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**AGENDA FOR THE REGULAR MEETING OF THE
MIDWEST CITY PLANNING COMMISSION**

May 2, 2023 – 6:00 p.m.

City Council Chambers

City Hall

100 North Midwest Boulevard

For purposes of all meetings of the Midwest City elected and/or appointed officials, the term “possible action” shall mean possible adoption, rejection, amendments, and/or postponements.

A. CALL TO ORDER

B. MINUTES

1. Discussion and consideration of adoption, including any possible amendments of the minutes of the April 5, 2023 Planning Commission Meeting.
2. Discussion and consideration of adoption, including any possible amendments of the minutes of the April 11, 2023 Special Meeting of the Planning Commission.

C. DISCUSSION

1. Discussion and consideration, for adoption, including any possible amendments of a correction of an error in the zoning redistrict of Ordinance No. 3463 approved by the City Council October 26, 2021.
2. (PC-2141) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Planned Unit Development (“PUD”) governed by R-6, Single-Family Detached Residential District (“R-6”) and Restricted Commercial District (“C-1”) to C-1; and consideration of a resolution to amend the Comprehensive Plan from Commercial (“COM”) and Single-Family Detached Residential (“SFD”) to COM for the property described as a part of the Southwest Quarter (SW/4) of Section Thirty-Six (36), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, OK, more particularly described as follows, to wit: Beginning at a point 632.02 feet East of the Southwest Corner of said SW/4; Thence, North 200 feet; Thence, East 100 feet; Thence South 200 feet; Thence, West 100 feet to the point of beginning, also known as 9035 E Reno AV.

D. COMMISSION DISCUSSION

E. PUBLIC DISCUSSION

F. FURTHER INFORMATION

Updated Public Hearing Notice to Reflect Correction of Scrivener’s Error

G. ADJOURN

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

April 5th, 2023 - 6:00 p.m.

This regular meeting of the Midwest City Planning Commission was held in the City Council Chambers, City Hall, 100 North Midwest Boulevard, Midwest City, Oklahoma County, Oklahoma, on April 5th, 2023 at 6:00 p.m., with the following members present:

Commissioners present: Russell Smith
 Jess Huskey
 Rick Dawkins
 Jim Smith
 Dee Collins
 Dean Hinton

Commissioner absent: Jim Campbell

Staff present: Emily Richey, Current Planning Manager
 Tami Anderson, Administrative Assistant
 Patrick Menefee, City Engineer
 Petya Stefanoff, Comprehensive Planner
 Robert Coleman, Economic Development Director

A. CALL TO ORDER

The meeting was called to order by Chairperson R. Smith at 6:00 p.m.

B. MINUTES

1. A motion was made by Rick Dawkins, seconded by Dee Collins, to approve the minutes of the April 5th, 2023 Planning Commission meeting as presented. Voting aye: Huskey, R. Smith, Dawkins, Collins, J. Smith. Nay: none. Motion carried.

C. NEW MATTERS

1. (PC – 2138) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from R-6, Single-Family Detached Residential District to SPUD, Simplified Planned Unit Development governed by O-1, Restricted Office District, and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential to OR, Office Retail for the property described as part of the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Block 001, Lot 009, also addressed as 401 N. Douglas Blvd., Midwest City, OK 73130.

The applicant, David Box of Forshee & Bullard P.C, was present and addressed the council. Discussion on the permitting and parking issues, will meet all codes prior to pulling permits.

There was general discussion amongst the Commission.

A motion was made by Rick Dawkins, seconded by Dean Hinton to recommend Approval of this item.
Voting aye: Russell Smith, Jess Huskey, Rick Dawkins, Jim Smith, Dee Collins, Dean Hinton.
Nay: None. Motion - Carried.

2. (PC-2139) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from PUD, Planned Unit Development to an Amended PUD, Planned Unit Development governed by C-4, General Commercial District and I-2, Moderate Industrial District for the property described as ± 11.73 acres located in the North Half (N/2) of Section Twenty-Seven (27), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, more accurately described as Lots 2A, 2B, 2C, 2D, 2E, 3A, 3B, 3C, 3D, 3E, 3F, and 3G of Soldier Creek Industrial Park also addressed as 7500 NE 23rd St., Midwest City, OK 73141.

The applicant, Robert Coleman of MWC - 100 Midwest Blvd, was present and addressed the council. There was general discussion amongst the Commission.

A motion was made by Jess Huskey, seconded by Dee Collins, to recommend Approval of this item.
Voting aye: Russell Smith, Jess Huskey, Rick Dawkins, Jim Smith, Dee Collins, Dean Hinton.
Nay: None. Motion - Carried.

3. (PC-2140) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from R-6, Single-Family Detached Residential District to R-MD, Medium Density Residential and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential to MDR, Medium Density Resolution, for the property described as the East Half (E/2) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, also addressed as 8610 – 8620- 8700 E. Main St., Midwest City, OK 73130.

There was general discussion amongst the Commission. The following people addressed the commission:

The applicant, Kaitlyn Turner of 522 Caltum, was present and addressed the council. Discussed the concerns regarding the flooding issues of Freedom Villas. The water lines and Sewer line locations.

Patrick Menefee the City Engineer explained there were drainage issues during the preliminary stages of construction. It will be monitored.

The following people addressed the commission:

Richard Canoo of 2804 Del Ray Cir.

He is concerned about the Flooding in the back yard and the privacy issues (privacy fence).

A motion was made by Rick Dawkins, seconded by Jim Smith to recommend Approval of this item.

Voting aye: Russell Smith, Jess Huskey, Rick Dawkins, Jim Smith, Dee Collins, Dean Hinton.

Nay: None. Motion - Carried.

D. COMMISSION DISCUSSION:

- a. There will be a Special Planning Commission Meeting on 4/11/23 @ 2pm to be held in the Community Center.

