AGENDA
CITY OF SHAWNEE
PLANNING COMMISSION
OCTOBER 4TH, 2017 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 6th, 2017 Planning Commission meeting

3) Citizens' Participation
(A three minute limit per person)
(A twelve minute limit per topic)

4) Consideration of approval of the 2018 Schedule of Regular Meetings for the Planning Commission

5) Case #P11-17 - A public hearing for consideration of approval of a Rezone with Conditional Use Permit from C-1; Neighborhood Commercial District to C-3; Highway Commercial District w/ CUP, located at 4400 N. Kickapoo Street, Shawnee, OK

Applicant: Dennis Morris

6) Case #P12-17 - A public hearing for consideration of approval of a Rezone from RE; Residential Estates District to C-3; Highway Commercial District, located at 39110 W. MacArthur Street, Shawnee, OK

Applicant: Nelmon Brauning

7) Case #P13-17 - A public hearing for consideration of approval for the Workman's Plaza Planned Unit Development located at 4830 N. Harrison Avenue, Shawnee, OK

Applicant: Landes Engineering, LLC

8) Case #S05-17 – Consideration of approval of a Preliminary Plat for Workman's Plaza, located at 4830 N. Harrison Avenue, Shawnee, OK

Applicant: Landes Engineering, LLC

9) Planning Director's Report

10) Commissioners Comments and/or New Business

11) Adjournment

PLANNING COMMISSION MINUTES
DATE: SEPTEMBER 6TH, 2017

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 6th, 2017 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: Walker, Cowen, Kienzle, Rowell
Absent: Bergsten

Meeting was called to Order.

AGENDA ITEM NO. 2: **Consideration of Approval of the minutes from the August 2nd, 2017 Planning Commission Meeting**

Vice-Chairman Cowen asked for a motion. Commissioner Walker made a motion to approve, seconded by Commissioner Kienzle.

Motion passed:
AYE: Walker, Cowen, Kienzle, Rowell
NAY:
ABSTAIN:

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

Vice-Chairman Cowen 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 Vice-Chairman Cowen closed the public portion of the meeting.

AGENDA ITEM NO. 4: **Case #P10-17 – A public hearing for consideration of approval of a Conditional Use Permit to allow for a bed and breakfast for property located at 16712 Magnino Road, Shawnee, OK**

Applicant: Lora Davis

Vice-Chairman Cowen asked for the staff report. Justin Debruin presented the staff report. Mr. Debruin informed the Commissioners that request for a bed and breakfast was on an existing lake lot lease with the City. Mr. Debruin explained that for the leases there are specific overlay zoning categories that regulate a conditional use permit to operate a bed and breakfast. Along with the decent size of the lots, the comprehensive plan allows for light commercial and staff finds no issue with request. Mr. Debruin explained it would fall under the home occupation standards and no major signage. Mr. Debruin discussed the letter from the property owner stating the home is a two bedroom, with private bathrooms and roughly 1800 square feet. No protest letters were received and Staff recommends approval. Mr. Debruin informed the Board he would be happy to answer any questions. Vice-Chairman Cowen asked if there would be any additional costs incurred by the City for any inspections. Mr. Debruin stated there were none but State might possibly have some.

Commissioner Rowell asked if the conditional use permit was permanent and if it could be revoked. Mr. Debruin agreed and stated they could apply conditions but does not find it necessary in this case.
Vice-Chairman Cowen opened the public portion of the meeting and asked if anyone for or against the item would like to come forward. Lora Davis mentioned there was another bed and breakfast on the lake and would answer any questions. Vice-Chairman Cowen asked to entertain a motion. Commissioner Kienzle made a motion to approve, seconded by Commissioner Walker.

Motion passed:
AYE: Walker, Cowen, Kienzle, Rowell
NAY:
ABSTAIN:

AGENDA ITEM NO. 5: **Discussion and possible action to appoint one member of the Planning Commission to the City's Tax Increment Financing District Review Committee in accordance with the Local Development Act**

Justin Debruin handed out a form that detailed how the City hired a consultant for the Tax Increment Finance District downtown and they were gathering a review committee for two meetings to be scheduled between now and December, possibly the weeks of September 18 and October 2. Mr. Debruin stated he would like to get an appointment and asked for any questions. Commissioner Kienzle asked if Staff knew a time for these meetings. Mr. Debruin informed they did not know yet and gave background regarding TIFF district.
Commissioner Walker volunteered to be appointed. Vice-Chairman Cowen asked for a motion. Commissioner Kienzle made a motion to approve, seconded by Commissioner Rowell.

Motion passed:
AYE: Walker, Cowen, Kienzle, Rowell
NAY:
ABSTAIN:

AGENDA ITEM NO. 6: **Planning Director's Report**

Justin Debruin gave a few updates regarding new construction. Shawnee Marketplace Phase One has been closed out. The City is partnering with the Commissioners of the Land Office for potential development of three hundred acres west of the Marketplace. Domino Plaza is being framed with potential opening this year. Lifechurch walls are going up. Fire Station #2 rebuild has started. Mr. Debruin informed the Board that the City approved $50,000 for the Comprehensive Plan update. Commissioner Kienzle asked if there were any items that Mr. Debruin would like to elevate to consultant. Mr. Debruin agreed and mentioned some things may be obsolete but wanted to add the changes within the past ten or twelve years and increase the citizen participation. Commissioner Kienzle asked if landscape requirements were addressed. Mr. Debruin mentioned landscaping standards being included with the current zoning code but possibly not with the comprehensive plan.
Mr. Debruin discussed the Oklahoma APA conference coming up in Claremore and the AARP conference in Dallas, Texas. Mr. Debruin also mentioned there were four applications turned in for the Planning Commission vacant seats.

AGENDA ITEM NO. 7: **Commissioners Comments and/or New Business**

Commissioner Kienzle asked if there was any additional discussion regarding 1% for arts ordinance. Mr. Debruin didn't believe there had been any recently. Vice-Chairman Cowen discussed the public art from

other towns and cities. Commissioner Kienzle mentioned adding the 1% into the tax increment when established. There was general discussion regarding the arts funding and upkeep.

AGENDA ITEM NO. 8: **Adjournment**

Meeting was adjourned.

_____
Chairman/Vice-Chairman

Cheyenne Pettigrew
Planning Commission Secretary

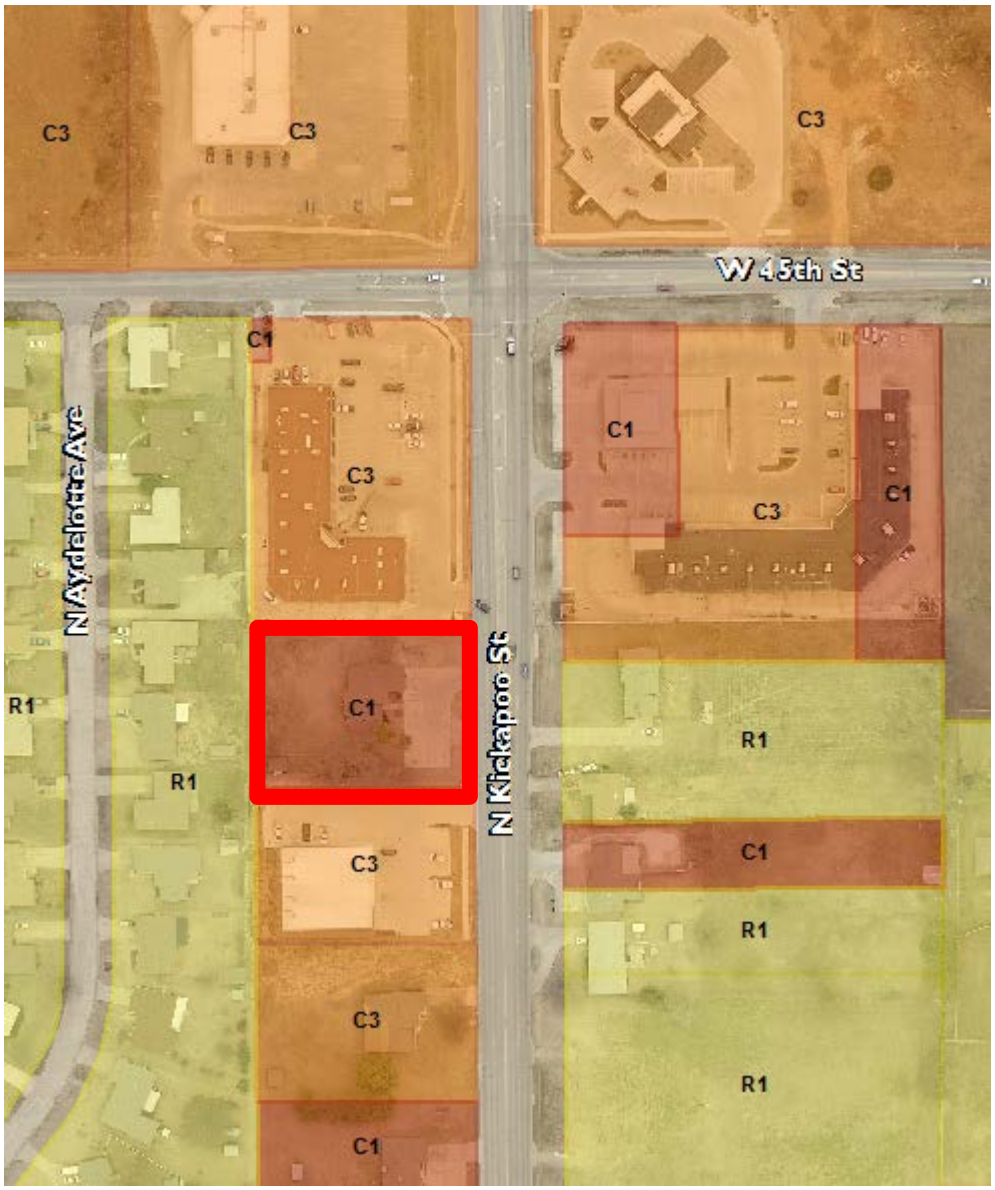
City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org		CASE # P11-17 PUBLIC HEARING DATE: October 4, 2017 CITY COMMISSION DATE: Octoer 16, 2017
APPLICANT: **Dennis Morris**	**4400 N. Kickapoo Shawnee OK 74804**	**(405) 275-1543**

PROPERTY ADDRESS/LOCATION:

4400 N. Kickapoo Ave.
Shawnee, OK 74804

The applicant, Dennis Morris, is requesting a rezone from C-1 (Neighborhood Commercial) to C-3 (Highway Commercial) with a Conditional Use Permit (CUP) for property located at 4400 N. Kickapoo. The site is generally located on the west side of Kickapoo St., south of the Rib Crib shopping center.

The applicant is proposing a two-story mixed-use concept incorporating office space / retail on the ground floor with residential units above. The subject site is approximately 0.72 acres in size and is primarily surrounded by commercial uses. A rezone to C-3 does conform with the Shawnee Comprehensive Plan and remains consistent with similar rezoning cases in the area. In the C-3 zoning district, a CUP is required to incorporate residential use within a commercial structure. Based on the current mix of uses on Kickapoo Street, Staff has no objection to allowing this mixed-use concept.



