

AGENDA
PLANNING COMMISSION
MARCH 1, 2023 AT 1:30 PM
COMMISSION CHAMBERS AT CITY HALL
16 WEST 9TH STREET
SHAWNEE, OKLAHOMA

Official action can only be taken on items which appear on the agenda. The public body may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item. When more information is needed to act on an item, the public body may refer the matter to Staff or back to Committee or the recommending body. Under certain circumstances, items are deferred to a future date or stricken from the agenda entirely.

CALL TO ORDER

DECLARATION OF QUORUM

1. Approval of the minutes from the regular meeting of the Shawnee Planning Commission on February 1, 2023
2. Case No. **RZ03-23** – Public hearing and consideration of a request to rezone from R-3 (Multifamily Residential District) to C-1 (Neighborhood Commercial District) for property located at 731 N. Kickapoo Avenue.
3. Case No. **RZ04-23** - Public hearing and consideration of a request to rezone from C-1 (Neighborhood Commercial District) to C-3 (Automotive Commercial District) for property located at 1320 N. Harrison Avenue.
4. Case No. **RZ05-23** - Public hearing and consideration of a request to rezone from C-1 (Neighborhood Commercial District) to C-3 (Automotive Commercial District) for property at 602 N. Harrison Avenue.
5. Case No. **FPL02-23** – Consideration of a request for a Final Plat, Heritage Plains, Phase 1, on approximately 24.9 acres located north of Westech Rd on the west side of N. Kickapoo Ave.
6. Presentation by Freese and Nichols on the Unified Development Code (UDC) progress
7. Community Development Department Updates
8. Commissioners Comments

9. Adjournment

Respectfully submitted,

Rachel Clyne, Secretary

The City of Shawnee encourages participation from its citizens in public meetings. If participation is not possible due to a disability, notify the City Clerk, in writing, at least forty-eight hours prior to the scheduled meeting, and necessary accommodations will be made. (ADA 28 CFR 36)

REGULAR PLANNING COMMISSION MINUTES

DATE: February 1, 2023

DRAFT MINUTES

The Planning Commission of the City of Shawnee, County of Pottawatomie, State of Oklahoma, met in person for a regular meeting on February 1, 2023, 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. Community Development Director, Rian Harkins, called roll and stated a quorum was present.

The following Commissioners were present:

Present: Walker, Johnson, Reese, Barrett, Porter

Absent:

Item 2. Approval of Minutes – Regular meeting

Consideration of approval of the minutes from the regular meeting of January 4, 2022. Chair Reese asked for questions or corrections to the minutes.

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

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

Aye: Walker, Johnson, Barrett, Reese, Porter

Nay: None

Abstain: Porter

Item 3. Case No. **RZ02-23** Public hearing and consideration of a request to rezone from A-1 (Rural Agricultural District) to C-3 (Automotive Commercial District) on approximately 1.7168 acres located NW of the intersection of Garrett's Lake Road and N. Harrison Avenue.

City Planner, Rachel Clyne, provided a staff report for RZ02-23 stating that the subject property is zoned A-1 (Rural Agricultural District). The land to the east is zoned C-3 (Automotive Commercial District). Properties to the north, south, and west are zoned A-1 (Rural Agricultural District).

The Comprehensive Plan Future Land Use Map (FLUM) indicates the subject property has the land use designations of Urban Reserve. The Comprehensive Plan defines Urban Reserve as land use for long-term growth areas, land to accommodate growth over the next 10 - 20 years.

According to the Land Use Compatibility Scale of the Comp Plan, Low-density Commercial has a ranking of three (3). This ranking suggests that landscaping, buffering, and screening should be employed to minimize adverse effects on surrounding uses. This aligns with the proposed commercial development of this site. Commercial development is appropriate at intersections, and the subject property is positioned on two (2) arterial streets.

The following Facts were determined by staff:

- The subject property is adjacent to land with the desired zoning district, C-3 (Automotive Commercial District).

- The request is in conformance with the Comprehensive Plan Future Land Use Map (FLUM).
- The proposed commercial development would be located at the intersection of arterial streets.
- The proper notification for a public hearing was served.

