

**AGENDA
CITY OF SHAWNEE
PLANNING COMMISSION
OCTOBER 5TH, 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 September 7th, 2016 Planning Commission meeting
- 3)** Citizens' Participation
(A three minute limit per person)
(A twelve minute limit per topic)
- 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
- 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
- 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
- 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
- 8)** Planning Director's Report
- 9)** Commissioners Comments and/ or New Business
- 10)** Adjournment

PLANNING COMMISSION MINUTES

DATE: SEPTEMBER 7TH, 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, September 7th, 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 August 3rd, 2016 Planning Commission Meeting

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

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 #P07-16 – A public hearing for consideration of approval of a Rezone from C-1; Neighborhood Commercial to C-3; Highway Commercial, located at 3922 N. Kickapoo Street, Shawnee, OK

Applicant: Nelmon Brauning

Chairman Bergsten asked for the staff report. Brittney Burton presented the staff report and discussed the general location of rezone as well as informing the Commissioners that the proposed zoning is consistent with the comprehensive plan. Ms. Burton stated staff does recommend approval. Commissioner Kerbs asked for a breakdown of the differences between C-1 and C-3 zoning. Mr. Debruin informed him C-1 was mostly office space with limited uses and C-3 has more requirements in regards to size, setbacks and façade. 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. Vice-Chairman Cowen asked the applicant, Nelmon Brauning if they will be utilizing the property where the ice machine resides and Ms. Brauning agreed stating they had that property and the ice machine would be removed. Vice-Chairman Cowen asked if they would use the existing paving. Applicant stated they would remove all concrete to install an appropriate parking lot and meet drainage requirements. Commissioner Kerbs asked if there was a challenge with the easement on the back side of the property. Mr. Debruin stated he was unsure and Nelmon Brauning mentioned the issue with the area by RibCrib as pertaining to what he may have been questioning. Commissioner Morton asked if there was one additional property in between. Nelmon Brauning mentioned there were two lots next to it. Chairman Bergsten asked to entertain a motion. Commissioner Kienzle made a motion to approve, seconded by Commissioner Clinard.

Motion passed:

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

NAY:

ABSTAIN:

AGENDA ITEM NO. 5:

Case #S16-16 –Consideration of approval of a Final Plat for Belmont Park Phase II, located east of Acme Road & North of MacArthur Blvd., Shawnee, OK

Applicant: Belmont Park LLC

Chairman Bergsten asked for the staff report. Justin Debruin presented the staff report stating preliminary plat was approved in March and has since been divided into two sections. Mr. Debruin informed the Commissioners that they were looking at two corner lots being combined for one commercial lot with private easements. Proposed lot would be two acres in size and the intent is for two businesses. Staff has no objection to request but a pipeline easement exists and staff would need a document stating applicant would be allowed to use it along with four additional conditions listed. Commissioner Kerbs asked for more information regarding sewer. Chairman Bergsten asked if they were just addressing section I on the corner and Justin Debruin agreed. Commissioner Kerbs asked if it was just two properties being combined and Mr. Debruin agreed. Chairman Bergsten asked what the intent for the businesses would be. Justin Debruin informed him he was not aware but it would be what is allowed under that zoning. 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 to entertain a motion. Commissioner Affentranger 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. 6:

Planning Director's Report

Justin Debruin discussed receiving confirmation for approval on the ODOT grant for sidewalks and went over details. Commissioner Kienzle asked how far the MacArthur project extended. Mr. Debruin stated it would be from Bryan to Harrison streets. Vice-Chairman Cowen asked if the code still stated bicycles were not

allowed on sidewalks and Mr. Debruin agreed. Commissioner Kerbs asked about street signals on Bryan street and Justin Debruin informed him there would be signalization there. There was brief discussion over school signaling.

AGENDA ITEM NO.7:

Commissioners Comments and/or New Business

Vice-Chairman Cowen asked for information regarding dilapidated structures. Justin Debruin gave update on current violations. Commissioner Kerbs asked for the process regarding the next round and Mr. Debruin offered to discuss that further at the next meeting after following up on request. Commissioner Kienzle discussed the parking lot accident concerns in the Rib Crib strip mall and if it could be looked into. Commissioner Kerbs asked about if the contractors doing work for the city of Shawnee are required to be insured and bonded. Mr. Debruin mentioned discussing with City Manager for clarification. Justin Debruin gave development updates on building projects.

AGENDA ITEM NO. 8:

Adjournment

Meeting was adjourned.

Chairman/Vice-Chairman

Cheyenne Lincoln

Planning Commission Secretary



**STAFF REPORT
CASE #S18-16: FINAL PLAT**

TO: Shawnee Planning Commission

AGENDA: October 5, 2016

RE: Vision Addition Section I Re-plat Final Plat

PROPOSAL

The applicant is requesting final plat approval for Vision Addition Section 1 Re-plat Final Plat, to incorporate a detention pond that was established off of the appropriate property. The subject property is generally located at the north-east corner of Harrison Street and 42nd Street and is approximately 3.19 acres in size. The site is currently zoned C-3 (Highway Commercial).

GENERAL INFORMATION

Applicant	Vision Bank, NA
Owner(s)	Vision Bank
Site Location/Address	NE Corner of Harrison St. and 42 nd St.
Current Site Zoning	Commercial (C-3)
Parcel Size	3.19 Acres (approximate)
Comprehensive Plan Designation	Commercial
Existing Land Use	Commercial (C-3)
Surrounding Zoning	Commercial (C-3), Agricultural (A-1) and Residential (R-1)

STAFF REVIEW AND ANALYSIS

Vision Addition Section 1 was approved for final plat in January of 2008. The Addition created two (2) lots for commercial development. Currently, Lot 1 is occupied by NStockNow, and Lot 2 is home to Vision Bank Shawnee. As plans were in the works to develop Vision Addition Section II, the remaining ten (10) Acres east of the subject plat, it was discovered that the incorporated drainage used for the structures on Vision Addition Section I was off-site, which is disallowed by City Code. Therefore, a revised preliminary plat was proposed and approved in January of 2016.

The purpose for replatting Section I is for three (3) major reasons:

1. To incorporate existing site drainage.
2. To reflect a reduction in the floodplain due to planned concrete channelization.
3. To properly align property boundaries as platting begins on the remaining land to the south and east, known as Vision Addition Section II.

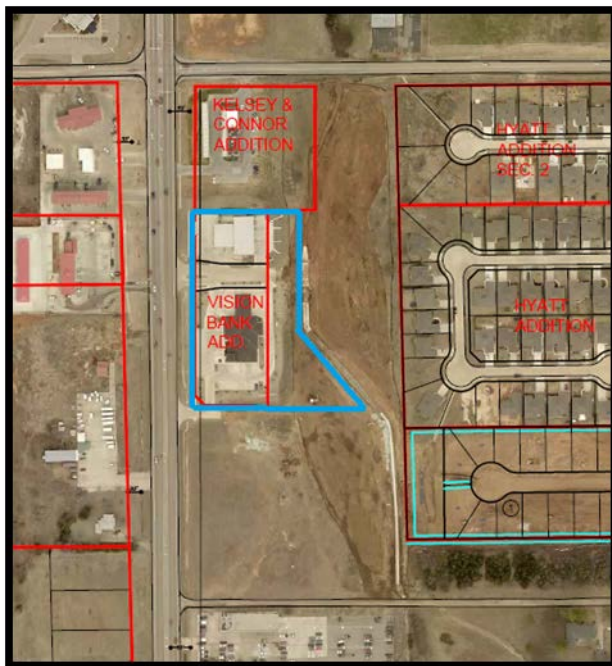


Figure 1: Aerial Plat Map – approximate total area outlined in blue.

The changes being introduced for the re-plat are as follows:

1. The addition of approximately 1.1 Acres of land to be incorporated into the current two (2) lots of Vision Addition Section 1.
2. A 60' public street right-of-way (ROW) that currently exists for Vision Boulevard will be extended approximately 66.5' to reach the new property boundary and eventually connect to the future Section of Vision Addition.

3. Along with the dedication of additional street ROW, proper utility easements shall be present and dedicated.
4. Eventual extension of City utilities will be necessary to accommodate the additional property.

If approved, this replat will serve to correct a nonconforming issue on the site and will also correct boundary lines for the forthcoming Vision Addition Section II which will serve to plat the remaining areas to the south and east. The proposed large scale channelization has been completed. Appropriate construction documents have been submitted to FEMA for approval, but the necessary letter of map revision (LOMR) has not been received by City Staff. Therefore, Staff will include receiving such letter as a condition of approval.

Staff has reviewed the final plat and recommends approval with conditions.

STAFF RECOMMENDATION

Staff recommends approval of the proposed final plat for Vision Addition Section I with the following conditions:

1. Present for review and approval an appropriate Letter of Map Revision (LOMR) from FEMA, indicating any changes to the floodplain due to channelization.
2. Final construction documents must be approved by the City Engineer prior to construction.
3. Any necessary drainage plans must be approved by the City Engineer prior to construction.
4. All other applicable City standards apply.

Attachments

1. Figure 1: Aerial Plat Map
2. Figure 2: Zoning Map
3. Figure 3: Future Land Use Map
4. Exhibit 1: Final Plat
5. Exhibit 2: Preliminary Plat

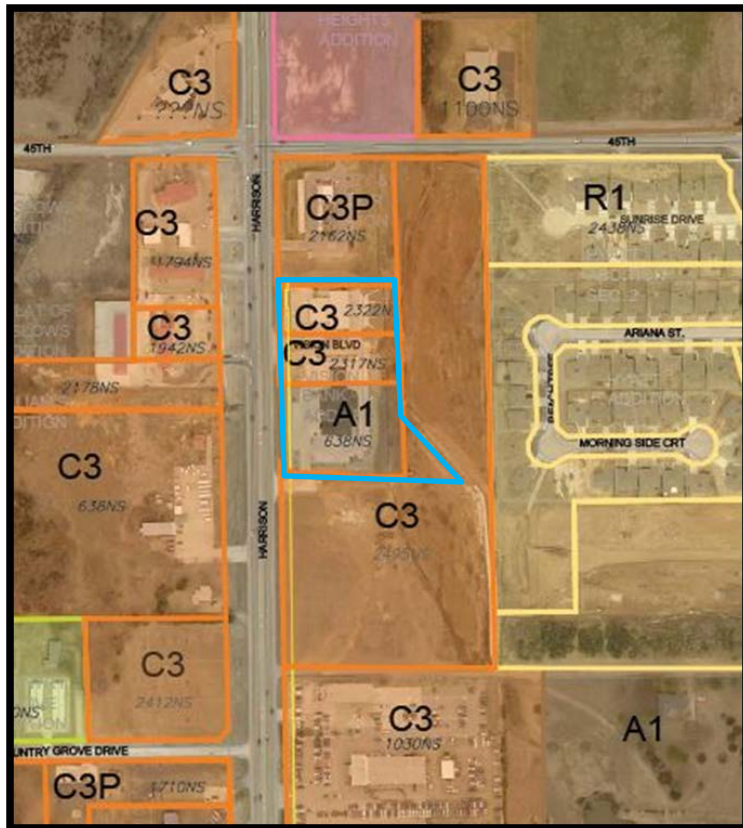


Figure 2: Zoning Map of site – approximate total area outlined in blue.

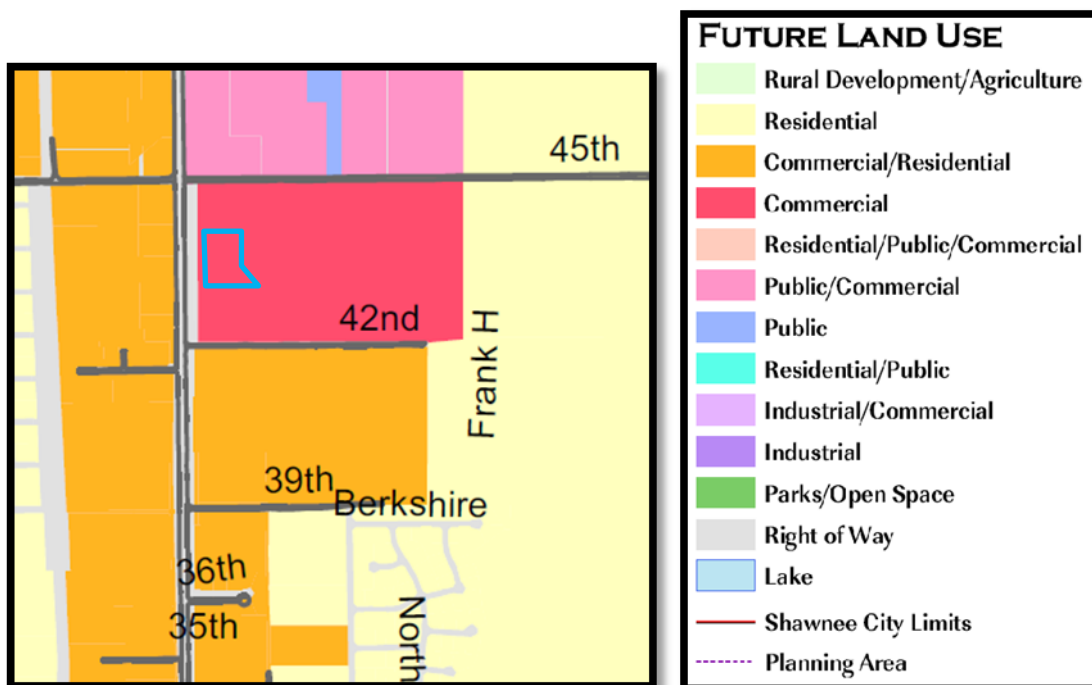


Figure 3: Shawnee Comprehensive Plan: Future Land Use Map (Figure 4.2). Approximate area outlined in blue.