EXISTING ZONING:	EXISTING LAND USE:	SURROUNDING ZONING & LAND USE:	School District:	PROPERTY SIZE:
C1	Commercial	R-1 (Single Fanily Residential) C-1(Neighborhood Commercial) C-3 (Highway Commercial)	I-93	0.72 Acres

STAFF RECOMMENDATION

Based on consistency with the Shawnee Comprehensive Plan and the Shawnee Zoning Code, Staff does hereby recommend approval for the proposed from R1 (Single Family Residential) to C3 (Highway Commercial) with a conditional use permit (CUP).

APPROVE	APPROVE WITH CONDITIONS	DENY

If approved for rezone, any construction on site would require:

1. A six (6') foot sidewalk along Kickapoo Street.
2. Landscaping to cover 10% of the overall site.
3. Façade treatment to a total of 60% where facing Kickapoo St.
4. Appropriate off-street parking.

Staff has received no letters of protest from surrounding property owners.

ATTACHMENTS:	SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM	LEGAL NOTICE	LEGAL DESCRIPTION
PUBLIC COMMENTS		AGENCY COMMENTS		RESPONSE TO STANDARDS

PLANNING COMMISSION APPLICATION

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

For Office Use Only
Case Number: P11-17
Project Number: 170868
Date Filed: 8-21-17
Cheyenne Pettigrew
Planning Commission Secretary

REQUEST:

X Rezoning
_____ Conditional Use Permit
_____ Rezoning w/Conditional Use Permit
_____ Planned Unit Development

I, the undersigned, do hereby respectfully make application and petition to the City Commission to amend the zoning map, and to change the zoning district of the Shawnee area, from C1 District to C3 District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 4400 N Kickapoo

LEGAL DESCRIPTION: _____

PROPERTY OWNER (S): D a G Properties LLC

PROPERTY AGENT **(APPLICANT):** Dennis Morris

APPLICANT'S ADDRESS: 4400 N Kickapoo

CITY: Shawnee STATE: OK ZIP: 74804

EMAIL ADDRESS: dennis.morris.i3ah@statefarm.com

TELEPHONE NUMBER: (405) 275-1543 CONTACT NUMBER: (405) 546-9202

DIMENSIONS OF PROPERTY: AREA: 30,000 WIDTH: 150
LENGTH: 200 FRONTAGE: 150

CURRENT ZONING: C1 **CURRENT USE:** office

PROPOSED ZONING: C3 **PROPOSED USE:** office / retail / residential

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

Dennis
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

REZONING &/OR C.U.P FEE $ 280.00
RECEIPT NO. 02076221

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 #P11-17

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

The property requesting rezoning is described as follows:

Lot Seven (7), Block Two (2), of COLLEGE VIEW ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

General Location Known As:	4400 N. Kickapoo Street, Shawnee, OK
Current Zoning Classification:	C-1; Neighborhood Commercial District
Requested Zoning Classification:	C-3; Highway Commercial District
Proposed Use of Property:	Retail / Office / Residential
Applicant:	Dennis Morris

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 4th, 2017 AT 1:30 P.M.:	CITY OF SHAWNEE PLANNING COMMISSION
October 16th, 2017 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 14th day of September, 2017.

THE CITY OF SHAWNEE SEAL OKLAHOMA

Phyllis Loftis

Phyllis Loftis, City Clerk

CASE # P11-17
REZONE FROM C-1 TO C-3
4400 N. KICKAPOO ST.

CERTIFICATE OF BONDED ABSTRACTOR
300 FEET RADIUS REPORT

STATE OF OKLAHOMA)
)§:
COUNTY OF POTTAWATOMIE)

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

Lot Seven (7), Block Two (2), of COLLEGE VIEW ADDITION, to the City of Shawnee, Pottawatomie County, Oklahoma, according to the recorded plat thereof.

And find the following owners, addresses and brief legal descriptions on the attached pages.

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 it 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 state of Oklahoma, 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: 16th of August, 2017

Choice Title & Abstracting

By: _____
Christopher H. Silvia Abstractor, License#4645
O A B Certificate of Authority #0167

OWNERSHIP LIST

D G PROPERTIES LLC
4400 N KICKAPOO
SHAWNEE OK 74804

OWNER	LOT	BLK	ADDITION
CITY OF SHAWNEE PO BOX 1448 SHAWNEE OK 74802	9	2	COLLEGE VIEW N40' OF W20'
LIFESTYLE PLAZA LLC 4420 N KICKAPOO SUITE 500 SHAWNEE OK 74804	9	2	COLLEGE VIEW LESS N40' OF W20'
LIFESTYLE PLAZA LLC 4420 N KICKAPOO SUITE 500 SHAWNEE OK 74804	8	2	COLLEGE VIEW
O'REILLY AUTOMOTIVE STORES INC RYAN LLC 06116 CHICAGO IL 60606	6	2	COLLEGE VIEW
SKS HOLDINGS LLC 8801 NW 119TH ST OKC OK 73162	5	2	COLLEGE VIEW
DAO & CYNTHIA NGUYEN 4404 KENT ROAD SHAWNEE OK 74801	1	3	BISON
BARBARA J FIELDS 4410 N AYDELOTTE SHAWNEE OK 74804	20	3	BISON
LEROY C JONES REVOC TRUST 15 JUEL DR SHAWNEE OK 74804	19	3	BISON
DANA LEVISAY 4406 N AYDELOTTE SHAWNEE OK 74804	18	3	BISON
LORENE FIELDS 2 SPRINGBROOK RD SHAWNEE OK 74804	17	3	BISON
RICHARD & ROBIN GARREN 4402 N AYDELOTTE SHAWNEE OK 74804	16	3	BISON
CHARLES STORY 4310 N AYDELOTTE SHAWNEE OK 74804	15	3	BISON
SCOTT HIGGINS 4308 N AYDELOTTE SHAWNEE OK 74804	14	3	BISON

OWNERSHIP LIST

D G PROPERTIES LLC
4400 N KICKAPOO
SHAWNEE OK 74804

JOHN & JEAN BLANTON 5 CONCORD BLVD SHAWNEE OK 74804	13	3	BISON
MARY KATHRN MELTON 4304 N AYDELOTTE SHAWNEE OK 74804	12	3	BISON
MARCIAL ESCOBEDO 11127 NS 3500 RD PRAGUE OK 74864	1	1	BISON
MARION O PINSON TRUST C/O STEVEN PINSON 46061 E MACARTHUR SHAWNEE OK 74804	2	1	BISON
LARA BAILEY 4407 N AYDELOTTE SHAWNEE OK 74804	3	1	BISON
DAO & CYNTHIA NGUYEN 4404 KENT ROAD SHAWNEE OK 74801	4	1	BISON
BOBBY BROWN 4403 N AYDELOTTE SHAWNEE OK 74804	5	1	BISON
JASON HICKOX 4401 N AYDELOTTE SHAWNEE OK 74804	6	1	BISON
CHRISTOPHER & CHRISTINA FLEMING 4311 N AYDELOTTE SHAWNEE OK 74804	7	1	BISON
ANNA BOLERJACK PO BOX 56 STERLING OK 73567	8	1	BISON
ROGER CORMAL MCMAHAN 4307 N AYDELOTTE SHAWNEE OK 74804	9	1	BISON
KATIE ELIZABETH ALLEN 4305 N AYDELOTTE SHAWNEE OK 74804	10	1	BISON
MANOI ADAIR 4303 N AYDELOTTE SHAWNEE OK 74804	11	1	BISON

OWNERSHIP LIST

D G PROPERTIES LLC
4400 N KICKAPOO
SHAWNEE OK 74804

FIRST STATE BANK & TRUST CO WENDI VANSICKLE PO BOX 130 DURANT OK 74702			PT NWNW 6-10-4 4439 N KICKAPOO
SHAWNEE KICKAPOO ENTERPRISES LLC PO BOX 130 DURANT OK 74702			PT NWNW 6-10-4 4409 N KICKAPOO
ELBERT & BETTE BENTON 719 W DEWEY SHAWNEE OK 74801			PT NWNW 6-10-4 4401 N KICKAPOO
INTEGRO HOLDING CO LLC PO BOX 720125 OKC OK 73172			PT NWNW 6-10-4 4337 N KICKAPOO
CHARLES SALES 4331 N KICKAPOO SHAWNEE OK 74804			PT NWNW 6-10-4 4331 N KICKAPOO
INTEGRO HOLDING CO LLC PO BOX 720125 OKC OK 73172			PT NWNW 6-10-4 4325 N KICKAPOO
HOUSING AUTHORITY OF THE SAC & FOX NATION			PT NWNW 6-10-4 LOT SOUTH OF 4325 N KICKAPOO

City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org		CASE # P12-17 PUBLIC HEARING DATE: October 4, 2017 CITY COMMISSION DATE: Octoer 16, 2017

APPLICANT: **Nelmon Brauning**	**35963 EW 99A Seminole, OK 74868**	**(405) 370-0394**

