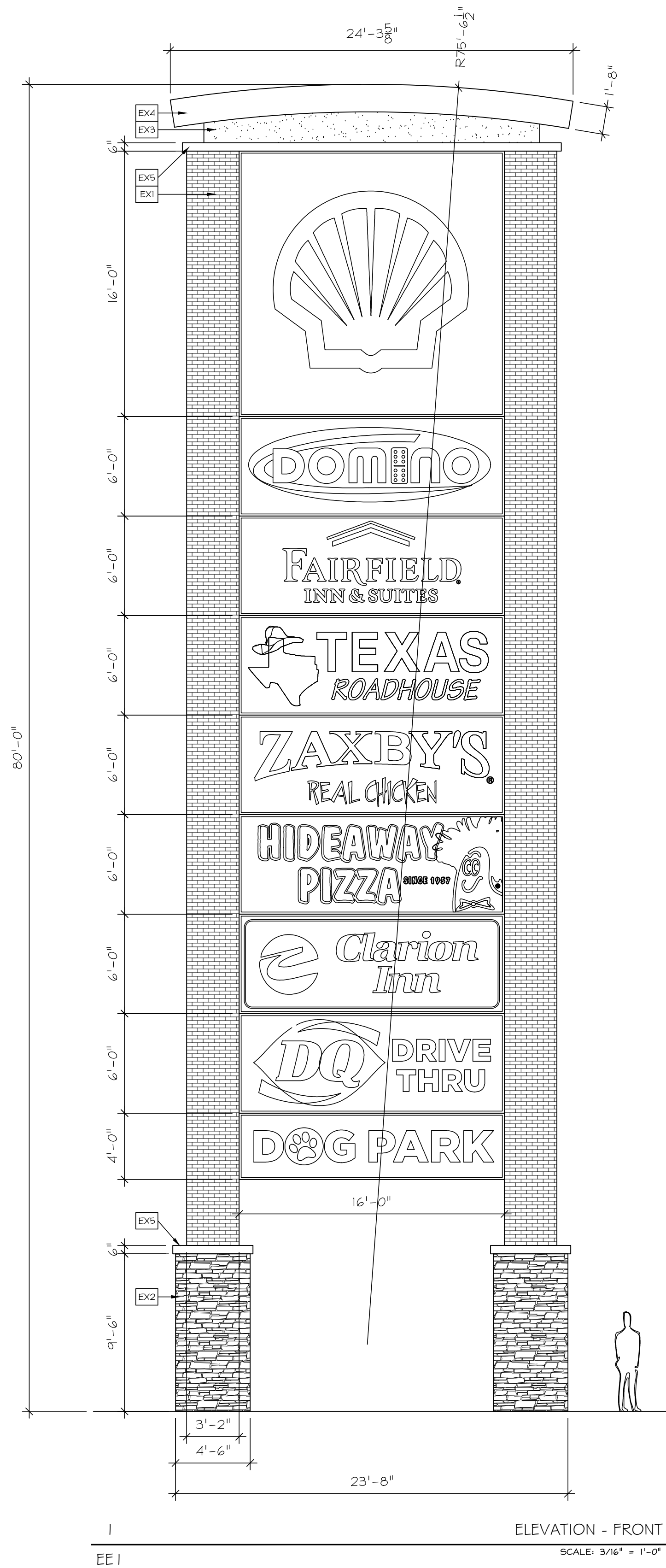


SCALE IN FEET
0 60' 90' 120'
SCALE: 1" = 60'

MASTER UTILITY PLAN OF DOMINO PLAZA ADDITION

BEING A PART OF THE SW/4 OF SECTION 32, T-11-N, R-4-W, I.M.
SHAWNEE, POTTOWATOMIE COUNTY, OKLAHOMA
DATE: OCTOBER 3, 2016





THIS EXHIBIT IS FOR SCHEMATIC PURPOSES ONLY AND SHALL NOT BE CONSIDERED FINAL CONCERNING USERS, NUMBER OF PANELS, AND MATERIALS. IT IS INTENDED TO REPRESENT OVERALL SQUARE FOOTAGE, MAXIMUM HEIGHT, AND GENERAL AESTHETICS.

EXTERIOR FINISH SCHEDULE			
CODE	DESCRIPTION	COLOR	MANUFACTURER CONTACT
EX1	BRICK	TBD	TBD
EX2	STACKED STONE	TBD	TBD
EX3	EIFS	TBD	TBD
EX4	METAL "EYEBROW"	TBD	TBD
EX5	EIFS OR STONE TRIM	TBD	TBD
EXTERIOR GENERAL NOTES			
1.) CONSULT LOCAL CONTRACTOR FOR STANDARD MATERIALS. 2.) CONSULT PARAGON SOLUTIONS FOR COLOR VERIFICATION AND GRAPHICS. 3.) MATERIALS MAY NOT BE SUBSTITUTED WITHOUT PERMISSION FROM OWNER OR PARAGON SOLUTIONS. 4.) GENERAL CONTRACTOR TO FIELD VERIFY ALL COLORS PRIOR TO CONSTRUCTION OR APPLICATION AND PROVIDE SAMPLES TO OWNER FOR REVIEW.			

DESIGN PROFESSIONAL CLAM
THIS DESIGN IS OF ORIGINAL CONCEPT STATE AND THE SOLE POSSESSION OF THE PARAGON SOLUTIONS DESIGN GROUPS. DESIGN BE USED OR CONSTRUCTED TO OBTAIN PROFITS OR AGREEMENT BETWEEN CLIENT AND SAID DESIGN FIRMS. PARAGON SOLUTIONS DESIGN GROUPS ARE NOT RESPONSIBLE FOR ANY ELECTRICAL, MECHANICAL, PLUMBING, OR OTHER SYSTEMS, ELECTRICAL, AND/OR PLUMBING FAILURES CONCERNING THIS PROJECT, BUT RATHER IS THE SOLE RESPONSIBILITY OF THE PROJECT. ANY ACTION ASSIGNED PURSUANT TO THIS DESIGN IS SO GOVERNED BY THE LAWS OF TEXAS.