RE-PLAT

VISION ADDITION

SECTION I

A RE-PLAT OF A PART OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NW/4),
SECTION 5, TOWNSHIP 10 NORTH, RANGE 4 EAST OF THE INDIAN MERIDIAN,
POTTAWATOMIE COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That Vision Bank N.A. jointly with OKC Golf, LLC, does hereby certify that they are the owners of and the only persons, firms, or corporation having any right, title or interest in and to the land shown on the annexed plat, and that they have caused the same to be surveyed and platted, and that they hereby dedicate all the streets and easements shown hereon to the public, for the purposes of streets, utilities and drainage, for their heirs, executors, administrators, successors and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate. In Witness Whereof, the undersigned have caused this instrument to be executed this _____ day of _____, 20____. Covenants, reservations and restrictions for this addition are contained in a separate instrument.

WILLIAM BRADLEY BOWEN, MGR.
OKC GOLF, LLC

M. WAYNE CASE
SENIOR EXECUTIVE VICE-PRESIDENT
VISION BANK N.A.

STATE OF OKLAHOMA }
COUNTY OF POTTAWATOMIE }SS:

The foregoing instrument was acknowledged before me this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public

LAND SURVEYOR'S CERTIFICATE

I, Chris D'Amico, Professional Land Surveyor, hereby certify that the annexed re-plat of Vision Addition, Section 1, an addition to the City of Shawnee, Pottawatomie County, Oklahoma, correctly represents a careful survey made under my supervision and any monuments shown thereon actually exist and their respective positions are correctly shown. I further certify that this plat complies with the requirements of Senate Bill No. 377, Section 518, as amended.

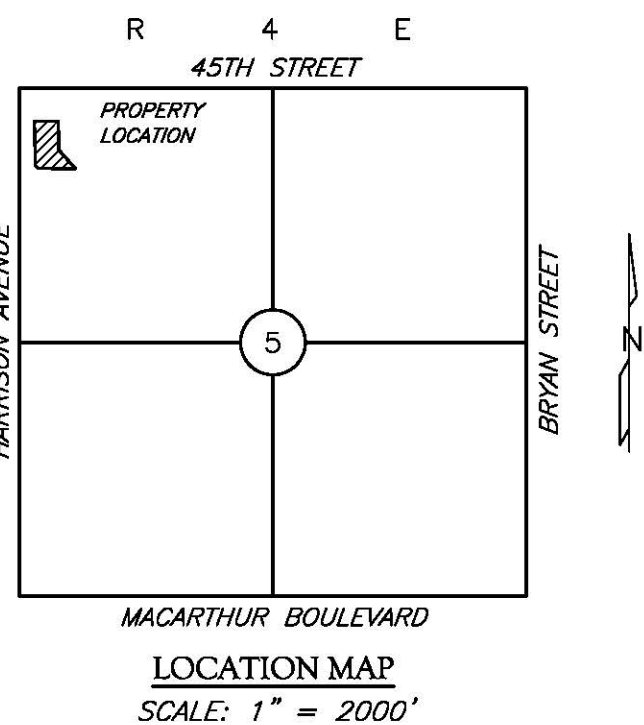
Chris D'Amico, L.S. 1945

STATE OF OKLAHOMA }
COUNTY OF POTTAWATOMIE }SS:

The foregoing instrument was acknowledged before me this _____ day of _____, 20____.

My Commission Expires: _____

Notary Public



LEGAL DESCRIPTION

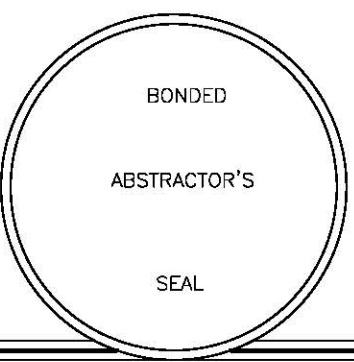
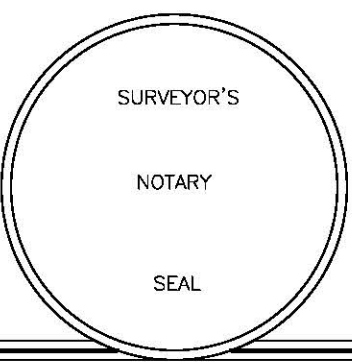
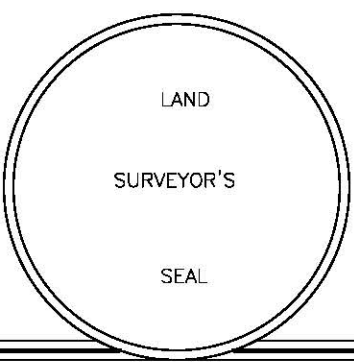
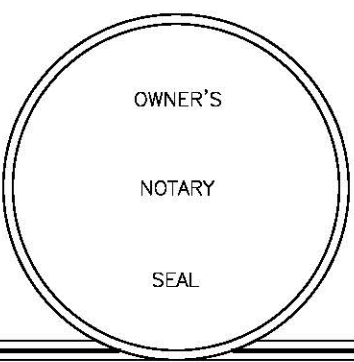
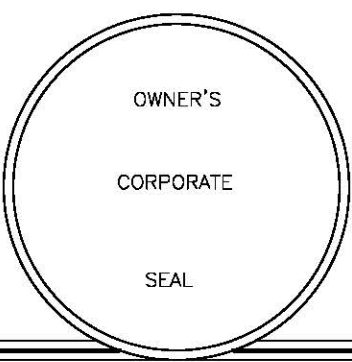
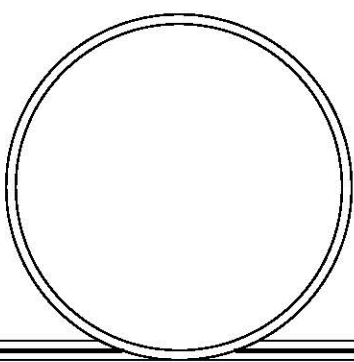
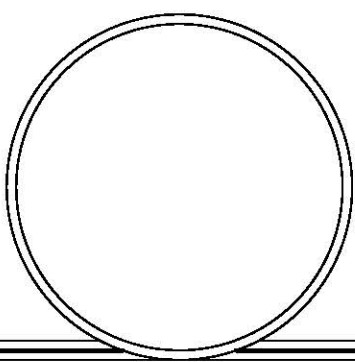
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4-NW/4) OF SECTION FIVE (5), TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 450.08 FEET N89°13'10"E AND 350.00 FEET S00°56'34"E TO THE SOUTHEAST CORNER (SE/C) OF LOT 1A OF THE KELSEY & CONNOR ADDITION, TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; AND 50.00 FEET S89°13'10"W OF THE NORTHWEST CORNER (NW/C) OF SAID NW/4-NW/4, SAID POINT OF BEGINNING BEING ON THE WEST LINE OF CHANNEL DRAINAGE EASEMENT; THENCE S00°56'34"E ALONG SAID WEST DRAINAGE EASEMENT LINE A DISTANCE OF 303.57 FEET; THENCE S41°27'11"E ALONG SAID WEST DRAINAGE EASEMENT LINE A DISTANCE OF 257.52 FEET; THENCE S89°13'10"W A DISTANCE OF 533.85 FEET; THENCE NORTHWESTERLY ON A NON-TANGENT CURVE TO THE LEFT HAVING A CHORD BEARING OF N78°49'50"W, A CHORD DISTANCE OF 48.43 FEET, A RADIUS OF 125.00 FEET FOR AN ARC DISTANCE OF 48.74'; THENCE N90°00'00"W A DISTANCE OF 111.17 FEET; THENCE N45°28'08"W A DISTANCE OF 35.84 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HARRISON AVENUE; THENCE N00°56'19"W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 397.99 FEET; THENCE S89°18'26"W ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 3.00 FEET; THENCE N00°56'19"W ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 44.00 FEET; THENCE N88°18'26"E A DISTANCE OF 3.00 FEET; THENCE N00°56'19"W ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 20.06 FEET TO THE SOUTHWEST CORNER (SW/C) OF SAID KELSEY & CONNOR ADDITION; THENCE N89°13'10"E ALONG THE SOUTH LINE OF SAID KELSEY & CONNOR ADDITION A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.19 ACRES, MORE OR LESS.

KINSLAWS
ADDITION

WILLIAM'S
ADDITION

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	22°20'20"	N78°49'50"W	24.68	125.00	48.74	48.43



THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

LANDES ENGINEERING L.L.C. & ASSOCIATES
www.landesengineering.net
903 EAST 35TH STREET SHAWNEE, OKLAHOMA 74804
(405) 275-5388 CA #2260 EXP. 6-30-17
DATE: 08/31/2016 REV.

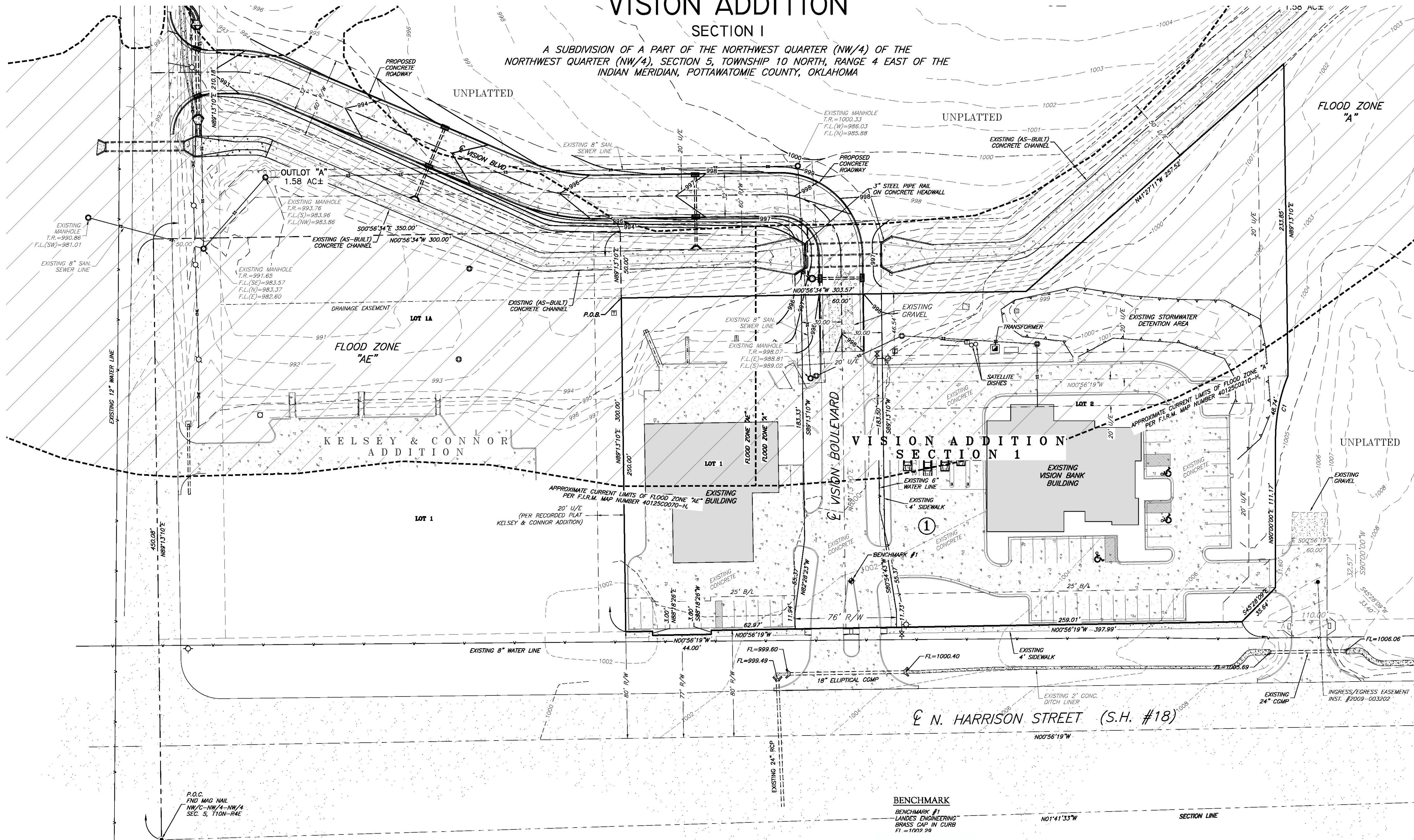
Re-Plat Vision Addition, Section I
SHAWNEE, OKLAHOMA

DRAWN BY: ml
CHECKED: CD
SHEET NUMBER:
1 of 1

DWG FILE: P:\PIN SURVEYS\7259 VISION BANK\REVISED FINAL PLAT.DWG

PRELIMINARY PLAT
VISION ADDITION
SECTION I

A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER (NW/4) OF THE
NORTHWEST QUARTER (NW/4), SECTION 5, TOWNSHIP 10 NORTH, RANGE 4 EAST OF THE
INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA



UNDERGROUND UTILITIES NOTES

SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH
OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND
UTILITIES. HOWEVER, LACKING INFORMATION, THE EXACT LOCATION OF UNDERGROUND
FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE
ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED
THAT EXCAVATION MAY BE NECESSARY.