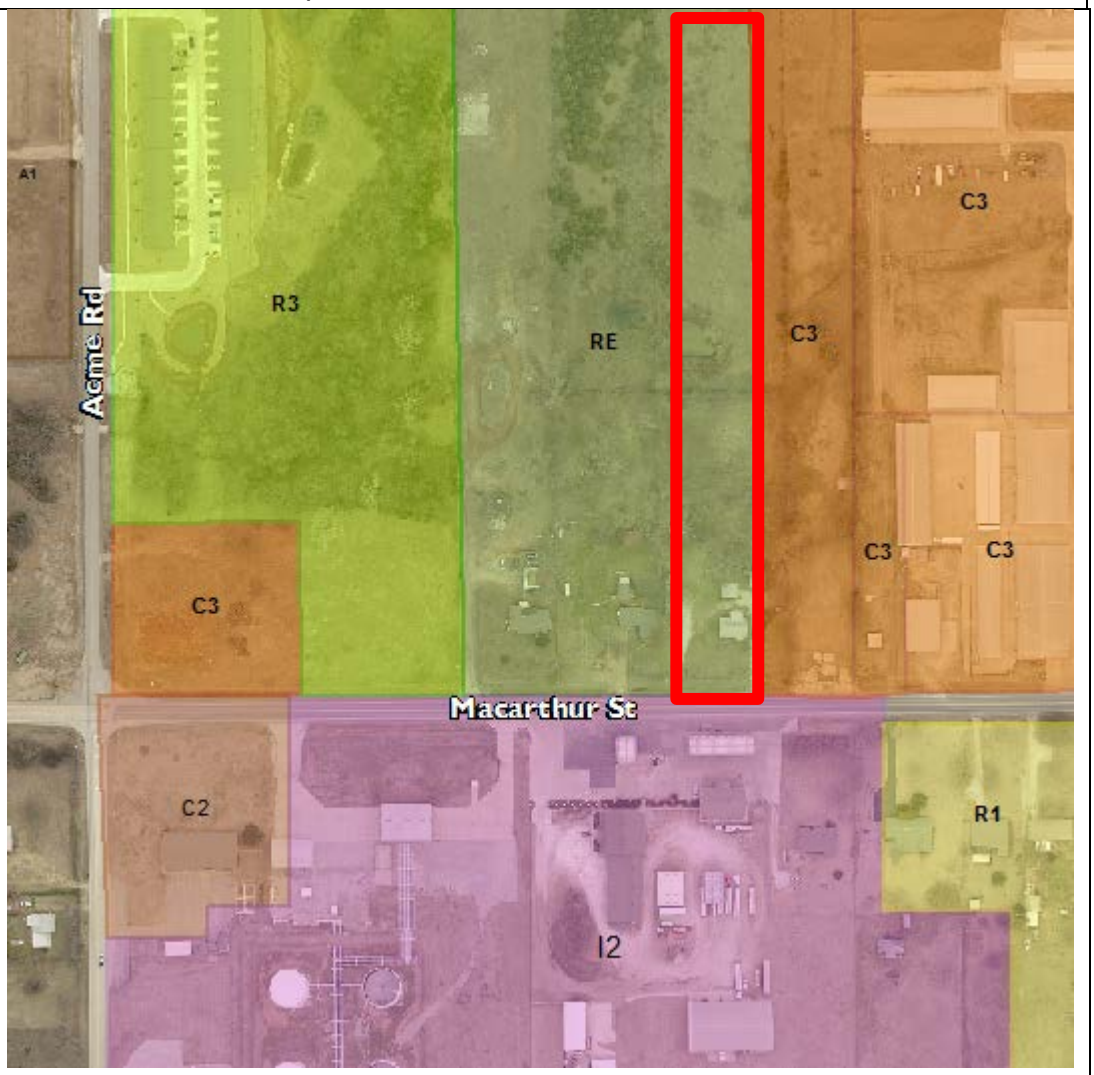
PROPERTY ADDRESS/LOCATION:
39110 Macarthur St.
Shawnee, OK 74804

The applicant, Nelmon Brauning, is requesting a rezone from RE (Residential Estates) to C-3 (Highway Commercial) for property located at 39110 W. MacArthur St.

A proposed use has not been indicated for this site, but will of course be bound to allowances in the C-3 zoning district. The property is appoximately 5 acres in size and contains two (2) vacant structures. Prior to construction, these structures will be removed. The site is adjacent to a variety of zoning classifications, including C-3 (Highway Commercial), I-2 (Light Industrial), and R-3 (Multi-family Residential).

A rezone to C-3 is consistent with the Shawnee Comprehensive Plan and in conformance with similar rezone requests approved on surrounding properties.

Staff has no objection to the requested rezone.



EXISTING ZONING:	EXISTING LAND USE:	SURROUNDING ZONING & LAND USE:	School District:	PROPERTY SIZE:
RE	**Residence (To be removed)**	**RE (Residential Estates) R-3 (Multi-Family Residential) C-3 (Highway Commercial) I-2 (Light Industrial)**	**I-93**	**5 Acres**

STAFF RECOMMENDATION

Based on consistency with the Shawnee Comprehensive Plan and the Shawnee Zoning Code, Staff does hereby recommend approval for the proposed from RE (Residential Estate) to C3 (Highway Commercial).

APPROVE	APPROVE WITH CONDITIONS	DENY

If approved for rezone, any construction on site would require:

1. A six (6') foot sidewalk along MacArthur Street.
2. Landscaping to cover 10% of the overall site.
3. Façade treatment to a total of 60% where facing MacArthur Street.
4. Appropriate off-street parking.

Staff has received no letters of protest from surrounding property owners.

ATTACHMENTS:	SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM	LEGAL NOTICE	LEGAL DESCRIPTION
1				

PUBLIC COMMENTS	AGENCY COMMENTS	RESPONSE TO STANDARDS

Attachments:

Exhibit 1: Letter from property owner.

EXHIBIT
1

August 28, 2017

To whom it may concern,

I Marcial Escobedo, President of Escobedo LLC and owner of the property located at 39110 Macarthur street, Shawnee, Ok. Also known as Beg 1056' East of SW/C SW- West 198' North 1100' East 198' South 1100' to POB containing 5 (five) acres to the city of Shawnee, hereby give Nelmon Brauning permission to rezone my property from RE to C3.

Respectfully,

Marcial Escobedo Marcial Escobedo Date 8-28-2017

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: P12-17
Project Number: 170903
Date Filed: 9-6-17
Cheyenne Pettigrew
Planning Commission Secretary

REQUEST:

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

PROPERTY LOCATION (STREET ADDRESS): 39110 MACARTHUR ST. SHA 74804
LEGAL DESCRIPTION: Sec 2-10-3 Beg. 1056' E SW/C SW W 198' N1100' E 198' S 1100' POB = 5AC
PROPERTY OWNER (S): MARCIAL ESCOBEDO for ESCOBEDO LLC
PROPERTY AGENT (APPLICANT): NELMON BRAUNING
APPLICANT'S ADDRESS: 35963 EW 99A
CITY: SEMINOLE STATE: OK ZIP: 74868
EMAIL ADDRESS: nbrauning@hotmail.com
TELEPHONE NUMBER: (405) 370-0394 CONTACT NUMBER: (405) 370-0394
DIMENSIONS OF PROPERTY: AREA: 5 ACRES WIDTH: 198'
LENGTH: 1100' FRONTAGE: 198'
CURRENT ZONING: RE **CURRENT USE:** Res (To be removed)
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.

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

Nelmon Brauning
SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

REZONING &/OR C.U.P FEE $ 280.00
RECEIPT NO. 02078234
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 #P12-17

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 1056 feet East of the Southwest Corner of the Southwest Quarter (SW/C SW/4) of Section Two (2), Township Ten (10) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence West 198 feet; thence North 1100 feet; thence East 198 feet; thence South 1100 feet to the point of beginning.

General Location Known As:	39110 W. MacArthur Street, Shawnee, OK
Current Zoning Classification:	RE; Residential Estates District
Requested Zoning Classification:	C-3; Highway Commercial District
Proposed Use of Property:	Commercial
Applicant:	Nelmon Brauning

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 4th, 2017	AT 1:30 P.M.:	CITY OF SHAWNEE PLANNING COMMISSION
October 16th, 2017	AT 6:30 P.M.:	CITY OF SHAWNEE CITY COMMISSION

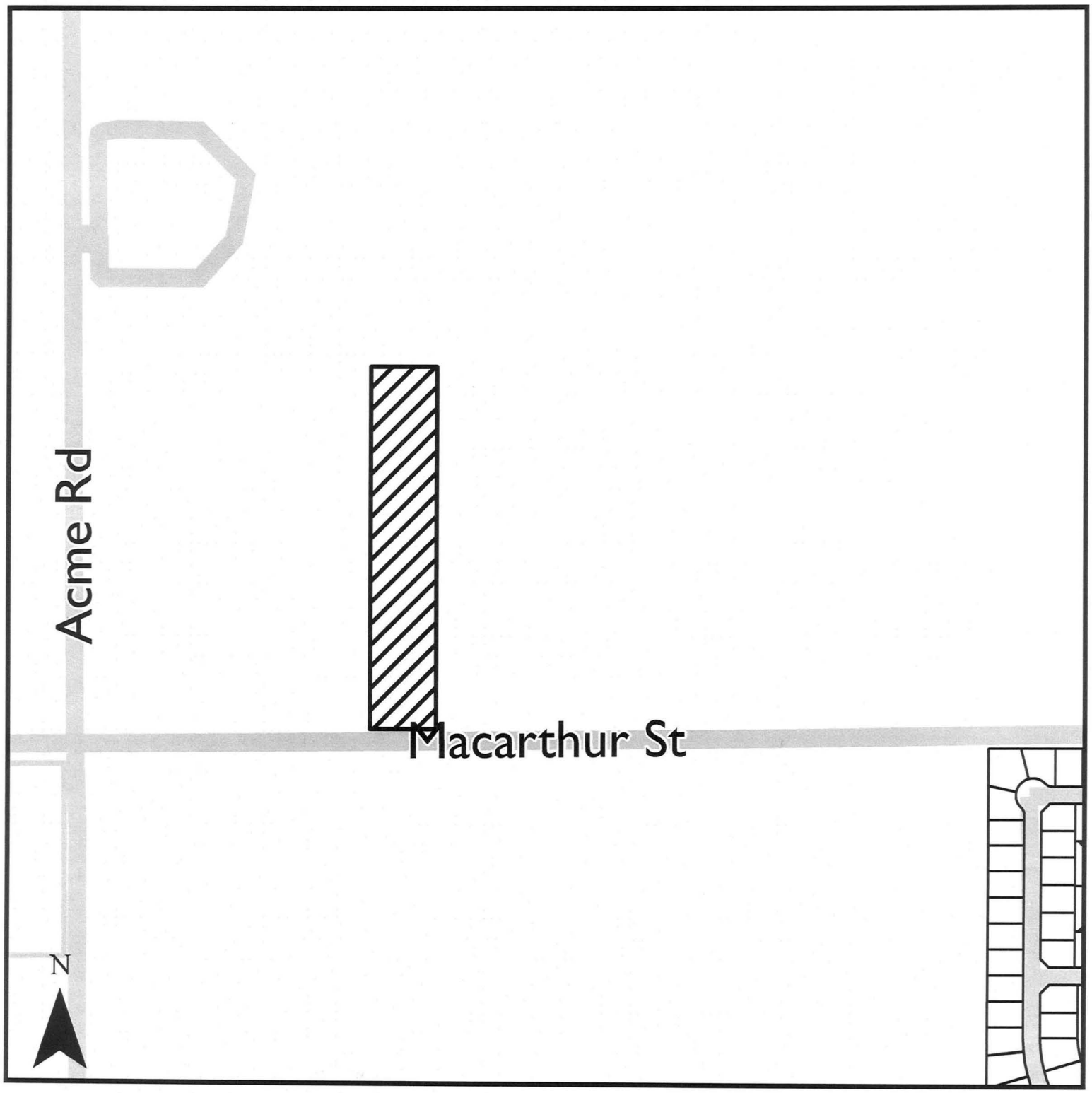
At this time any interested citizen of Shawnee, Oklahoma will have the opportunity to appear and be heard with regard to the rezone. The Commission reserves the right to limit discussion and debate on the proposed rezone in the public hearing, in which event those persons appearing in support or opposition 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 14th day of September, 2017.

THE CITY OF SHAWNEE SEAL OKLAHOMA

Phyllis Loftis, City Clerk

CASE # P12-17
REZONE FROM RE TO C-3
39110 W. MACARTHUR ST.



CERTIFICATE OF BONDED ABSTRACTOR

(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 1056 feet East of the Southwest Corner of the Southwest Quarter (SW/C SW/4) of Section Two (2), Township Ten (10) North, Range Three (3) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence West 198 feet; thence North 1100 feet; thence East 198 feet; thence South 1100 feet to the point of beginning.

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (2), both inclusive.