E. PUBLIC DISCUSSION:

F. FURTHER INFORMATION:

G. ADJOURNMENT:

A motion to adjourn was made by Chairman R. Smith, Seconded by Jim Smith.

Voting aye: Russell Smith, Jess Huskey, Rick Dawkins, Jim Smith, Dee Collins, Dean Hinton.

Voting nay. Motion carried. The meeting adjourned at 6:32 p.m.

Chairman Russel Smith

(TA)

MINUTES OF THE MIDWEST CITY PLANNING COMMISSION MEETING

April 11, 2023 – 2:00 p.m.

This special meeting of the Midwest City Planning Commission was held in the Nick Harroz Community Center, 200 North Midwest Boulevard, Midwest City, Oklahoma on April 11th, 2023 at 2:00 p.m., with the following members present:

Commissioners present: Russell Smith
Jess Huskey
Rick Dawkins
Dee Collins

Commissioners absent: Dean Hinton
Jim Campbell

Staff present: Emily Richey, Current Planning Manager
Don Maisch, City Attorney
Robert Coleman, Director of Economic Development
Vaughn Sullivan, Assistant City Manager

A. CALL TO ORDER

The meeting was called to order by Chairman Smith at 2:04 p.m.

B. DISCUSSION

1. Discussion, consideration, and possible action to approve a resolution designating and delineating property within the Heritage Park Mall Area Urban Renewal Plan (“HPM Plan”) as a Special Planning Area, as defined by the 2008 Comprehensive Plan, is appropriate for redevelopment, and is a part of the long-range development strategy for the City, and reaffirming and stating that the HPM Plan conforms to and assists in the execution of the Comprehensive Plan; and further, recommending that the City Council make the same determinations.

Commissioner Dawkins Motioned to APPROVE the resolution, which was SECONDED by Commissioner Collins. The resolution was approved 4 – 0.

C. COMMISSION DISCUSSION

City attorney gave brief overview of need to meet and approve resolution that is supplemental to the HPM Plan.

D. ADJOURNMENT

A motion to adjourn was made by Jess Huskey, seconded by Rick Dawkins.
Voting aye: All.
Voting nay: None. Motion carried.
The meeting adjourned at 2:07pm.

Chairman Russell Smith

ER



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Emily Richey, Current Planning Manager
Tami Anderson, Executive Assistant
Petya Stefanoff, Comprehensive Planner

To: Chairman and Planning Commission

From: Emily Richey, Current Planning Manager

Date: May 2, 2023

Subject: Discussion and consideration, for adoption, including any possible amendments of a correction of an error in the zoning redistrict of Ordinance No. 3463 approved by the City Council October 26, 2021.

Following approval of an ordinance to redistrict the property addressed as 9035 E. Reno at the October 26, 2021 City Council meeting, staff noticed that the zoning district is incorrect. The zone is misidentified as a PUD, Planned United Development instead of a SPUD, Simplified Planned Unit Development. Due to the size of the property being less than two (2) acres, a SPUD is what is applicable. This is a request to correct the error to fix the zoning district classification.

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject the correction to the scrivener's error.

Emily Richey
Current Planning Manager

To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: May 2, 2023

Subject: (PC-2141) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Planned Unit Development (“PUD”) governed by R-6, Single-Family Detached Residential District (“R-6”) and Restricted Commercial District (“C-1”) to C-1; and consideration of a resolution to amend the Comprehensive Plan from Commercial (“COM”) and Single-Family Detached Residential (“SFD”) to COM for the property described as a part of the Southwest Quarter (SW/4) of Section Thirty-Six (36), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, OK, more particularly described as follows, to wit: Beginning at a point 632.02 feet East of the Southwest Corner of said SW/4; Thence, North 200 feet; Thence, East 100 feet; Thence South 200 feet; Thence, West 100 feet to the point of beginning, also known as 9035 E Reno AV.

Executive Summary: Mrs. Bonnie Patterson (“Applicant”) proposes to remodel the single-story building located at 9035 E Reno AV for use as a Child Care Center (Commercial Use Unit Classification 4.4.17), but such uses are not a permitted use in R-6.

The subject property presents a unique zoning situation: The former attached garage is zoned C-1 for the purpose of a professional office and the remainder of the structure is zoned R-6; therefore, a zoning amendment is necessary before the issuance of a building permit for the remodel.

Applicant has submitted a formal application requesting to amend the subject property from the PUD district, governed by R-6 and C-1 regulations, to the C-1 district. To do so first requires the approval of a resolution to amend the Comprehensive Plan to from COM-SFD to COM.

If the proposed amendment is approved, any future use classification allowed in the C-1 district would likely be permitted by right without public notice, public hearing or any further review by a public body.

The property sits on an arterial road that carries approximately 12,000 vehicles per day. It also lies about 600 feet east of N Douglas Boulevard in an area where there is a mixture of uses that are mostly commercial in nature. Staff feels like the application conforms to the Comprehensive Plan and recommends amending the Comprehensive Plan’s Land Use Map in addition to approving the zoning amendment request.

Both state and local public notification requirements were met. At the time of this writing, staff has not received any comments regarding this case. It appears the property meets development regulations for the C-1 district.



Dates of Public Hearings:

Planning Commission: May 2, 2023
City Council: May 16, 2023

Date of Pre-Development Meeting:

February 28, 2023

Council Ward: 3 **Owner:** Randy P. Patterson **Proposed Use:** Child Care Center

Size: The subject property has a frontage of 117.5' on E. Reno AV with a depth of 188' containing ± 22,090 ft.²

Development Proposed by Comprehensive Plan:

North: Commercial
South: Office/Retail; Medium Density Residential
East: Single-Family Detached Residential
West: Commercial

Zoning Districts:

North: Single-Family Detached Residential (R-6) w/ Special Use Permit (Church)
South: Restricted Commercial (C-1)
 High Density Residential (RHD)
East: Community Commercial (C-3)
West: Single-Family Detached Residential (R-6) w/ Special Use Permit (Church)

Land Use:

North: Connect Church
South: SSM Health Clinic, Two-family dwellings
East: Intertwined Hearts Ministry, Inc.
West: Connect Church

Comprehensive Plan Citation:

The future zoning is currently projected for Public/Semi-Public use.