FLOOD STATEMENT

THIS PROPERTY IS PARTIALLY LOCATED IN FLOOD ZONE 'A' (NO BASE FLOOD
ELEVATIONS DETERMINED), AND PARTIALLY LOCATED IN FLOOD ZONE 'AE'
(BASE FLOOD ELEVATIONS DETERMINED). PER F.I.R.M. POTTAWATOMIE COUNTY,
OKLAHOMA AND INCORPORATED AREAS, PANEL 210 OF 550, MAP NUMBER
40125C0210-H, MAP REVISED 9-3-2010, AND F.I.R.M. POTTAWATOMIE
COUNTY, OKLAHOMA AND INCORPORATED AREAS, PANEL 70 OF 550, MAP
NUMBER 40125C0210-H, MAP REVISED 9-3-2010.

STORMWATER FLOW

ALL STORMWATER WILL BE DETAINED AND FLOW INTO IMPROVED CHANNEL INTO
THE UNNAMED TRIBUTARY TO TRIBUTARY #2 TO ROCK CREEK.

RECHANNELIZATION OF THE TRIBUTARY WILL CONTAIN THE 100-YEAR STORM
AND FLOW COMPLETELY WITHIN THE PROPOSED CHANNEL.

CHANNEL IMPROVEMENTS HAVE BEEN MADE AND WILL BE SUBMITTED IN A
FUTURE FLOOD EVALUATION TO BE SUBMITTED TO FEMA FOR A LETTER OF
MAP REVISION.

LEGEND

- (o) INDICATES 3/8" IRON PIN, SET
- (•) INDICATES EXISTING IRON PIN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- GUY WIRE
- GAS METER
- VENT PIPE
- TELEPHONE PEDESTAL
- ELECTRIC BOX
- CLEAN OUT
- MANHOLE
- STORM DRAIN
- AIR CONDITIONER UNIT
- SIGN
- BENCHMARK
- TREE
- TELEPHONE, UNDERGROUND
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC & CABLE TV
- FIBER OPTIC CABLE
- CABLE TV
- PETROLEUM LINE
- GAS LINE
- HIGH PRESSURE GAS LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER
- PRESSURIZED SANITARY SEWER LINE
- FENCE
- FLOW LINE

DEVELOPERS INFORMATION

CURRENTLY:
ZONED: C-3

LOCATION: 4301 N. HARRISON
SHAWNEE, OK. 74804

OWNER & DEVELOPER: VISION BANK
4301 N. HARRISON
SHAWNEE, OK.
(405) 395-94

PROJECT ENGINEER: RICHARD LANE
903 E. 35TH
SHAWNEE, OK.
(405) 275-52

STATISTICAL DATA

- A. 3.19 ACRES
- B. 2 LOTS
- C. NONE
- D. NONE
- E. NONE
- F. NONE
- G. 207 L.F. PUBLIC ROADWAY EXISTING
- H. 43 L.F. PUBLIC ROADWAY PROPOSED

LEGAL DESCRIPTION

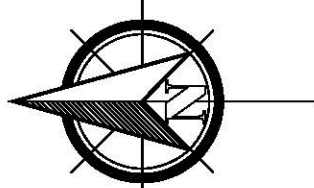
TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4-NW/4) OF SECTION
5 (S), TOWNSHIP 10N, RANGE 4E, EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY,
OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 450.08 FEET N89°13'10"E AND
3.00 FEET S00°56'34"E TO THE SOUTHEAST CORNER (SE/C) OF LOT 1A OF THE KELSEY & CONNOR ADDITION, TO
THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND 50.00
FT S89°13'10"W OF THE NORTHWEST CORNER (NW/C) OF SAID NW/4-NW/4, SAID POINT OF BEGINNING BEING ON
THE WEST LINE OF CHANNEL DRAINAGE EASEMENT; THENCE S00°56'34"E ALONG SAID WEST DRAINAGE EASEMENT LINE
A DISTANCE OF 303.57 FEET; THENCE S41°22'11"E ALONG SAID WEST DRAINAGE EASEMENT LINE A DISTANCE OF
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3ND SAID EAST RIGHT-OF-WAY A DISTANCE OF 3.00 FEET; THENCE N00°56'19"W ALONG SAID EAST RIGHT-OF-WAY
DISTANCE OF 44.00 FEET; THENCE N88°18'26"E A DISTANCE OF 3.00 FEET; THENCE N00°56'19"W ALONG SAID EAST
4TH-OF-WAY A DISTANCE OF 20.06 FEET TO THE SOUTHWEST CORNER (SW/C) OF SAID KELSEY & CONNOR
ADDITION; THENCE N89°13'10"E ALONG THE SOUTH LINE OF SAID KELSEY & CONNOR ADDITION A DISTANCE OF 250.00
FT TO THE POINT OF BEGINNING, CONTAINING 3.19 ACRES, MORE OR LESS.

PRELIMINARY PLAT NOTE

THE PRELIMINARY PLAT HAS BEEN PREPARED TO THE BEST OF
OUR ABILITIES IN ACCORDANCE WITH THE COMPREHENSIVE PLAN
WITH WHICH WE ARE FAMILIAR, AND IN ACCORDANCE WITH THE
ORDINANCES AND REGULATIONS GOVERNING THE SUBMISSION OF
LAND EXCEPT WHERE VARIANCES ARE BEING REQUESTED.

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	22°20'20"	S78°49'50"E	24.68	125.00	48.74	48.43

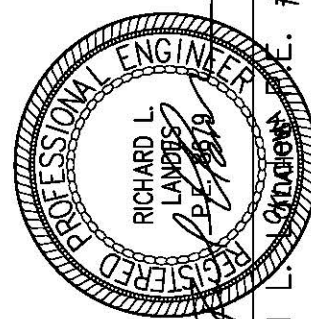


SCALE: 1" = 40'

ASSUMED BASIS OF BEARING OF N89°13'10"E ALONG
THE NORTH LINE OF NW/4 OF SECTION 5, T10N-R4E,
OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA.

LANDES ENGINEERING L.L.C.

903 E. 35th Street * P.O. BOX 1032
Shawnee, OK 74802-1032
(405) 275-5388 * Fax (405) 275-9047
CA # 2260 EXP. 6-30-17



Revisions

Rev.

Date

By

Check

Date

Drawn

Scale

Sheet

1

1

1

FINAL PLAT APPLICATION FOR THE CITY OF SHAWNEE

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 VISION BANK, NA

APPLICANT ADDRESS 4301 N. HARRISON, SHAWNEE 74804

APPLICANT PHONE NUMBERS 405.395.9455

EMAIL ADDRESS CPackwood@visionbankok.com

NAME OF PLAT RE-PLAT VISION ADDITION SECTION I

LOCATION 4301 N HARRISON

NUMBER OF ACRES 3.19 NUMBER OF LOTS 2

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS:

FEE: \$325.00

PLUS \$3.00 PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS 2 6.00

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

TOTAL COST 331.00

FOR LESS THAN 2 ACRE LOTS:

FEE: \$325.00

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 VISION BANK, NA

ADDRESS 4301 N. HARRISON, SHAWNEE 74804

CONTACT NUMBERS 405.395.9455

EMAIL ADDRESS CPackwood@visionbankok.com

PROJECT ENGINEER INFORMATION:

NAME Richard Landes, Landes Engineering, LLC

ADDRESS 903 E. 35th St., Shawnee OK 74804

CONTACT NUMBERS 405.275.5388

EMAIL ADDRESS landesengineering@landesengineering.net

FOR STAFF USE ONLY

PROJECT NUMBER: 151243 CASE NUMBER: 518-16

DATE: 12-4-13 AMOUNT PAID: \$331.00 RECEIPT NO. 01821893



**STAFF REPORT
CASE #S10-16: FINAL PLAT**

TO: Shawnee Planning Commission

AGENDA: October 5, 2016

RE: Vision Addition Section II Lot 1 Final Plat

PROPOSAL

The applicant is requesting final plat approval for Vision Addition Section II, Lot 1. The preliminary plat for Vision Addition Section II was approved in March of 2016 and incorporates two (2) large lots and two (2) outlots, on approximately ten (10) Acres of land.

The developer intends to complete Vision Addition, Section II by requesting final plat approval in two (2) phases. The first and subject final plat includes one (1) buildable lot and two (2) outlots on approximately 6.29 Acres of land. The subject property is zoned C-3 (Highway Commercial) and is generally located at the north-east corner of Harrison Avenue and 42nd Street. A major component of this project is the incorporation of a concrete drainage channel for the purpose of shrinking the floodplain, creating increased buildable space.

GENERAL INFORMATION

Applicant	Vision Bank, NA
Owner(s)	Vision Bank
Site Location/Address	NE Corner of Harrison St. and 42 nd St.
Current Site Zoning	Commercial (C-3)

Parcel Size	6.29 Acres (approximate)
Comprehensive Plan Designation	Commercial
Existing Land Use	Commercial (C-3)
Surrounding Zoning	Commercial (C-3), Agricultural (A-1) and Residential (R-1)

STAFF REVIEW AND ANALYSIS

The preliminary plat for Vision Addition Section II was approved by the City Commission in March, 2016. The developer has decided to final plat this addition in two (2) phases. The first, and subject final plat includes:

1. Lot 1: Approximately 4.77 Acres
2. Outlot A: Detention easement – approximately 1.24 Acres (concrete drainage channel)
3. Outlot B: Detention easement – approximately 0.28 Acres

Upon completion, Vision Addition Section II incorporates the following components:

1. Creation of four (4) total lots:
 - a. Lot 1: Approximately 2.57 acres
 - b. Lot 2: Approximately 5.22 acres
 - c. Outlot A: Detention easement – approximately 1.21 acres
 - d. Outlot B: Detention easement – approximately 0.3 acres
2. Completion of a collector street (Vision Boulevard) providing ingress and egress on both Harrison Street and 45th Street.
3. Four (4') foot required sidewalk along Vision Blvd. and 42nd Street. A six (6') foot sidewalk is required along Harrison Ave. and 45th St.
4. A continuous 50'- 60' drainage easement incorporating a concrete stormwater drainage channel.
5. Upgrade of 42nd Street from a local street to a collector, allowing commercial access from 42nd Street. This upgrade requires additional street right-of-way (ROW) dedication.



Figure 1: Aerial Plat Map – approximate total area outlined in blue.

Since preliminary plat approval in March, the concrete stormwater drainage channel has been constructed, documentation has been sent to FEMA for approval, but we have yet to receive the required letter of map revision (LOMR). Receiving of said letter will be placed as a condition of approval.

STAFF RECOMMENDATION

Staff recommends **approval** of the proposed final plat for Vision Addition Section II, Lot 1 with the following conditions:

1. Present for review and approval an appropriate Letter of Map Revision (LOMR) from FEMA, indicating any changes to the floodplain due to channelization.
2. Final construction documents must be approved by the City Engineer prior to construction.
3. Any necessary drainage plans must be approved by the City Engineer prior to construction.