Staff listed the following options for Recommendations to the City Commission:

- Recommending Approval of Case No. RZ02-23 to rezone the subject property from A-1 (Rural Agricultural District) to C-3 (Automotive Commercial District) as requested by the applicant.
- Recommending Denial of the application for RZ02-23 to rezone the subject property.
- Recommending Deferral Case No. RZ02-23 with a request for additional and specific information to a certain date.
- Recommending Approval of Case No. RZ02-23 to rezone the subject property from A-1 (Rural Agricultural District) to C-1 (Neighborhood Commercial District).

Staff recommended that the Planning Commission recommend to the City Commission **APPROVAL** of Case No. RZ02-23 to rezone the subject property from A-1 (Rural Agricultural District) to C-3 (Automotive Commercial District).

Chair Reese open the public hearing for RZ02-23. The applicant, Jon Silver was present and stated he was the project manager for the construction company that would be building a Dollar General. He was available for questions. Chair Reese asked about any differences in the appearance in this Dollar General. Mr. Silver replied that it would be built to regulations. Commissioner Walker asked if the entry would be on Garrett's Lake Road. Mr. Silver confirmed that the one entry would be on the south side of the building, which faces Garrett's Lake Road. With no other speakers, the public hearing was closed.

Commissioner Barrett made a motion to recommend the **Approval** of Case No. RZ02-23, which Commissioner Johnson seconded.

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

Aye: Walker, Johnson, Barrett, Reese, Porter

Nay: None

Abstain: None

It was noted the application would be on the agenda of the City Commission at its regular meeting on February 21, 2023, at 6:00 p.m.

Item 4. Community Development Department Update

Community Development Director, Rian Harkins, spoke to the Planning Commission about the Community Survey that is being sent to households around Shawnee. This Survey is one step in the development of a Strategic Plan. The response goal is 400 households. Following the receipt of the survey results, the City Commission will review them. Public engagement on the results will follow. Director Harkins clarified the differences between Community Development Department and the Building Department. Both departments and others provide information to an applicant. The process continues to be refined. Next, the nationwide Point In Time (PIT) Count of the homeless in a community was next week. CDBG monitoring will begin next week to ensure compliance. This is a requirement for all communities that receive HUD grants. Harkins discussed the progress of the Unified Development Code (UDC) project. The Subdivision Regulations have been submitted to staff for an internal review, and the

consultants have begun work on the Engineering Design Criteria. The Twin Lakes Master Plan consultants met with the committee last month. In late March the second public meeting for the entire community. Lastly, Director Harkins advised the Commissioners that the consultants working on the Unified Development Code would have a presentation at the March 1, 2023 Planning Commission meeting

Item 5. Planning Commissioners' Comments

Commissioner Walker stated he was pleased with the good publicity surrounding the mini-grants, and he appreciated staff's work.

Item 6. Adjournment

The meeting adjourned at 1:50 p.m.

Chair/Vice-Chair

/s/ Rachel Clyne
City Planner



Planning Commission Meeting – 3.1.2023 – City of Shawnee, Oklahoma

Staff Report | RZ03-23 | R-3 to C-1 | 731 N. Kickapoo Ave.

Date: 2.15.2023

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Subject: **Staff Report** - Public hearing and consideration of a request to rezone from R-3 (Multifamily Residential District) to C-1 (Neighborhood Commercial District) for property located at 731 N. Kickapoo Avenue.
Case No. **RZ03-23** | Applicant: Hayden Stanfield

Background

The subject property is located at 731 N. Kickapoo Avenue. The request is to rezone the property from R-3 (Multifamily Residential District) to C-1 (Neighborhood Commercial District). The land is undeveloped.

Discussion

The subject property is zoned R-3 (Multifamily Residential District). The property adjacent to the north is zoned C-1 (Neighborhood Commercial District). Properties to the east, south, and west are zoned R-3 (Multifamily Residential District).

The Comprehensive Plan Future Land Use Map (FLUM) indicates the subject property has the land use designation of Mixed Use. The Comprehensive Plan defines Mixed Use as areas for economic performance and opportunities for social interaction by locating diverse and complementary uses in close proximity. Suggested uses are higher-density housing, major commercial, office, and service uses. Neighborhood Commercial District (C-1) is a recommended zoning district in the Mixed Use land designation in the Comprehensive Plan.