ELMER SMITH
SHAWNEE, OK
EXHIBIT "A" PYLON SIGN

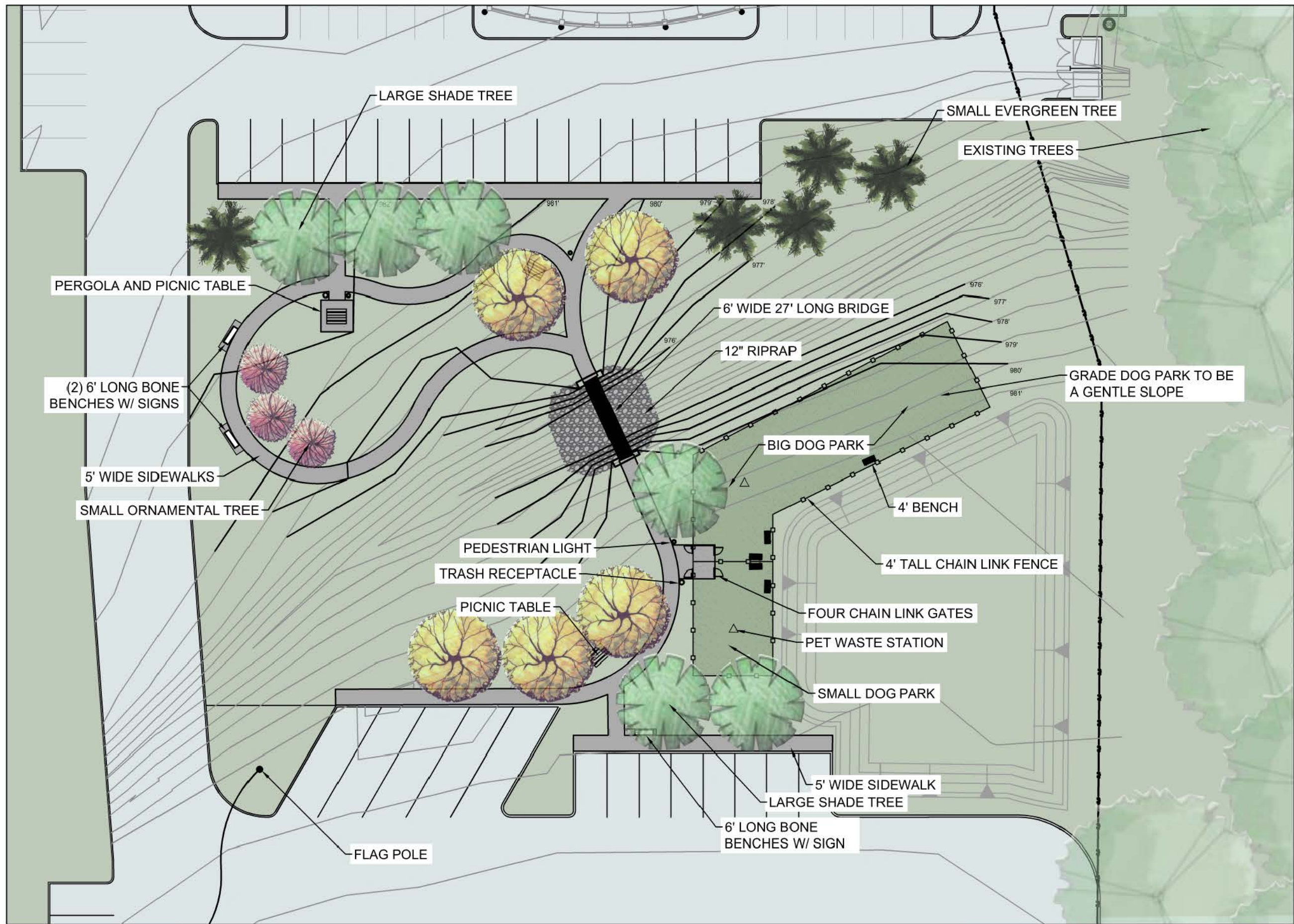
REVISION	DATE	BY

DRAWN BY: JMC
CHECKED BY: JM
DATE: 22 JUNE, 2016
JOB NUMBER: 2405
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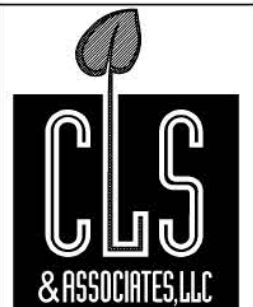
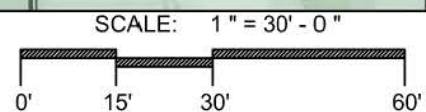
DOMINO PLAZA ADDITION				
STANDARD TREE, SHRUB, AND MATERIALS SELECTION				
COMMON NAME	SCIENTIFIC NAME	MIN. SIZE	NOTES	EVERGREEN
TREES:				
REDBUD CULTIVARS	CERCIS	2"	B&B	
ARIZONA CYPRESS	CUPRESSUS ARIZONICA	6-7'	UN-SHEARED, B&B	X
PRIDE OF HOUSTON YAUPON HOLLY	ILEX VOMITORIA 'PRIDE OF HOUSTON'	6-8'	B&B	X
CANAERT JUNIPER	JUNIPERUS VIRGINIANA 'CANAERTII'	6-8'	UN-SHEARED, B&B	X
TAYLOR JUNIPER	JUNIPERUS VIRGINIANA 'TAYLOR'	6-8'	B&B	X
CRAPEMYRTLE	LAGERSTROEMIA INDICA	6'-8'	B&B	
CHINESE PISTACHE	PISTACIA CHINENSIS	3"	B&B	
SAWTOOTH OAK	QUERCUS ACUTISSIMA	3"	B&B	
WHITE OAK	QUERCUS ALBA	3"	B&B	
CRIMSON SPIRE OAK	QUERCUS ALBA X Q. ROBUR 'CRIMSCHMIDT'	3"	Fastigate, B&B	
BUR OAK	QUERCUS MACROCARPA	2"	B&B	
CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	3"	B&B	
LIVE OAK	QUERCUS VIRGINIANA	3"	B&B	
SHUMARD OAK	QUERCUS SHUMARDI	3"	B&B	
FRIO RIVER BALD CYPRESS	TAXODIUM DISTICHUM 'FRIO RIVER'	4"	B&B	
SHAWNEE BRAVE BALD CYPRESS	TAXODIUM DISTICHUM 'SHAWNEE BRAVE'	4"	B&B	
SHOAL CREEK CHASTE TREE	VITEX AGNUS-CASTUS 'SHOAL CREEK'	8-9'	B&B	
CEDAR ELM	ULMUS CRASSIFOLIA	3"	B&B	
ALLEE ELM	ULMUS PARVIFOLIA 'ALLEE'	3"	B&B	
AMERICAN ELM 'PRINCETON'	ULMUS AMERICANA 'PRINCETON'	3"	B&B	
SHRUBS				
RED YUCCA	HESPERALOE PARVIFLORA	7 GAL		X
ROSE OF SHARON	HIBISCUS SYRIACUS	5-6'		
OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA	7 GAL		
DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'	7 GAL		X
COMPACT PFITZER JUNIPER	JUNIPERUS X PFITZERIANA 'PFITZERIANA COMPACTA'	7 GAL		X
RUSSIAN SAGE	PEROVSKIA ATRIPLICIFILIA	3 GAL		
SALVIA GREGGII	SALVIA GREGGII	1 GAL		
GOLDENROD CULTIVARS	SOLIDAGO RUGOSA	3 GAL		
ADAMS NEEDLE YUCCA	YUCCA FILAMENTOSA	7 GAL.		X
VARIEGATED ADAM'S NEEDLE YUCCA	YUCCA FILAMENTOSA 'BRIGHT EDGE'	7 GAL		X
SAPPHIRE SKIES BEAKED BLUE YUCCA	YUCCA ROSTRATA 'SAPPHIRE SKIES'	7 GAL.		X
ORNIMENTAL GRASSES				
BLUE GRAMMA	BOUTELOUA GRACILIS	QUART		
KARL FOERSTERS FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	3 GAL		
RAVENNA GRASS	ERIANTHUS RAVENNAE	7 GAL		
MAIDEN GRASS CULTIVARS	MISCANTHUS SINENSIS	7 GAL		
MEXICAN FEATHER GRASS (STIPA)	NASSELLA TENUISSIMA	1 GAL		
LOWLAND SWITCHGRASS	PANICUM VIRGATUM 'ALAMO'	7 GAL		
HAMELN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	3 GAL		
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	3 GAL		
BLOND AMBITION' PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS 'BLOND AMBITION'	QUART		
GROUND COVERS/VINES:				
BUTTERFLY WEED	ASCLEPIAS TUBEROSA	1 GAL		
COLORATUS	EUONYMUS FORTUNEI 'COLORATUS'	1 GAL		X
WALKER'S LOW CATMINT	NEPITA RACEMOSA 'WALKER'S LOW'	1 GAL		
CREEPING PHLOX	PHLOX SUBULATA	1 GAL		
HOMESTEAD PURPLE VERBENA	VERBENA CANADENSIS 'HOMESTEAD'	1 GAL		
SOD				
U-3 BERMUDA SOD	CYNODON DACTYLON 'U-3'		ALL TURF AREAS	
LANDSCAPE MATERIALS:				
	BY MINICK MATERIALS OR EQUAL, www.minickmaterials.com Contact: Bryan Moore (405) 834-8280 for stone/gravel/mulch			

ORGANIC MULCH: MINICK PLATINUM MULCH--COARSE COMPOST			3" IN TREE WELLS AND PLANTING BEDS	
SLATE SCREENINGS				
5/8" SLATE CHIPS				
MULTICOLORED GRANITE COBBLES				
MEXICAN BEACH PEBBLES				
MOSS COVERED SANDSTONE BOULDERS				
LANDSCAPE EDGING				
STONE EDGING ON CONCRETE BASE				
12" CONCRETE EDGING			AT TREE WELLS	
4" BLACK STEEL EDGING			AT GRAVEL AREAS	

PLOTTED ON: 6/23/2016 12:45:47 PM
 PAPER SIZE: 11" X 17"



1 PLAN VIEW
 SCALE: 1"=30'



Landscape Architects
 825 N. Broadway, Suite 315
 Oklahoma City, OK 73102
 Call 405-525-2220
 www.LandscapesByCLS.com

PROJECT:
 DOMINO
 DOG PARK
 SHAWNEE, OK

PLANS FOR USE AT THIS SITE ONLY



DESIGNED BY:
 Connie Scothorn, ASLA
 Landscape Architect
 DRAWN BY:
 Connie Scothorn
 Brian Patric

DATE :
 06-24-2016
 REVISIONS:

THE CONTRACTOR SHALL BE RESPONSIBLE
 FOR THE SAFETY OF ALL UTILITIES, PUBLIC OR
 PRIVATE, DURING CONSTRUCTION AND WILL
 SATISFY HIMSELF AS TO THEIR ACTUAL
 LOCATION PRIOR TO CONSTRUCTION. HE
 WILL NOTIFY THE UTILITY OWNERS OF ACTUAL
 TIMES OF CONSTRUCTION TO ALLOW THEIR
 PARTICIPATION.



PLAN VIEW
 SHEET
 L1



1 PERSPECTIVE
N.T.S.



PET WASTE STATION



SIGNAGE



6' BONE BENCH



SFE 20
SHELTER



Landscape Architects
825 N. Broadway, Suite 315
Oklahoma City, OK 73102
Call 405-525-2220
www.LandscapesByCLS.com

PROJECT:
**DOMINO
DOG PARK**
SHAWNEE, OK

PLANS FOR USE AT THIS SITE ONLY

SEAL



DESIGNED BY:
Connie Scothorn, ASLA
Landscape Architect
DRAWN BY:
Connie Scothorn
Brian Patric

DATE :
06-24-2016

REVISIONS:



THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL UTILITIES, PUBLIC OR PRIVATE, DURING CONSTRUCTION AND WILL SATISFY HIMSELF AS TO THEIR ACTUAL LOCATION PRIOR TO CONSTRUCTION. HE WILL NOTIFY THE UTILITY OWNERS OF ACTUAL TIMES OF CONSTRUCTION TO ALLOW THEIR PARTICIPATION.

PERSPECTIVE

SHEET
L2



Office of the City Engineer

MEMORANDUM

Date: October 27, 2016

To: Justin Debruin, Comm. Dev. Director

From: John Krywicki, P.E., City Engineer

RE: Domino Plaza Addition—Preliminary Plat Review

We have completed our review for the Preliminary Plat of the proposed Domino Plaza Addition development to be located along the east side of Harrison from 45th Street to John Burton (VoTech) Drive, and have the following comments:

- A large portion (area) of the proposed development lies within the existing 100Yr FEMA Floodplain, and as such, City Ordinances prohibit the development of property within the 100yr floodplain. Developer has provided engineering hydraulic/hydrology studies, and has requested a Letter of Map Revision (LOMR) from FEMA. A final LOMR has not been issued yet from FEMA, but, the Preliminary Plat can go forward with the understanding that no FINAL PLAT can be approved until FEMA issues a Letter of Map Revision removing the proposed development from the 100yr Floodplain.
- Because the proposed development will undoubtedly increase traffic and traffic congestion along Harrison north of 45th Street, the City commissioned Traffic Engineering Consultants Inc. (TEC) to conduct a “traffic impact study” and to make recommendations for traffic improvements necessary to accommodate the proposed development. TEC completed their analysis (see attached Traffic Impact Study) and have recommended that the development would at least need to include an **additional westbound lane along 45th Street**, and an **additional signalized intersection located on Harrison** and their main drive access point. We are recommending that the development locate the signalized intersection at Harrison & Burton Drive (VoTech entrance).
- The PUD Design Statement indicates that John Burton Drive (VoTech entrance) will be improved to City standards and upgraded to a Collector Street by the Developer. The City will need to receive construction plans for the proposed street improvement as well as traffic signal plans from

Developer's Engineer so that City staff can review and approval given by City Engineer prior to Final Plat being approved.

