

*Chapter 4:
Future Land Use Plan*



*MIDWEST CITY, OKLAHOMA
Comprehensive Plan 2008*

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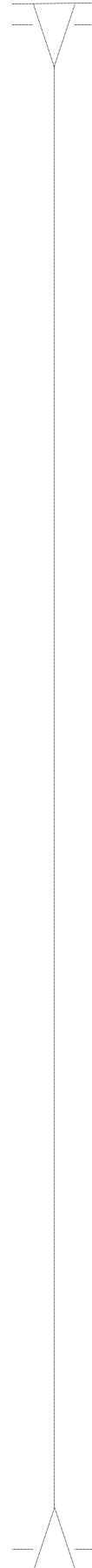
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Introduction

General

The right of a municipality to manage and regulate land use is rooted in its need to protect the health, safety and welfare of local citizens. The first step in establishing the guidelines for such management and regulation is the Comprehensive Plan. Although it is one component of the Comprehensive Plan, the significance of the *Future Land Use Plan* text and map cannot be overstated. Similar to the way in which a map serves as a guide to a particular destination, the *Future Land Use Plan* should serve Midwest City as a guide to its particular, unique vision for the future. Each mile that is represented on a map can also be compared to each individual decision that the City makes with regard to land use and zoning; these individual decisions can either lead to or away from the City attaining its vision. In order to provide the most complete *map* possible, the *Future Land Use Plan* establishes an overall framework for the preferred pattern based principally on balanced, compatible, and diversified land uses. Graphically depicted on **Plate 4-1**, the *Future Land Use Plan Map*, should ultimately be reflected through the City's policy and development decisions. It is important to note that the *Future Land Use Plan Map* is not a zoning map, which legally regulates specific development requirements on individual parcels. The zoning map should, however, be guided by the *Future Land Use Plan*.



Illustration 4-1
MIDWEST CITY FLAG

“Challenges once concentrated in older cities have spread to older suburban communities that developed in the ‘inner ring’ surrounding central cities after World War II.” (pg.xii)

“First ring suburbs stand at a fork in the road which, if the right path is taken, will provide them a golden opportunity to transform themselves into truly livable [communities.]” (pg.381)

Quotes from William Hudnut's book *Halfway to Everywhere: A Portrait of America's First Tier Suburbs*

Previous Planning Efforts

Midwest City has a strong tradition of planning. In 1985, the City completed a Comprehensive Plan that had, among other elements, a *Land Use* component. The 1985 Comprehensive Plan's *Land Use Plan* included the area within the City limits and made recommendations with regard to future land use. Specifically, the 1985 *Land Use Plan* implemented an intensity-based land use concept, which allowed different types of land uses as long as they were compatible with an area in terms of the intensity of that use. The 1985 Plan made a concerted effort to provide a flexible yet workable framework on which to base land use decisions. While this plan has served the City, it has become outdated; more clarity, especially in regards to decision-making, is now needed in order to help the City develop and redevelop towards its current vision. Therefore, this chapter updates the City's planning efforts by creating a new *Future Land Use Plan* that is easy to read and understand, and that guides citizens, developers, and City staff through land use development decisions.

Population Projections

General

Increased demand for all types of land uses must be taken into account when establishing a *Future Land Use Plan*. Such increased demand is inevitable with population growth. The population projections contained herein assist in planning the City's infrastructure needs. The following is a discussion of the way in which the population projections for Midwest City were established. Projections have been calculated using three principle factors – the growth rates of peer communities, the City's past growth rates, and the City's anticipated growth based upon developable residential land.