Referencing the City of Shawnee Zoning Code (Code) DIVISION 15. - Amendments; Procedures. Section 22-645. – Planning commission recommendation required. This section gives authority to the Planning Commission to make changes (amendments) to the official Zoning Map. *"...be amended, supplemented, changed, modified, or repealed by ordinance, but no change shall be made until the planning commission, after notice and public hearing, files with the city commission a report and recommendation on the proposed change."*

Staff completed the required public hearing notifications for this application. All property owners within 300' from the perimeter of the subject property were mailed a public hearing notification letter. Additionally, a notice of a public hearing was published in The County Democrat weekly newspaper. A sign providing details and contact information was placed on the subject property.

Findings and Facts:

- The subject property is adjacent to land with the desired zoning district, C-1 (Neighborhood Commercial District).
- The request is in conformance with the Comprehensive Plan Future Land Use Map (FLUM).
- The proposed commercial development would be located along an arterial street.
- The proper notification for a public hearing was served.

Recommendation Options:

- Recommending Approval of Case No. RZ03-23 to rezone the subject property from R-3 (Multifamily Residential District) to C-1 (Neighborhood Commercial District) as requested by the applicant.
- Recommending Denial of the application for RZ03-23 to rezone the subject property.
- Recommending Deferral Case No. RZ03-23 with a request for additional and specific information to a certain date.

Recommendation: Based on the Findings and Facts, staff recommends that the Planning Commission recommend to the City Commission **APPROVAL** of **RZ03-23** to rezone the subject property from R-3 (Multifamily Residential District) to C-1 (Neighborhood Commercial District).

This rezoning application will be heard at the City Commission meeting on Monday, March 20, 2023, at 6:00 pm.

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:	<u>RZ03-22</u>
Project Number:	
Date Filed:	<u>1/23/2023</u>
<u>[Signature]</u> 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 R-3 District to C-1 District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 731 N. Kickapoo St, Shawnee OK 74801

LEGAL DESCRIPTION: ESTES ORCHARD BLK 3 LOTS 358 36 LESS NE/C OF LOT 36
520' W 15' N 20' E 15' POB

PROPERTY OWNER (S): Wilma Schelling

PROPERTY AGENT (APPLICANT): Hayden Stanfield

APPLICANT'S ADDRESS: 3 Robin Rd

CITY: Shawnee **STATE:** OK **ZIP:** 74804

EMAIL ADDRESS: stanfieldplumbingok@gmail.com

TELEPHONE NUMBER: (405) 915-3772 **CONTACT NUMBER:** (-) Same

DIMENSIONS OF PROPERTY: AREA: 7,000 sqf WIDTH: 50 feet (Measurements less OF NE/C OF LOT 36 520' W 15' N 20' E 15' POB)
LENGTH: 140 feet FRONTAGE: _____

CURRENT ZONING: R3

CURRENT USE: Vacant Lot

PROPOSED ZONING: C1

PROPOSED USE: _____

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]
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:** _____

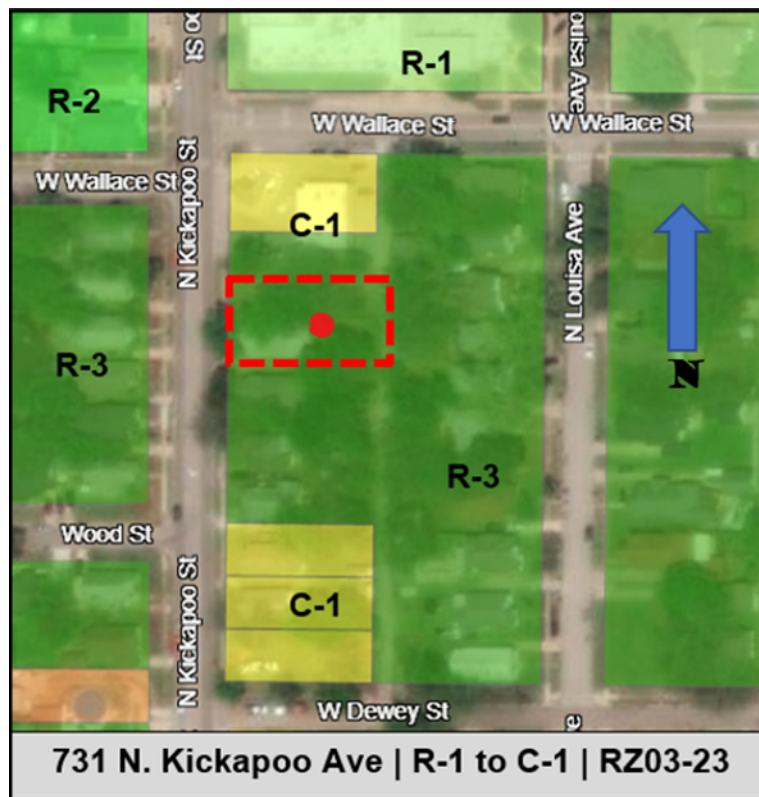
PLACE ON ZONING MAP: _____ **ORDINANCE NO.:** _____