4. All other applicable City standards apply.

Attachments

1. Figure 1: Aerial Plat Map
2. Figure 2: Zoning Map
3. Figure 3: Future Land Use Map
4. Exhibit 1: Preliminary Plat
5. Exhibit 2: Preliminary Plat Vision Boulevard Close-up

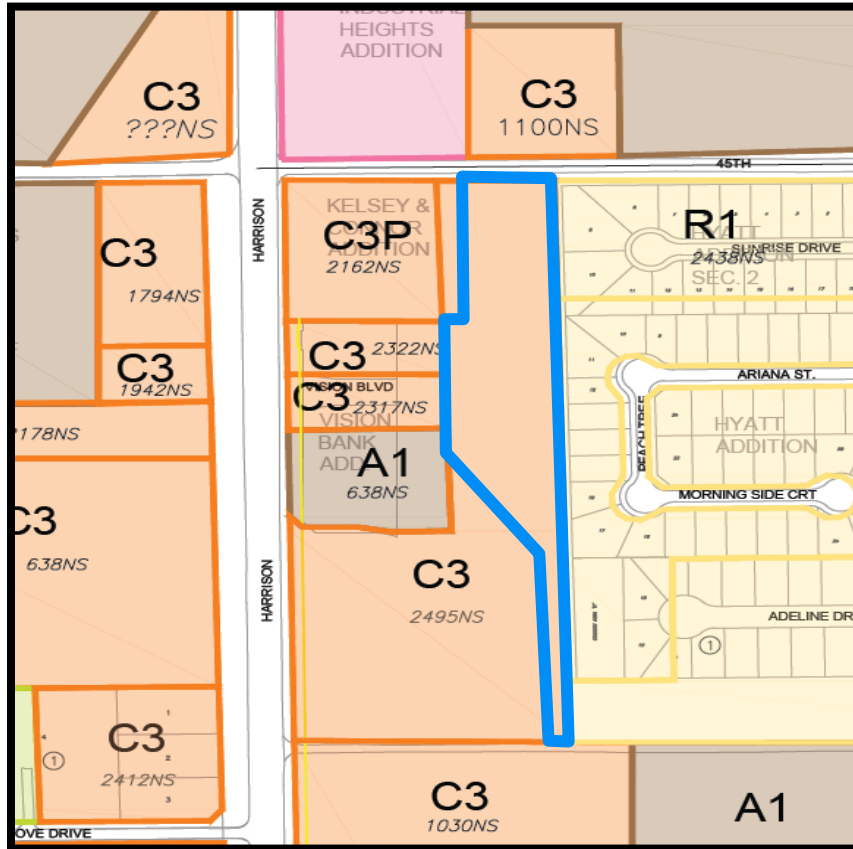


Figure 2: Zoning Map of site – approximate total area outlined in blue.

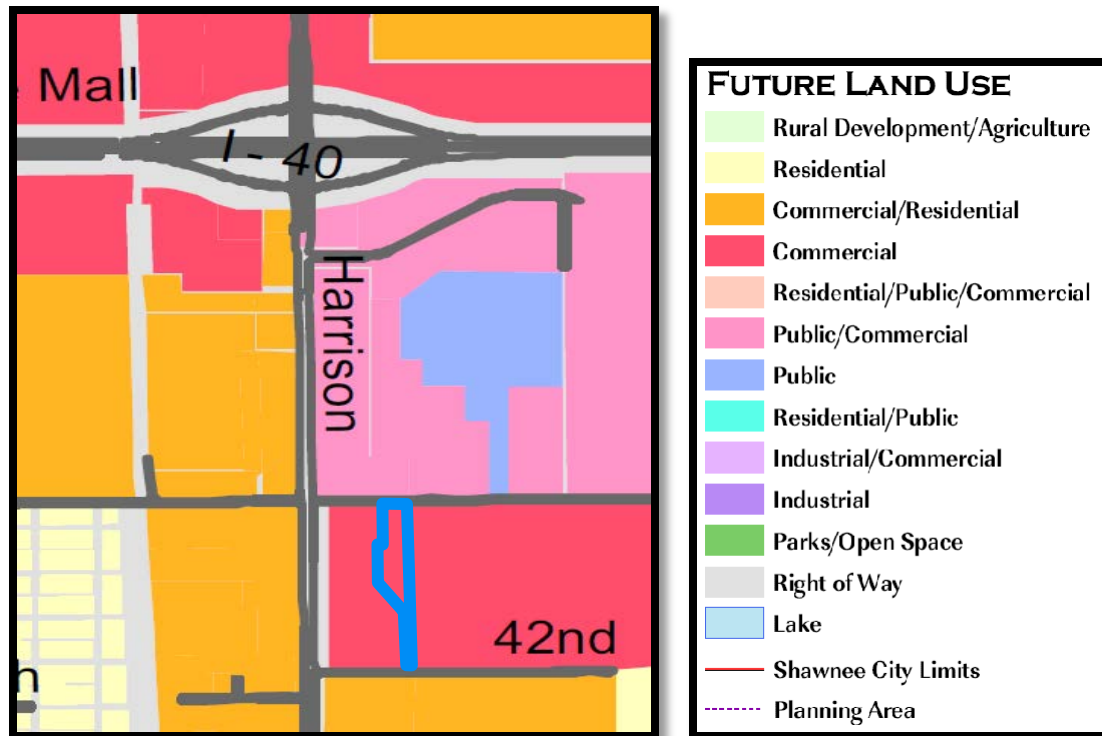
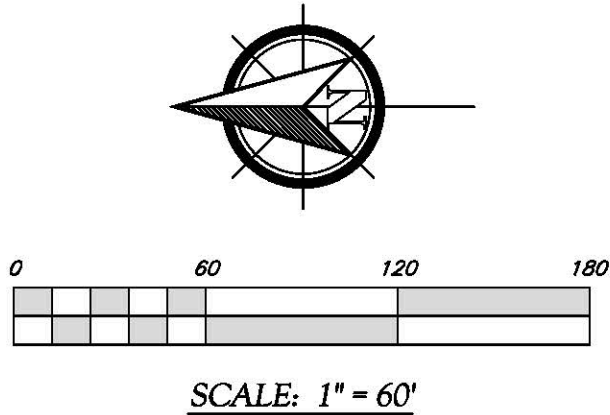


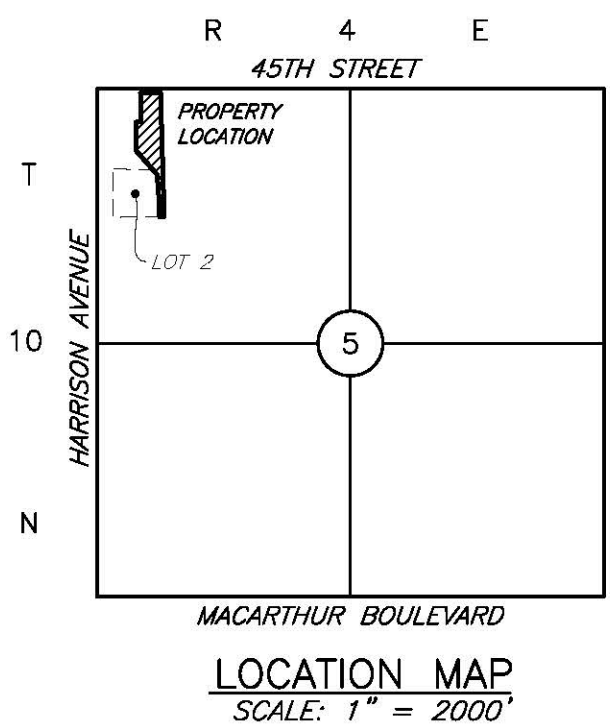
Figure 3: Shawnee Comprehensive Plan: Future Land Use Map (Figure 4.2). Approximate area outlined in blue.

FINAL PLAT
VISION ADDITION
SECTION II, LOT I

A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER (NW/4) OF THE
NORTHWEST QUARTER (NW/4), SECTION 5, TOWNSHIP 10 NORTH, RANGE 4 EAST
OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA



LEGEND:
(o) INDICATES 3/8" IRON PIN, SET
(•) INDICATES EXISTING IRON PIN
U/E UTILITY EASEMENT
D/E DRAINAGE EASEMENT
R/W RIGHT-OF-WAY



LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW/4-NW/4) OF SECTION FIVE (5), TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE NORTHWEST CORNER (NW/4) OF SAID NW/4-NW/4, THENCE N89°13'10"E ALONG THE NORTH LINE OF SAID NW/4-NW/4 A DISTANCE OF 450.00 FEET, THENCE S00°56'34"E A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER (NE/4) OF LOT 1A, KELSEY & CONNOR ADDITION TO THE CITY OF SHAWNEE, ACCORDING TO THE RECORDED PLAT THEREOF, SAID POINT BEING ON THE SOUTH 50 FOOT RIGHT OF WAY LINE OF 45TH STREET, SAID POINT BEING THE POINT OF BEGINNING, THENCE N89°13'10"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 210.18 FEET, THENCE S01°43'46"E A DISTANCE OF 1278.55 FEET, THENCE S89°25'10"W A DISTANCE OF 50.01 FEET TO A POINT ON THE WEST LINE OF CHANNEL DRAINAGE EASEMENT, THENCE N01°43'46"W ALONG SAID WEST DRAINAGE EASEMENT LINE A DISTANCE OF 204.77 FEET, THENCE N04°17'49"W ALONG SAID WEST DRAINAGE EASEMENT LINE A DISTANCE OF 223.24 FEET, THENCE N41°27'11"W ALONG SAID WEST DRAINAGE EASEMENT LINE A DISTANCE OF 326.14 FEET, THENCE N00°56'34"W ALONG SAID WEST DRAINAGE EASEMENT LINE A DISTANCE OF 303.57 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1A, THENCE N89°13'10"E ALONG SAID SOUTH LINE A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER (SE/4) OF SAID LOT 1A, THENCE N00°56'34"W ALONG THE EAST LINE OF SAID LOT 1A A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING CONTAINING 4.77 ACRES, MORE OR LESS.

BENCHMARK
BENCHMARK #1
LANDES ENGINEERING
BRASS CAP IN CURB
E.L.=1002.28

LAND SURVEYOR'S CERTIFICATE
I, Chris D'Amico, Professional Land Surveyor, hereby certify that the annexed plat of Vision Addition, Section II, Lot 1, an addition to the City of Shawnee, Pottawatomie County, Oklahoma, correctly represents a careful survey made under my supervision and any monuments shown thereon actually exist and their respective positions are correctly shown. I further certify that this plat con conforms with the requirements of Senate Bill No. 377, Section 518, as amended.

STATE OF OKLAHOMA }
COUNTY OF POTTAWATOMIE } SS:
The foregoing instrument was acknowledged before me this ____ day of ____, 20____.
My Commission Expires: ____
Notary Public

OWNER'S CERTIFICATE AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS:
That Vision Bancshares, Inc., does hereby certify that they are the owners of and the only persons, firms, or corporation having any right, title or interest in and to the land shown on the annexed plat, and that they have caused the same to be surveyed and platted, and that they hereby dedicate all the streets and easements shown hereon to the public, for the purposes of streets, utilities and drainage, for their heirs, executors, administrators, successors and assign forever, and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate. In Witness Whereof, the undersigned have caused this instrument to be executed this ____ day of ____, 20____. Covenants, reservations and restrictions for this addition are contained in a separate instrument.

M. Wayne Case
Vice President
Vision Bancshares, Inc.

STATE OF OKLAHOMA }
COUNTY OF POTTAWATOMIE } SS:
The foregoing instrument was acknowledged before me this ____ day of ____, 20____.
My Commission Expires: ____
Notary Public

BONDED ABSTRACTOR'S CERTIFICATE
The undersigned, a duly qualified abstractor in and for Pottawatomie County, State of Oklahoma, hereby certifies that according to the records of said County, title to the land included in the annexed plat of Vision Addition, Section II, Lot 1, an Addition to the City of Shawnee, Pottawatomie County, Oklahoma, appears to be vested in Vision Bancshares, Inc. All lands described and referred to are unencumbered by pending actions, judgments, liens, mortgages, taxes and other encumbrances, EXCEPT oil, gas and other mineral leases and interests which have been previously conveyed and easements and general mortgages of record.

EXECUTED at City of Shawnee, Pottawatomie County, State of Oklahoma, on this ____ day of ____, 20____.

ATTEST: First American Title and Trust
By: Asst. Secretary By: Vice-President

STATE OF OKLAHOMA }
COUNTY OF POTTAWATOMIE } SS:
The foregoing instrument was acknowledged before me this ____ day of ____, 20____.
By: Vice-President of First American Title and Trust, an Oklahoma Corporation, on behalf of the Corporation.
My Commission Expires: ____
Notary Public

COUNTY TREASURER'S CERTIFICATE
I, _____, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Pottawatomie County, State of Oklahoma, that the tax records of said County show all taxes are paid for the year 20____, and prior years on the land shown on the annexed plat, that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current years taxes. IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the City of Shawnee, Oklahoma, this ____ day of ____, 20____.
County Treasurer

CITY PLANNING COMMISSION APPROVAL
I, _____, Chairman of the City Planning Commission for the City of Shawnee, State of Oklahoma, hereby certify that the said commission duly approved the annexed plat on the ____ day of ____, 20____.
CHAIRMAN

ACCEPTANCE OF DEDICATION OF CITY COMMISSION
BE IT RESOLVED by the Council of the City of Shawnee, Oklahoma, that the dedications shown on the annexed plat are hereby accepted. Adopted by the Council of the City of Shawnee, Oklahoma, this ____ day of ____, 20____.
Attest: City of Shawnee, Oklahoma
City Clerk Mayor

CERTIFICATE OF CITY CLERK
I, _____, City Clerk of the City of Shawnee, State of Oklahoma, hereby certify that I have examined the records of said City and find that all deferred payments or unmatured installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land shown on the annexed plat on this ____ day of ____, 20____.
City Clerk

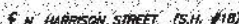
THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

IF THE SURVEYOR'S SEAL IMPRESSION IS NOT RED COLORED, THE PLAT IS A COPY.

