

1 PC-2163

2 ORDINANCE NO. 3549

3 AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY
4 DESCRIBED IN THIS ORDINANCE FROM SPUD, SIMPLIFIED PLANNED UNIT
5 DEVELOPMENT, TO SPUD, SIMPLIFIED PLANNED UNIT DEVELOPMENT, AND
6 DIRECTING AMENDMENT OF THE OFFICIAL ZONING DISTRICT MAP TO
7 REFLECT THE RECLASSIFICATION OF THE PROPERTY'S ZONING DISTRICT;
8 AND PROVIDING FOR REPEALER AND SEVERABILITY

9 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA:

10 ORDINANCE

11 SECTION 1. That the zoning district of the following described property is hereby reclassified
12 to SPUD, Simplified Planned Unit Development, subject to the conditions contained in the
13 PC-2163 file, and that the official Zoning District Map shall be amended to reflect the
14 reclassification of the property's zoning district as specified in this ordinance:

15 The eastern 35ft of Lot 27, all of Lots 28 & 29 of the McCorkle Park Addition, Midwest
16 City, OK, located at 227 & 231 W. MacArthur.

17 SECTION 2. That the SPUD master plan is adopted for the property described by the legal
18 description in Section 1. The master plan consists of both a Design Statement and a Master
19 Development Plan Map. The Design Statement is included in this ordinance as Exhibit A. The
20 Master Development Plan Map is included in this ordinance as Exhibit B. Any modifications,
21 revisions, or expirations of the SPUD master plan will be handled in accordance with Appendix
22 A of the Midwest City Municipal Code.

23 SECTION 3. REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby
24 repealed.

25 SECTION 4. SEVERABILITY. If any section, sentence, clause or portion of this ordinance is
26 for any reason held to be invalid, such decision shall not affect the validity of the remaining por-
27 tions of the ordinance.

28 PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma,
29 on the 26 day of March, 2024.

30 THE CITY OF MIDWEST CITY, OKLA-
31 HOMA



32 ATTEST:

33 Matthew D. Dukes II
34 MATTHEW D. DUKES II, Mayor

35 Sara Hancock
36 SARA HANCOCK, City Clerk

APPROVED as to form and legality this 27th day of March, 2024.

Donald Maisch
DONALD MAISCH, City Attorney



Exhibit A

The City of **Page 1**
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

Simplified Planned Unit Development

The following is to be used if the request is for a Simplified Planned Unit Development. If this request is not for a Simplified Planned Unit Development, do not complete the next 2 pages.

This document serves as the DESIGN STATEMENT and fulfills the requirement for the SPUD. The Special Development Regulations section of the form must be completed in its entirety. If the applicant proposes additional, more restrictive, design criteria than established in the Special Development Regulations, please elaborate under Other Development Regulations.

A. Special Development Regulations

- List of the owners and/or developers: Jeff Johnson, JLOU Properties
- Please list the adjoining land uses, both existing and proposed.
North: Commercial
South: Commercial
East: Residential Multi Family
West: Commercial
- Please list the use or uses that would be permitted on the site.
4.4.22
4.4.28
4.4.43
- This site will be developed in accordance with the Development Regulations of the C-3 zoning district.
- Please list all applicable special development regulations or modified regulations to the base zoning district:

- Please provide a statement of the existing and proposed streets, including right-of-way standards and street design concepts: N/A
- Please describe the physical characteristics of the following:
Sight-proof screening proposed: N/A

Landscaping proposed: N/A



Exhibit A

The City of **Page 2**
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

Signs proposed: _____

Area of open space proposed: N/A

Proposed access points: N/A

Drainage information: N/A

8. Existing or proposed building size: 6728

Maximum building height: 14'

Number of existing or proposed buildings: ONE

Building setbacks – Front: _____

Sides: _____

Rear: _____

9. Please provide a description of the proposed sequence of development.

Complete

B. Other Development Regulations

Please list any other amenities or controls included in the SPUD: _____

C. Master Plan Map (attached)

Exhibit A: _____

This site will be developed in accordance with the Master Development Plan Map as submitted to the City of Midwest City for approval in conjunction with this request.

Signature

Date