Publish February 3, 2023
NOTICE OF PUBLIC HEARING
Rezoning Request (RZ03-23)

It is hereby noticed that the City of Shawnee Planning Commission will hold a public hearing on March 1, 2023, at 1:30 p.m. in the Commission Chambers at City Hall, 16 W. 9th St, Shawnee, OK. The City of Shawnee City Commission will hold a public hearing on March 20, 2023, at 6:00 p.m. in the Commission Chambers at City Hall. The Planning Commission and City Commission will consider a rezoning request (**RZ03-23**) to rezone from R-3 (Multifamily Residential District) to C-1 (Neighborhood Commercial District) on a parcel located at 731 N. Kickapoo Ave and described as:

Lots Thirty-five (35) and Thirty-six (36), Block Three (3), ESTES ORCHARD ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof. LESS AND EXCEPT a tract of land beginning at the Northeast corner of Lot 36; thence South 20 feet; thence West 15 feet; thence North 20 feet; thence East 15 feet to the point of beginning.

Public hearings will be held at the above times and dates. All residents and parties in interest shall have an opportunity to be heard regarding the request above.





Planning Commission Meeting – 3.1.2023 – City of Shawnee, Oklahoma

Staff Report | RZ04-23 | C-1 to C-3 | 1320 N. Harrison Ave.

Date: 2.15.2023

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Subject: **Staff Report** - Public hearing and consideration of a request to rezone from C-1 (Neighborhood Commercial District) to C-3 (Automotive Commercial District) for property located at 1320 N. Harrison Avenue.
Case No. **RZ04-23** | Applicant: Nathan Ferguson

Background

The subject property is located at 1320 N Harrison Avenue. The request is to rezone the property from C-1 (Neighborhood Commercial District) to C-3 (Automotive Commercial District).

Discussion

The subject property is zoned C-1 (Neighborhood Commercial District). The property adjacent to the north is zoned C-1 (Neighborhood Commercial District). To the east is the Shawnee Fairview Cemetery. To the southwest, the land is zoned C-3 (Automotive Commercial District), and the land to the south and west is zoned C-1 (Neighborhood Commercial District).

The Comprehensive Plan Future Land Use Map (FLUM) indicates the subject property has the land use designation of Mixed Use. The Comprehensive Plan defines Mixed Use as areas for economic performance and opportunities for social interaction by locating diverse and complementary uses in close proximity. Suggested uses are higher-density housing, major commercial, office, and service uses.

According to the Land Use Compatibility Scale of the Comp Plan, Low-density Commercial, such as uses associated with C-1, has a ranking of three (3). However, the scale ranks Heavy-density Commercial, such as uses associated with C-3, as a five (5), a more appropriate zoning district.

Referencing the City of Shawnee Zoning Code (Code) DIVISION 15. - Amendments; Procedures. Section 22-645. – Planning commission recommendation required. This section gives authority to the Planning Commission to make changes (amendments) to the official Zoning Map. *"...be amended, supplemented, changed, modified, or repealed by ordinance, but no change shall be made until the planning commission, after notice and public hearing, files with the city commission a report and recommendation on the proposed change."*

Staff completed the required public hearing notifications for this application. All property owners within 300' from the perimeter of the subject property were mailed a public hearing notification letter. Additionally, a notice of a public hearing was published in The County Democrat weekly newspaper. A sign providing details and contact information was placed on the subject property.