LANDES ENGINEERING L.L.C. & ASSOCIATES			Vision Addition Section II, Lot I	
www.landesengineering.net			SHAWNEE, OKLAHOMA	
903 EAST 35TH STREET SHAWNEE, OKLAHOMA 74804			DRAWN BY: ml	
(405) 275-5388 CA #2260 EXP. 6-30-17			SHEET NUMBER	
DATE: 08/31/2016			1 of 1	
REV.			CHECKED: CD	

UNPLATTED

ADDITION



FAJURER	DELTA ABLE	ONEP
GP	25.2072°	30.0
GS	45.3072°	37.2
CS	25.3072°	37.8
CH	30.0072°	38.4

SCALE 1-50

OF THE NORTH BRITISH ASSOCIATION, GLASGOW.

CASEY DILL

TRIM	DAYS/BEET	PENALTY	AVG LENGTH	CORRECT LENGTH
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25.00	1.00.00	41.12	41.12

7	29.53	134.00	29.78	42.59
8	45.04	45.04	70.04	45.04

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THE OLD A/LAW JOURNAL, 2007 WEDNESDAY

Revisions	Date	By	For

DOI: 10.1002/for

FINAL 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: 510-16
Project Number: 160331
Date Filed: 8-9-16
Amount Paid: \$225.00
Receipt No.: 01855363

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 Vision Bank , NA
APPLICANT ADDRESS 4301 N. Harrison, Shawnee, OK 74804
APPLICANT PHONE NUMBERS 1-(405)-395-9455
EMAIL ADDRESS CPackwood@visionbankok.com
NAME OF PLAT Vision Addition Section II Lot 1
LOCATION 4301 N. Harrison Section II Lot 1
NUMBER OF ACRES 2.57 NUMBER OF LOTS 1

2.57 acres

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

FOR LESS THAN 2 ACRE LOTS: N/A 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 Vision Bank Shares Inc.
ADDRESS _____
CONTACT NUMBERS _____
EMAIL ADDRESS _____

PROJECT ENGINEER INFORMATION:

NAME Richard L. Landes, Landes Engineering LLC
ADDRESS 903 E. 35th St. Shawnee, Okla 74804
CONTACT NUMBERS 405-275-5388
EMAIL ADDRESS landesengineering@landesengineering.net

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



**STAFF REPORT
CASE #P08-16: REZONE
CASE #S17-16: PRELIMINARY PLAT**

TO: Shawnee Planning Commission

AGENDA: October 5, 2016

RE: Rezone Request – R-1: Single Family Residential District to C-1:
Neighborhood Commercial District

Preliminary Plat Request – Avedis Park

PROPOSAL

The applicant is requesting approval for a rezone from R-1: Single Family Residential District to C-1: Neighborhood Commercial District. Also, a request has been made to approve a one (1) lot preliminary plat containing one (1) office structure. The subject site is approximately twelve (12) Acres in size and is located on the north-east corner of East Independence St. and North Elm St.

GENERAL INFORMATION

Applicant	ADG, PC
Owner	Clayton Eads (contract to purchase – Avedis Foundation)
Site Location/Address	1500 E. Independence
Current Site Zoning	R1 (Single Family Residential)
Proposed Zoning	C-1 (Neighborhood Commercial)
Property Area	12 Acres (approximate)
Current Use	Vacant

Proposed Use	Office
Comprehensive Plan Designation	Residential
Existing Land Use	Undeveloped
Surrounding Land Use	Residential/Rural Agricultural/Commercial
Surrounding Zoning	A1: Rural Agricultural C1: Neighborhood Commercial R1: Single Family Residential R3: Multi-Family Residential

STAFF REVIEW AND ANALYSIS

The subject site is approximately twelve (12) Acres in size, zoned R-1, and is substantially undeveloped. Accompanying the request to rezone from R-1 to C-1 is a preliminary plat, to be voted on separately. Said plat does provide a general site plan indicating the intended office use. The land is currently owned by a Mr. Clayton Eads, but a contract for sale has been presented between Mr. Eads and the Avedis Foundation contingent on approval of the proposed rezone.

This site has been subject to a number of rezone requests, so Staff will first provide some much needed context by detailing the recent history:

- **March 2015:** Case #P04-15 & Case #S04-15: The applicant, Landes Engineering, requested a rezone from A-1 (rural agricultural) to R-1 (single family residential) and preliminary plat for the construction of 42 single family lots on approximately twelve (12) Acres of undeveloped land. Both items were approved without objection.
- **January 2016:** Case #P15-15: The applicant, Marical Brothers Real Estate, requested a rezone from R-1 (single family residential) to R-2 (medium density residential) for the construction of duplex rental housing on the subject, twelve (12) Acre site. Over forty (40) letters of protest were received from neighboring property owners, many of whom were present for the public hearing. After lengthy discussion, the case was deferred, to be placed on the February Planning Commission agenda.
- **February 2016:** Case #P15-15, deferred from January, was once again discussed. After hearing from concerned citizens and lengthy commissioner discussion, a decision was made to deny the request. Because the site is twelve (12) Acres in size, the possible density of duplex rental housing was deemed inconsistent with the surrounding single family housing. The application was withdrawn prior to City Commission action.
- **April 2016:** Case #P03-16 was reviewed by the Planning Commission with a goal to rezone the site from R-1 to a PUD. The site design incorporated both single family housing and duplex housing. The details of the PUD Design Statement indicated lower density than the maximum allowed by code. Staff recommended deferring due to a

number of technical issues with the PUD Design Statement. The case was therefore deferred until the May 4th, 2016 Planning Commission meeting.

- **May 2016:** Case #P03-16 was once again reviewed by the Planning Commission after corrections had been made to the PUD Design Statement. The final site design included 38 individual lots with a maximum of twelve (12) duplex homes, buffered by twenty-three (23) single family residential homes for a total of 47 dwelling units. With one (1) planning commissioner absent, a motion to approve failed due to a 3-3 tie. The application was withdrawn prior to the City Commission meeting.



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

Proposed on the subject site is one (1) single-story office building, approximately 7,000 square feet in size and will include a deck/patio. The office is centrally located with adequate parking, a private drive lined with trees, a detention pond, and perimeter sidewalks. Because only a small portion of the site will be developed, the applicant intends to preserve the abundance of existing trees, providing an environmental buffer between the site and surrounding homeowners.

Many of the practical concerns for this site have revolved around ingress and egress along Elm Street. If rezoned to office commercial, there can be no such access along Elm Street. According to the Shawnee Subdivision Regulations, Section 40.2.1 (S):

“Commercial or Industrial Subdivisions should have access to an arterial street and may have access to a collector street if traffic conditions, as determined by the Planning Commission, warrant such extension, but shall not have access to a residential street.”

Because Elm Street is a local street, it alleviates a number of concerns regarding high density commercial development. As indicated on the preliminary plat (Exhibit 2), the following site specific items address many previous issues:

1. Elm being a local street alleviates a major concern for high density office commercial on this site. As Independence Street is the only allowable means of access, any attempt at creating lots with sole Elm Street frontage will not be approved. This fact alone reduces the degree of commercial density by a substantial margin.
2. As indicated in the preliminary plat, the office structure is proposed to be located centrally on the twelve (12) Acre site. Such an arrangement is not indicative of future high density development as it reduces developable space.
3. One previous concern indicated while attempting high density residential development was increased traffic and maneuvering along Elm Street in relation to the intersection of Independence and Elm. Furthermore, concerns for housing developed along Elm Street increased the chance for on-street parking on an unimproved, local street. That arrangement would likely cause safety concerns. These concerns do not apply with this design.
4. Though it is the intent of the Avedis Foundation to go above and beyond on aesthetics for the site, Staff has a number of requirements exclusive to commercial properties that assure compliance with beautification measures. These items include:
 - a. Sixty (60%) percent of the structural façade shall be of masonry material.
 - b. Site landscaping of ten (10%) shall be required.
 - c. Perimeter sidewalks, as proposed.
 - d. Proper site storm water detention.
 - e. Required fencing or dense landscaping where adjacent to residential properties.

With the goal to preserve existing trees, there is a high degree of seclusion and separation from neighboring land uses.

Staff has reviewed both requests for approval for the subject rezone and preliminary plat. Though the site is approximately twelve (12) Acres in size, the proposed development and general subdivision restrictions imposed on this site do not allow for maximum density.

The proposed rezone is in conformance with the Shawnee Comprehensive Plan. This area is classified as “residential,” which provides allowances for one-family detached dwellings,

duplexes, public uses (church, schools, parks, and other neighborhood-oriented public facilities) and, ***“when appropriate, other uses may include multifamily residential activity and neighborhood commercial.”*** Though this site is surrounded primarily by single-family residential land uses, it is located along a major arterial with adjacent multi-family residential and commercially zoned properties.

Based on the general consistency with the Shawnee Comprehensive Plan and the Shawnee Zoning Code, Staff has no objection to the proposed zone change from R-1 to C-1. Staff will require a few minor corrections to the preliminary plat, but does find the document to be in general conformance to the City of Shawnee Subdivision Regulations.

Staff has received no calls or letters of opposition.

STAFF RECOMMENDATION

Staff recommends **approval** for the proposed rezone from *R1* (Single Family Residential) to *C1* (Neighborhood Commercial) for the subject property.

Staff recommends **approval** for 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. Correction of minor details on the Preliminary Plat.
4. 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. Figure 4: Zoning Consistency Map
5. Exhibit 1: Preliminary Plat
6. Exhibit 2: Michelle Briggs, Avedis Foundation, Letter of Intent

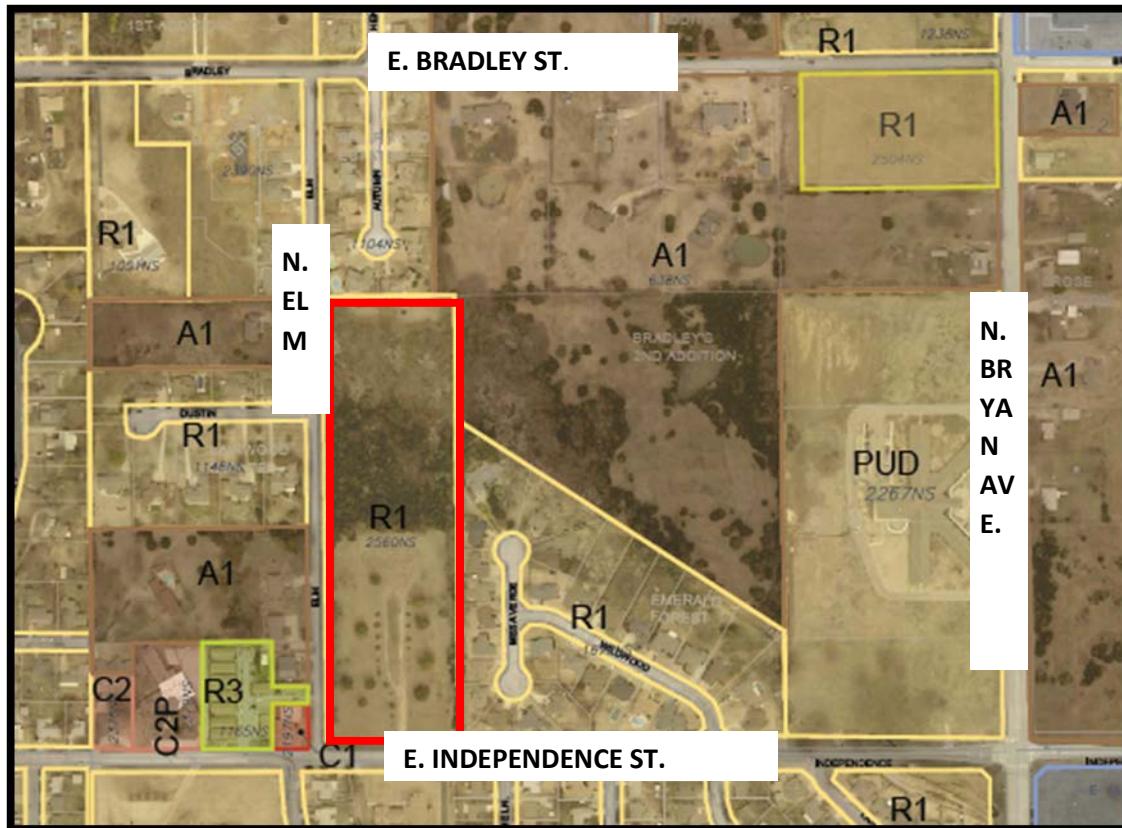


Figure 2: Zoning Map of site – approximate total area outlined in red.