4-20 Commercial Land Uses

Areas designated for commercial land use are intended for a variety of commercial uses and establishments with outside storage, display and sales. Examples of such uses include automobile-related services, manufactured home sales, self-storage units, welding shops, and pawnshops. Commercial uses often locate along major thoroughfares not because they need the visibility, as retail uses generally do, but because they need the accessibility. The challenge lies in the fact that commercial uses often have a greater need for outside storage areas and these areas tend to lessen the visual quality of major thoroughfares.

It should be noted that within recommended commercial areas, office uses and retail uses should be permitted as well; however, most commercial uses should not be permitted within office/retail areas.

4-15 Single-Family Detached Residential (SFD)

This use is representative of traditional, single-family detached dwelling units. Of the residential categories, it is recommended that single-family detached land use continue to account for the largest percentage. The areas designated for single-family detached residential land use are generally not adjacent to incompatible land uses,

and are in proximity to existing single-family residential land use. The City should strive for a range of lot sizes to develop, and should reinforce this by providing a choice of several single-family zoning districts with various lot sizes in the Zoning Ordinance.

The proposed use is partially supported by the Comprehensive Plan, except for SFD, therefore an amendment to the Comprehensive Plan Land Use Map via resolution is required prior to approving the zoning amendment request.

Municipal Code Citation:

2.18. – Restricted Commercial District (C-1)

2.18.1. *General Description.* This district is intended to provide a location for a limited number of retail commercial goods and personal services which serve the day-to-day needs of the residents of surrounding neighborhoods.

Because these shops and offices are lower intensity uses, they may be designed to be located along arterial streets in close proximity to housing areas or as limited service facilities in larger planned high density housing areas.

The district is limited to the types of uses that will not cause an adverse impact (i.e., noise, lighting, traffic) upon the surrounding area. Outdoor storage and display is not permitted.

History:

- October 24, 1959 Property annexed into Midwest City (Ord. 429)
- 1962 The 1708 ft.² structure erected
- May 5, 1981 Property purchased by Bob and Lue Ellen Patterson
- October 13, 1981 Amended from the R-1 zoning district into the Neighborhood Commercial (C-1) zoning district (PC-545) (Ord. 1736)
- January 10, 1996 Certificate of Occupancy issued for David E. Clampitt, C.P.A.
- December 15, 2015 Property transferred to Patterson Trust
- August 8, 2017 Randy P. Patterson acquires property from Patterson Trust
- October 26, 2021 Amended from the C-1 zoning district into a PUD (C-1/R-6)
- October 28, 2022 BP-22-2849 issued to Applicant for commercial remodeling project
- February 13, 2023 Stop Work Order issued for failing to obtain inspections by Inspector Colquit

Next Steps:

Approval of the zoning amendment application will allow the Applicant to pursue additional permits leading to a Certificate of Occupancy.

Staff Comments

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

Property is served by a 5/8" meter tapped into a 30" main that lies on the south side of East Reno Avenue. Applicant has not outlined any improvements that would mandate an upgrade to existing facilities. Utility records indicate this address has on the system since before 1999.

Sanitary Sewerage Collection and Disposal

Property is tapped into an eight (8) inch interceptor on the north side of E Reno Avenue. Utility records indicate this address has been on the public sanitary sewer since before 2000.

Streets and Sidewalks

Access to the parcel is from East Reno Avenue. East Reno Avenue parallels the south side of the property and is classified as a secondary arterial in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009. Public drainage and detention improvements are not required as part of this application. City approved detention facilities were approved in the mid-1990s.

Easements and Right-of-Way

No further easements or right of way would be required with this application.

Fire Marshal's Comments:

There are no known fire code violations currently noted for the property.

The property must meet and maintain the requirements of Midwest City Ordinances Section 15.

Planning Division:

Staff met with the applicant February 28, 2023 for a Pre-Development meeting.

An error was discovered by staff in the published Public Hearing Notice (memo attached), and corrected notice was mailed out to same surrounding property owners as original notice on April 25, 2023.

Planning conferred with Public Works regarding water, sanitary sewer and trash services to determine the following:

- Due to access issues, the City's Commercial Route Supervisor said a dumpster will not be able to service this location. A variance was granted to allow the use of a polycart.
- The property currently uses a 5/8" domestic water meter. The Line Maintenance Supervisor allows same for the proposed use of a Child Care Center as long as peak demand is under 35 gallons per minute.
- Property must be brought into compliance with Chapter 43, Article III, Division 6- Fats, Oils and Grease Control requirements for commercial establishments if so equipped.



ABOVE: Google Earth image of the subject site at 9035 E Reno AV.





Action Required:

Approve or reject the resolution to amend the Comprehensive Plan to COM, Commercial for the property noted herein; and to approve or reject an ordinance to redistrict to C-1, Restricted Commercial District.

Suggested Motion:

“To approve a resolution to amend the Comprehensive Plan Future Land Use Plan to Commercial for 9035 East Reno Avenue; and to approve the ordinance redistricting the same property to the Restricted Commercial zoning district, subject to Staff Comments found in the May 2, 2023 Planning Commission agenda packet and made a part of the PC-2141 file.”