Findings and Facts:

- The subject property is located along a Commercially zoned strip of N. Harrison Avenue, an arterial street.
- The request, if approved, increases the conformance with the Comprehensive Plan.
- The proper notification for a public hearing was served.

Recommendation Options:

- Recommending Approval of Case No. RZ04-23 to rezone the subject property from C-1 (Neighborhood Commercial District) to C-3 (Automotive Commercial District) as requested by the applicant.
- Recommending Denial of the application for RZ04-23 to rezone the subject property.
- Recommending Deferral Case No. RZ04-23 with a request for additional and specific information to a certain date.

Recommendation: Based on the Findings and Facts, staff recommends that the Planning Commission recommend to the City Commission **APPROVAL** of **RZ04-23** to rezone the subject property from C-1 (Neighborhood Commercial District) to C-3 (Automotive Commercial District).

This rezoning application will be heard at the City Commission meeting on Monday, March 20, 2023, at 6:00 pm.

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:

R704-23

Project Number:

Date Filed:

1/30/23

-RC

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 C-1 District to C-3 AUTOMOTIVE District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 1320 N HARRISON

LEGAL DESCRIPTION: (SEE ATTACHED)

PROPERTY OWNER (S): G. RANDY & JOYE E. COWDEN

PROPERTY AGENT (APPLICANT): NATHAN FERGUSON

APPLICANT'S ADDRESS: 1902 KADE RD

CITY: SHAWNEE

STATE: OK

ZIP: 74804

EMAIL ADDRESS: RANDY@HNTAN.COM

TELEPHONE NUMBER: (405) 414-0489

CONTACT NUMBER: (405) 414-0489

DIMENSIONS OF PROPERTY:

AREA: _____ WIDTH: _____

LENGTH: _____ FRONTAGE: _____

CURRENT ZONING: C-1

CURRENT USE: STORAGE

PROPOSED ZONING: C-3

PROPOSED USE: AUTOMOTIVE

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]
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: _____

