



WELCOME

- We are glad you are here!
- Fast-paced & High-level
- Q & A after every presentation --
Please hold your questions

City of Shawnee logo in the bottom right corner.

Today's Overview

- Welcome
- Governance, Visioning & Engagement
- Balancing the Budget
- Loving Where You Live
- Developing Shawnee
- Responding to Growth
- Keeping the Public Safe
- What's Next & Get Involved

The 'Developing Shawnee' icon is highlighted with a white border. City of Shawnee logo in the bottom right corner.

Housekeeping Items

- Restroom location
- Stretch if needed
- Phones silenced --
If you need to take a call, please step into the lobby

City of Shawnee logo in the bottom right corner.

Developing Shawnee

Rian Harkins, Community Development Director

City of Shawnee logo in the bottom right corner.



Boards & Commissions

- Shawnee Urban Renewal Authority
- Planning Commission
- Board of Adjustment
- Arts & Cultural Commission



Category	1A	1B	1C	1D	1E	1F	1G	1H	1I	1J	1K	1L	1M	1N	1O	1P	1Q	1R	1S	1T	1U	1V	1W	1X	1Y	1Z
Office																										
Residential																										
Commercial																										
Industrial																										
Public																										
Other																										


Long-Range Planning

- 2019 Comprehensive Plan
- 2015 Parks Master Plan & 2017 Phase 1 Design
- Public Art Ordinance
- Zoning Ordinance & Subdivision Regulations



Long-Range Planning (cont.)

- 2007 Master Trails Plan
- 2007 Dunbar Heights Neighborhood Action Plan
- 2013 Downtown Master Plan



Homeless Program

Perspective

- Facilitation of service providers for unified response
- Strategic Planning and implementation

Roles & Responsibilities

- Build the Homeless Program "Continuum of Care"
- Facilitate Shawnee Homeless Roundtable of providers
- Coordinate services and solutions


Needs

- Housing & storage of belongings
- More direct outreach & client case management
- Proactive messaging

Homeless Program - Continuum of Care (CoC)

Finalizing the Continuum Of Care

- Community Plan for Homelessness
- Evidence-based method
- Conduit for State and Federal grant funds
- Conduit for case management and services
- Conduct the Point in Time Count (PIT)



Homeless Program - Activity (cont.)

Increase Shelter Capacity

- Designated Camping
- Safe Parking
- Other Innovative Solutions

Personal Storage

- Secure storage of personal belongings
- Less stuff carried & in the community

Recidivism

- Decreasing incarceration cycle

Employment

- Removing barriers
- Working with employers

Housing

- Removing barriers to housing
- Working with landlords
- Innovative solutions

Homeless Program - Activity

- Funding**
 - 1 FTE paid by City funds
 - Apply for grants to supplement donations & volunteer work
- Partnerships**
 - Shawnee Homeless Roundtable
 - Native Homeless Alliance
- AmeriCorps VISTAs**
 - Approved for 3 VISTAs
 - Focus on:
 - Housing
 - Employment
 - Case Management
- Essential Services**
 - Volunteer Training
 - Homeless Point-in-Time Count
 - Increase Street Outreach
 - Increase Case Management
 - Other Innovative Solutions



Neighborhood Revitalization (Love Your Block)

- \$100,000 Grant over 2 years
- Bloomberg Center for Public Involvement @ Johns Hopkins
- Focus on Dunbar Heights Neighborhood
- Engage Neighbors
- Address Blight
- Reduce Poverty




Love Your Block (cont.)

- Year 3 in Dunbar Heights
- Possible Second Neighborhood




Community Development Block Grant (CDBG)

- Approx. \$338,000 annually
- Funding from U.S. Department of Housing & Urban Development (HUD)
- National Objectives
 - Eliminating Blight & Substandard Conditions
 - Focused on Low-to-Moderate Income Households






Community Development Block Grant (CDBG) (cont.)

- Eligible Activities**
 - Home Repair
 - First Time Homebuyer
 - Demolition
 - Down Payment Assistance (Future)
 - Public Works (Future)
 - Homeless Assistance (Future)




Current/Recent Projects

- 2024 Twin Lakes Master Plan Recommendations
 - Growth Pattern
 - Mobility & Access
 - Utilities
 - Recreation
 - Public Health & Safety
 - Natural Resources

Current Projects (cont.)

- Infill Housing Palette**
 - Designed for existing lots of smaller size/width
 - 15 / 25 / 40 ft width
 - 1- and 2-story
 - 1- to 3-bedrooms

Current Projects (cont.)