- Proposed locations (alignment) of sanitary sewer and water line extensions shown on the Preliminary Plat are satisfactory, but, construction plans for the proposed public improvements will need to be submitted to the City and approved by City Engineer prior to Final Plat being approved.
- Fifty (50) feet of right-of-way from the centerline of 45th Street needs to be shown on the Preliminary Plat, and then the 25 foot BLL would be from that new right-of-way line instead of the statutory 33 feet line.

If you have any questions or need additional information, please advise.

Cc: file/DominosPlaza

Attachments: TEC Traffic Impact Study



TRAFFIC IMPACT STUDY
Harrison Ave Commercial Development
E. 45th St & Harrison Ave (SH 18)
Shawnee, Oklahoma

Prepared for:
The City of Shawnee

July 2016

Prepared by:
Traffic Engineering Consultants, Inc.



Todd E. Butler

Todd E. Butler, P.E., PTOE
Oklahoma P.E. #15864
CA # 1160

7-14-16
Date



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1.0 INTRODUCTION

Traffic Engineering Consultants, Inc. (TEC) was retained to conduct a traffic impact study on a new commercial development proposed to be constructed in Shawnee, Oklahoma. The study was requested to determine the amount of traffic the new development could be expected to generate, determine the traffic impacts the commercial development could be expected to have on the adjacent street system, to review the proposed access to the development and to provide recommendations for improvements that may be necessary to mitigate the traffic impacts.

2.0 BACKGROUND

The new commercial development is proposed to be constructed along the east side of Harrison Avenue (SH 18), north of E. 45th Street and south of I-40 in Shawnee, as indicated in **Figure 1**. The development is proposed to contain a mixture of commercial land uses including a Gas Station/Convenience Market, two hotels, two quality sit-down restaurants and two fast food restaurants. Access to the development is proposed to be provided via two driveways along E. 45th Street, three driveways along Harrison Avenue and one driveway along John C. Burton Street as indicated in the Development Site Plan in **Figure 2**.

Currently, E. 45th Street is a two-lane, two-way street with a posted speed limit of 40 miles per hour. Harrison Avenue (SH 18) is a four-lane with center two-way left turn lane facility with a posted speed limit of 50 miles per hour. The intersection of E. 45th Street and Harrison Avenue is signalized and provides separate left turn lanes on each of the four approaches. The ramp junction intersections within the I-40 and Harrison Avenue interchange are signalized and operating in a coordinated fashion being controlled with a single traffic signal controller.

3.0 TRAFFIC DATA

3.1 *Existing and Background Traffic*

Current or existing traffic volume data was collected at the adjacent intersection locations as indicated in **Figure 3**. Morning and evening peak hour turning movement data and twenty-four hour traffic data was collected. The 2016 raw traffic data is summarized in **Figure 4** and included in the appendix. The raw traffic data was then balanced throughout the study area to represent the current design traffic. The resultant 2016 design traffic data is summarized in **Figure 5**. The future base or background traffic for the