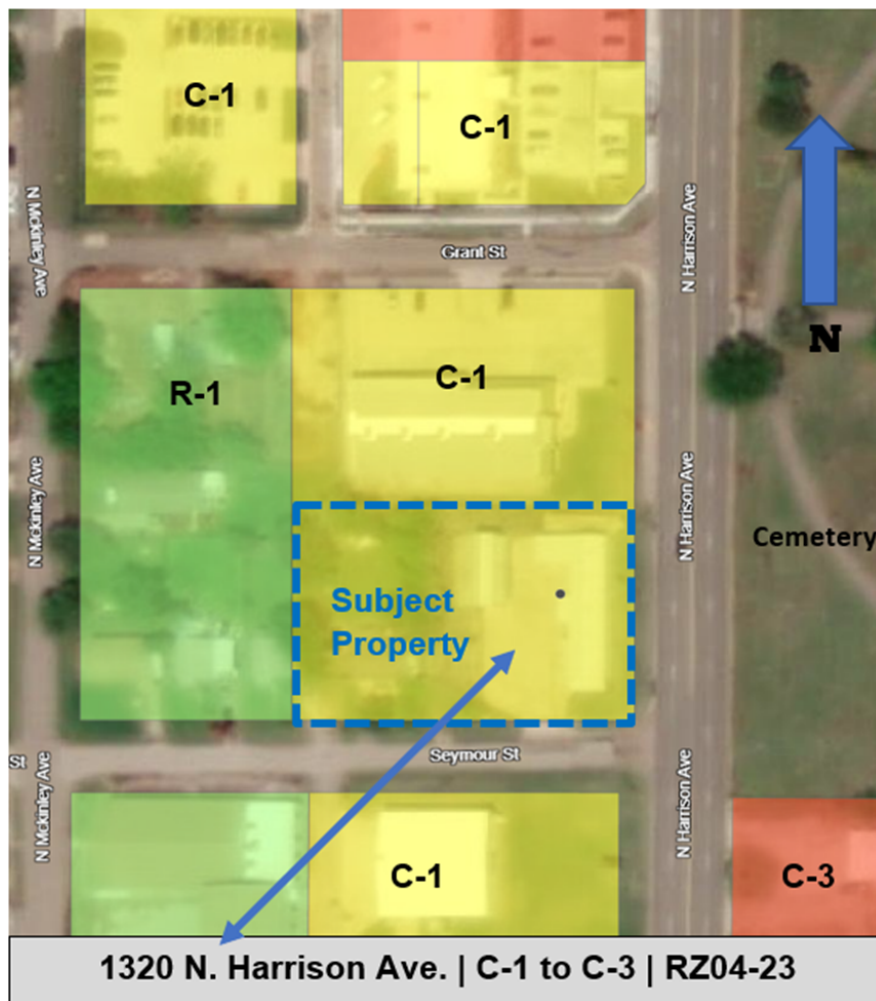
ORDINANCE NO.: _____

Publish February 3, 2023
NOTICE OF PUBLIC HEARING
Rezoning Request (RZ04-23)

It is hereby noticed that the City of Shawnee Planning Commission will hold a public hearing on March 1, 2023, at 1:30 p.m. in the Commission Chambers at City Hall, 16 W. 9th St, Shawnee, OK. The City of Shawnee City Commission will hold a public hearing on March 20, 2023, at 6:00 p.m. in the Commission Chambers at City Hall. The Planning Commission and City Commission will consider a rezoning request (**RZ04-23**) to rezone from C-1 (Neighborhood Commercial District) to C-3 (Automotive Commercial District) on a parcel located at 1320 N. Harrison Ave. and described as:

Lots Twenty (20), Twenty-one (21), Twenty-two (22), Twenty-three (23), Twenty-four (24) and Twenty-five (25), Block Thirty-six (36), BEVERLY MILLS ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof, LESS AND EXCEPT a tract described as beginning at the Southeast corner of Lot 25; thence West 20 feet; thence N44°51"E a distance of 28.80 feet to a point on the East line of said Lot; thence South 20 feet to the point of beginning.

Public hearings will be held at the above times and dates. All residents and parties in interest shall have an opportunity to be heard regarding the request above.





Planning Commission Meeting – 3.1.2023 – City of Shawnee, Oklahoma

Staff Report | RZ05-23 | C-1 to C-3 | 602 N. Harrison Ave.

Date: 2.15.2023

To: Shawnee Planning Commission

From: Rachel Clyne, City Planner

Subject: **Staff Report** - Public hearing and consideration of a request to rezone from C-1 (Neighborhood Commercial District) to C-3 (Automotive Commercial District) for property located at 602 N. Harrison Avenue.
Case No. **RZ05-23** | Applicant: Joel Villalobos

Background

The subject property is located at 602 N Harrison Avenue. The request is to rezone the property from C-1 (Neighborhood Commercial District) to C-3 (Automotive Commercial District).

Discussion

The subject property is zoned C-1 (Neighborhood Commercial District). The properties adjacent to the north and the east are zoned C-3 (Automotive Commercial District). The land to the south and west is zoned C-1 (Neighborhood Commercial District).

The Comprehensive Plan Future Land Use Map (FLUM) indicates the subject property has the land use designation of Mixed Use. The Comprehensive Plan defines Mixed Use as areas for economic performance and opportunities for social interaction by locating diverse and complementary uses in close proximity. Suggested uses are higher-density housing, major commercial, office, and service uses.

According to the Land Use Compatibility Scale of the Comp Plan, Low-density Commercial, such as uses associated with C-1, has a ranking of three (3). However, the scale ranks Heavy-density Commercial, such as uses associated with C-3, as a five (5), a more appropriate zoning district.

Referencing the City of Shawnee Zoning Code (Code) DIVISION 15. - Amendments; Procedures. Section 22-645. – Planning commission recommendation required. This section gives authority to the Planning Commission to make changes (amendments) to the official Zoning Map. *"...be amended, supplemented, changed, modified, or repealed by ordinance, but no change shall be made until the planning commission, after notice and public hearing, files with the city commission a report and recommendation on the proposed change."*

Staff completed the required public hearing notifications for this application. All property owners within 300' from the perimeter of the subject property were mailed a public hearing notification letter. Additionally, a notice of a public

hearing was published in The County Democrat weekly newspaper. A sign providing details and contact information was placed on the subject property.