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

Dated: August 24, 2017 at 7:30 AM

First American Title & Trust Company

By: Michelle Cook
Michelle Cook
Abstractor License No. 3286
OAB Certificate of Authority # 017
File No. 2270572-SH99

OWNERSHIP LIST

ORDER NO. 2270572-SH99

DATE PREPARED: September 5, 2017

EFFECTIVE DATE: August 24, 2017

OWNER	LOT	BLK	ADDITION
ESCOBEDO LLC 11127 NS 3500 RD PRAGUE OK 74864-1166			BEG 1056'E SW/C SW W198' N1100' E198' S1100' POB 5.00 Acres (SW 2-10N-3E)
EADS CLAYTON H & JUDY KAYE & ROMBERG FAMILY TRUST & ROMBERG ET AL 106 HUNTINGTON CT SHAWNEE OK 74801-0000 AND ROMBERG, EDWIN WESLEY & CAROLYN ANN PO BOX 321 SHAWNEE, OK 74802-0321 (UNDIV ½ INT)			BEG 1484'W SE/C SW N1320' E164' N660' W264' S1980' E100' TO POB CLAYTON H EADS & JUDY KAYE EADS UNDIV 1/2 INT & ROMBERG FAMILY TRUST & ROMBERG EXEPMT TRUST UNDIV 1/4 INT EACH 7.03 Acres (SW 2-10N-3E)
MACARTHUR STORAGE LLC 39300 MACARTHUR SHAWNEE OK 74804-0000			BEG 1424'W SE/C SW N435 2/3' W60' S435 2/3' E60' POB (SW 2-10N-3E)
MACARTHUR STORAGE LLC 39300 MACARTHUR SHAWNEE OK 74804-0000			BEG 934'W SE/C SW N435 2/3' W490' S195 2/3' E100' S240' E390' POB 4.35 Acres (SW 2-10N-3E)
MACARTHUR STORAGE LLC 39300 MACARTHUR SHAWNEE OK 74804-0000			BEG 1484'W 435.66'N SE/C SW/4 N884.33' E560' S884.33' W560' POB 11.36 Acres (SW 2-10N-3E
HALE EMMITT J & SUSAN ELAINE 39106 W MACARTHUR SHAWNEE OK 74801-0000			BEG 1782'W SE/C SW N1100' E198' N880' W506' S660' E154' S1320' E154' TO POB 13.33 Acres (SW 2-10N-3E)
HAYNES WILMA 39104 W MACARTHUR SHAWNEE OK 74804-0000			BEG 2090'W SE/C SW N1320' E154' S1320' W154' TO POB TOD TO BILLIE ENGLAND 2014-6648 4.67 Acres (SW 2-10N-3E)

J BENTLEY DEVELOPMENTS LP 20 E 9TH SHAWNEE OK 74801-0000			BEGINNINGSW/C SW/4 N300' POBN188.36' E103.1' N26*9'10"E348.85'N309.26'E290' S1108.8' W250' N300' W300' POB 8.72 Acres (SW 2-10N-3E)
SINCLAIR TRANSPORTATION CO PROPERTY TAX DEPT PO BOX 30825 SALT LAKE CITY UT 84130-0825			NW NW NW LESS 3.5A 6.50 Acres (NW 11-10N-3E)
MODERN OIL CO INC P O BOX 218 SHAWNEE OK 74802-0218			BEG 465'W NE/C OF NW NW S660' W150' N660' E150' POB & BEG NW/C NE NW NW E45' S660' W45' N660'POB WAREHOUSE 3.18 Acres (NW 11-10N-3E)
MODERN OIL CO INC P O BOX 218 SHAWNEE OK 74802-0218			BEG 295'W NE/C W/2 NW W170' S215' E170' N215' POB OLD MKS OFFICE (NW 11-10N-3E)
LUM FINANCIAL CORP P O BOX 218 SHAWNEE OK 74801-0000			BEG 165'W NE/C W/2 NW W 130' S215' W170' S445' E 300' N660' POB UNDIVIDED 1/3 INT THIS BELONGS TO SPARKMANS 3.70 Acres (NW 11-10N-3E)
BLOSSOM JOHN C 2309 W MACARTHUR SHAWNEE OK 74801-0000			BEG NE/C NW NW S 660' W165' N660' E165' POB 2.50 Acres (NW 11-10N-3E)
GRAY CORA REVOC TRUST 5811 BRIARGROVE DR WHICTA FALLS TX 76310-0000			BEG 1320'W NE/C E/2 NW S660' E85' N660' W85' TO POB 1.28 Acres (NW 11-10N-3E)

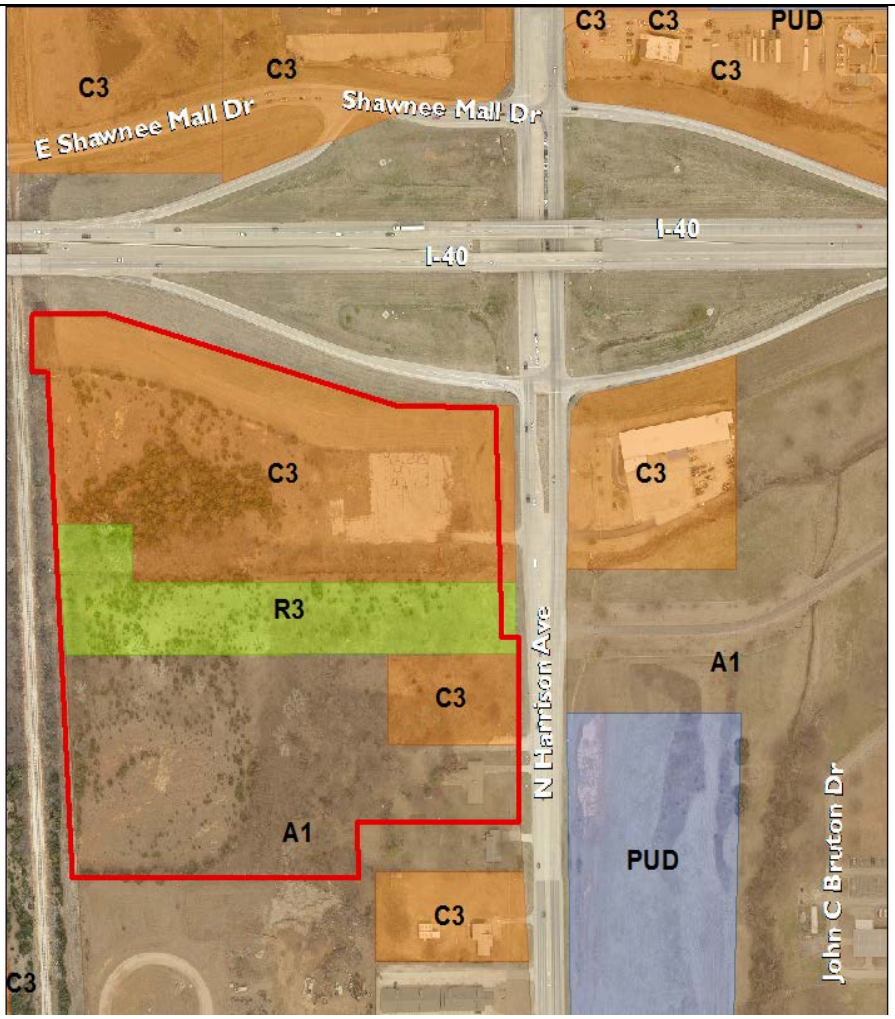
City of Shawnee Planning Department 222. N. Broadway Shawnee, OK 74801 (405) 878-1616 Fax: (405) 878-1587 www.ShawneeOK.org		CASE # P13-17 CASE # S05-17 PUBLIC HEARING DATE: October 4, 2017 CITY COMMISSION DATE: October 16, 2017

APPLICANT:		
Landes Engineering, LLC	**903 E. 35th St. Shawnee, OK 74804**	**(405) 275-5388**

PROPERTY ADDRESS/LOCATION: 4830 N. Harrison
Shawnee, OK 74804

SUMMARY OF REQUEST:

The applicant, Landes Engineering, has requested Planned Unit Development (PUD) and preliminary plat approval for two (2) developable lots and one (1) outlot located on 21.7 acres of land. The site is generally located at the south-west corner of Interstate – 40 and Harrison Avenue (Highway-18). Proposed is the construction of a travel center with additional land reserved for commercial use.



EXISTING ZONING:	EXISTING LAND USE:	SURROUNDING ZONING & LAND USE:	Number of Lots:	PROPERTY SIZE:
C3, R3, A1	**Vacant**	**A-1 (Rural Agricultural) C-3 (Highway Commercial) PUD R-3 (Multi-Family Residential**	**3**	**21.7**

STAFF REVIEW AND ANALYSIS

Workman's Plaza proposes to create a commercial travel center facility with supporting commercial development. On approximately 21 acres of vacant land, the property will be split into two (2) developable lots with the addition of one (1) outlot to support storm water mitigation. As the site is largely affected by the floodplain, the existing drainage channel will be improved and a Letter of Map Revision (LOMR) will be required

prior to final approval. Zoning currently includes A-1 (Agricultural), C-3 (Highway Commercial), and R-3 (Multifamily Residential), but upon approval, the PUD will consolidate all land into the C-3 zoning district, which is compatible with the requested use. A PUD, unlike traditional zoning, allows for a degree of "give and take" between the developer and the City to accomplish consistent and unified design over large tracts of land. A PUD consists of a Master Development Map (Exhibit 1) and a Design Statement (Exhibit 2). Together, these two documents provide a detailed narrative for the development project. Approval of a PUD adopts the master plan and replaces any previous zoning classification bound to the property.

Street Improvements and Access

Primary access to the development will be from Harrison Avenue. Workman's Plaza will retain all interior drives as private drives, designated for vehicles and trucks. There is to be up to two (2) drainage ditch bridge crossovers for access to Lot 2, the northern-most lot. The street plan also indicates dedication of additional street right-of-way (ROW) in the event a highway service road is built in the future.

Utility Improvements

The site will be served by existing public utilities, including water and sewer lines. Due to the FEMA flood plain covering 50% of the project site, the existing drainage channel will be privately improved and maintained to increase developable land. Prior to completion of the proposed project, a Letter of Map Revision (LOMR) will be required for Staff review.

Signage

Three (3) total freestanding signs are proposed. Two of the three are located on the sites northern perimeter and include a requested height allowance of 120'. The third and final freestanding sign is located along Highway-18 and will be 40' in height. Free-standing signs may be allowed up to forty (40') feet in height within one-half (1/2) mile of Interstate – 40. Historically, the City of Shawnee has approved variances to this requirement on properties located south of the Interstate, due to the lower elevation. Directly east of the subject site, a variance has been approved for Collision Works (Case #Z10-06), located at 4881 N. Harrison Ave., to construct a free-standing sign at a height of seventy (70') feet. Staff will recommend the sign height to be no higher than this 70' allowance, set by precedents.

Architecture and Landscaping

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

Requested Variances
The single variance from City Code requested is for two (2) 120' tall free-standing signs.