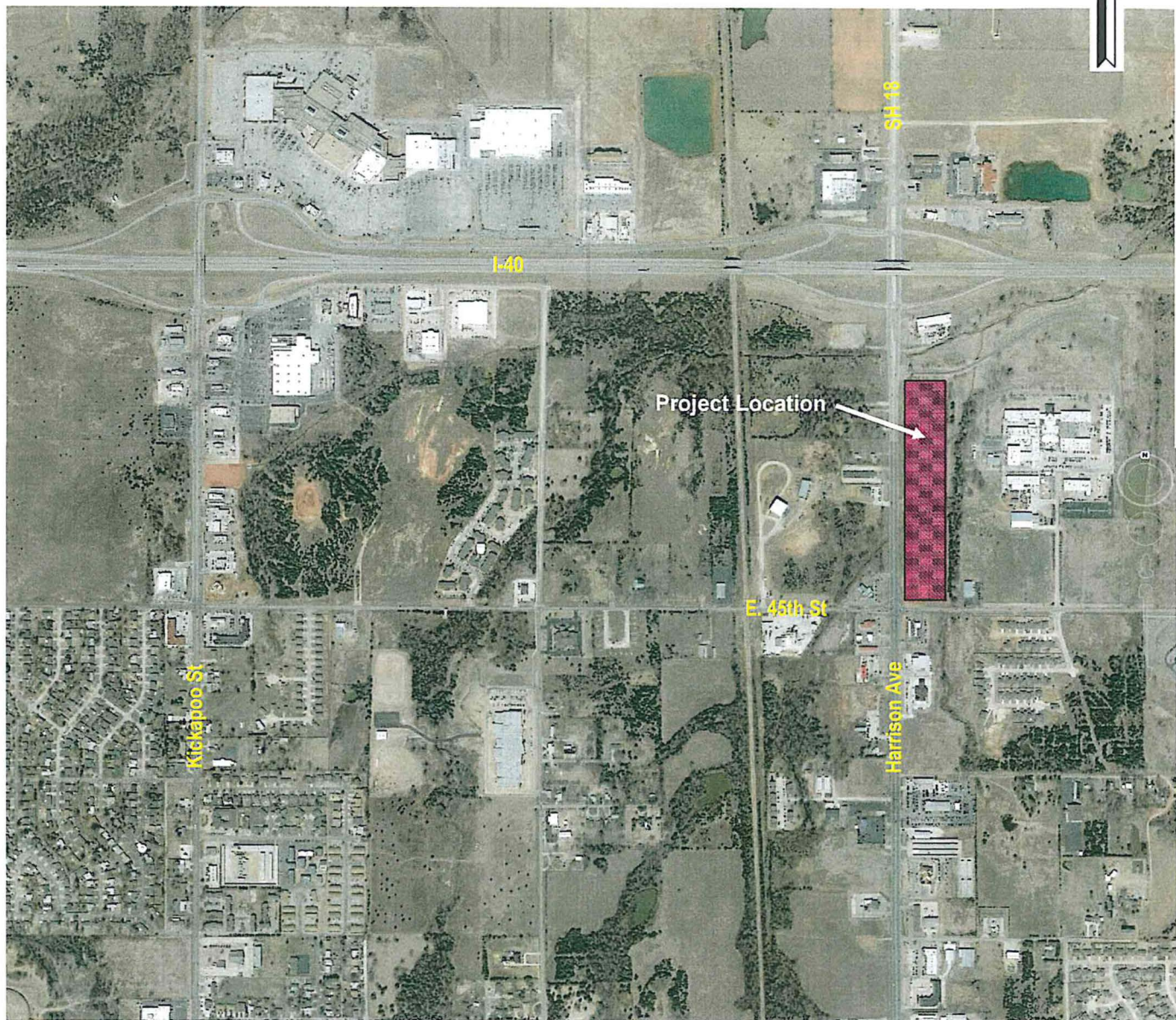


FIGURE 1. General Location Map

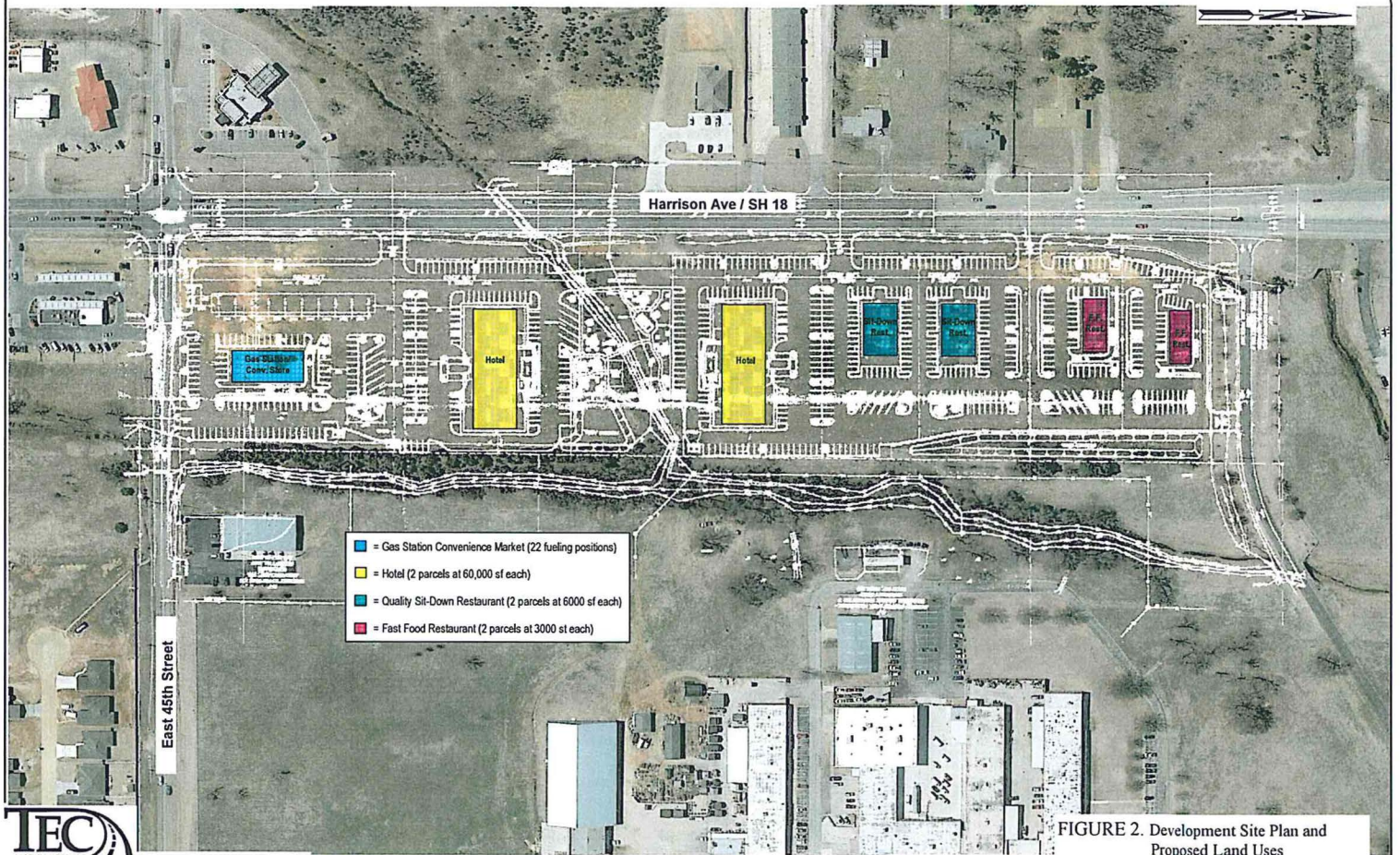


FIGURE 2. Development Site Plan and Proposed Land Uses

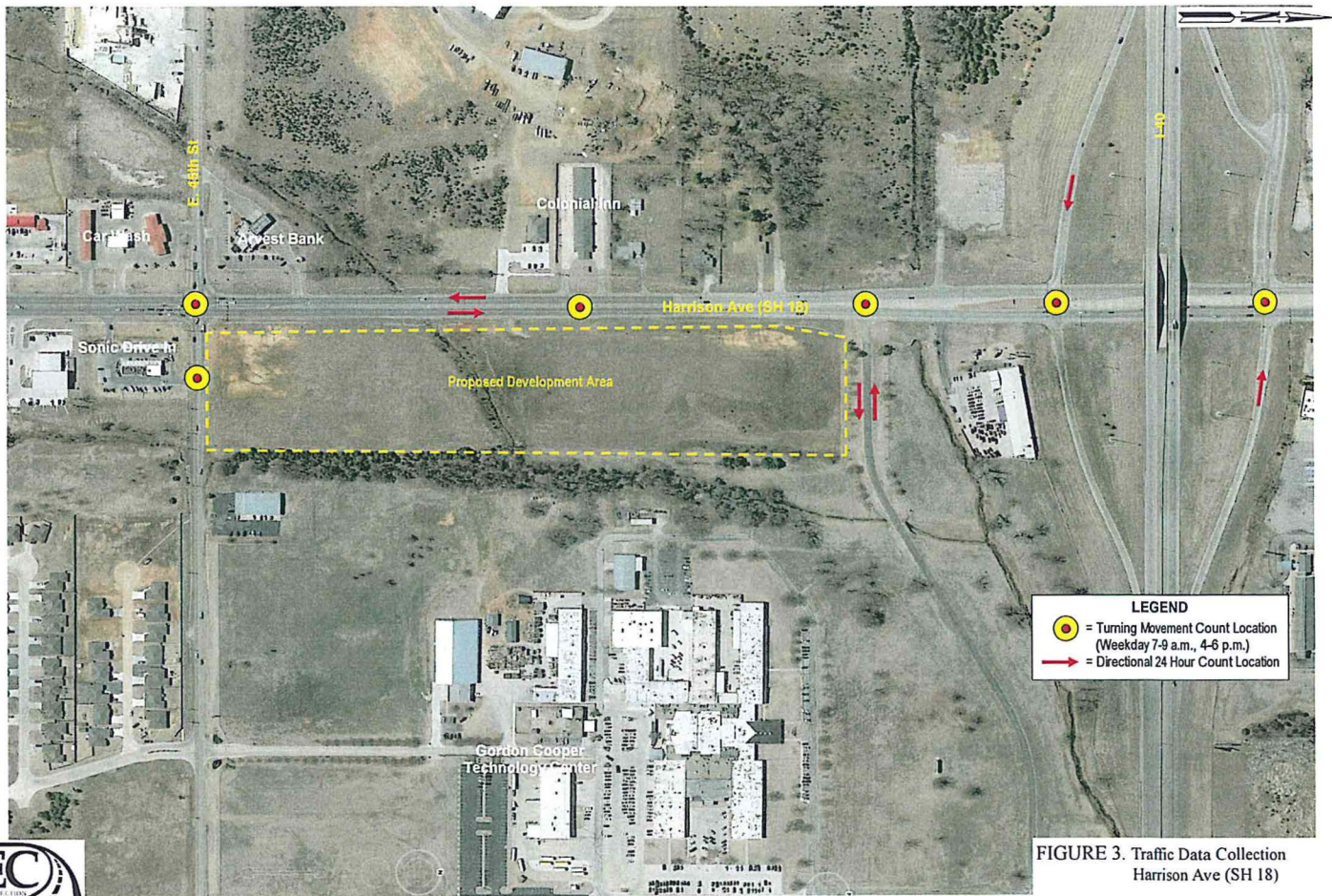


FIGURE 3. Traffic Data Collection
Harrison Ave (SH 18)