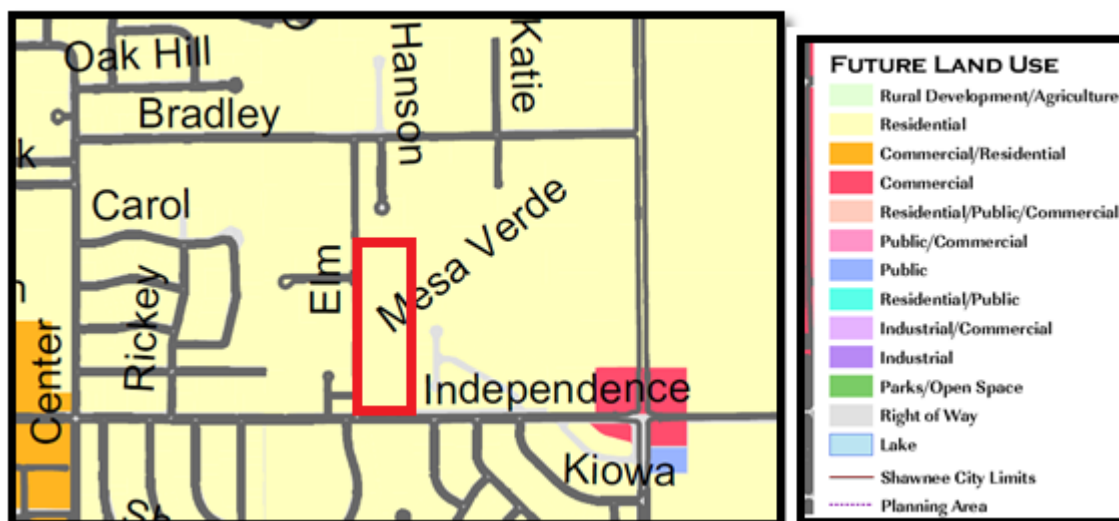


Figure 3: Shawnee Comprehensive Plan: Future Land Use Map – approximate total area outlined in red

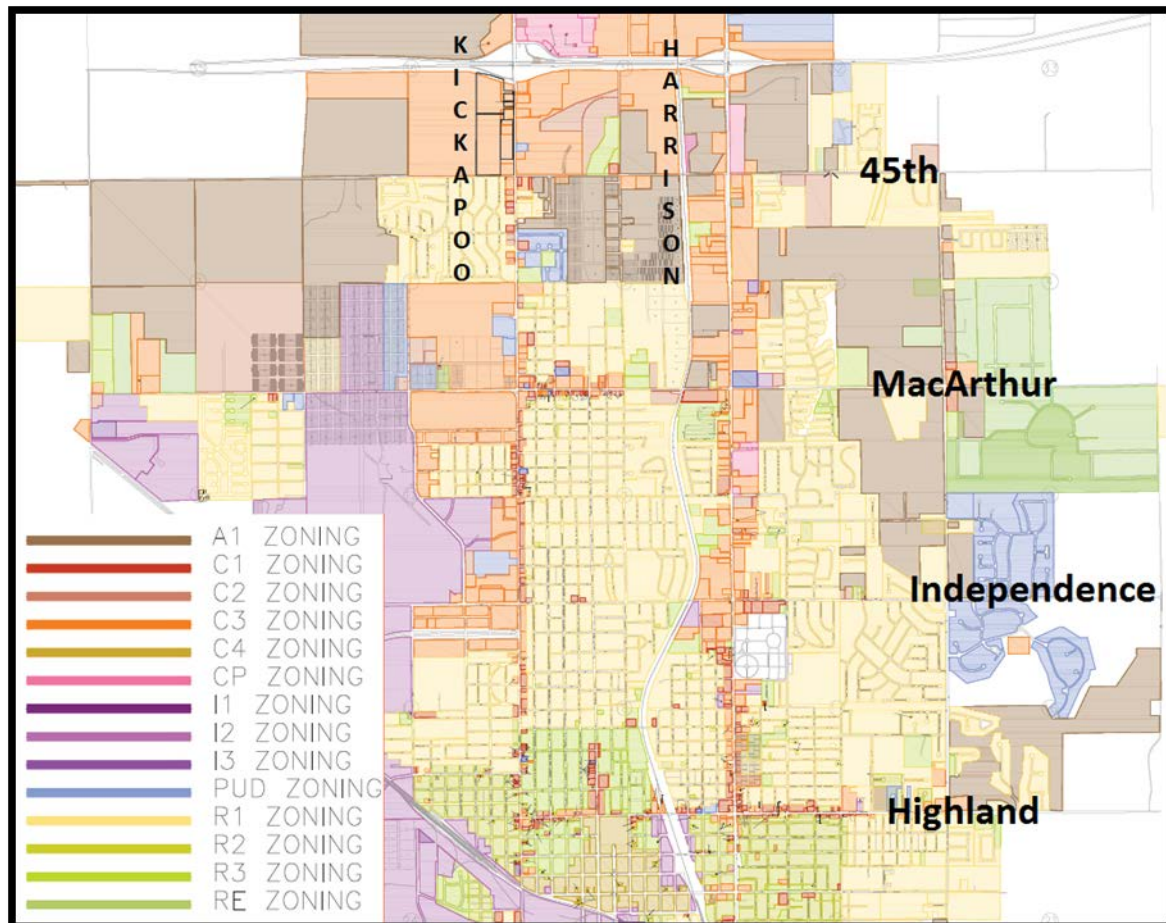


Figure 4: Zoning Consistency Map: Provided to show the correlation between major arterials and high density commercial and residential development.

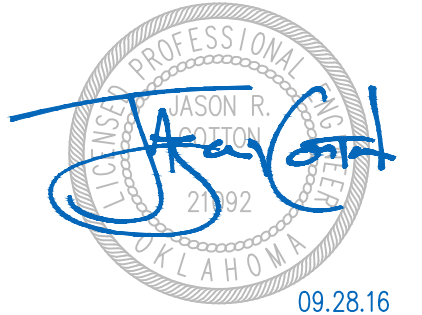
PRELIMINARY PLAT FOR
AVEDIS PARK

PART OF THE SE/4, SECTION 8, TOWNSHIP 10N, RAGE 4E
SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA

EXHIBIT
1

ADG

920 W. MAIN
Oklahoma City, OK 73106
CA: 6447 expires: 6.30.2018
phone: 405.232.5700
web: www.adgokc.com



PRELIMINARY
PLAT

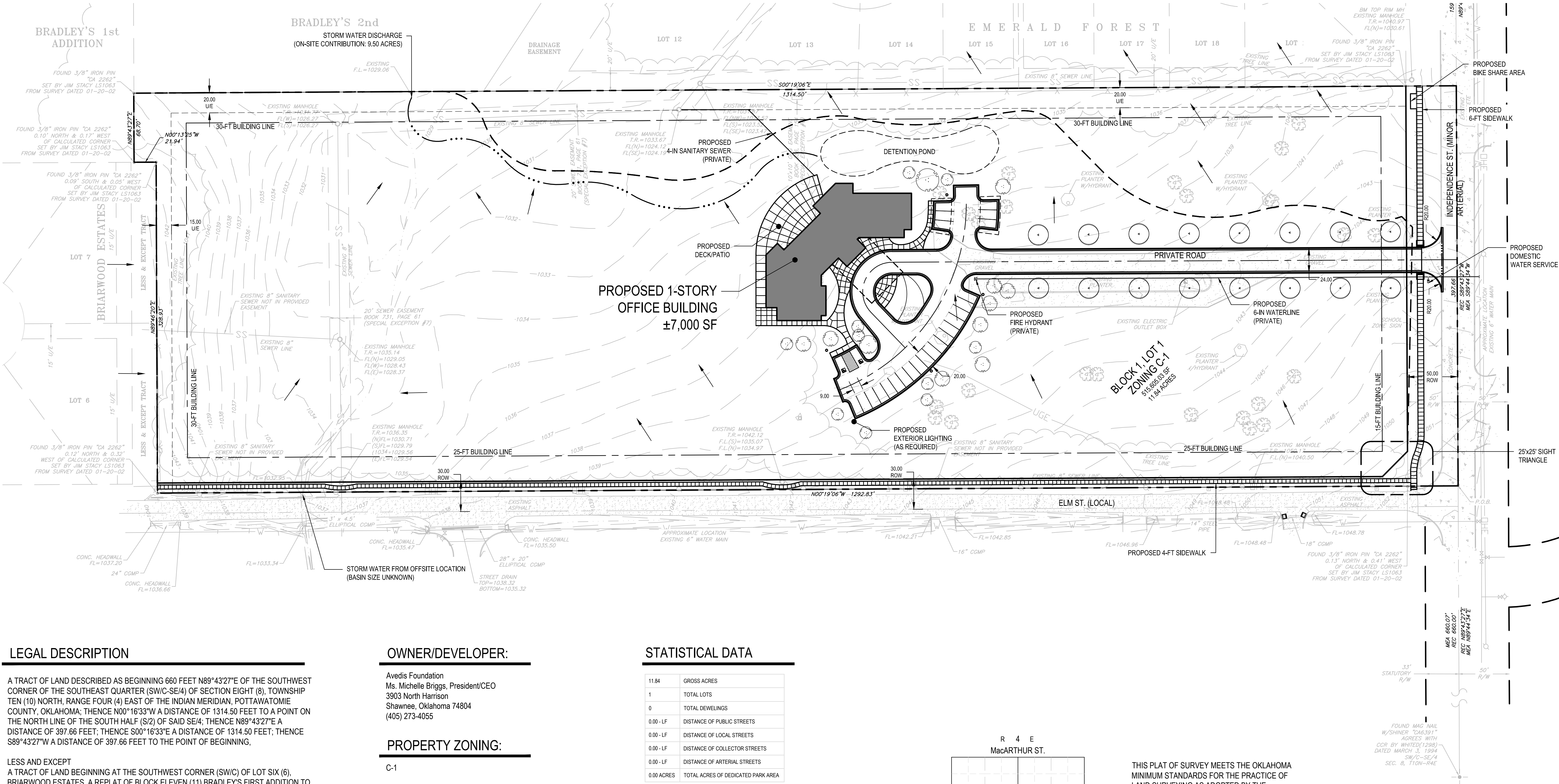
AVEDIS PARK
1410 East Independence St. Shawnee, OK 74801

Revisions:

PRELIMINARY
PLAT

ADG Project: 16-046
Date: 09.28.2016
Sheet No.

A



LEGAL DESCRIPTION

A TRACT OF LAND DESCRIBED AS BEGINNING 660 FEET N89°43'27"E OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SW/C-SE/4) OF SECTION EIGHT (8), TOWNSHIP TEN (10) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA; THENCE N00°16'33"W A DISTANCE OF 1314.50 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF (S/2) OF SAID SE/4; THENCE N89°43'27"E A DISTANCE OF 397.66 FEET; THENCE S00°16'33"E A DISTANCE OF 1314.50 FEET; THENCE S89°43'27"W A DISTANCE OF 397.66 FEET TO THE POINT OF BEGINNING,

LESS AND EXCEPT

A TRACT OF LAND BEGINNING AT THE SOUTHWEST CORNER (SW/C) OF LOT SIX (6), BRIARWOOD ESTATES, A REPLAT OF BLOCK ELEVEN (11) BRADLEY'S FIRST ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA; THENCE S00°00'00"W A DISTANCE OF 25.00 FEET; THENCE N89°59'45"E A DISTANCE OF 160.00 FEET; THENCE NORTH A DISTANCE OF 25.00 FEET; THENCE S89°59'45"W A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A TRACT OF LAND BEGINNING AT THE SOUTHWEST CORNER (SW/C) OF LOT SEVEN (7), BRIARWOOD ESTATES, A REPLAT OF BLOCK ELEVEN (11) BRADLEY'S FIRST ADDITION TO THE CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA; THENCE SOUTH A DISTANCE OF 25.00 FEET; THENCE N89°59'45"E A DISTANCE OF 160.00 FEET; THENCE NORTH A DISTANCE OF 25.00 FEET; THENCE S89°59'45"W A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.

OWNER/DEVELOPER:

Avedis Foundation
Ms. Michelle Briggs, President/CEO
3903 North Harrison
Shawnee, Oklahoma 74804
(405) 273-4055

PROPERTY ZONING:

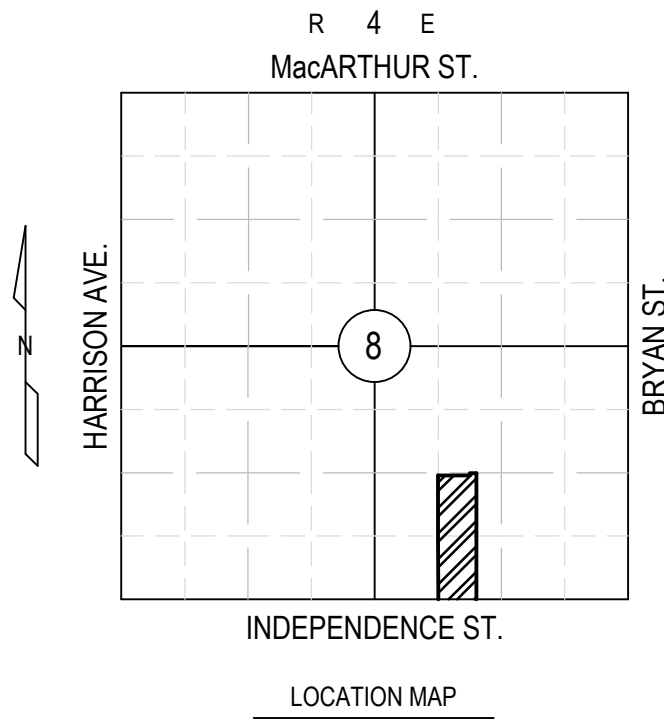
C-1

PROPERTY FEMA INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. POTTAWATOMIE COUNTY, OKLAHOMA AND INCORPORATED AREAS, PANEL 210 OF 550, MAP NUMBER 4012SC0210-H, MAP REVISED 9-3-2010.