Staff has reviewed the submitted plans, finding that the development is in conformance with the City's Comprehensive Plan, Zoning Code, and Subdivision Regulations.

Staff Recommendations

Staff recommends **approval** for the proposed rezone from *A-1, R-3, and C-3)* to *PUD (*Planned Unit Development*)* with the following conditions:

1. Approval of variance to allow for two seventy (70') foot tall free-standing signs.
2. Any additional, minor corrections to the preliminary plat will be resolved in the PUD Design Statement and Master Plan Map.

3. All other applicable City standards.

Staff recommends **approval** for the Workman's Plaza 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. Any additional, minor corrections to the preliminary plat must be corrected, as deemed necessary by City Staff.
4. Completion of a FEMA Letter of Map Revision (LOMR) prior to Final Plat approval.
5. All other applicable City standards apply.

APPROVE	APPROVE WITH CONDITIONS	DENY

Staff has received no letters of protest from surrounding property owners.

ATTACHMENTS: (CIRCLE)	SUBMITTED PLANS	PUBLIC HEARING PETITION/ APPLICATION FORM	LEGAL NOTICE	LEGAL DESCRIPTION
PUBLIC COMMENTS		AGENCY COMMENTS		RESPONSE TO STANDARDS

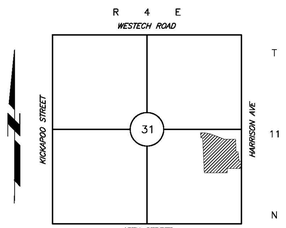
Attachments:

Exhibit 1: PUD Master Plan Map / Preliminary Plat
Exhibit 2: PUD Design Statement

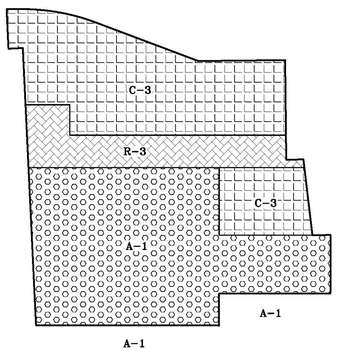
PRELIMINARY PLAT – P.U.D. – MASTER PLAN

WORKMAN'S PLAZA

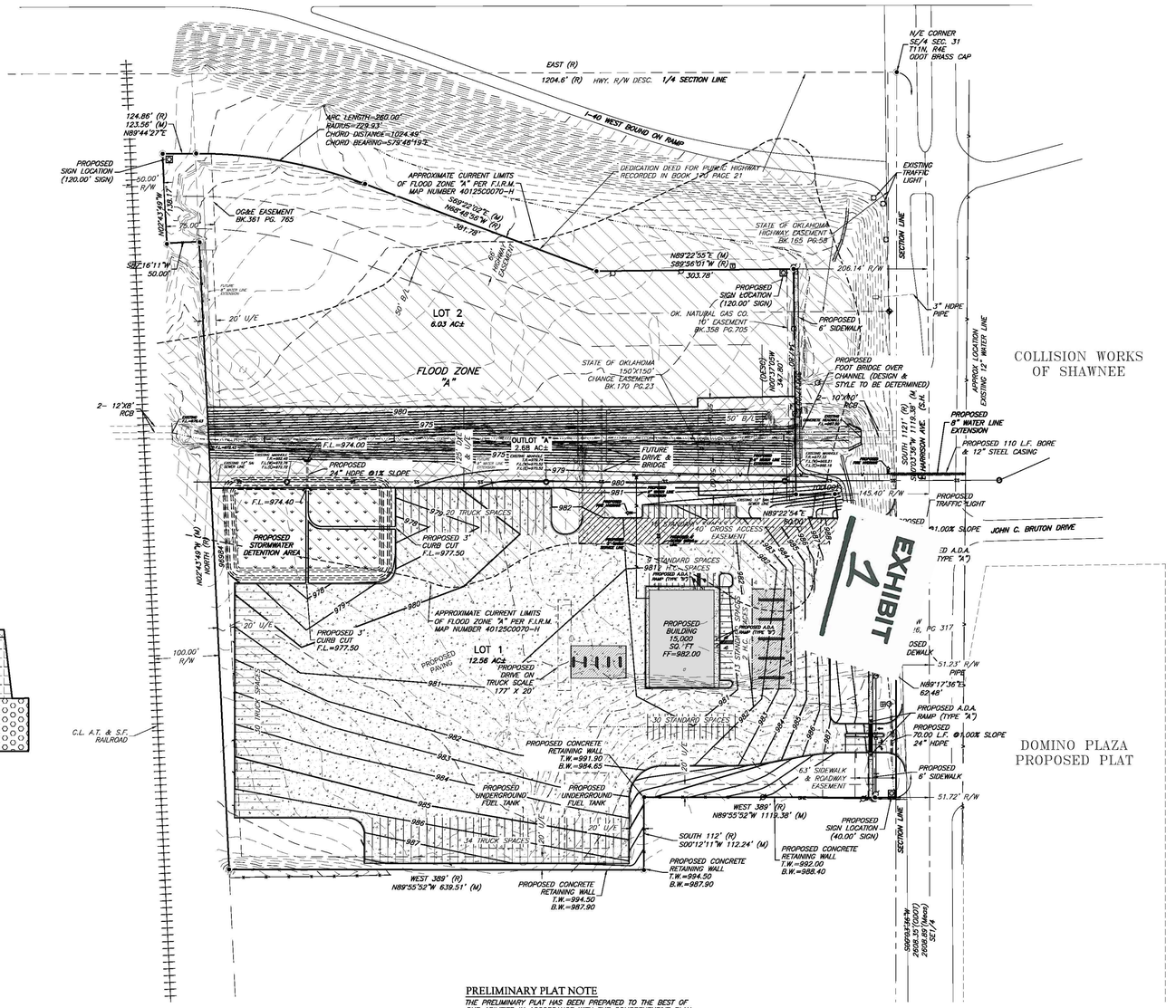
A PART OF THE SE/4 OF SECTION THIRTY–ONE (31), TOWNSHIP ELEVEN (11) NORTH,
RANGE FOUR (4) NORTH OF THE INDIAN MERIDIAN, SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA



LOCATION MAP
SCALE: 1" = 2000'



PROPERTY CURRENT ZONING
N.T.S.

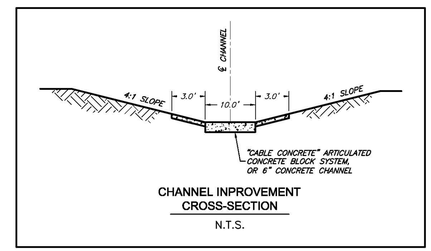


DOMINO PLAZA
PROPOSED PLAT

SCALE: 1" = 100'

LEGEND

- (o) INDICATES 3/8" IRON PIN SET, W/CAP "CA 2260" (UNLESS OTHERWISE NOTED)
- (●) INDICATES EXISTING MONUMENT
- 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
- TUG — TELEPHONE, UNDERGROUND
- UGE — UNDERGROUND ELECTRIC
- OHE — OVERHEAD ELECTRIC & CABLE TV
- FOC — FIBER OPTIC CABLE
- CATV — CABLE TV
- PET — PETROLEUM LINE
- G — GAS LINE
- HPG — HIGH PRESSURE GAS LINE
- W — WATER LINE
- SS — SANITARY SEWER LINE
- STS — STORM SEWER
- PSS — PRESSURIZED SANITARY SEWER LINE
- X — FENCE
- FLOW LINE
- (R) INDICATES RECORDED DISTANCE OR BEARING ACCORDING TO LEGAL DESCRIPTION PROVIDED
- (M) INDICATES ACTUAL MEASURED DISTANCE OR BEARING
- R/W RIGHT–OF–WAY
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- B/L BUILDING LINE



CHANNEL INPROVEMENT CROSS-SECTION
N.T.S.

LEGAL DESCRIPTION

A TRACT OF LAND BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (NE/C–SE/4) OF SECTION THIRTY–ONE (31), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA; THENCE SOUTH 1121 FEET; THENCE WEST 389 FEET; THENCE SOUTH 113 FEET; THENCE WEST 692 FEET TO THE EAST SIDE OF THE A.T. & S.F. RAILWAY COMPANY RIGHT–OF–WAY; THENCE NORTH ALONG THE EAST SIDE OF THE RIGHT–OF–WAY TO A POINT 1204.6 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER; THENCE EAST 1204.6 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT
A STRIP, PIECE OR PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION 31, TOWNSHIP 11, RANGE 4 EAST, POTTAWATOMIE COUNTY, OKLAHOMA, SAID PARCEL OF LAND DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT ON THE PRESENT WEST RIGHT–OF–WAY LINE OF STATE HIGHWAY NO. 18, A DISTANCE OF 33.44 FEET WEST OF AND 915.08 FEET SOUTH OF THE NE CORNER OF SAID SE/4; THENCE NORTH AND NORTHWESTERLY ALONG SAID RIGHT–OF–WAY A DISTANCE OF 265.87 FEET TO A JOG IN SAID RIGHT–OF–WAY; THENCE WEST ALONG SAID JOG A DISTANCE OF 40.00 FEET; THENCE S06°53'15"E A DISTANCE OF 286.07 FEET; THENCE N89°17'35"E A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.24 ACRES, MORE OR LESS. ALL BEARINGS CONTAINED IN THIS DESCRIPTION ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM AND ARE NOT ASTRONOMICAL BEARINGS. LESS AND EXCEPT THE DEDICATION DEED FOR PUBLIC HIGHWAY RECORDED IN BOOK 170 PAGE 21.

DEVELOPERS INFORMATION

CURRENTLY ZONED: C–3, R–3 AND A–1
TO BE RE–ZONED AS P.U.D.

LOCATION: SW CORNER, I–40 & HARRISON
SHAWNEE, OK. 74804

OWNER & DEVELOPER: TAYLOR WORKMAN
SHAWNEE 4 OK
200 COLLUM LANE W
ALMA, AR. 72921

PROJECT ENGINEER: RICHARD LANDES
903 E. 35TH ST.
SHAWNEE, OK. 74801
(405) 275–5388

PARKING REQUIREMENTS

REQUIRED PARKING – CONVENIENCE STORE (RETAIL ESTABLISHMENTS)
MIN 1 SPACE PER 225 S.F. = 34 SPACES
REQUIRED ACCESSIBLE PARKING SPACES = 26 TO 50 REQUIRED SPACES = 2 HC SPACES

REQUIRED PARKING – EATING PLACES, SIT DOWN
MIN 1 SPACE PER 200 S.F. = 38 SPACES
REQUIRED ACCESSIBLE PARKING SPACES = 26 TO 50 REQUIRED SPACES = 2 HC SPACES

TOTAL REQUIRED SPACES
STANDARD SPACES = 72 SPACES
ACCESSIBLE SPACES = 4 SPACES
76 SPACES TOTAL

TOTAL PROVIDED SPACES
STANDARD SPACES = 68 SPACES
ACCESSIBLE SPACES = 4 SPACES
TRUCK SPACES = 84 SPACES
156 SPACES TOTAL

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 SUBDIVISION OF LAND EXCEPT WHERE VARIANCES ARE BEING REQUESTED.