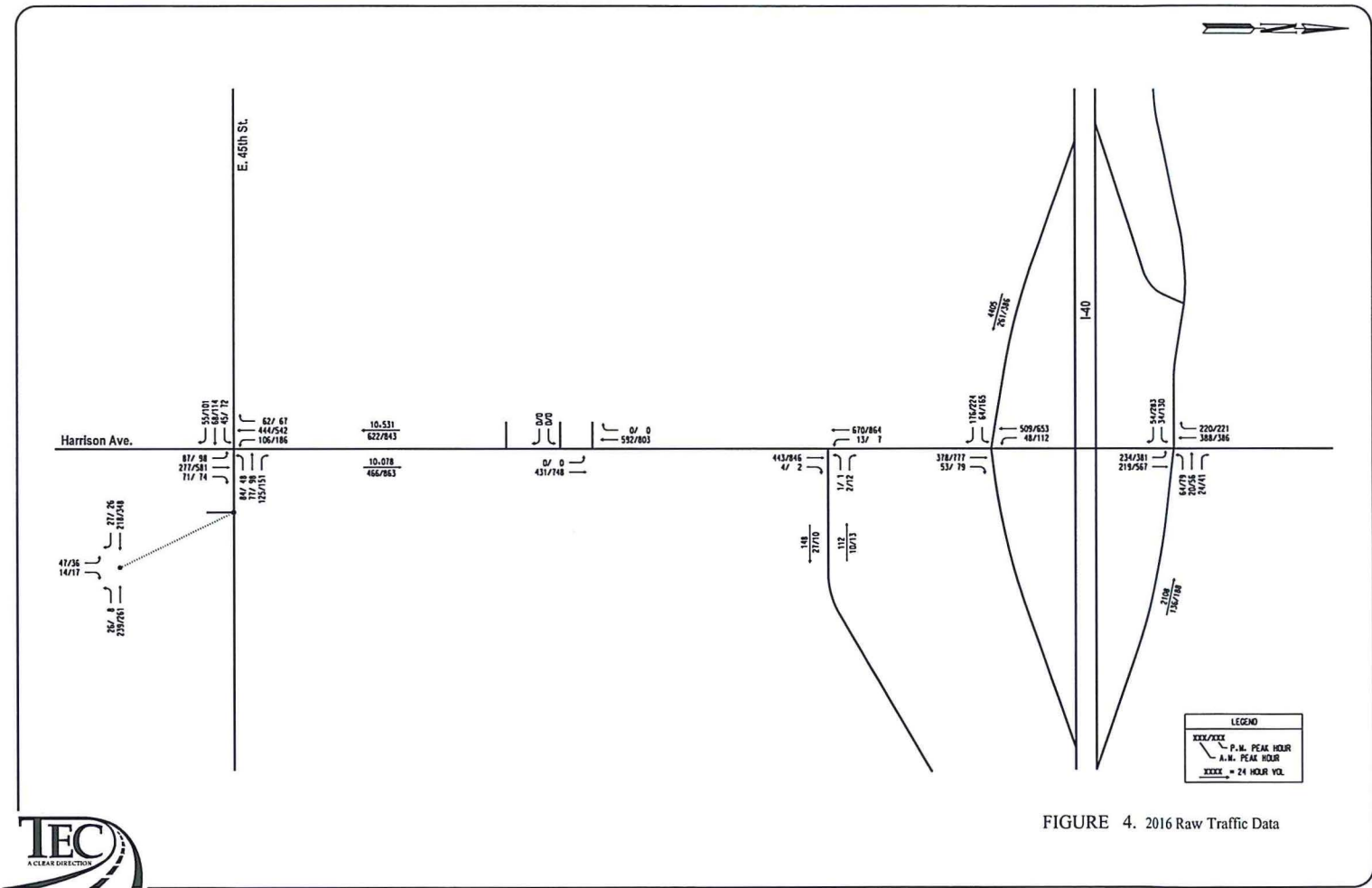


FIGURE 4. 2016 Raw Traffic Data

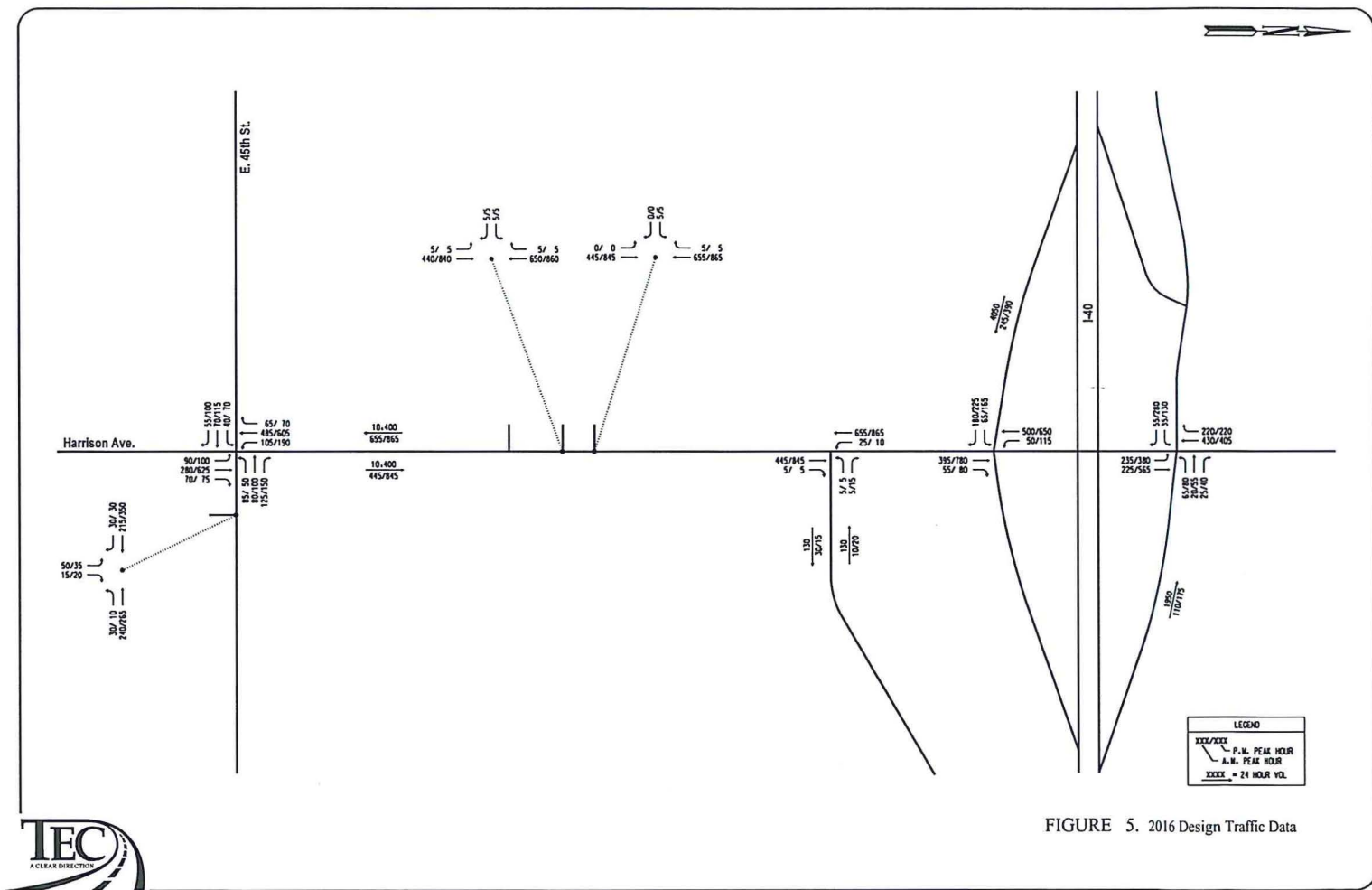


FIGURE 5. 2016 Design Traffic Data

year 2025 was determined by applying an average annual rate of growth of 3% to the 2016 design traffic. The resultant projected future 2025 background traffic is summarized in **Figure 6**.

3.2 Future Total Traffic

The future total traffic volumes used to conduct the final reviews and analyses are determined by combining the future background traffic with the proposed new development traffic. The additional traffic projected to be generated by the new development was determined by referring to the latest edition of the Trip Generation Report, published by the Institute of Transportation Engineers. The report is a nationally accepted reference which provides trip rates for different land use types. The land use types and sizes as provided by the developer and the associated land use designations as contained in the reference were used to determine the additional traffic. The projected site generated traffic volumes for the new development are indicated in **Table 1** below.

TABLE 1.
Projected Site Generated Traffic Volumes

ITE Land Use No.	Building Type (Land Use)	Approx. Gross Floor Area or Other	Avg. Weekday Veh. Trip Ends			Average AM Peak Hour Directional Distribution		Average AM Peak Hour Directional Volume		Average PM Peak Hour Directional Distribution		Average PM Peak Hour Directional Volume	
			PER DAY	Per Peak Hour of Adjacent Street Traffic									
				(vpd)	One Hour Between 7am & 9am (vph)	One Hour Between 4pm & 6pm (vph)	IN	OUT	IN	OUT	IN	OUT	IN
310	TRIP RATE*	(rooms)	7.08	0.53	0.60	0.59	0.41	63	43	0.51	0.49	61	59
	Hotel	200	1417	106	120								
853	TRIP RATE*	(fuel positions)	542.60	16.57	19.07	0.50	0.50	182	182	0.50	0.50	210	210
	Convenience Mkt w/Gasoline Pumps	22	11937	365	420								
932	TRIP RATE*	(s.f.)	127.15	10.81	9.85	0.55	0.45	71	58	0.60	0.40	71	47
	High Turnover (Sit-Down) Rest.	12000	1526	130	118								
934	TRIP RATE*	(s.f.)	496.12	45.42	32.65	0.51	0.49	139	134	0.52	0.48	102	94
	Fast-Food Rest. w/Drive-Through	6000	2977	273	196								
	Total		17857	873	854			455	418			444	410

Colonial Inn Motel													
320	TRIP RATE*	(rooms)	8.97	0.69	0.08								
	Motel	35	314	24	25	0.36	0.64	9	16	0.53	0.47	13	12

* Trip Rates from "TRIP GENERATION", 9th Ed., Vols. 2 and 3, Institute of Transportation Engineers.

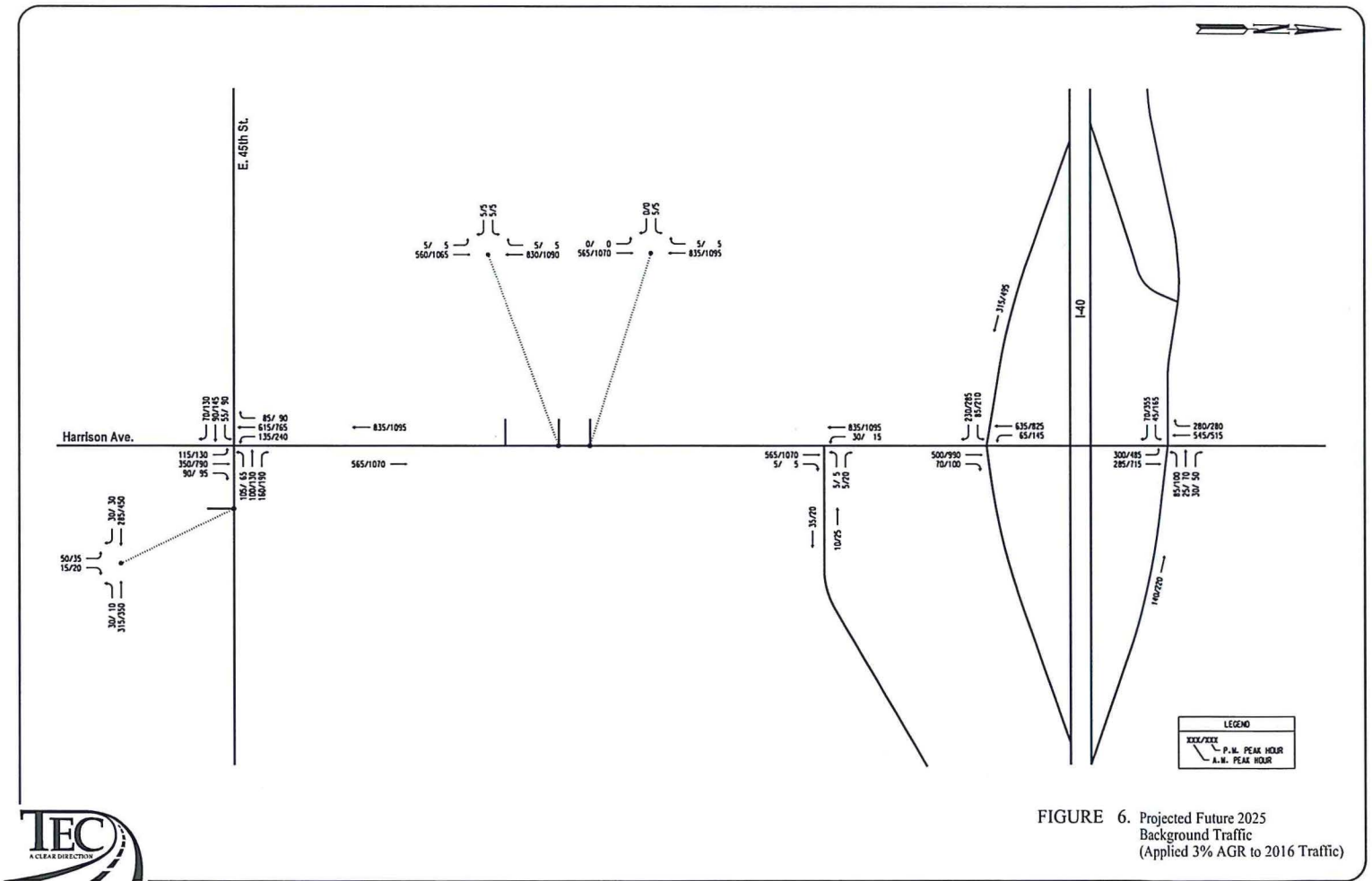


FIGURE 6. Projected Future 2025
Background Traffic
(Applied 3% AGR to 2016 Traffic)

The traffic projected to be generated by the new development was then distributed to and from the proposed points of access and through the adjacent intersections during the a.m. and p.m. peak hour periods. The projected distribution of site generated traffic is summarized in **Figure 7**. This data was then added to the projected future 2025 background traffic. The projected future total 2025 traffic data used to conduct the final traffic impact analyses and reviews is summarized in **Figure 8**.