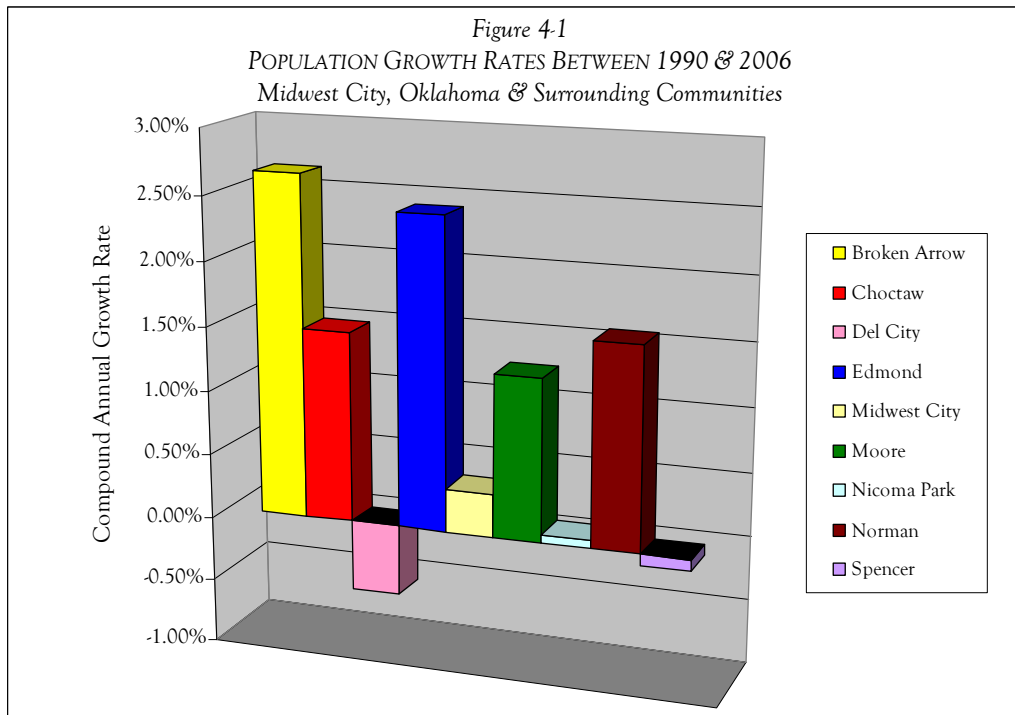
Growth Rates of Midwest City & Peer Communities

Past population growth for Midwest City was discussed in the *Baseline Analysis* and was compared to several peer cities, including Broken Arrow, Choctaw, Del City, Edmond, Moore, Nicoma Park, Norman, and Spencer. These cities were established in Chapter 1 as “peer communities,” meaning that they are comparable to Midwest City based on their respective proximity or similar characteristics, such as size, access, economy, etc. **Table 4-1** contains past population information along with population estimates as of July 1, 2006 made by the U.S. Census. **Figure 4-1** shows this information graphically. The city with the most significant amount of growth was Broken Arrow with over 52

City	1990 Population	2000 Population	2006* Population	Growth Percentage 1990-2006	Compound Annual Growth Rate 1990-2006
Broken Arrow	58,043	74,859	88,314	52.15%	2.66%
Choctaw	8,545	9,377	10,803	26.42%	1.48%
Del City	23,928	22,128	21,904	-8.46%	-0.55%
Edmond	52,315	68,315	76,644	46.50%	2.42%
<u>Midwest City</u>	<u>52,267</u>	<u>54,088</u>	<u>55,161</u>	<u>5.54%</u>	<u>0.34%</u>
Moore	40,318	41,138	49,277	22.22%	1.26%
Nicoma Park	2,353	2,415	2,377	1.02%	0.06%
Norman	80,071	95,694	102,827	28.42%	1.58%
Spencer	3,972	3,746	3,918	-1.36%	-0.09%

Sources: U.S. Census (* July 1, 2006 Estimate)

percent growth from 1990 to 2006. Edmond, Norman, Choctaw, and Moore had double-digit growth between 46.50 and 22.22 percent. Cities with lesser percentages of growth were Midwest City and Nicoma Park. Del City and Spencer were the only cities to experience a decline in population.



Midwest City’s Past Growth Rates

Table 4-2, on the following page, contains data on Midwest City’s population over the past three decades, along with a population estimate for 2006. It also shows the related compound growth rates. Historic population growth can often help project the level of growth a city will experience in the future. As the table shows, growth rates have been stable since 1970. The most recent rate of growth (from 2000 to 2006) was 0.33 percent. The compound annual growth rate from 1990 to 2000 was almost identical at 0.34 percent. Partially based on this, it is anticipated that growth in Midwest City will at least continue at this compound annual growth rate.