Findings and Facts:

- The subject property is adjacent to the proposed zoning district C-3 (Automotive Commercial District).
- The request, if approved, increases the conformance with the Comprehensive Plan.
- The proper notification for a public hearing was served.
- The subject property is located along an arterial street.
-

Recommendation Options:

- Recommending Approval of Case No. RZ05-23 to rezone the subject property from C-1 (Neighborhood Commercial District) to C-3 (Automotive Commercial District) as requested by the applicant.
- Recommending Denial of the application for RZ05-23 to rezone the subject property.
- Recommending Deferral Case No. RZ05-23 with a request for additional and specific information to a certain date.

Recommendation: Based on the Findings and Facts, staff recommends that the Planning Commission recommend to the City Commission **APPROVAL** of **RZ05-23** to rezone the subject property from C-1 (Neighborhood Commercial District) to C-3 (Automotive Commercial District).

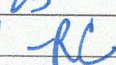
This rezoning application will be heard at the City Commission meeting on Monday, March 20, 2023, at 6:00 pm.

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:	RZ05-23
Project Number:	
Date Filed:	2/3/23
 Planning Commission Secretary	

REQUEST:

☒ Rezoning
 ☐ Rezoning w/Conditional Use Permit
☐ 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): 602 N. HARRISON, SHAWNEE OK 74801

LEGAL DESCRIPTION:

PROPERTY OWNER (S): Lobo's Car Wash & Detail & Tire Shop Inc

PROPERTY AGENT (APPLICANT): JOEL VILLALOBOS

APPLICANT'S ADDRESS: 514 N. HARRISON SHAWNEE OK 74801

CITY: SHAWNEE STATE: OK ZIP: 74801

EMAIL ADDRESS: Lobostw@att.net

TELEPHONE NUMBER: (405) 274-2525 CONTACT NUMBER: (405) 273-4758

DIMENSIONS OF PROPERTY:

AREA: _____ WIDTH: _____

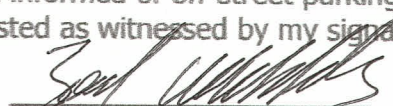
LENGTH: _____ FRONTAGE: _____

CURRENT ZONING: C1 CURRENT USE: _____

PROPOSED ZONING: C3 PROPOSED USE: _____

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.: _____

Publish February 3, 2023
NOTICE OF PUBLIC HEARING
Rezoning Request (RZ05-23)

It is hereby noticed that the City of Shawnee Planning Commission will hold a public hearing on March 1, 2023, at 1:30 p.m. in the Commission Chambers at City Hall, 16 W. 9th St, Shawnee, OK. The City of Shawnee City Commission will hold a public hearing on March 20, 2023, at 6:00 p.m. in the Commission Chambers at City Hall. The Planning Commission and City Commission will consider a rezoning request (**RZ05-23**) to rezone from C-1 (Neighborhood Commercial District) to C-3 (Automotive Commercial District) on a parcel located at 602 N. Harrison Ave. and described as:

The East 65 feet of the South half of Block Thirteen (13), and the South Half of Block Twenty (20), all in RICHARD AND MARY'S ADDITION to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof, LESS AND EXCEPT a tract 15 feet by 20 feet in the Northwest corner of said tract described as beginning at a point 45 feet West of the Northeast corner of the S/2 of Block 13; thence West 20 feet; thence South 15 feet; thence East 20 feet; thence North 15 feet to the point of beginning.

Public hearings will be held at the above times and dates. All residents and parties in interest shall have an opportunity to be heard regarding the request above.





Planning Commission Meeting – 3.1.2023 – City of Shawnee, Oklahoma

Final Plat Application – FPL02-23 – Heritage Plains, Phase 1

=====

To: Shawnee Planning Commission
From: Rachel Clyne, City Planner
Date: February 16, 2023
Subject: **Staff Report** – Consideration of a request for a Final Plat, Heritage Plains, Phase 1, on approximately 24.9 acres located north of Westech Rd on the west side of N. Kickapoo Ave. Case No. **FPL02-23** | Applicant: John Woods

=====

Background: The subject property is located on approximately 24.9 acres located north of Westech Rd on the west side of N. Kickapoo Avenue. The proposed development has seventy-four (74) lots and is the first phase of the subdivision, Heritage Plains. The property is zoned R-1 (Single-Family Residential District).