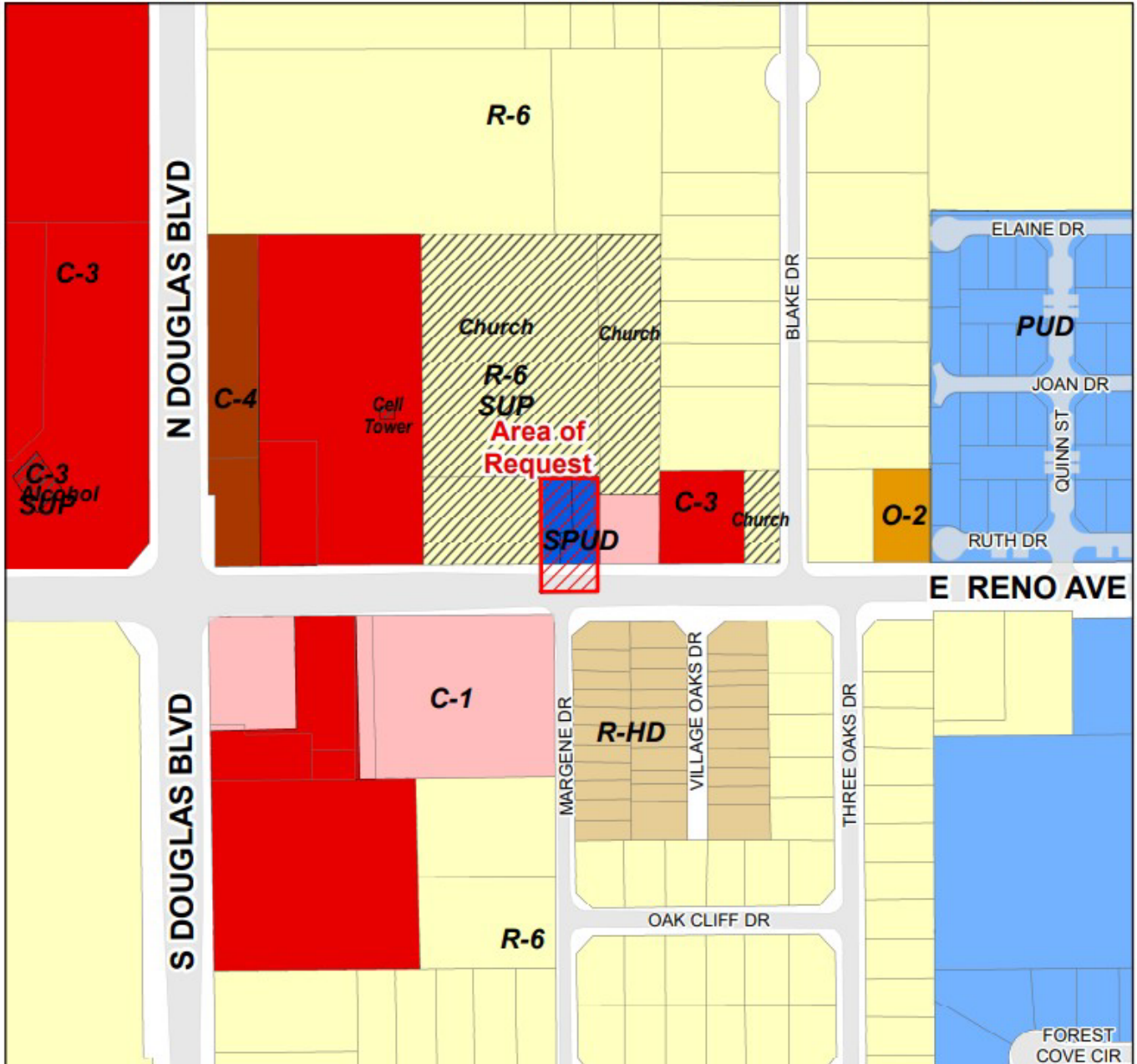
Please feel free to contact my office at (405) 739-1223 with any questions.

Emily Richey

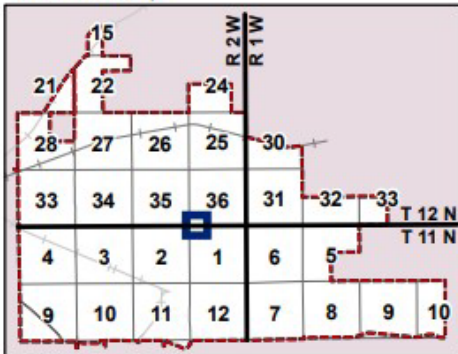
Current Planning Manager



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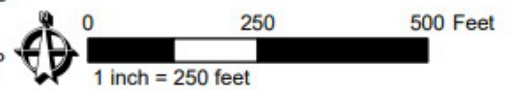
Locator Map



Current Zoning Legend

A-1	I-2 SUP	R-35
A-1 SUP	I-3	R-2F
C-1	O-1	R-MD
C-1 SUP	O-1 SUP	R-MD SUP
C-2	O-2	R-HD
C-3	O-2 SUP	R-HD SUP
C-3 SUP	R-6	R-MH-1
C-4	R-6 SUP	R-MH-2
C-4 SUP	R-8	PUD
I-1	R-10	SPUD
I-2	R-22	HOS
		HOS SUP