Table 4-2 POPULATION GROWTH RATES BETWEEN 1970 & 2006 Midwest City, Oklahoma				
1970 Population	1980 Population	1990 Population	2000 Population	2006 Population
48,212	49,559	52,267	54,088	55,161
1970-1980 Compound Annual Growth Rate	1980-1990 Compound Annual Growth Rate	1990-2000 Compound Annual Growth Rate	2000-2006 Compound Annual Growth Rate	
0.28%	0.53%	0.34%	0.33%	
Sources: U.S. Census				

Population Projection Scenarios

Using the 2000 U.S. Census estimated population of 54,088 people and the previously discussed growth considerations, Midwest City's future population has been projected according to various scenarios in **Table 4-3**. **Figure 4-2** shows the scenarios compared graphically. Scenarios A through G reflect growth rates of between 0.25 percent and 2.5 percent. U.S. Census information regarding average household size and occupancy rate within the City have also been used to calculate the number of residential building permits that would be issued annually over the 35-year projection time period in order to achieve the growth rate of each scenario.

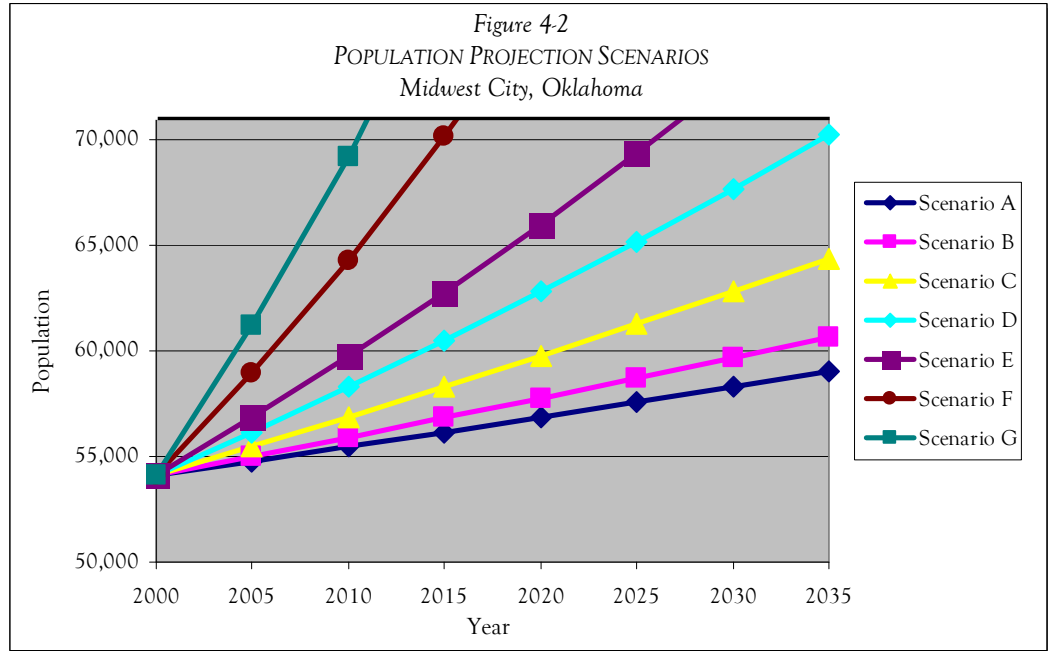
Scenario A and B in **Table 4-3** represents a growth rates of 0.25 percent and 0.33 percent, respectively. Considering that the City has been estimated to have grown by 0.33 percent between 2000 and 2006 and 0.34 percent between 1990 and 2000, a growth rate of either 0.25 percent or 0.33 percent seems easily achievable. This calculates into an average of 63 or 84 residential permits issued on a yearly basis.

Scenario C is reflective of a moderate growth rate of 0.5 percent, slightly above the City's 0.33 percent experienced from 2000 to 2006. Several of Midwest City's peer communities (five out of nine - refer to **Table 4-1**) experienced greater rates of growth and several (four out of nine, including Midwest City itself) had smaller rates. A 0.5 percent rate would be a median number within the range of percentages found within the peer communities. A 0.5 percent compound annual growth rate would result in Midwest City reaching a population of approximately 58,290 by 2015, 61,271 by 2020 and 64,404 by 2035. This correlates with an average of approximately 131 residential building permits per year over the next thirty years.