4.0 CAPACITY ANALYSIS

4.1 Capacity Analysis Method

TEC conducted several analyses utilizing the projected traffic volumes. The analyses were conducted using *Synchro, Version 9*, which is a software package for modeling and optimizing traffic signal timings at signalized intersections, and analyzing unsignalized intersections in accordance with the methodology of the latest edition of the *Highway Capacity Manual*. The *Highway Capacity Manual* is provided by the Transportation Research Board of the National Research Council, Washington, D.C. The information has been widely accepted throughout the U.S. as a guide for defining and solving transportation challenges. The information is approved and distributed by the U.S. Department of Transportation, Federal Highway Administration.

The capacity analysis provides a measure of the amount of traffic that a given facility can accommodate. Traffic facilities generally operate poorly at or near capacity. The analysis is intended to estimate the maximum amount of traffic that can be accommodated by a facility while maintaining prescribed operational qualities. The definition of operational criteria is accomplished using level-of-service (LOS). The concept of LOS is defined as a qualitative measure and describes operational conditions in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience and safety. Six levels-of-service are defined for each type of facility for which analysis procedures are available. They are given letter designations, from "A" to "F", with LOS "A" representing the best operating conditions and LOS "F" the worst.

The average control delay, for signalized intersections, is estimated for each lane group and aggregated for each approach for the intersection as a whole. The level-of-service, for this type of traffic control, is directly related to the control delay value. The level-of-service criteria for signalized intersections are indicated below.



FIGURE 7. Projected Distribution of Site Generated Traffic



FIGURE 8. Projected Future Total 2025 Traffic Data

SIGNALIZED INTERSECTIONS

<u>Level-of-Service</u>	<u>Control Delay per Vehicle (s/veh)</u>
A	≤ 10
B	$> 10-20$
C	$> 20-35$
D	$> 35-55$
E	$> 55-80$
F	> 80

The criteria for stop controlled or unsignalized intersections have different threshold values than do those for signalized intersections. A higher level-of-service delay has been determined to be acceptable at a signalized intersection for the same level-of-service. The level-of-service criteria for unsignalized intersections are indicated below.

UNSIGNALIZED INTERSECTIONS

<u>Level-of-Service</u>	<u>Control Delay per Vehicle (s/veh)</u>
A	0-10
B	$> 10-15$
C	$> 15-25$
D	$> 25-35$
E	$> 35-50$
F	> 50

4.2 Analysis Results

The intersection capacity analyses were conducted under the 2016 existing traffic conditions, the projected future 2025 background traffic conditions and the projected future total 2025 traffic conditions. The results of the analyses are summarized in **Table 2** below, and included in the appendix. The results of the analyses conducted under the existing 2016 and future 2025 background only traffic conditions indicated that the current intersections are expected to operate at satisfactory levels-of-service. When analyzed under the projected future total 2025 traffic conditions, certain intersections were determined to realize longer delays, resulting in lower levels-of-service. The intersections of concern include the signalized intersections of E. 45th Street and Harrison Avenue, Harrison Avenue and development drive #4 and Harrison Avenue and the I-40 interchange north intersection. Due to the lower levels-of-service



under these conditions, mitigation efforts or improvements were considered. The improvements proposed to be implemented at each of these intersections are identified below and indicated in **Figure 9**. The results of the intersection capacity analyses conducted under these conditions with the improvements are summarized in the lower portion of **Table 2**.

TABLE 2
Capacity Analysis Summary

Intersection	Type of Traffic Control	AM Peak Hour					PM Peak Hour				
		Critical Approach			Intersection		Critical Approach			Intersection	
		Approach	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Approach	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
Existing 2016 Traffic Conditions											
E. 45th St and Sonic Drive	Unsignalized	NB	13.1	B	1.9	A	NB	13.9	B	1.2	A
E. 45th St and Harrison Ave	Signalized	WB	24.2	C	18.7	B	WB	31.9	C	22.9	C
Harrison Ave and Inn Dr. #1	Unsignalized	EB	13.0	B	0.2	A	EB	15.9	C	0.2	A
Harrison Ave and Inn Dr. #2	Unsignalized	EB	15.1	C	0.1	A	EB	19.7	C	0.1	A
Harrison Ave and Burton St	Unsignalized	WB	12.0	B	0.3	A	WB	14.0	B	0.2	A
Harrison Ave and EB I-40 Ramps	Signalized	EB	31.2	C	18.3	B	EB	31.9	C	20.9	C
Harrison Ave and WB I-40 Ramps	Signalized	WB	29.3	C	16.1	B	SB	29.9	C	19.1	B
Projected 2025 Traffic (Background Traffic Only, No New Development)											
E. 45th St and Sonic Drive	Unsignalized	NB	15.3	C	1.7	A	NB	16.8	C	1.1	A
E. 45th St and Harrison Ave	Signalized	WB	29.4	C	22.2	C	WB	49.9	D	34.9	C
Harrison Ave and Inn Dr. #1	Unsignalized	EB	14.9	B	0.1	A	EB	19.5	C	0.2	A
Harrison Ave and Inn Dr. #2	Unsignalized	EB	18.1	C	0.1	A	EB	25.3	D	0.1	A
Harrison Ave and Burton St	Unsignalized	WB	13.4	B	0.3	A	WB	16.2	C	0.3	A
Harrison Ave and EB I-40 Ramps	Signalized	EB	30.7	C	19.1	B	EB	37.1	D	24.4	C
Harrison Ave and WB I-40 Ramps	Signalized	WB	33.8	C	17.3	B	SB	36.2	D	23.6	C
Projected 2025 Total Traffic (With New Development)											
E. 45th St and Drive #1	Unsignalized	SB	15.3	C	0.1	A	SB	18.3	C	0.1	A
E. 45th St and Sonic Drive/ Dr. #2	Unsignalized	NB	22.6	C	3.1	A	NB	27.8	D	2.9	A
E. 45th St and Harrison Ave	Signalized	WB	37.3	D	29.4	C	WB	67.8	E	43.5	D
Harrison Ave and Dr. #3	Unsignalized	WB	12.9	B	2.1	A	WB	24.8	C	4.0	A
Harrison Ave and Inn Dr. #1	Unsignalized	EB	17.9	C	0.2	A	EB	24.0	C	0.2	A
Harrison Ave and Inn Dr. #2/Dr. #4	Unsignalized	EB	80.5	F	4.1	A	WB	*	F	34.1	D
Harrison Ave and Dr. #5	Unsignalized	WB	19.5	C	1.9	A	WB	37.8	E	2.7	A
Harrison Ave and Burton St	Unsignalized	WB	13.2	B	0.7	A	WB	18.3	C	0.5	A
Burton and Dr. #6	Unsignalized	NB	9.1	A	2.8	A	NB	8.9	A	2.3	A
Harrison Ave and EB I-40 Ramps	Signalized	EB	33.6	C	23.4	C	NB	68.0	E	44.8	D
Harrison Ave and WB I-40 Ramps	Signalized	WB	34.4	C	22.1	C	SB	82.3	F	37.0	D
Projected 2025 Total Traffic (With New Development and Improvements)											
E. 45th St and Harrison Ave ¹	Signalized	SB	26.2	C	22.5	C	NB	47.0	D	37.8	D
Harrison Ave and Inn Dr. #2/Dr. #4 ²	Signalized	WB	17.8	B	2.9	A	WB	28.0	C	3.0	A
Harrison Ave and EB I-40 Ramps ³	Signalized	EB	33.4	C	22.4	C	EB	46.7	D	30.4	C
Harrison Ave and WB I-40 Ramps ⁴	Signalized	WB	31.7	C	19.2	B	SB	39.2	D	24.8	C

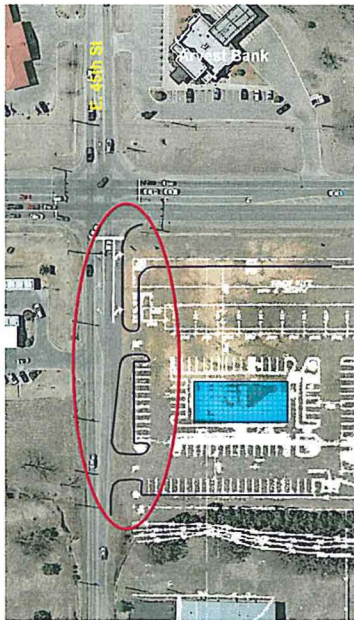
* Indicates the delay exceeds 100 seconds per vehicle

¹ Improvements include constructing WB right-turn lane and rephasing EB and WB left turn movements with Protected/Permissive phasing

² Improvements include constructing traffic signal at this intersection

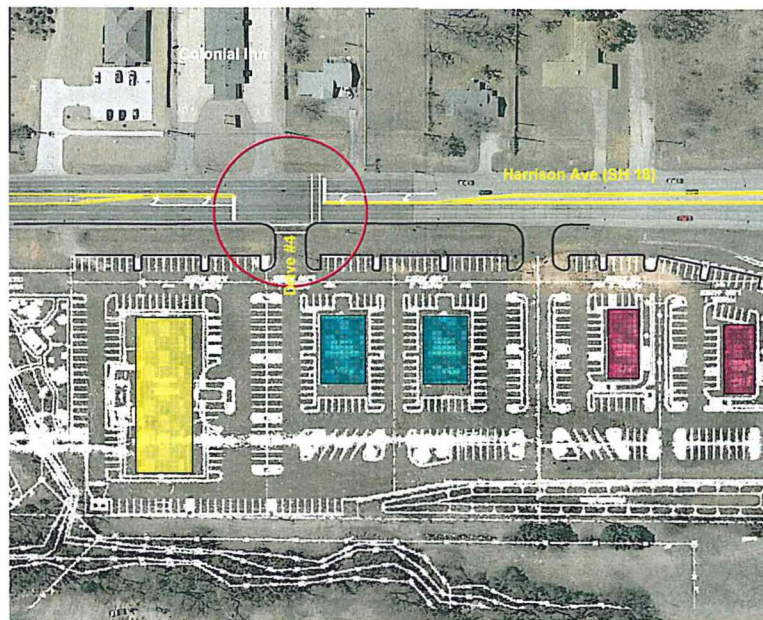
³ Improvements include retiming signals only

⁴ Improvements include constructing SB right-turn lane and retiming traffic signals



Intersection of Harrison Ave and E. 45th St

Construct westbound right-turn lane with approximately 150 feet of storage area.