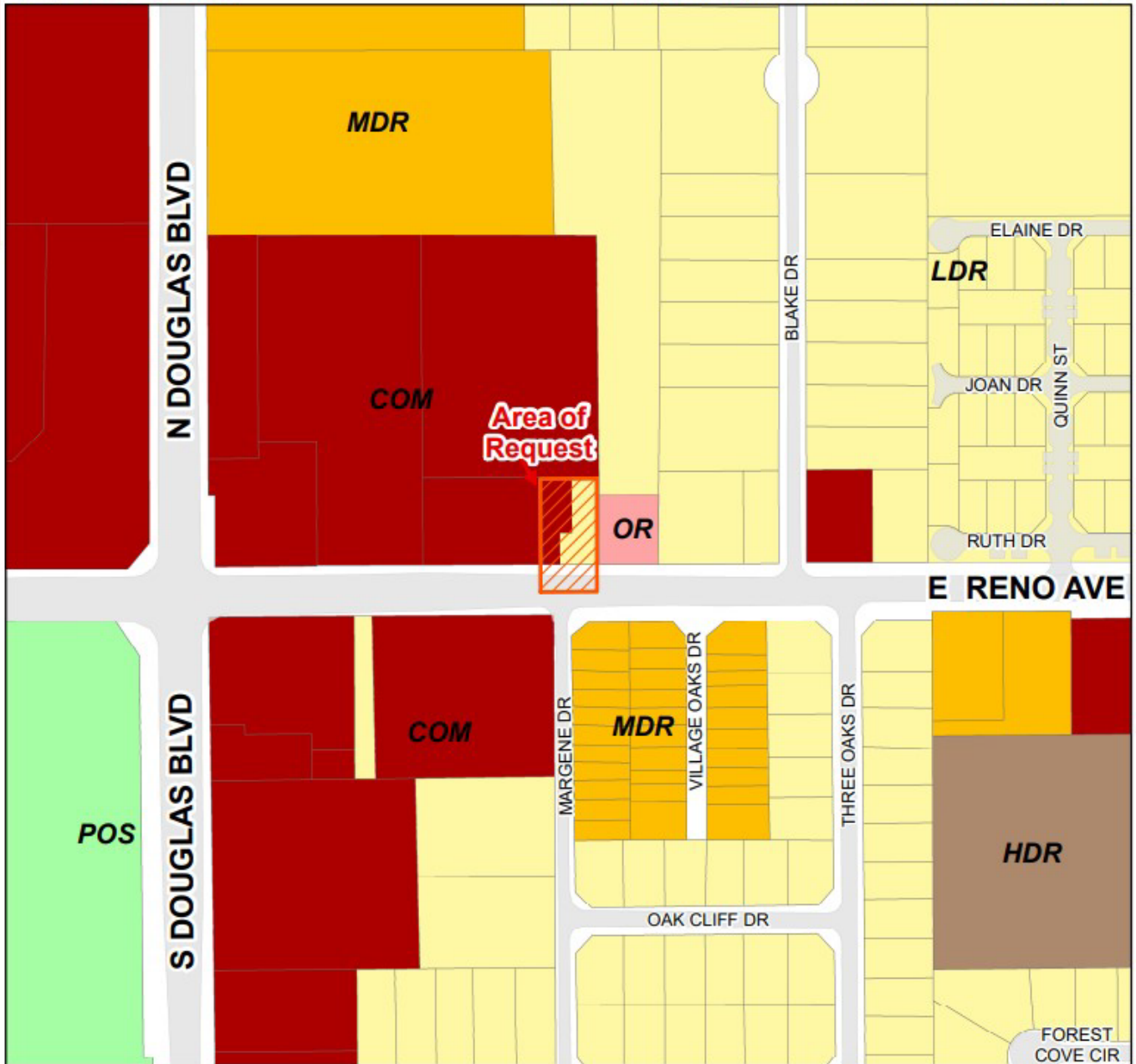
**ZONING MAP FOR
PC-2141
(SW/4, Sec. 36, T12N, R2W)**



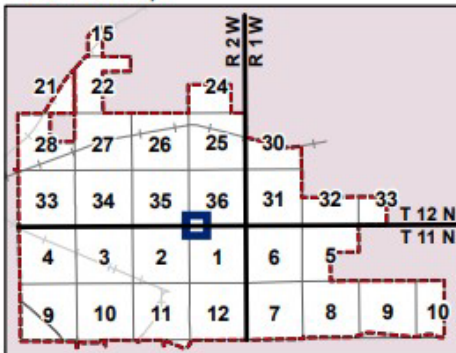
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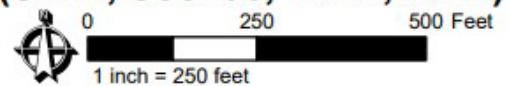
Locator Map



Future Land Use Legend

- Single-Family Detached Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home
- Public/Semi-Public
- Parks/Open Space
- Office/Retail
- Commercial
- Industrial
- Town Center