FLOOD STATEMENT

THIS PROPERTY IS PARTIALLY LOCATED IN FLOOD ZONE "A" (NO BASE FLOOD ELEVATIONS DETERMINED) PER F.I.R.M. POTTAWATOMIE COUNTY, OKLAHOMA AND INCORPORATED AREAS, PANEL 70 OF 550, MAP NUMBER 40125C0070–H, MAP REVISED 9–5–2010.

STORMWATER FLOW

THE PROPERTY IS TO BE GRADED AND STORMWATER RUNOFF IS TO BE DIRECTED TOWARDS THE PROPOSED STORMWATER DETENTION AREA. THE STORMWATER IS TO BE DETAINED IN THE PROPOSED DETENTION AREA AND DISCHARGED INTO IMPROVED TRIBUTARY #1 TO TRIBUTARY #2 TO ROCK CREEK. RECHANNELIZATION OF THE TRIBUTARY WILL CONTAIN THE 100–YEAR STORM AND FLOW COMPLETELY WITHIN THE PROPOSED CHANNEL.

VARIANCE REQUESTS

1– 120' TALL SIGN AS TO BE SEEN FROM INTERSTATE AT NORTHEAST CORNER OF PROPERTY
2– 120' TALL SIGN AS TO BE SEEN FROM INTERSTATE AT NORTHWEST CORNER OF PROPERTY

NOTES:
1– UNLESS SPECIFIED IN THE 'VARIANCES' SECTION, ALL DEVELOPMENT WILL MEET CITY OF SHAWNEE STANDARDS.
2– TOPS OF EXISTING MANHOLES ADJACENT TO CHANNEL MAY HAVE TO BE RAISED ABOVE DETERMINED BFE.

STATISTICAL DATA

A. 21.27 TOTAL ACRES
B. 2 LOTS & 1 OUTLOT
C. NONE
D. 1 15,000 SQ FT COMMERCIAL STRUCTURE
E. NONE
F. NONE
G. NONE
H. NONE

Note To Contractors
Call Okie :1–800–522–6543

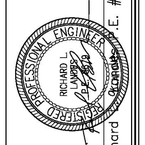
LOCATION OF UNDERGROUND UTILITY SERVICES. CONTRACTORS MUST CONTACT THIS NUMBER PRIOR TO ANY EXCAVATION OR CONSTRUCTION.

EVERY EFFORT HAS BEEN MADE TO LOCATE AND IDENTIFY APPROXIMATE LOCATIONS OF UNDERGROUND UTILITY LINES. BURIED UTILITIES ARE NOT NECESSARILY AS SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL SERVICES. CONTRACTOR MUST CONTACT ALL UTILITIES PRIOR TO ANY CONSTRUCTION.

DWG FILE: P:\ENGINEERING\2017\ENG 604–17 SHAWNEE 4 OK\SITE DESIGN.DWG

Revisions

No.	Date	Dwg
1	09/22/2017	MARK–UPS PER CITY REVIEW



Richard D. Landes O.K.C.E. #8679 Date

Client	Taylor Workman
Project	Shawnee 4 OK
Sheet Title	Preliminary Plat
Design	Check RL
Drawn ml	Date 09/05/2017
	Sheet 1 of 1

LANDES ENGINEERING L.L.C.
www.landesengineering.net
903 E. 35th Street * P.O. BOX 1032
Shawnee, OK 74802–1032
(405) 275–5388 * Fax (405) 275–9047
CA # 2260 EXP. 6–30–19

EXHIBIT 2

Master Plan of

Workman's Plaza

A Planned Unit Development

September 2017
Revised

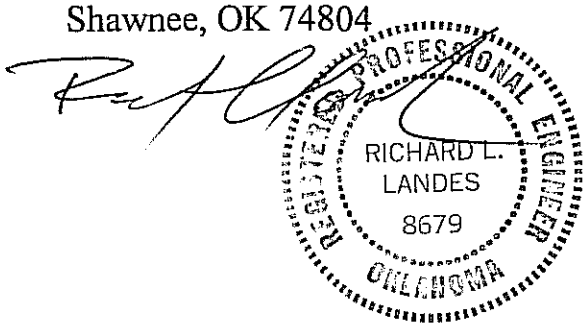
In the Southeast Quarter (SE/4) of Section Thirty-one (31), Township Eleven (11) North, Range Four (4) East I.M.,
City of Shawnee, Pottawatomie County, OK

OWNER/DEVELOPER

Taylor Workman
200 Collum Lane W
Alma, AR 72921

DEVELOPMENT CONSULTANTS

Landes Engineering, LLC
903 E. 35th Street
Shawnee, OK 74804



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PUD

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3. Storm Water Drainage And Detention 4
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6. Other Utilities 5
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The following attachments are hereby incorporated into the PUD. These attachments are:

Map 1. Pollard & Whited ALTA Survey 2004
Map 2. City of Shawnee Zoning Map
Map 3. "Google" aerial photo 2017
Map 4. FEMA FIRM Panel 70 of 550 Pottawatomie County 2010
Map 5. Reed's Surveying Topographic Survey 2009
Map 6. Preliminary FEMA FIRM Panel 2016
Map 7. Preliminary FEMA Map and Calculations
Drawing 8. Workman's Travel Center rendering
Drawing 9. Workman's Plaza Development – PUD – Plan - Layout

PUD

Workman's Plaza

A Planned Unit Development
in the City of Shawnee, Oklahoma

PART 1: DESIGN STATEMENT

- **OWNER/DEVELOPER**

Taylor Workman
200 Collum Lane W
Alma, AR 72921

- **LEGAL DESCRIPTION**

A tract of land beginning at the Northeast Corner of the Southeast Quarter (SE/4) of Section Thirty-one (31), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence South 1121 feet; thence West 389 feet; thence South 112 feet; thence West 692 feet to the East side of the A.T. & S.F. Railway Company right-of-way; thence North along the East side of the right-of-way to a point 1204.60 feet West of the Northeast Corner of the Southeast Quarter; thence East 1204.6 feet to the Point of Beginning less and except a strip, piece or parcel of land lying in part of the Southeast Quarter (SE/4 of Section 31, Township 11 North, Range 4 East, Pottawatomie County, Oklahoma. Said parcel of land described by metes and bounds as follows: Beginning at a point on the present West right-of-way line of State Highway No. 18, a distance of 33.44 feet West of and 915.06 feet South of the NE Corner of said SE/4; thence North and Northwesterly along said right-of-way a distance of 265.87 feet to a jog in said right-of-way; thence West along said jog a distance of 40.00 feet; thence S06°53'15"E a distance of 266.07 feet; thence N89°17'35"E a distance of 30.00 feet to the Point of Beginning, containing 0.24 acres, more or less. All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearings. Less and except the dedication deed for public highway recorded in Book 170 Page 21.
ALTA Survey – 2004 – Rodger Whited LS 1298, Pollard & Whited Survey (Map 1)

- **PLANNED UNIT DEVELOPMENT CONSULTANTS**

Master Development Plan and engineering/subdivision documents prepared by:

Landes Engineering
903 E. 35th Street
Shawnee, Oklahoma 74801
(405)275-5388

• GENERAL PLANNED UNIT DEVELOPMENT CONCEPT

The general concept for the 21.23 acre Workman's Plaza is to create a commercial Travel Center Facility and support development for direct access into the City of Shawnee from I-40 at Highway 18 (Harrison Ave.) intersection. The concept would include immediate I-40 access for full fuel service, rest areas, restaurant, hotel and other services for I-40 and local users with proposed south side I-40 access road west to Kickapoo with space available for other services and other commercial facilities.

The PUD would be developed in a 2 to 4 lot development with the primary Lot 1 being Workman Travel Center, approximately 12± acres, 2.6 acres in open space for drainage improvements (FEMA Standard), utility easement and open landscape (Redbud) dog/walk exercise area, 6 acres for hotel or other Plaza compatible commercial use and the field area reserved for south side I-40 access road, with the remainder in drainage and other facilities.

• EXISTING ZONING AND LAND USES

The property at present is non-occupied with various zoning areas of A-1, C-3 and R-3 per City of Shawnee zoning map (Map 2) for past uses.

The remains of a restaurant parking lot and single family residence are in place but are not occupied.

The adjacent areas include limited uses, railway, solid waste transfer station, non-occupied residence, commercial development, technology center, an auto repair/body shop and I-40 intersection with Highway 18 (Harrison Ave.).

The area is shown on the attached "Google" aerial photo map 2017 (Map 3).

• ZONING - COMPREHENSIVE MASTER PLAN RECOMMENDATONS

The Shawnee Zoning Master Plan shows the area to be in commercial zoning to C-3 for multiple commercial uses.

• SUBDIVISION IMPROVEMENTS – DESCRIPTION

Upon approval of a PUD Master Plan and the Ordinance of Rezoning the developer will prepare or request approval of a Preliminary Plat for the entire development area.

1. WATER

The City of Shawnee water distribution – 12 inch water line is shown by Atlas on the west side of Highway 18 (Harrison Ave.). The plans and ODEQ Permit to bore Highway 18 and extend an 8" water line to the PUD development to provide potable water and fire protection loop would be developed, though a fire hydrant was located on site that will be evaluated. The water line would

extend west for future extension and bore under railroad to extension for future (by others) loop to water lines serving Kickapoo St.

2. SANITARY SEWER

The City of Shawnee collector sewer line from Kickapoo St. to North side Treatment Plant which crosses west to east on south side of drainage ditch is existing as located in field, though no easement was noted in the 2004 ALTA survey. The City sewer would be placed in a utility/drainage easement across PUD for service connections. Sewer will need evaluation to assure above final FEMA flood elevation.

3. STORM WATER DRAINAGE AND DETENTION

Development storm water detention construction improvements for Travel Center and/or north site drain per pre-post determination would be provided with controlled discharge into the natural redeveloped stormwater channel under FEMA-FIRM and ordinance requirements. The development stormwater detention operation and maintenance will be private maintenance through a Property Owners Association.

4. FEMA – FLOOD PLAIN - CLOMR

The FEMA – Flood Plain – 2010 map data has been reviewed as Zone A, no floodway or base flood elevation determined for the proposed PUD site, but over 50% of the site shown as flood zone. Map 4.

The base topographic survey by Reed Surveying (Map 5 attached) has been reviewed.

The FEMA – Base studies were requested from FEMA upstream and downstream, obtained and reviewed through established hydrological standard programs HEC-RAS and existing topographic data from Reed Surveying data.

The base 100 year flood elevation (BFE) per these reviews has been preliminarily determined at elevation of 980.5. All occupied improvements would be 2 feet above the final BFE with some area requiring 1 to 6 feet of fill in the southeast area of Lot 1 being required for total site above BFE. (Calculations attached, Map 6).

