

PLANNING COMMISSION RESOLUTION NO. 2023-02

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MIDWEST CITY DESIGNATING AND DELINEATING CERTAIN PROPERTY WITHIN THE HERITAGE PARK MALL AREA URBAN RENEWAL PLAN AS A SPECIAL PLANNING AREA, AS DEFINED BY THE 2008 COMPREHENSIVE PLAN OF THE CITY OF MIDWEST CITY, IS APPROPRIATE FOR REDEVELOPMENT, AND IS A PART OF THE LONG-RANGE DEVELOPMENT STRATEGY FOR THE CITY OF MIDWEST CITY, AND REAFFIRMING AND STATING THAT THE HERITAGE PARK MALL AREA URBAN RENEWAL PLAN CONFORMS TO AND ASSISTS IN THE EXECUTION OF THE COMPREHENSIVE PLAN; AND, FURTHER, RECOMMENDING THAT THE CITY OF MIDWEST CITY COUNCIL MAKE THE SAME DETERMINATIONS AS SET FORTH BY THIS RESOLUTION.

WHEREAS, the City of Midwest City, Oklahoma (“City”) has adopted the Comprehensive Plan 2008 for Midwest City, Oklahoma (“Comprehensive Plan”); and

WHEREAS, the Comprehensive Plan contains a Land Use Plan and land use maps, which designates various levels of land use types throughout the City; and

WHEREAS, the Comprehensive Plan and Land Use Plan designate certain areas as Special Planning Areas, which are areas of specific City focus and effort to support redevelopment; and

WHEREAS, the Comprehensive Plan specifically contemplates the utilization of the Midwest City Urban Renewal Authority to address blighted areas within the community, specifically Special Planning Areas; and

WHEREAS, the Oklahoma Urban Redevelopment Law, 11 O.S. §38-101, *et seq.* (“Act”), defines an urban renewal area as a blighted area which the governing body of a municipality designates an area appropriate for an urban renewal project; and

WHEREAS, the Act specifically defines blighted area in Section 38-101(8); and

WHEREAS, by Resolution 2022-23, the City has declared a certain area that is within a Special Planning Area as defined in the Comprehensive Plan to also be a blighted area as defined by the Act, specifically described as follows:

Blocks 5, 6, 7, and 8 in Heritage Park Mall, a Re-Subdivision of Blocks 3, 4, and 5 of Miracle Mile Addition, an Addition to Midwest City, Oklahoma County, Oklahoma, as shown by the recorded plat thereof (former What-A-Burger and Remainder of Heritage Park Mall); and

Lot 3 in Heritage Park Mall (a Re-Subdivision of Block 3, 4, and 5 of Miracle Mile Addition) in Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof, recorded in Book 47 at Page 96, Oklahoma County Records, Oklahoma (former Montgomery Wards building); and

Block 2 of Heritage Park Map, a Re-Subdivision of Blocks 3, 4, and 5 of Miracle Mile Addition, an Addition to the City of Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof. Together with Construction, Operation and Reciprocal Easement Agreement recorded August 1, 1977, in Book 4388, Page 784; and Amendment, Ratification and Adoption of Construction, Operation and Reciprocal Easement Agreement recorded November 14, 1977, in Book 4415, Page 935 together will all improvement thereon and the appurtenances thereunto belonging. (Former Sears building); and

WHEREAS, the Midwest City Urban Renewal Authority, at the direction of the City, caused to be prepared the Heritage Park Mall Area Urban Renewal Plan for the area determined to be a blighted area by the City ("Urban Renewal Area"), and presented the Heritage Park Mall Area Urban Renewal Plan to the Planning Commission of the City for its consideration, consistent with the Act; and

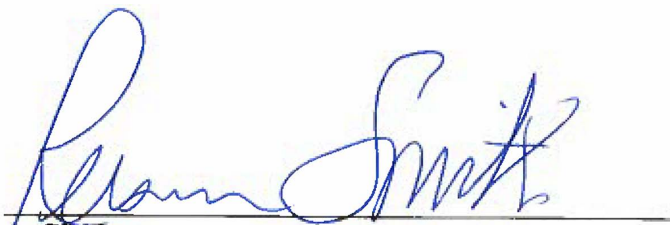
WHEREAS, by Resolution, 2023-01, the Planning Commission of the City determined the proposed Heritage Park Mall Area Urban Renewal Plan to be desirable, designated the Urban Renewal Area as appropriate for an urban renewal area as defined by the Act, found that the proposed Heritage Park Mall Area Urban Renewal Plan conforms to and assists in the execution of the Comprehensive Plan, and recommended approval of the Heritage Park Mall Area Urban Renewal Plan to the City; and

WHEREAS, the Planning Commission finds it appropriate and desirable that the Comprehensive Plan designate and delineate the Urban Renewal Area as an urban renewal area as defined by the Act and that the Urban Renewal Area is appropriate for such designation and delineation within the Comprehensive Plan and the Land Use Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Midwest City, Oklahoma that the Comprehensive Plan and the Land Use Plan, which is a part of the Comprehensive Plan, hereby designates and delineates the Urban Renewal Area as an urban renewal area as defined by the Act, that such Urban Renewal Area is a Special Planning Area, as defined by the Comprehensive Plan, appropriate for redevelopment, and a part of the long-range development strategy for the City of Midwest City, and reaffirms and states that the Heritage Park Mall Area Urban Renewal Plan conforms to and assists in the execution of the Comprehensive Plan; and, further, recommends that the City of Midwest City Council make the same determinations as set forth by this Resolution.

ADOPTED AND APPROVED by the Planning Commission of the City of Midwest City this 11th day of April, 2023.

By:


Chairperson