Intersection of Harrison Ave and New Development Drive #4

Construct new traffic signal and restripe Harrison Ave to provide for northbound left-turn lane with approximately 100 feet of storage area and southbound left-turn lane with approximately 150 feet of storage area.



Intersection of I-40 WB Off Ramp and SH 18

Construct southbound right-turn lane with approximately 175 feet of storage area.

Recommended Improvements

- E. 45th Street and Harrison Avenue
Construct westbound right turn lane with 150 feet of storage area and modify eastbound and westbound left turn movements to include protected/permissive phasing.
- Harrison Avenue and Inn Drive/Development Drive #4
Construct traffic signal at this intersection and modify the striping on Harrison Avenue to include northbound and southbound left turn lanes with 150 feet of storage area.
- Harrison Avenue and Westbound I-40 Ramps (north side)
Construct southbound right turn lane with 200 feet of storage area and optimize the traffic signal timing at north side and south side of interchange.

5.0 CONCLUSIONS

Traffic Engineering Consultants, Inc. (TEC) was retained to conduct a traffic impact study on a new commercial development proposed to be constructed on the east side of Harrison Avenue (SH 18), between E. 45th Street and I-40 in Shawnee. The new development is proposed to contain a mixture of commercial land uses including a gas station with convenience market, hotels, quality sit-down restaurants and fast food restaurants.

Existing traffic volume data was collected at the adjacent intersections along Harrison Avenue, E. 45th Street and the I-40 interchange. The existing traffic was balanced throughout the study area and increased utilizing a 3% average annual rate of growth to estimate the future 2025 background traffic. The traffic expected to be generated by the new development was then determined, distributed through the study area and then added to the 2025 background traffic. The projected future total 2025 traffic data was utilized to conduct the intersection capacity analyses and reviews.

The results of the analyses conducted indicated the existing adjacent intersections are operating at satisfactory levels-of-service under the existing 2016 traffic conditions and are expected to continue to do so under the future 2025 background traffic conditions. However, when the new commercial development traffic is added some improvements are recommended to continue these same levels-of-service at certain locations. The improvements include:



Constructing a westbound right turn lane and modifying the phasing and traffic signal operations at the intersection of E. 45th Street and Harrison Avenue.

Constructing a new traffic signal and modifying the existing striping at the new intersection on Harrison Avenue at the development driveway #4.

Constructing a southbound right turn lane at the Harrison Avenue and I-40 westbound ramps intersection (north side) and optimizing the traffic signal timing within the interchange.

PLANNING COMMISSION APPLICATION



City of Shawnee Planning Department

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

For Office Use Only

Case Number: P10-116

Project Number: 161190

Date Filed: October 3rd 2016

Cheylene Lincoln
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 CP District to PUD District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 45th & Harrison

LEGAL DESCRIPTION: SW/4 Section 32, T 11N, R4W, Indian Meridian, Pottowatomie County, OK

PROPERTY OWNER (S): Shawnee Harrison LLC

PROPERTY AGENT (APPLICANT): Martin Smith

APPLICANT'S ADDRESS: 1715 South Hwy 183

CITY: Clinton **STATE:** OK **ZIP:** 73601

EMAIL ADDRESS: msmith@elmersmithoil.com

TELEPHONE NUMBER: (580) 331-3728 **CONTACT NUMBER:** (580) 331-3711

DIMENSIONS OF PROPERTY: AREA: 14.76 acres WIDTH: 330'
LENGTH: 1850' FRONTAGE: 2,510

CURRENT ZONING: CP **CURRENT USE:** Vacant

PROPOSED ZONING: PUD **PROPOSED USE:** 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, OWNERSHIP LIST AND PAYMENT
MUST BE RECEIVED 30 DAYS PRIOR TO MEETING**

[Signature]
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

RECEIPT NO. 01962829

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.:** _____

CITY OF SHAWNEE
PUBLIC HEARING NOTICE
CASE #P10-16

Notice is hereby given that the City of Shawnee, Oklahoma, will conduct a public hearing on an application for approval of a Planned Unit Development, which is a special zoning district, on property located within the City of Shawnee.

The applicant requests a Planned Unit Development for the following described property:

A tract of land lying in the West Half of the Southwest Quarter of Section 32, Township 11 North, Range 4 East of the Indian Meridian, Pottawatomie County, Oklahoma, and further described as BEGINNING at a point on the south line of said West Half of the Southwest Quarter, 150.08 feet east of the southwest corner of said West Half of the Southwest Quarter, said POINT OF BEGINNING also being the east right of way line of State Highway No. 18;

THENCE North 00°42'25" West along said right of way line a distance of 704.00 feet; THENCE South 89°17'35" West along said right of way line a distance of 10.00 feet; THENCE North 00°42'25" West a distance of 954.52 feet;

THENCE North 10°13'16" East along said right of way line a distance of 191.27 feet to the south line of a 120.00 foot road and utility easement;

THENCE North 89°17'35" East along said south line a distance of 278.92 feet;

THENCE northeasterly along said south line on a curve to the left having a radius of 458.08 feet a distance of 50.57 feet; THENCE South 00°01'41" West and parallel with the west line of said West Half of the Southwest Quarter a distance of

1850.12 feet to the south line of said West Half of the Southwest Quarter;

THENCE South 89°26'29" West along said south line a distance of 331.92 feet to the POINT OF BEGINNING.

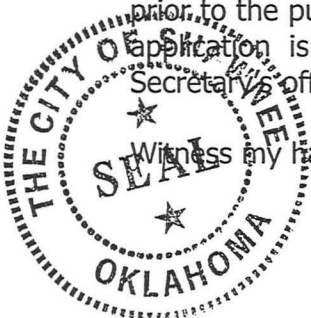
General Location Known As:	<u>Northeast corner of 45th & Harrison, Shawnee, OK</u>
Current Zoning Classification:	<u>CP; Planned Shopping Center District</u>
Requested Zoning Classification:	<u>"PUD"</u>
Proposed Use of Property:	<u>Commercial</u>
Applicant:	<u>Shawnee Harrison LLC</u>

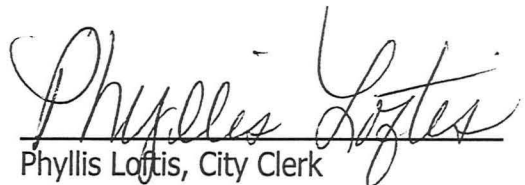
The public hearings will be held in the City Commission Chambers in City Hall, 16 W. 9th St. Shawnee, Oklahoma, as follows:

November 2 nd , 2016 AT 1:30 P.M.:	CITY OF SHAWNEE PLANNING COMMISSION
November 21 st , 2016 AT 6:30 P.M.:	CITY OF SHAWNEE CITY COMMISSION

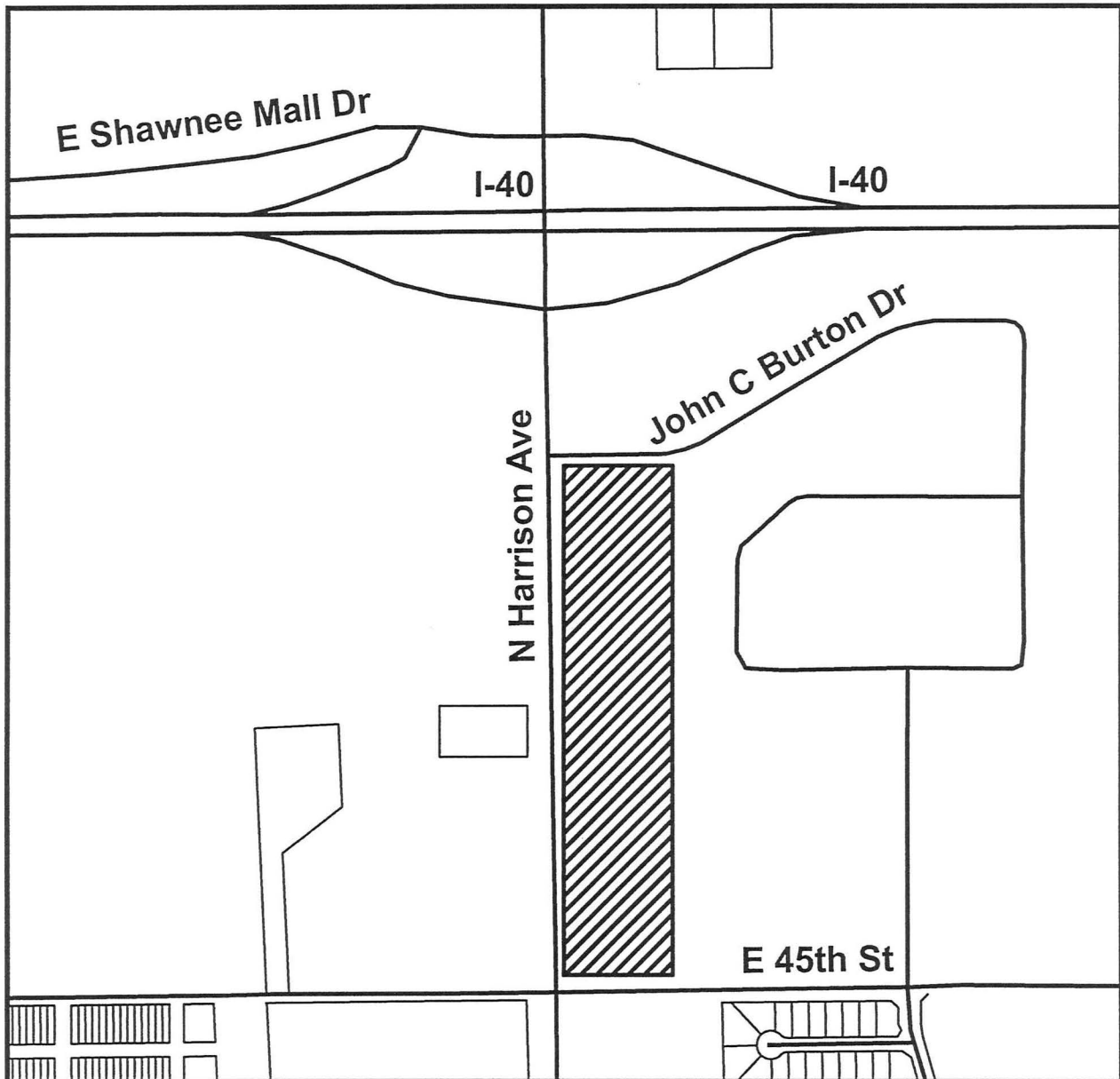
At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the Planned Unit Development. The Commission reserves the right to limit discussion and debate on the proposed Planned Unit Development in the public hearing, in which event those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