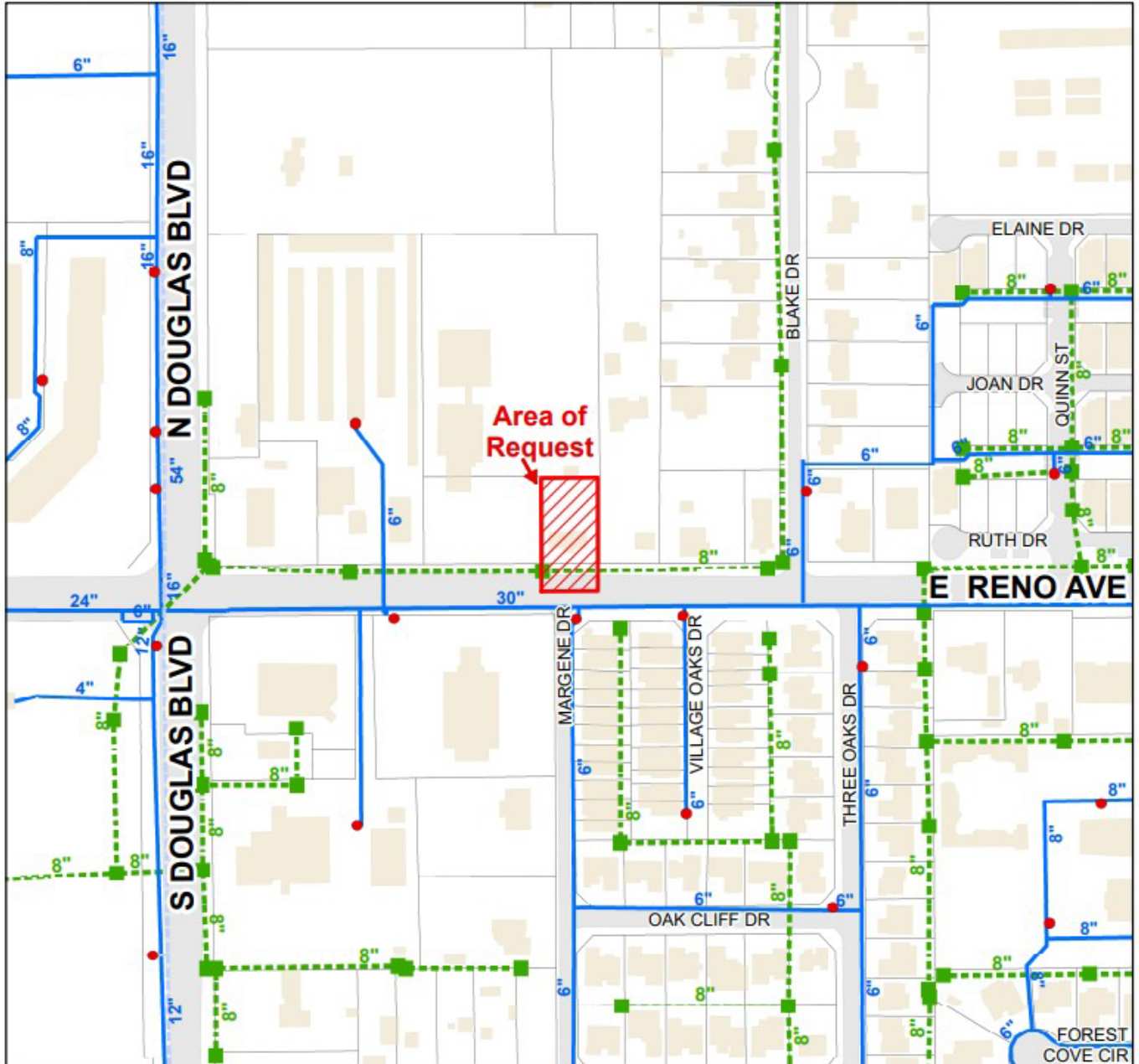
**FUTURE LAND USE
MAP FOR
PC-2141
(SW/4, Sec. 36, T12N, R2W)**



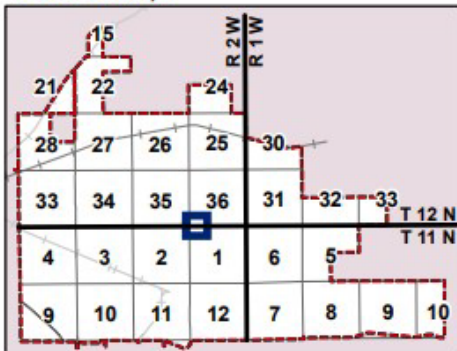
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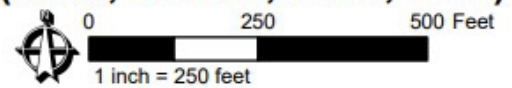
Locator Map



Water/Sewer Legend

- Fire Hydrants
- Water Lines
 - Distribution
 - Well
 - - - OKC Cross Country
 - - - Sooner Utilities
 - - - Thunderbird
 - - - Unknown
- Sewer Manholes
- - - Sewer Lines

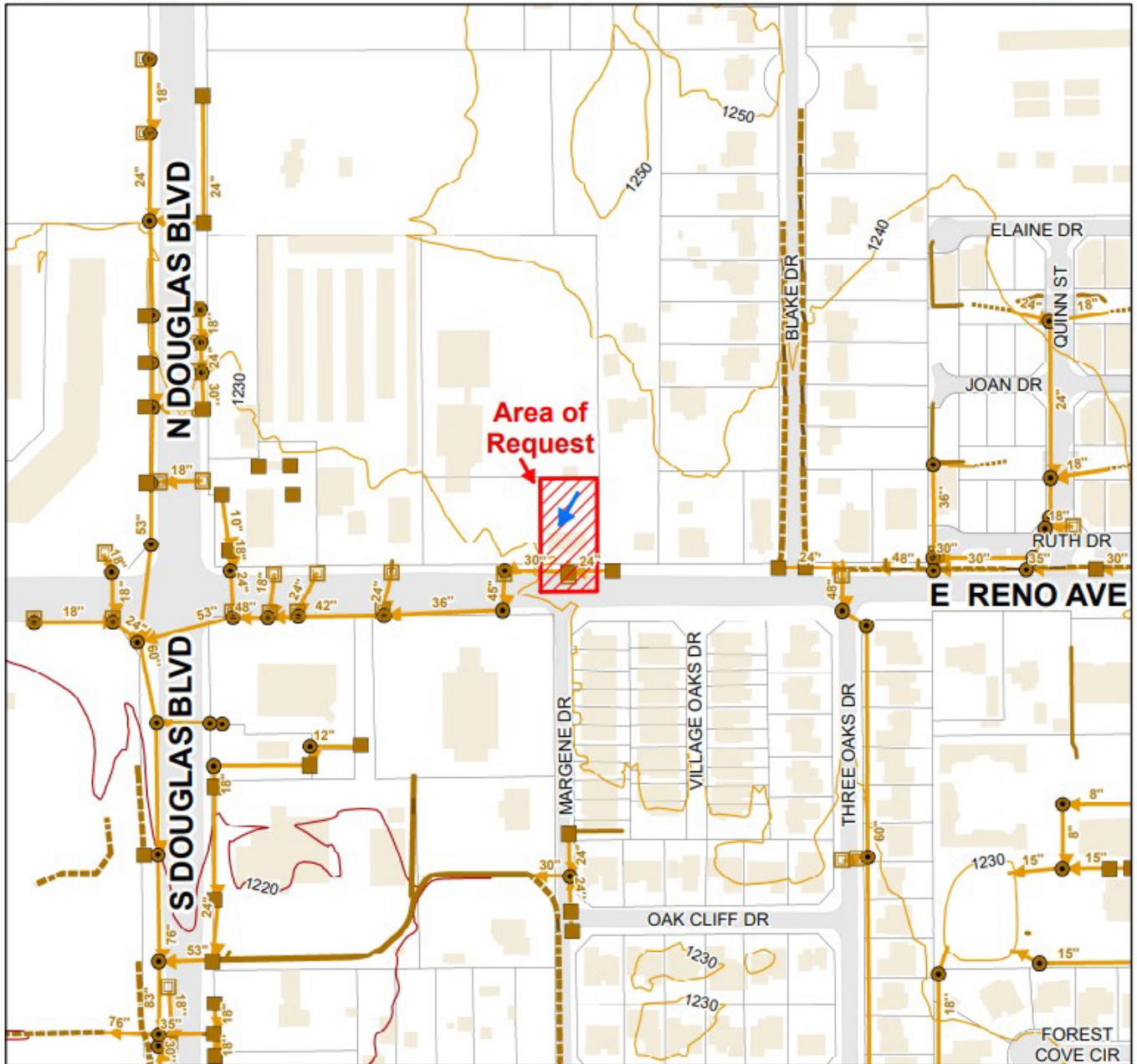
**WATER/SEWER LINE
LOCATION MAP FOR
PC-2141
(SW/4, Sec. 36, T12N, R2W)**