- Unified Development Code**
 - Zoning Districts
 - Residential, Commercial, Public, and Other Uses
 - Development Standards on Dimensions, Parking, Landscaping, Screening, Signs, Infill, and More
 - Subdivision Regulations
 - Process, Permitting, and Enforcement

Development Review

- 1 PRE-APPLICATION
- 2 ZONING
- 3 SUBDIVISION
- 4 SITE PLAN
- 5 CONSTRUCTION
- 6 PERMITTING
- 7 FINAL INSPECTION
- 8 BILLING & CUSTOMER SERVICE

Pre-Application

- Applicant meets with development team to discuss procedures and requirements that apply to project, including:
 - Pre-Application Review
 - Fee Estimates
 - Land Status
 - Potential Issues, Exemptions, and Corrections

Zoning

- Zoning regulations include two components
- Zoning text** establishes districts & related development regulations
 - Standards for development (height, setbacks, etc.) and allowed uses
 - Required parking, the number of dwelling units per lot
- Zoning map** shows adopted locations of zoning districts

Zoning (cont.)

Table Of Permitted Uses In Residential Districts	RE	R-1	R-2	R-3	TN
Accessory dwelling unit (ADU) to single-family residential			P	P	P
Accessory structure and/or use, not including dwelling unit	X	X	X	X	X
Apartments, multifamily dwellings (high density)			X		
Duplex or triplex			X	X	
Home occupation (shall comply with the home occupation provisions set forth in section 22.410)	X	X	X	X	X
Mobile and/or manufactured home units				P	
Single-family detached dwelling (on individual lots)	X	X	X	X	X
Townhouse (single-family attached on individual lots)			X	P	

Zoning Review

- Property owner submits application
- Public notice sent
- Planning Commission reviews request & makes recommendation to City Commission
- City Commission can approve an ordinance & amend the City Code

Subdivision

- A survey & plat are required for a subdivision
- The plat is a scaled representation of the tract of land, boundaries, location of lots, easements, streets, etc.
- Regulated by Oklahoma Statutes, Title 11, Section 41-101



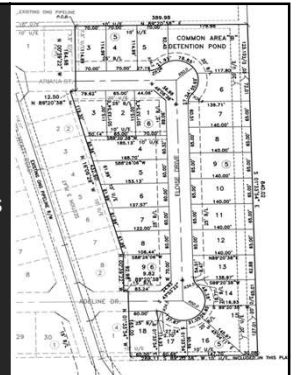
Preliminary Plat

- Developer/Customer Submits Plat
- Preliminary Plat must provide detailed graphic information, including property boundaries, easements, land use, streets, utilities, drainage, etc.
- Staff reviews Plat for compliance with City Code



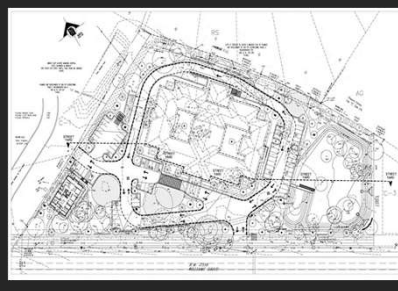
Final Plat

- Developer/Customer Submits Subdivision Plat
- Final Plat provides detailed graphic information & changes from the Preliminary Plat
- Staff reviews subdivision plans for compliance with City Code



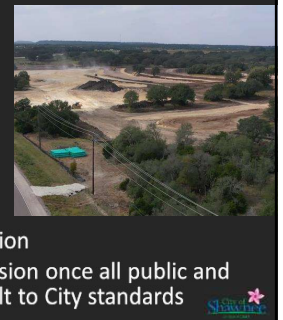
Site Development Plan

- All non-residential development (including multi-family)
- Detailed site & design layout of project, including construction plans
- Required for Building Permit



Construction

- Public infrastructure installed
 - Extension of water & wastewater
 - Transportation, including streets, sidewalks, trails, etc.
 - Stormwater
 - Electric service
- Inspections throughout construction
- City inspectors sign off on subdivision once all public and utility infrastructure has been built to City standards



Building Permits

- **Engineering's Permitting & Inspection Staff** reviews building plans for compliance
- Zoning, Occupancy, Access, Exiting, Structural, Mechanical, Electrical, Plumbing, Energy, Fire, Taps, Electric Service, Industrial Waste, Signs, Barricades, and Underground Tanks
- Fees assessed, including utility connection fee
- Permit is issued to applicant



Inspections

Applicant schedules required inspections at each construction stage conducted by **Engineering's Permitting & Inspection Staff**

*T-Pole
DWV
Water yd line
Sewer yd line
Grounding electrode
Pre-pour
Plumbing top-out
Mechanical top-out
Electrical rough-in
Framing

Insulation
Perm power
*Gas final
Plumbing final
Mechanical final
Electrical Final
Building final
*Irrigation/Landscape final
*Fence final

**if applicable*



Billing & Customer Care

- **City Clerk's Utility Billing Staff** establishes lifelong customer relationship for utility services
 - Water (*metered service*)
 - Sewer (*based on water usage*)
 - Residential Sanitation / Garbage (*based on polycart size & number*)



Thank you! Questions?
Community Development