Discussion: Findings and Facts:

- Community Development staff determined the Final Plat is in conformance with the Subdivision Regulations
- The Engineering Department requires changing Drummond Road to Drummond Avenue to avoid duplicating street names within city limits.
- The Fire Marshal noted the southern end of Heritage Trails Drive exceeds the 150' allowance to a dead end and requires some form of a turnaround for fire apparatus.

Staff Recommendation Options

- Recommending Approval of Case No. FPL02-23, for the Final Plat, Heritage Plains, Phase 1, as requested by the applicant.
- Recommending Denial of the application for Final Plat, Heritage Plains, Phase 1, Case No. FPL02-23
- Recommending Deferral of the Final Plat, Heritage Plains, Phase 1, application of Case No. FPL02-23 with a request for additional and specific information to a certain date.
- Recommending Conditional Approval of Case No. FPL02-23, for the Final Plat, Heritage Plains, Phase 1, based upon the completion of changes required by staff.

Recommendation: Based on the Findings and Facts, staff recommends that the Planning Commission recommend to the City Commission **CONDITIONAL APPROVAL** of **FPL02-23** for the Final Plat, Heritage Plains, Phase 1 subdivision based upon the completion of changes required by staff.

This application will be heard at the City Commission meeting on Monday, March 20, 2023, 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: FPL 02-23

Project Number: _____

Date Filed: 2/1/23

Amount Paid: \$ 349.00

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 JOHN WOODS, J.C. WOODS INVESTMENTS, LLC

APPLICANT ADDRESS 17501 S. SANTE FE, OKLAHOMA CITY, OK 73170

APPLICANT PHONE NUMBERS (405)-650-8262

EMAIL ADDRESS JCWOODS@WOODSLAND.NET

NAME OF PLAT HERITAGE PLAINS ADDITION

LOCATION N/2 OF THE SE/4 OF SEC 25, T11N, R3E, I.M., POTTAWATOMIE COUNTY, SHAWNEE, OK

NUMBER OF ACRES 24.9

NUMBER OF LOTS 74

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00

PLUS \$3.00 PER LOT UP TO FIFTY (50) LOTS - NUMBER OF LOTS 50

PLUS \$1.00 PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS 24

TOTAL COST: 100.00

FOR LESS THAN 2 ACRE LOTS:

FEE: \$225.00

PLUS \$2.00 PER LOT UP TO FIFTY (50) LOTS - NUMBER OF LOTS 50

PLUS \$1.00 PER LOT OVER FIFTY (50) LOTS - NUMBER OF LOTS 24

TOTAL COST: \$ 349.00

OWNER/DEVELOPER INFORMATION:

NAME DEVELOPER: JOHN WOODS, J.C. WOODS INVESTMENTS, LLC

ADDRESS 17501 S. SANTE FE, OKLAHOMA CITY, OK 73170

CONTACT NUMBERS (405)-650-8262

EMAIL ADDRESS JCWOODS@WOODSLAND.NET

PROJECT ENGINEER INFORMATION:

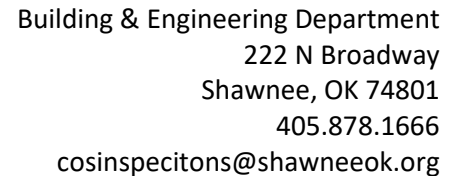
NAME SCOTT E. HOLTZEN, P.E., HOLTZEN ENGINEERING GROUP, P.C.

ADDRESS 302 N. INDEPENDENCE ST., STE. 1100, ENID, OK 73701

CONTACT NUMBERS (580)-233-8533

EMAIL ADDRESS SEH@HOLTZENENGINEERING.COM

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



J.C. Woods Investments, LLC
17501 S Santa Fe
Oklahoma City, OK 73170

Dear Customer Name:

ENGINEERING SETH BARKHIMER 405-878-1506

- FIRE** **JAMES KRIWANЕК** **405-878-1676**

- GIS ZACH DAVIS 405-878-1646**

- If you have any questions, please contact our office at 405.878.1666.

Sandi Rehagen,
Certified Permit Technician