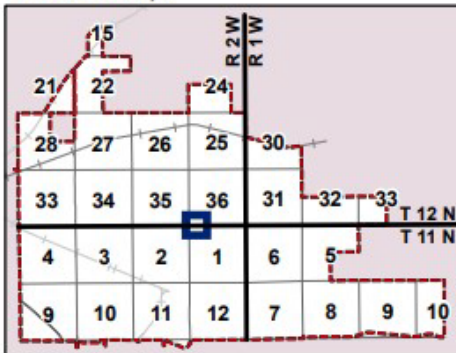
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Community Development / Information Technology - GIS



Locator Map

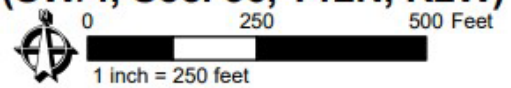


- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

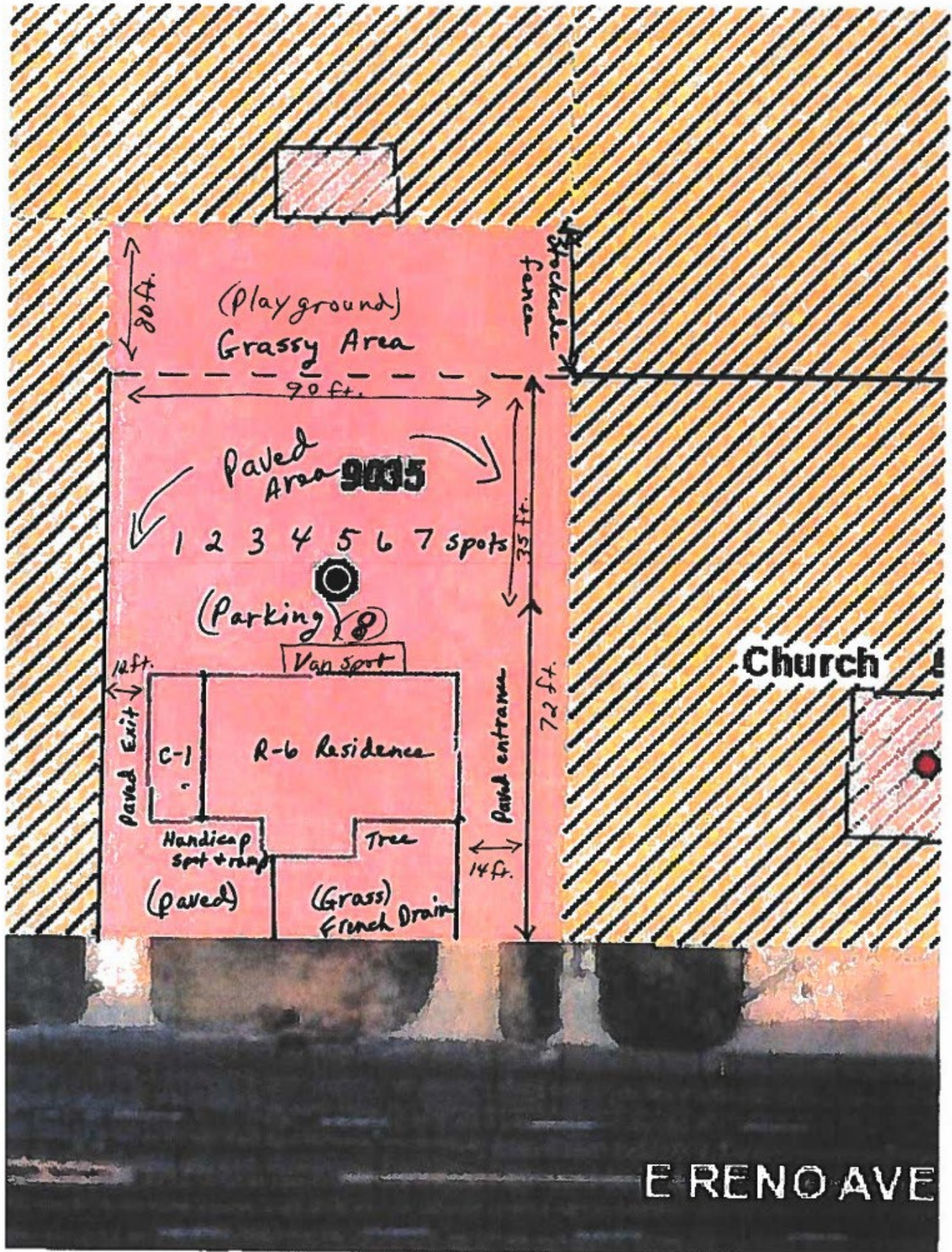
2009 FEMA Floodplains

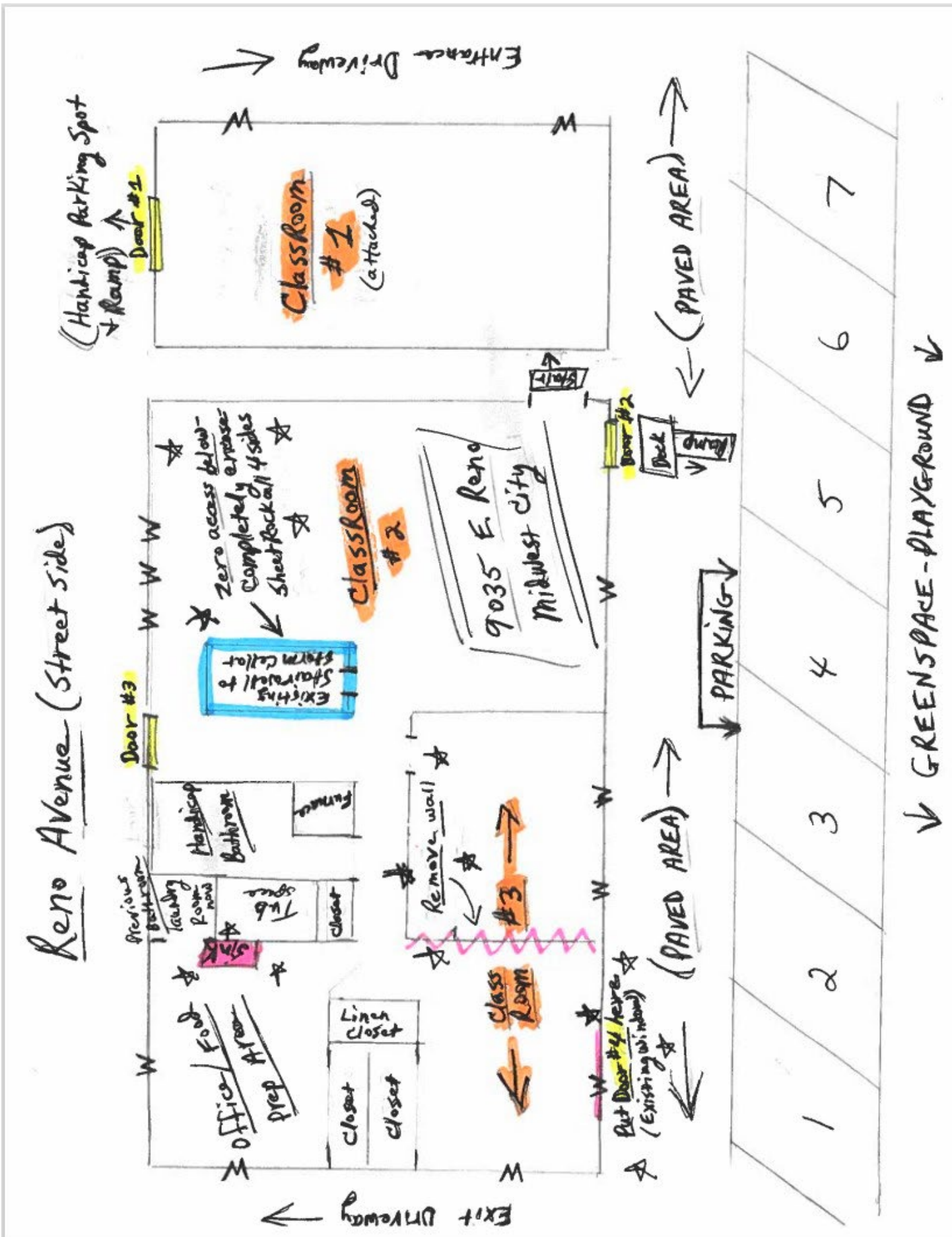
- 500-yr floodplain
- 100-yr floodplain
- 2009 FEMA Floodway

DRAINAGE LOCATION MAP FOR PC-2141 (SW/4, Sec. 36, T12N, R2W)



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The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Emily Richey, Current Planning Manager
Tami Anderson, Executive Assistant
Petya Stefanoff, Comprehensive Planner

To: Chairman and Planning Commission

From: Emily Richey, Current Planning Manager

Date: May 2, 2023

Subject: Updated Public Hearing Notice to Reflect Correction of Scrivener's Error

This memo is to inform you of a scrivener's error that resulted in incorrect information being published in the Public Hearing Notification.

Following the publishing of public notification for PC-2141, staff found an error with the amended resolution request. The original notification stated a request for a resolution to amend the Comprehensive Plan from PSP, Public/Semi-Public to COM, Commercial. There was a resolution to the Comprehensive Plan in 2021 that was approved to amend from PSP, Public/Semi-Public to COM, Commercial and LDR, Low-Density Residential, therefore, the future land use the applicant is changing from is incorrectly cited in notification.

The proper changes were made, "*a resolution to amend the Comprehensive Plan from COM, Commercial and LDR, Low-Density Residential to COM, Commercial,*" and mailed out as a corrected notice April 25, 2023.

Respectfully,

Emily Richey
Current Planning Manager