A preliminary FEMA-FIRM map revision with proposed publication in 2018 for Shawnee, has been reviewed, pending public hearing and possible revision. The proposed Workman's Plaza PUD site was reviewed from the data at FEMA website with a proposed FEMA BFE with no improvements to channel at elevation 978. (attached preliminary Map 7). The calculations were reviewed and Landes Engineering's calculated BFE is more conservative at a higher elevation but final computations and review will be required with FEMA. A preconstruction hydrology plan for establishing design with CLOMR for site design would be prepared and submitted to City of Shawnee and FEMA if PUD zoning and base preliminary plat are approved.

5. DRAINAGE CHANNEL IMPROVEMENTS

The existing drainage channel is proposed for improvement, widening and lining to provide better stormwater flow as part of the FEMA and City Ordinances. The improvements would be reviewed by City with proposed acceptance as City sanitary and drainage improvement with possible acceptance of maintenance by City and State as public facilities within public easement.

6. OTHER UTILITIES

The Workman Plaza PUD is already served with other utilities along the Highway 18 (Harrison Ave.) right-of-way with OG&E electric, ONG gas, telephone in place with capacity to support the proposed development.

7. STREET DESIGN AND IMPROVEMENTS

The intent of the Workman's Plaza PUD is to retain all interior drives as private drives with designated routes for vehicles and trucks. Either one (1) or two (2) drainage ditch bridge crossovers are proposed with SH 18 standard design for access to the north side (Lot 2) development area. The Highway 18 (Harrison Ave.) frontage is limited for direct access on north side of drainage to meet city and state requirements for potential full development from public street access, therefore private access is proposed in the PUD.

The street plan would also include the possibility of right-of-way for a public street as I-40 south side access road. This access road may require ODOT intersection changes to provide south side access and I-40 south side access is presently not part of Plaza PUD.

8. SIDEWALK

A sidewalk along Highway 18 (Harrison Ave.) of 6 foot width in accordance with Shawnee Ordinance along with American Disability Act (ADA) access requirements, pending PUD development.

9. LANDSCAPING

Landscaping and screening plan will be provided to meet City of Shawnee requirements with control and adjacent areas to parking. The plan will consider the City of Shawnee "Redbud" designation with Highway 18 being one of the main I-40 access points.

Individual parcels if sold would be part of PUD commercial association with requirement to meet landscape requirements, again with emphasis of the redbud designation.

10. PARKING

Parking for private vehicles, RV's and trucks in the base Workman's Travel Center are partially indicated but number of handicap parking spaces will meet or exceed City of Shawnee conventional zoning requirements. Joint use agreements for parking would be submitted for PUD facilities in

necessary for City approvals with executed joint use agreements at the time of building permits for developments on Lot 2, north side of Plaza.

No parking would be allowed that would prevent emergency vehicle access, i.e. fire lanes or other.

Area right-of-way for south side I-40 road access is shown for dedication pending development and access to meet ODOT, City and other standards.

11. SIGNS

A portion of the Workman's Plaza PUD would request varianct to allow elevated location signs at the shown locations at the northwest and northeast corners of the property to a height of 120 feet or sufficient for visibility from I-40. The sign elevation would exceed the City of Shawnee Ordinance height of 24 feet at these locations. Signage on Highway 18 (Harrison Ave.) would follow city ordinance. Signs within the PUD would identify fire lanes and other usage areas at less than 24 feet and to prevent sight distance restrictions. These elevated signs would be adjacent to the reserved right of way for I-40 south side access road as shown on Master Plan.

All elevated signs would be submitted with engineer plans and seals to assure foundation and sign are designed for weight, wind load conditions for city approval.

12. SITE PLAN REVIEW

All site development within the Workman's Plaza will be submitted to the City of Shawnee as required by City, PUD Ordinance for building permit, stage to assure conformance to building codes, city standards, and PUD regulations not necessarily limited to easements, utility requirements, parking, landscaping, ADA, Pre/Post stormwater detention, FEMA-Flood zone, access to properties with joint use agreement, with specifics to the city façade requirements (60%).

• PUD – SPECIFIC TRACT DEVELOPMENT REGULATIONS

A Planned Unit Development permits the owner/developer to add or restrict uses to develop the character and create the desired concept and environment area entry to the Shawnee Redbud theme while providing a positive commercial development.

This PUD would establish a two (2) Bock Master Plan for development with the existing restrictions of FEMA Flood Zone – drainage issues, with private and public road access considerations.

The Flood Zone area drainage issue can be addressed with full stormwater analysis for flooding and proper drainage solutions.

The public street access, Highway 18 (Harrison Ave.) can be access controlled with two access points to public road and internal access-parking for full development with FEMA approved drainage and topographic features. The central area is designated as drainage, utility and landscape open area for dog and travelers walking area.

The Workman's Travel Center is the primary commercial anchor for the PUD. The Travel Center provides access to fuel, weigh station, truck rest stop, showers, proprietary restaurant and other services for persons in transit along I-40 and is designated as ***Block 1***.

The Travel Center would be developed first with construction pending plans and certification from FEMA of Flood Zone – drainage for accepted plan. The Travel Center construction would begin within the next 6 to 12 months pending FEMA clearance.

BLOCK 2

The north six (6) acres ± would be available for other commercial development tracts as a single use i.e. motel or multiple us i.e. shopping, travel services or other commercial facility compatible with the Travel Center.

Block 2 would be developed after the Travel Center with no specific time frame, but also considering the south I-40 access road development plan progress, with any use being within the Shawnee Master Zoning Plan of C-3 guidelines.

- **PUD Critical Item**

The critical items for the PUD – Workman's Travel Plaza are:
1. Flood Plain – Drainage – BFE
2. Access to total area through private road and shared access agreement parking
3. Signage – Height visibility from I-40 is critical with low site area non-visible until travelers have passed the location.
4. All other items would be based on City of Shawnee Standards.

PART 2: MASTER DEVELOPMENT PLAN MAP

The following attachments are hereby incorporated into the PUD. These attachments are:

Map 1. Pollard & Whited ALTA Survey 2004
Map 2. City of Shawnee Zoning Map
Map 3. "Google" aerial photo 2017
Map 4. FEMA FIRM Panel 70 of 550 Pottawatomie County 2010
Map 5. Reed's Surveying Topographic Survey 2009
Map 6. Preliminary FEMA FIRM Panel 2016
Map 7. Preliminary FEMA Map and Calculations
Drawing 8. Workman's Travel Center rendering
Drawing 9. Workman's Travel Center Master PUD Preliminary Plan

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: PB-17
Project Number: 170932
Date Filed: 9-5-17
Cheyenne Pettigrew
Planning Commission Secretary

REQUEST:

_____Rezoning
_____Conditional Use Permit
_____Rezoning w/Conditional Use Permit
__✓__Planned Unit Development

I, the undersigned, do hereby respectfully make application and petition to the City Commission to amend the zoning map, and to change the zoning district of the Shawnee area, from A-1, C-3, R-3 District to PUD District, as hereinafter requested, and in support of this application, the following facts are shown:

PROPERTY LOCATION (STREET ADDRESS): 4830 N. Harrison Ave.
LEGAL DESCRIPTION: See attached
PROPERTY OWNER (S): Kim Rodgers
PROPERTY AGENT (APPLICANT): Landes Engineering, LLC
APPLICANT'S ADDRESS: 903 E. 35th St.
CITY: Shawnee STATE: OK ZIP: 74804
EMAIL ADDRESS: landesengineering@landesengineering.net
TELEPHONE NUMBER: (405) 275-5388 CONTACT NUMBER:(_____)
DIMENSIONS OF PROPERTY: AREA: 21.7acres WIDTH: 1027'
LENGTH: 818.06' FRONTAGE: 818.06'
CURRENT ZONING: A-1, C-3, R-3 **CURRENT USE:** Vacant
PROPOSED ZONING: PUD **PROPOSED USE:** Travel Plaza

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

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

SIGNATURE OF APPLICANT

FOR STAFF USE ONLY

REZONING &/OR C.U.P FEE $ 280.00
RECEIPT NO. 0208105
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 #P13-17

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

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

A tract beginning in the Northeast comer of the Southeast Quarter (NE/C SE/4); thence South 1121'; thence West 389'; thence South 112'; thence West 692' to the East side of the A.T.&S.F. railroad right-of-way line; thence North along railroad right-of-way to a point 1204.6' West of the Northeast Comer of the Southeast Quarter (NE/C SE/4); thence East 1204.6' to the point of beginning, less and except .24 acres to the State of Oklahoma, all in Section 31, Township 11 North, Range 4 East, Pottawatomie County, Oklahoma.

General Location Known As:	4830 N. Harrison Avenue, Shawnee, OK
Current Zoning Classification:	A-1; Rural Agricultural District, C-3; Highway Commercial District & R-3; Multi-Family Residential District
Requested Zoning Classification:	"PUD"
Proposed Use of Property:	Travel Plaza
Applicant:	Landes Engineering, LLC

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

October 4th, 2017 AT 1:30 P.M.:	CITY OF SHAWNEE PLANNING COMMISSION
October 16th, 2017 AT 6:30 P.M.:	CITY OF SHAWNEE CITY COMMISSION

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

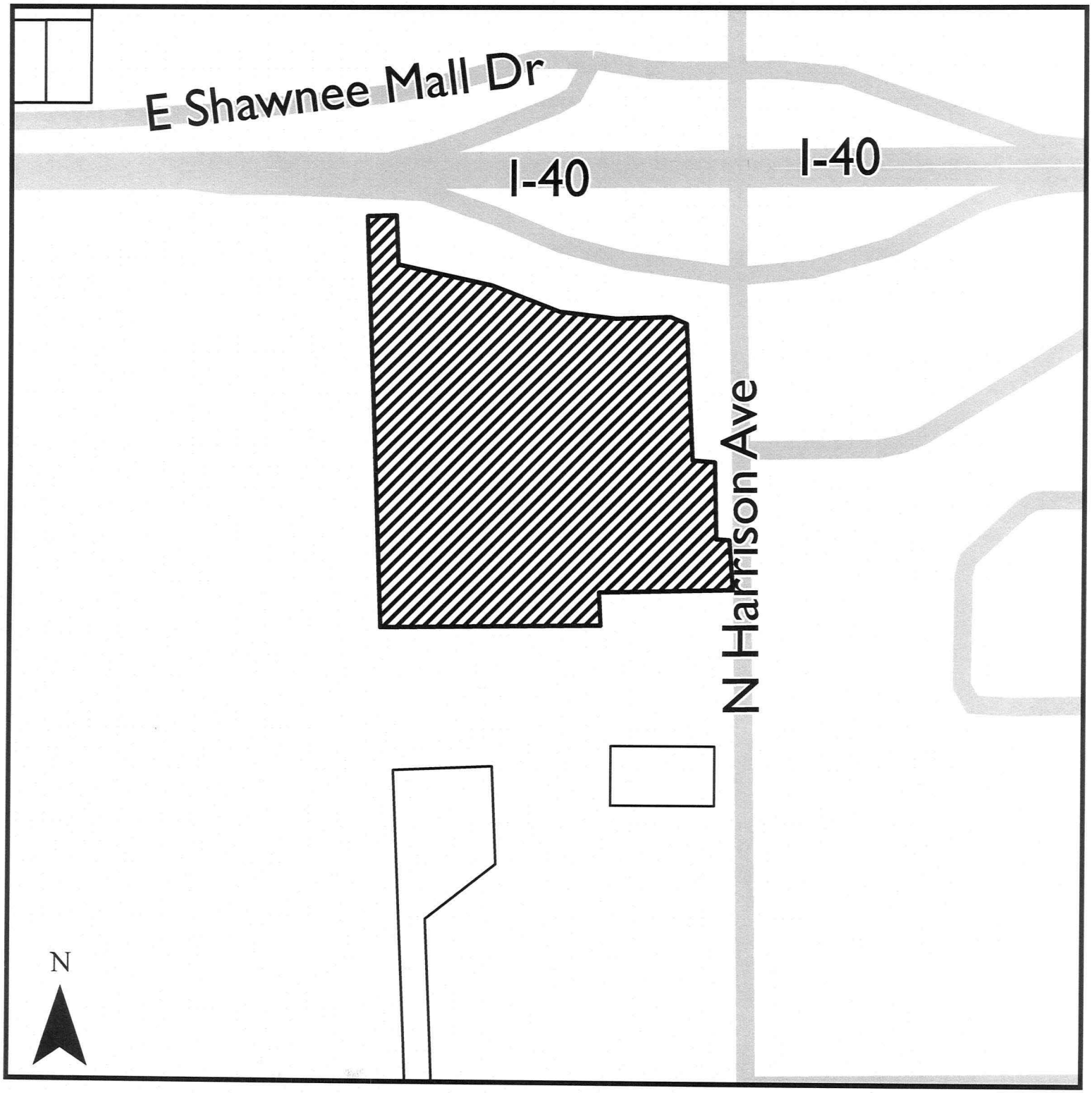
Witness my hand this 14th day of September, 2017.