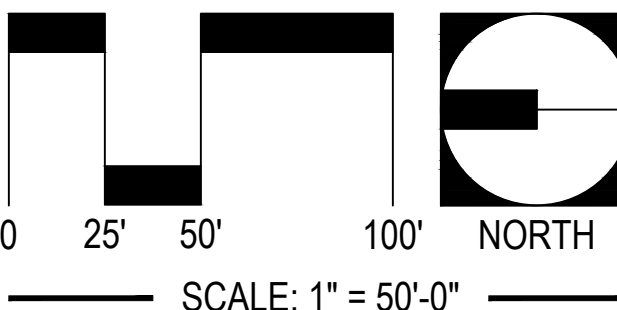
STATISTICAL DATA

11.84	GROSS ACRES
1	TOTAL LOTS
0	TOTAL DOWELINGS
0.00 - LF	DISTANCE OF PUBLIC STREETS
0.00 - LF	DISTANCE OF LOCAL STREETS
0.00 - LF	DISTANCE OF COLLECTOR STREETS
0.00 - LF	DISTANCE OF ARTERIAL STREETS
0.00 ACRES	TOTAL ACRES OF DEDICATED PARK AREA



THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

BASIS OF BEARING OF S00°19'06"E
ALONG EAST PROPERTY LINE



The Avedis Foundation has a contract to purchase the above-referenced property contingent upon rezoning it from R-1 to a C-1 classification.

Avedis' intent for the property is to build an aesthetically pleasing office building of approximately 7 to 8 thousand square feet. The building will be used as the foundations corporate offices. It is our intent to retain as many of the trees as possible. The proposed tree lined, central drive will be off Independence. There will not be an entrance/exit from or to Elm Street.

The preliminary plans are to locate the office building approximately in the middle of the 12 acres. It will face South, or Independence, with views from the back side or North side of building directly into the wooded area on the North end of the property. The building will most likely have an outside office/patio area on the North side.

The present plans do not include any further enhancements at this time. Retention of the present vegetation on the property will be a goal. A park like setting with beautiful, natural enhancements is planned. There will be a sidewalk on the Independence edge of the property and the brick pillars will be removed.

Avedis' corporate vision is to improve the health, wellness and quality of life for the people of Pottawatomie County. It is our desire to further our vision with the development of this property as our corporate headquarters. We sincerely look forward to being excellent neighbors and corporate partners. It is our desire that upon completion of our development of this property that the City and our neighbors will view it as one more gift that we have granted.

Sincerely,

--

Michelle Briggs, President/CEO

AVEDIS  FOUNDATION

3903 N. Harrison • Shawnee, OK 74804

Office: 405.273.4055, ext. 103

Cell: 405.990.9739

Fax: 405.878.1331

michelle@avedisfoundation.org

www.avedisfoundation.org

*We're here for
good.*

EXHIBIT

2

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: P08-116
Project Number: 161076
Date Filed: 9-7-2016
Cheryl Lincoln
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 A-1 (Rural Agricultural) District to C-1 (Neighborhood Commercial) District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 1500 East Independence Street, Shawnee, Oklahoma 74804

LEGAL DESCRIPTION: See Exhibit A (attached)

PROPERTY OWNER (S): Avedis Foundation, 3903 North Harrison, Shawnee, Oklahoma 74804

PROPERTY AGENT (APPLICANT): ADG, PC

APPLICANT'S ADDRESS: 920 West Main Street

CITY: Oklahoma City **STATE:** Oklahoma **ZIP:** 73106

EMAIL ADDRESS: jcolton@adgokc.com

TELEPHONE NUMBER: () 405.232.5700 **CONTACT NUMBER:** () 405.613.0022

DIMENSIONS OF PROPERTY: AREA: 11.8-acres WIDTH: 397.66-ft
LENGTH: 1314.50-ft FRONTAGE: 1712.16-ft

CURRENT ZONING: A-1 (Rural Agricultural) **CURRENT USE:** Residential

PROPOSED ZONING: C-1 (Neighborhood Commercial) **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**

Michelle Dugan, Pres.
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

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

RECEIPT NO. 1954877

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 #P08-16

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:

A tract of land described as beginning 660 feet N89°43'27"E of the Southwest Corner of the Southeast Quarter (SW/4 SE/4) of Section Eight (8), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence N00°16'33"W a distance of 1314.50 feet to a point on the North line of the S/2 SE/4; thence N89°19'27"E a distance of 397.66 feet; thence S00°16'33"E a distance of 1314.50 feet; thence S89°43'27"W a distance of 397.66 feet to the point of beginning.

General Location Known As:	<u>1500 E. Independence St., Shawnee, OK</u>
Current Zoning Classification:	<u>R-1; Single Family Residential District</u>
Requested Zoning Classification:	<u>C-1; Neighborhood Commercial District</u>
Proposed Use of Property:	<u>Commercial Office</u>
Applicant:	<u>ADG, PC</u>

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

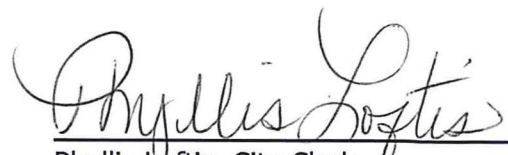
The public hearings will be held in the City Commission Chambers in City Hall, 16 W. 9th St. Shawnee, Oklahoma, as follows:

October 5 th , 2016	AT 1:30 P.M.:	CITY OF SHAWNEE PLANNING COMMISSION
October 17 th , 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.

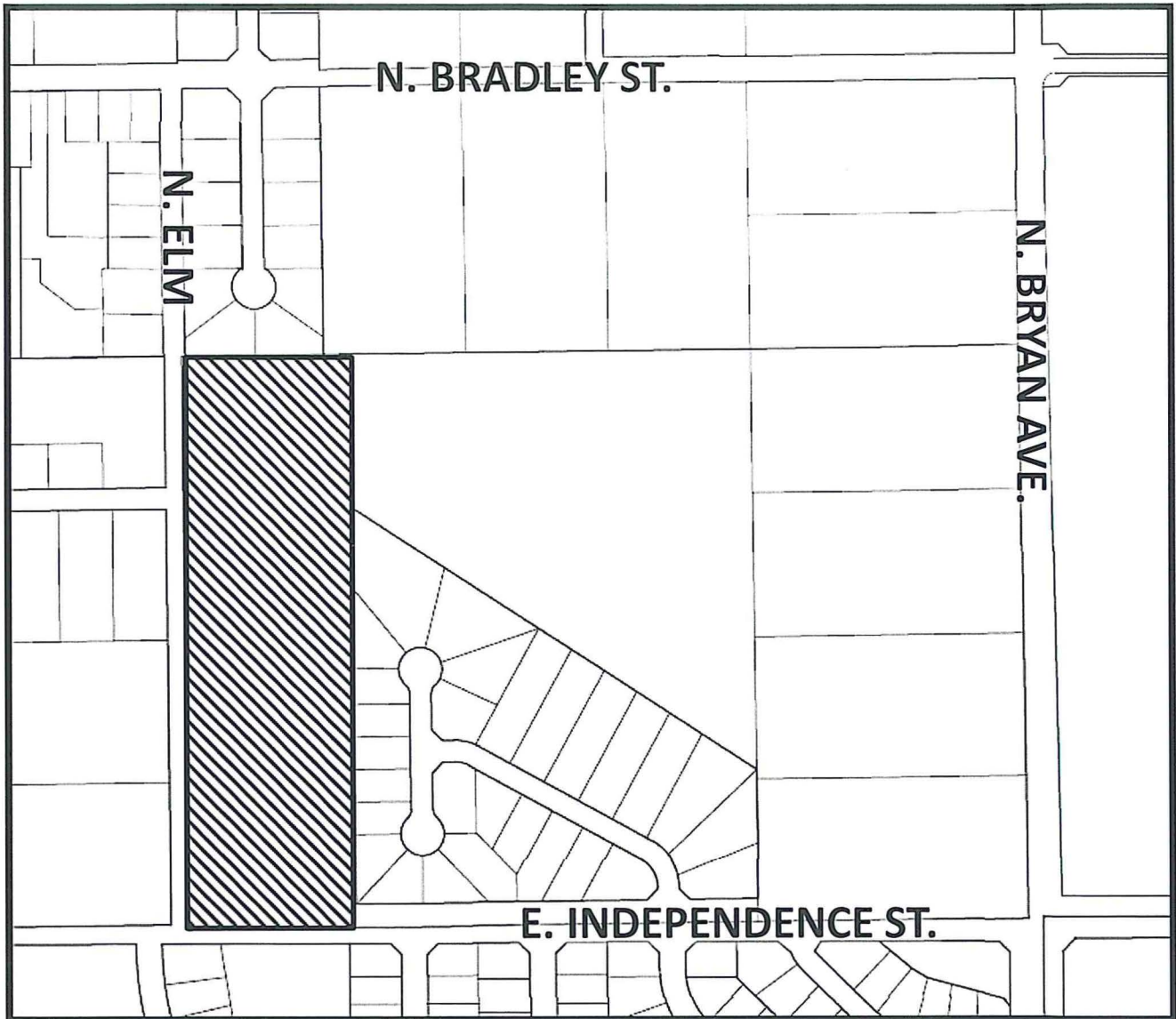
Witness my hand this 13th day of September, 2016.





Phyllis Loftis, City Clerk

CASE# P08-16



CERTIFICATE OF BONDED ABTRACTOR
(300 FEET RADIUS REPORT)

STATE OF OKLAHOMA)
) §:
COUNTY OF POTTAWATOMIE)

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

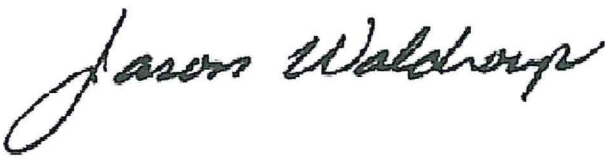
A tract of land described as beginning 660 feet N89°43'27"E of the Southwest Corner of the Southeast Quarter (SW/C SE/4) of Section Eight (8), Township Ten (10) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence N00°16'33"W a distance of 1314.50 feet to a point on the North line of the S/2 SE/4; thence N89°19'27"E a distance of 397.66 feet; thence S00°16'33"E a distance of 1314.50 feet; thence S89°43'27"W a distance of 397.66 feet to the point of beginning.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (4), both inclusive.

NOTICE TO CUSTOMERS: This report is released with the understanding that the information is strictly confidential. This report contains information from public land records only and is not to be construed as an abstract of title, opinion of title, title commitment, title insurance policy, or environmental research report. As used herein, the term "public land records" means those land records which under the recording laws of the applicable state, impart constructive notice to the third parties with respect to recorded, unreleased or record instruments memorializing legal interests in real estate. The company suggests that you contact your attorney for matters of a legal nature or legal opinion. We have exercised due care and diligence in preparing this report, however, the Abstractor does not guarantee validity of the title and acceptance of this report by the Company or person(s) for whom this report is made, constitutes agreement and confirmation of the limitation of this report.

Dated: August 19, 2016 at 7:30 AM

First American Title & Trust Company

By: 

Jason Waldroup
Abstractor License No. 1400
OAB Certificate of Authority # 017
File No. 2173237-SH99

RECEIVED
SEP 07 2016
PLANNING / CODE

OWNERSHIP LIST**ORDER NO. 2173237**DATE PREPARED: November 12, 2015
EFFECTIVE DATE: August 19, 2016 at 7:30 a.m.