Witness my hand this 13th day of October, 2016.




Phyllis Loftis, City Clerk

Case# P10-16



Jason Waldroup

By:

Jason Waldroup

Abstractor License No. 1400

OAB Certificate of Authority # 017

File No. 2185055-SH99

OWNERSHIP LIST**ORDER NO. 2185055**

DATE PREPARED: October 4, 2016

EFFECTIVE DATE: September 28, 2016 at 7:30 a.m.

OWNER	LOT	BLK	ADDITION
SHAWNEE HARRISON LLC PO BOX 1719 CLINTON OK 73601			BEG 120'E SW/C SW E362' N853.29' W352.77' TO HWY 18 R/W S853' POB.
SHAWNEE HARRISON LLC PO BOX 1719 CLINTON OK 73601			BEG SW/C SW E150.08' N704' W10' N245.98' TO POB E354.11' N100' W355.39' S100' POB
SHAWNEE HARRISON LLC PO BOX 1719 CLINTON OK 73601			BEG 759.85'S & 151'E NW/C SW E331' S997.86' W352.77' HWY 18 N809' N10*19'21"E191.64' POB. LESS .81 ACS
COLLISION WORKS OF SHAWNEE OKLA PROPERTIES LLC 4881 N HARRISON ST SHAWNEE OK 74804-0000			BEG 1966'N & 178.5'E SW/C SW N369.59' ALG E R/W HWY I-40 THENCE ON A CURVE TO LEFT A RADIUS OF 1550.39' A DIST OF 324.96' ALONG S R/W HWY I-40 S423.7' W64' S5' W249.5' POB
GORDON COOPER VO TECH XXXXXXXXX SHAWNEE OK 74801-0000			BEG 482'E & 1980'N SW/C SW N428.7' TO PT ON ST R/W OF I- 40 NELY ON A CURVE TO LEFT RADIUS 1550.39' A DIST OF 232' N64*E153.47' S89*E968' 34.28 Acres
GORDON COOPER VO TECH XXXXXXXXX SHAWNEE OK 74801-0000			BEG 482'E & 660'N SW/C E1320' N1320' W1320' S1320' POB.
GORDON COOPER VO TECH XXXXXXXXX SHAWNEE OK 74801-0000			BEG 482'E & 1980'N SW/C SW N428.7' TO PT ON ST R/W OF I- 40 NELY ON A CURVE TO LEFT RADIUS 1550.39' A DIST OF 232' N64*E153.47' S89*E968'
GORDON COOPER VO TECH XXXXXXXXX SHAWNEE OK 74801-0000			PT W1/2 SW BEG 120' IN WID LYING 60' ON EITHER SIDE OF LINE
GATEWAY TO PREVENTION AND RECOVERY INC % AMERI NAT'L BA P O BOX 1089 SHAWNEE OK 74802-1089			BEG 482'E SW/C SW N330' E264' S330' W264' POB.
FARLEY TERRY L & MARCENE 1104 HYATT COURT SHAWNEE OK 74804	8		HYATT ADDITION
COTTON HOMES LLC 203 E 40TH SHAWNEE OK 74804-0000	9		HYATT ADDITION

VISION BANCSHARES INC ATTN LAVONDA JONES P O BOX 669 ADA OK 74821-0000			A TRACT IN THE W/2 OF LOT 4 BEG 659.57'E & 710'S NW/C NW/4 S618.54' W527.83' TO A PT ON THE E R-O-W OF HARRISON ST N ALG R-O-W 619.68' E519.29' POB & A TRACT BEG 450.08'ENW/C NW/4 E209.49 S1'E710' W219.23' N710' POB(2009- 3200) LESS A TRACT DESCRIBED AS BEG SW/C LOT 2 BLK 1 VISION ADDITION THENCE N101.8' E300.06' S138.33' W116.28' THENCE ON A CURVE TO THE LEFT 48.74' W111.17' POB(2009-3198) 9.99 Acres
OKC GOLF LLC 4405 N HARRISON SHAWNEE OK 74804-0000			BEG 450.08'E NW/C NW/4 E209.49' S710' W TO THE E R-O- W LINE OF HARRISON STREET N360' E300' N350' POB LESS 4.93AC REC 2007-18268 & LESS .60AC PLATTED INTO VISION ADDITION
MANNFORD LAND CO P O BOX 1809 SHAWNEE OK 74802-1809	1	1	KELSEY & CONNOR ADDITION
MANNFORD LAND CO P O BOX 1809 SHAWNEE OK 74802-0000	1A	1	KELSEY & CONNOR ADDITION
D P KINSLOW INC 4438 N HARRISON SHAWNEE OK 74804-0000	BEG 17'S NE/C LOT 1 W200.40' S129.72' E203.42' N129.72' POB		WILLIAMS ADDITION
KINSLOW DELBERT A 4438 N HARRISON SHAWNEE OK 74804-0000	BEG NE/C LOT 1 S146.72' TO POB W199.99' S94.34' E200' N92.28' POB		WILLIAMS ADDITION
AMERICAN NATIONAL BANK 1183 JOYCE BLVD STE 2 FAYETTEVILLE AR 72703-0000			A TR IN SE BEG SE/C SE N498.76' S37*W635.90' E389.93' POB

TJT HOLDINGS LC 3701 N HARRISON SHAWNEE OK 74804-0000			BEG SE/C SE TH W389.93'TO POB TH W571.67' TH N02*32'01"W 1379.50' TH E 676' TH S 359' TH E348' TH S520.24' TH S37*52'11"W A DIS 636.01' POB LESS 3.63 ACRES PLATTED INTO SHAWNEE TRANSFER STATION & LESS 1.45 ACRES PLATTED INTO BADARD ADDITION SEC 1
DHARSHAN INC 4700 N HARRISON SHAWNEE OK 74804-0000			BEG 1019'N SE/C SE W348' N159' E348' S159' POB.
EDMONSON RANDY D P O BOX 3003 SHAWNEE OK 74802-0000			BEG 1378'N SE/C SE W348' S200' E348' N200' POB
JOHNSON THOMAS T 4720 N HARRISON SHAWNEE OK 74804-0000			BEG 1378'N SE/C SE N112' W389' S112' E389' POB.
RODGERS KIM 4307 LIBERTY CIRCLE SHAWNEE OK 74804-0000			BEG NE/C SE S1121' W389' S112' W692' TO E RR R/W N ALG RR R/W TO PT 1204.6'W OF NE/C ETC. LESS .24 AC TO STATE
STATE OF OKLA 200 NE 21ST OKLA CITY OK 73105-0000			BEG NE/C SE S800.35' W33' N151.65' W100' N347.80' W303.78' NWLY TO RR R/W N124.86' ETC.

PRELIMINARY PLAT APPLICATION



City of Shawnee Planning Department

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

For Office Use Only

Case Number: 519416
Project Number: 161188
Date Filed: October 3rd 2016
Amount Paid: \$240.00
Receipt No.: 01962752

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

APPLICANT Shawnee Harrison LLC
APPLICANT ADDRESS 1715 South Hwy 183
APPLICANT PHONE NUMBERS 580-331-3711
EMAIL ADDRESS msmith@elmersmithoil.com
NAME OF PLAT Domino Plaza Addition
LOCATION 45th & Harrison
NUMBER OF ACRES 14.76 NUMBER OF LOTS 5

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00
PLUS **\$3.00** PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 5x \$15.00
PLUS **\$1.00** PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS _____
TOTAL COST \$240.00

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

OWNER/DEVELOPER INFORMATION:

NAME Shawnee Harrison, LLC
ADDRESS 1715 South Hwy 183
CONTACT NUMBERS 580.331.3711
EMAIL ADDRESS msmith@elmersmithoil.com

PROJECT ENGINEER INFORMATION:

NAME Cedar Creek Consulting, Inc - Jon Doyle, PE
ADDRESS PO Box 14534, Oklahoma City, OK 73112
CONTACT NUMBERS 405.778.3385
EMAIL ADDRESS jdoyle@cedarcreekinc.com

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