THE CITY OF SHAWNEE SEAL OKLAHOMA

Phyllis Loftis

Phyllis Loftis, City Clerk

CASE # P13-17
CONSIDERATION FOR PUD APPROVAL
4830 N. HARRISON AVE.



CERTIFICATE OF BONDED ABSTRACTOR

(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 beginning at the Northeast Corner of the Southeast Quarter (SE/4) of Section Thirty-one (31), Township Eleven (11) North, Range Four (4) East of the Indian Meridian, Pottawatomie County, Oklahoma; thence South 1121 feet; thence West 389 feet; thence South 112 feet; thence West 692 feet to the East side of the A.T. & S.F. Railway Company right-of-way; thence North along the East side of the right-of-way to a point 1204.60 feet West of the Northeast Corner of the Southeast Quarter; thence East 1204.6 feet to the Point of Beginning less and except a strip, piece or parcel of land lying in part of the Southeast Quarter (SE/4 of Section 31, Township 11 North, Range 4 East, Pottawatomie County, Oklahoma. Said parcel of land described by metes and bounds as follows: Beginning at a point on the present West right-of-way line of State Highway No. 18, a distance of 33.44 feet West of and 915.06 feet South of the NE Corner of said SE/4; thence North and Northwesterly along said right-of-way a distance of 265.87 feet to a jog in said right-of-way; thence West along said jog a distance of 40.00 feet; thence S06°53'15"E a distance of 266.07 feet; thence N89°17'35"E a distance of 30.00 feet to the Point of Beginning, containing 0.24 acres, more or less. All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearings. Less and except the dedication deed for public highway recorded in Book 170 Page 21.
ALTA Survey – 2004 – Rodger Whited LS 1298, Pollard & Whited Survey

and find the following owners, addresses and brief legal descriptions on the attached pages numbered from (1) to (2), both inclusive.

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

Dated: August 31, 2017 at 7:30 AM

First American Title & Trust Company

By: Michelle Cook
Michelle Cook
Abstractor License No. 3286
OAB Certificate of Authority # 017

OWNERSHIP LIST

ORDER NO. 2271263

DATE PREPARED: September 14, 2017

EFFECTIVE DATE: August 31, 2017 at 7:30 AM

OWNER	LOT	BLK	ADDITION
RODGERS KIM 4307 LIBERTY CIRCLE SHAWNEE OK 74804-0000			93-SR BEG NE/C SE S1121' W389' S112' W692' TO E RR R/W N ALG RR R/W TO PT 1204.6'W OF NE/C ETC. LESS .24 AC TO STATE OLD RESTAURANT & HOUSE 24.49 Acres (SE4 31-11N-4E)
STATE OF OKLA 200 NE 21ST OKLA CITY OK 73105-0000			93-SU BEG NE/C SE S800.35' W33' N151.65' W100' N347.80' W303.78' NWLY TO RR R/W N124.86' ETC. 6.27 Acres (SE4 31-11N-4E)
BODARD DON TRUST 3701 N HARRISON SHAWNEE OK 74804-0000			93-SR NW SE LESS W.27A & E1/2 SW SE LESS S 4A W1/2 E1/2 SW SE & ALL E1/2 SE W OF RR LESS TR. 49.41 Acres (SE4 31-11N-4E)
TJT HOLDINGS LC 3701 N HARRISON SHAWNEE OK 74804-0000			BEG SE/C SE TH W389.93'TO POB TH W571.67' TH N02*32'01"W 1379.50' TH E 676' TH S 359' TH E348' TH S520.24' TH S37*52'11"W A DIS 636.01' POB LESS 3.63 ACRES PLATTED INTO SHAWNEE TRANSFER STATION & LESS 1.45 ACRES PLATTED INTO BADARD ADDITION SEC 1 21.22 Acres (SE4 31-11N-4E)
DHARSHAN INC 4700 N HARRISON SHAWNEE OK 74804-0000			93-SU BEG 1019'N SE/C SE W348' N159' E348' S159' POB. COLONIAL INN 1.27 Acres (SE4 31-11N-4E)
EDMONSON RANDY D P O BOX 3003 SHAWNEE OK 74802-0000			BEG 1378'N SE/C SE W348' S200' E348' N200' POB 1.60 Acres (SE4 31-11N-4E)

JOHNSON THOMAS T 4720 N HARRISON SHAWNEE OK 74804-0000			93-SU BEG 1378'N SE/C SE N112' W389' S112' E389' POB. 1.00 Acres (SE4 31-11N-4E)
STATE OF OKLA 200 NE 21ST OKLA CITY OK 73105-0000			93-SU BEG SW/C SE NW N335.13' E1320' S339.43' TO SE/C SE NW W1320' POB. 9.90 Acres (31-11N-4E)
COLLISION WORKS OF SHAWNEE OKLA PROPERTIES LLC 4881 N HARRISON ST SHAWNEE OK 74804-0000			BEG 1966'N & 178.5'E SW/C SW N369.59' ALG E R/W HWY I-40 THENCE ON A CURVE TO LEFT A RADIUS OF 1550.39' A DIST OF 324.96' ALONG S R/W HWY I-40 S423.7' W64' S5' W249.5' POB (REC 2006 PG 7376) COLLISION WORKS 2.87 Acres (SW4 32-11N-4E)
SHAWNEE HARRISON LLC %MARTIN SMITH PO BOX 1719 CLINTON OK 73601			BEG 150.08' E SW/C SW4 BEG HWY 18; TH N AND W ON RWY 704' S & W ON RWY 10.0'; TH N & W 954.42' E ON RWY 191.27 S 120.00 for RD & UTLY EASEMENT; TH N & E ALONG S LINE 278.92' TH NELY ALONG S ON CURVE TO LEFT RADISU 458.08 FEET DISTANCE OF 50.57 FEET; TH S, W& PARALLEL WITH W LINE OF W2 SW4 1850.12 TO S LINE W2 SW4 TH S & WEST ALONG S LINE 331.92 FEET TO BEG

CERTIFICATE OF BONDED ABSTRACTOR

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 beginning in the Northeast corner of the Southeast Quarter (NE/C SE/4); thence South 1121'; thence West 389'; thence South 112'; thence West 692' to the East side of the A.T.&S.F. railroad right-of-way line; thence North along railroad right-of-way to a point 1204.6' West of the Northeast Corner of the Southeast Quarter (NE/C SE/4); thence East 1204.6' to the point of beginning, less and except .24 acres to the State of Oklahoma, all in Section 31, Township 11 North, Range 4 East, Pottawatomie County, Oklahoma.

and find the following owners, addresses and brief legal descriptions on the attached page.

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Dated: 1st day of September, 2017

Choice Title & Abstracting

By: _____
Christopher H. Silvia Abstractor, License#4645
OAB Certificate of Authority #0167

RECEIVED
SEP 05 2017
PLANNING / CODE

OWNERSHIP LIST
4830 N HARRISON
SHAWNEE OK 74804
KIM RODGERS

OWNER	LOT	BLK	ADDITION/LOCATION
THOMAS T JOHNSON 4720 N HARRISON SHAWNEE OK 74804			4720 N HARRISON SHAWNEE OK 74804
RANDY D EDMONSON PO BOX 3003 SHAWNEE OK 74802			4706 N HARRISON SHAWNEE OK 74804
DHARSHAN INC 4700 N HARRISON SHAWNEE OK 74804			4700 N HARRISON SHAWNEE OK 74804
CENTRAL DISPOSAL 4650 N HARRISON SHAWNEE OK 74804	ALL	ALL	SHAWNEE TRANSFER STATION
DON BODARD TRUST 3701 N HARRISON SHAWNEE OK 74804			PT NWSE 31-11-4 (WEST OF SUBJECT PROPERTY)
COLLISION WORKS OF SHAWNEE OKLA PROPERTIES LLC 4881 N HARRISON SHAWNEE OK 74804			4881 N HARRISON SHAWNEE OK 74804
GORDON COOPER AREA VOCATIONAL TECHNICAL SCHOOL 4801 N HARRISON SHAWNEE OK 74804			4801 N HARRISON SHAWNEE OK 74804
SHAWNEE HARRISON LLC PO BOX 1719 CLINTON OK 73601			PT W2SW 32-11-4 (DOMINO PLAZA)
OKLAHOMA DEPT. OF TRANSPORTATION GENERAL COUNSEL'S OFFICE 200 N E 21ST STREET OKLAHOMA CITY OK 73105			PROPERTY TO THE NORTH OF SUBJECT

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: SUB-17
Project Number: 170933
Date Filed: 9-3-17
Amount Paid: $231.00
Receipt No.: 02081076

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 Landes Engineering, LLC

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

APPLICANT PHONE NUMBERS 405.275.5388

EMAIL ADDRESS landesengineering@landesengineering.net

NAME OF PLAT Workman's Plaza

LOCATION 4830 N. Harrison, Shawnee, OK

NUMBER OF ACRES 21.7 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 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 Taylor Workman

ADDRESS 200 Collum Lane W, Alma, AR 72921

CONTACT NUMBERS 479.806.8163

EMAIL ADDRESS taylor@workmans.biz

PROJECT ENGINEER INFORMATION:

NAME Richard L. Landes PE 8679, Landes Engineering LLC

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