OWNER	LOT	BLK	ADDITION
EADS CLAYTON H & JUDY KAYE 106 HUNTINGTON CT SHAWNEE OK 74801-0000			27-SU BEG 660'E SW/C SE N657.25' E397.66' S657.25' W397.66' POB. & TR BEG 660'E & 657.25'N SW/C SE N657.25' E397.6 6' S657.25' W397.66' POB 11.91 Acres
MACGILFREY EDWARD J 21500 CACIFA ST. # 92 WOODLAND HILLS CA 91367-0000			BRADLEY'S 2ND LOT 8 BEG SW/C LOT 8 E335' N295.6' E145' S112' E140' S54.40' W99.83' S129.40' W184.48'POB
WIGINTON DALE E 1510 N ELM SHAWNEE OK 74804-0000			BRADLEY'S 2ND S80' OF N112' OF E140' LOT 8
SWERINGEN THOMAS & ESPERANZA 1214 CHARLES DR SHAWNEE OK 74804-0000			BRADLEY'S 2ND PT LOT 8 COMM SW/C LOT 8 TH E520'POB N129.40' E99.83' S129.20' W100.52'
JACKSON FRED M JR 4600 WOODGATE CT LOOMIS CA 95650-0000			BRADLEY'S 2ND N32' OF E140' LOT 8 & S199.15' OF E140' LOT 7 LESS A TR BEG 61.4'N SE/C LOT 7 W140' N137.75' E140' S137.75' POB 2008-15534
LOWE JIM D 1404 CHARLES DR SHAWNEE OK 74804-0000			BRADLEY'S 2ND 1/2 UNDIV INT. IN LOT 7 BEG 247'E NW/C LOT 7 S148.6' E142' S180' ETC.
LOWE JIM 1404 CHARLES DR SHAWNEE OK 74804-0000			BRADLEY'S 2ND BEG SW/C LOT 7 E389' N180' W214' S31.4' W25' S139' W150' S9.6' POB
HOBBS BELINDA G P O BOX 3634 SHAWNEE OK 74802-3634	1	2	LAIRWOOD ESTATES BLK 2 LOT 1 1.00 Lots
CLIMER DAN B & KATHRYN M 3 DUSTIN CIR SHAWNEE OK 74804-0000	2	2	LAIRWOOD ESTATES BLK 2 LOT 2 1.00 Lots
STEWART MICHAEL R & JULIA C 5 DUSTIN CIR SHAWNEE OK 74804-0000	3	2	LAIRWOOD ESTATES BLK 2 LOT 3 1.00 Lots
HALL KEVIN D & DIANA 2 DUSTIN CIR SHAWNEE OK 74804-0000			LAIRWOOD ESTATES BLK 1 BEG SE/C LOT 4 W145' N105' E145' S104.14' POB
COURTNEY WAYNE L & SUSAN K TRUST 4 DUSTIN CIRCLE SHAWNEE OK 74804-0000	3	1	LAIRWOOD ESTATES BLK 1 LOT 3 1.00 Lots
KLAUS ROGER 6 DUSTIN CIR SHAWNEE OK 74804-0000	2	1	LAIRWOOD ESTATES BLK 1 LOT 2 1.00 Lots
HARRIS FRANK R & VALERIE M 1800 N ELM SHAWNEE OK 74804-0000			LAIRWOOD ESTATES BLK 1 LOT 4 LESS BEG SE/C LOT 4 W145' N105' E145' S104.14' POB 1.00 Lots

RILEY CONNIE 13 CHEYENNE SHAWNEE OK 74801-0000			BRADLEY'S 1 ST BEG SW/C LOT 10 TH W 330 N 220 E 330 S 220 POB
BDC HOMES LLC % JOHN F BARRETT 1210 GORDON COOPER SHAWNEE OK 74801-0000			BRADLEY'S 1ST THE WEST 25' OF A TRACT OF LAND DESCRIBED AS THE E305' LOT 9 & N90' OF E305' LOT 10
HEMBREE SHELLEY K 1702 AUTUMN LANE SHAWNEE OK 74801-0000			BRIARWOOD ESTATES LOT 6 & TR BEG AT SW/C LOT 5 TH N33.07' N78*E65.27' TH SW53*79.04' POB 1.25 Lots
TUCKER MICHAEL R & SABRA S 1704 AUTUMN LN SHAWNEE OK 74801-0000	5		BRIARWOOD ESTATES LOT 5 LESS TR
SHETTY 2012 REVOC TRUST 1706 AUTUMN LN SHAWNEE OK 74801-0000	4		BRIARWOOD ESTATES LOT 4 1.00 Lots
CHAPMAN WILLIAM A & COLEEN P 1701 AUTUMN LN SHAWNEE OK 74804-0000			BRIARWOOD ESTATES LOT 7 & BEG SW/C OF LOT 7 BROARWOODESTATES-REPLAT BLK 11 BRADLEY'S 1ST TH S25' E160' N25' W160' POB 1.00 Lots
SMITH GREGORY J & KIMBERLY F 1703 AUTUMN LN SHAWNEE OK 74804-0000	8		BRIARWOOD ESTATES LOT 8 1.00 Lots
COLUMBUS RONNIE R & JULIA F 1705 AUTUMN LN SHAWNEE OK 74801-0000	9		BRIARWOOD ESTATES LOT 9 1.00 Lots
HILL CHARLES F JR & MARY M TRUSTEES OF HILL FAMILY TRUST 1705 E BRADLEY SHAWNEE OK 74802-1341	12		BRADLEY'S 1ST LOT 12 4.70 Acres
HILL CHARLES F JR & MARY M TRUSTEES OF HILL FAMILY TRUST 1705 E BRADLEY SHAWNEE OK 74804-0000			A TR IN SE BEG 1057.66' E & 967.40' N SW/C TH N 350' E 931.67' S 973.34' N56*W 1119.44' POB LESS .24 AC TO HONEYFARM 14.10 Acres
PECK ROBERT G & BETTY A TRUST 1706 WILDWOOD SHAWNEE OK 74801-	8	1	EMERALD FOREST BLK 1 LOT 8
HOWARD TODD & STARLA 1704 WILDWOOD SHAWNEE OK 74804-0000	9	1	EMERALD FOREST BLK 1 LOT 9 1.00 Lots
FEH GODWIN 1511 MESA VERDE SHAWNEE OK 74801-0000	10	1	EMERALD FOREST BLK 1 LOT 10
HALL LARRY JOE & RONDA L 1513 MESA VERDE SHAWNEE OK 74804-0000	11	1	EMERALD FOREST BLK 1 LOT 11
BOONE BONNIE S & CHRISTOPHER ASTON 1516 MESA VERDE SHAWNEE OK 74804-0000	12	1	EMERALD FOREST BLK 1 LOT 12
POYER JAMES REID II & TAMARA L 1514 MESA VERDE SHAWNEE OK 74804-0000	13	1	EMERALD FOREST BLK 1 LOT 13 1.00 Lots
PARSONS GLEN R 1512 MESA VERDE SHAWNEE OK 74801-0000	14	1	EMERALD FOREST BLK 1 LOT 14 TOD STEVEN R PARSONS & DAVID A PARSONS 2013-7616

MCSPAREN ARTHUR & CRYSTAL 1510 MESA VERDE SHAWNEE OK 74804	15	1	EMERALD FOREST BLK 1 LOT 15
JACOBS CARL E JR & JANA S 1508 MESA VERDE SHAWNEE OK 74801-0000	16	1	EMERALD FOREST BLK 1 LOT 16
BALL LUVERNE & RANDALL 1506 MESA VERDE SHAWNEE OK 74801-0000	17	1	EMERALD FOREST BLK 1 LOT 17
ADKISON JENNY LOU 1504 MESA VERDE SHAWNEE OK 74804-0000	18	1	EMERALD FOREST BLK 1 LOT 18
MCCOIN BILL 1502 MESA VERDE SHAWNEE OK 74804-0000	19	1	EMERALD FOREST BLK 1 LOT 19
BURNETT BOBBY G & JOANN W 1500 MESA VERDE SHAWNEE OK 74804-0000	20	1	EMERALD FOREST BLK 1 LOT 20
AKIN FRED DEAN 1501 MESA VERDE SHAWNEE OK 74804-0000	21	1	EMERALD FOREST BLK 1 LOT 21
CRANE TONIA ANN & CAMERON K 1503 MESA VERDE SHAWNEE OK 74804-0000	22	1	EMERALD FOREST BLK 1 LOT 22
BROWN JEFF & ALLISON REVOCABLE TRUST 1705 WILDWOOD SHAWNEE OK 74804-0000	23	1	EMERALD FOREST BLK 1 LOT 23
WARD SHANNON T & MARY ANN 1707 WILDWOOD SHAWNEE OK 74804-0000	24	1	EMERALD FOREST BLK 1 LOT 24
WATSON GLENN V & LORINE P TRUST 1925 E BRADLEY SHAWNEE OK 74804-0000	13		BRADLEY'S 1ST S305' LOT 13 W/EASEMENT 2.35 Acres
SCHOOL LAND SCHOOL #93 SHAWNEE OK -0		C	LARKINS MEADOW BLK C 1.00 Lots
JONES BRITT JR & DOLORES 2 SEQUOYAH SHAWNEE OK 74801-0000	2	B	LARKINS MEADOW BLK B LOT 2 1.00 Lots
ASKAY RAYMOND & MARIE 4 SEQUOYAH SHAWNEE OK 74801-0000	3	B	LARKINS MEADOW BLK B LOT 3 1.00 Lots
MILLER DAVID A & AIMEE M 102 BAKER ST SHAWNEE OK 74801-0000	4	B	LARKINS MEADOW BLK B LOT 4 1.00 Lots
STARNES KEATH E 8 SEQUOYAH SHAWNEE OK 74804-0000	5	B	LARKINS MEADOW BLK B LOT 5 1.00 Lots
MORMAN CHURCH XXXXXXXXXX SHAWNEE OK 74801-0000	1	B	LARKINS MEADOW BLK B LOT 1 1.00 Lots
STREET CATHY L & DEBRA GARCIA 14051 CARNELL ST WHITTIER CA 90605-0000	5	6	LARKINS MEADOW BLK 6 LOT 5 1.00 Lots
CHAKENATHO CORENE 7 APACHE SHAWNEE OK 74804-0000	4	6	LARKINS MEADOW BLK 6 LOT 4 1.00 Lots

HARROD KAYE STEELE FAMILY TRUST 1303 W FARRALL SHAWNEE OK 74801-0000	3	6	LARKINS MEADOW BLK 6 LOT 3 1.00 Lots
SAXON STEVEN E & LISA D 1816 OAKRIDGE DRIVE SEMINOLE OK 74868-0000	2	6	LARKINS MEADOW BLK 6 LOT 2 1.00 Lots
HARROD KAYE STEELE FAMILY TRUST 1303 W FARRALL SHAWNEE OK 74801-0000	1	6	LARKINS MEADOW BLK 6 LOT 1 1.00 Lots
EXLEY WINSTON B & LINDA F P O BOX 1092 SHAWNEE OK 74802-7092		7	LARKINS MEADOW BLK 7 N60' LOT 13
RODGERS JOHN R 4 APACHE SHAWNEE OK 74801-0000		7	LARKINS MEADOW BLK 7 N55' LOT 12 & S15' LOT 13
WILSON JOQUETA 36204 HARDESTY RD SHAWNEE OK 74801-0000		7	LARKINS MEADOW BLK 7 N50' LOT 11 & S10' LOT 12
SAMPLE STEVEN & CISSILI 8 APACHE SHAWNEE OK 74801-0000		7	LARKINS MEADOW BLK 7 N40' LOT 10 & S15' LOT 11
SMITH KRISTIN 807 N KIMBERLY TECUMSEH OK 74873-0000		7	LARKINS MEADOW BLK 7 N37' LOT 9 & S25' LOT 10 1.00 Lots
SIMS DARRELL D & CAROLYN M 7 ARAPAHO SHAWNEE OK 74801-0000	4	7	LARKINS MEADOW BLK 7 LOT 4 1.00 Lots
STEWART THOMAS M & JOYCE C 5 ARAPAHO SHAWNEE OK 74801-0000	3	7	LARKINS MEADOW BLK 7 LOT 3 1.00 Lots
JORDAN CLAUDE L & SUSAN 3 ARAPAHO SHAWNEE OK 74801-0000	2	7	LARKINS MEADOW 2ND BLK 7 LOT 2 1.00 Lots
DEES GEORGE W & FRANCES L ET AL 1 ARAPAHO SHAWNEE OK 74801-0000	1	7	LARKINS MEADOW BLK 7 LOT 1

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: 517-16
Project Number: 161107
Date Filed: September 14th, 2016
Amount Paid: \$231.00
Receipt No.: 01957979

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 ADG, PC
APPLICANT ADDRESS 920 West Main Street
APPLICANT PHONE NUMBERS office 405.232.5700, cell 405.613.0022
EMAIL ADDRESS j cotton@adgokc.com
NAME OF PLAT Avedis Park
LOCATION 1500 East Independence Street, Shawnee, Oklahoma 74804
NUMBER OF ACRES 11.8-acres NUMBER OF LOTS 2

FOR 2 ACRE LOTS OR GREATER DEVELOPMENTS: FEE: \$225.00
PLUS **\$3.00** PER LOT UP TO FIFTY (50) LOTS NUMBER OF LOTS x 2 \$6.00
PLUS **\$1.00** PER LOTS OVER FIFTY (50) LOTS NUMBER OF LOTS _____
TOTAL COST \$231.00

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 Avedis Foundation, Ms. Michelle Briggs, President/CEO
ADDRESS 3903 North Harrison, Shawnee, Oklahoma 74804
CONTACT NUMBERS office 405.273.4055, cell 405.990.9739
EMAIL ADDRESS michelle@avedisfoundation.org

PROJECT ENGINEER INFORMATION:

NAME ADG, PC, Mr. Jason Cotton
ADDRESS 920 West Main Street
CONTACT NUMBERS office 405.232.5700, cell 405.613.0022
EMAIL ADDRESS j cotton@adgokc.com

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