Considering the fact that the highest compound annual growth rate experienced by the City was 0.53 between 1980 and 1990 (refer to **Table 4-2**), scenarios D, E, F, and G represent relatively aggressive compound annual growth rates of 0.75 percent, 1.0 percent, 1.75 percent, and 2.5 percent respectively. These scenarios have been presented herein because many of Midwest City’s peer communities have experienced these growth rates between 1990 and 2006. The cities of Broken Arrow and Edmond have witnessed compound annual growth rates of 2.66 and 2.44 percent, respectively. Also, as the Oklahoma City region continues to expand, growth to the east is likely to continue. Therefore, scenarios D, E, F, and G are included to reflect potential high growth alternatives.

<p style="text-align: center;"><i>Table 4-3</i> POPULATION PROJECTION SCENARIOS Midwest City, Oklahoma</p>							
Year	Scenario A	Scenario B	Scenario C	Scenario D	Scenario E	Scenario F	Scenario G
	0.25% Growth Rate	0.33% Growth Rate	0.5% Growth Rate	0.75% Growth Rate	1.0% Growth Rate	1.75% Growth Rate	2.5% Growth Rate
2000	54,088	54,088	54,088	54,088	54,088	54,088	54,088
2005	54,767	54,986	55,454	56,147	56,847	58,989	61,196
2010	55,456	55,900	56,854	58,284	59,747	64,335	69,237
2015	56,152	56,828	58,290	60,503	62,794	70,164	-----
2020	56,858	57,772	59,762	62,806	65,998	-----	-----
2025	57,572	58,732	61,271	65,197	69,364	-----	-----
2030	58,295	59,707	62,818	67,679	-----	-----	-----
2035	59,027	60,699	64,404	70,255	-----	-----	-----
Residential Building Permits Per Year*	63	84	131	205	272	477	674
Growth Percentage 2000-2035	9.13%	12.22%	19.07%	33.08% [Ultimate Population reached before 2035, therefore percent change is the same for each scenario.]			

*Based on U.S. Census 2000 data: 2.42 average household size, 92.9% occupancy rate. (Build-out Population: 71,982)
Source: 2000 U.S. Census; 2005 through 2035 from Sefko Planning Group



For planning purposes, the moderate growth rate represented by Scenario C is recommended. This rate is used to project the future population of Midwest City in the year 2035 of 64,404 people. This rate will be used throughout this *Future Land Use Plan*. It will also be used in other chapters of the Comprehensive Plan in relation to the City’s future needs for public facilities, parks, and other related planning elements.

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Projected Ultimate Capacity

Midwest City has some areas that remain vacant and are planned for residential land use. Considering that other municipalities fully surround Midwest City, there are virtually no vacant areas for Midwest City to grow into geographically by annexation. This means that any population increase will only occur by developing and redeveloping land that is already within the City limits. In order to guide the City in planning for how many people may ultimately need to be supported, an assessment of Midwest City's ultimate population is made herein.

There are numerous elements that were taken into consideration to calculate ultimate capacity. Midwest City's existing land use map was reviewed to obtain information on where vacant areas exist within the City. The *Future Land Use Plan Map (Plate 4-1)* was then reviewed to obtain information on planned locations within the City limits for future residential areas. The respective densities of these residential areas were also reviewed. In addition, the City's 2000 U.S. Census information was then reviewed to obtain information on *Occupancy Rate* and *Persons Per Household*. These elements were all calculated together, and were added to the City's July 1, 2006 estimated population of 55,161 people.

For the purpose of calculating the ultimate capacity of Midwest City, the densities of the recommended residential areas have been calculated as follows:

- *Single-Family Residential* – 3.5 units per acre.
- *Medium Density* – 8 units per acre.
- *High Density Residential* – 15 units per acre.
- *Manufactured Homes* – 8 units per acre.

The ultimate holding capacity has been calculated for the proposed future land use pattern shown on the *Future Land Use Plan Map (Plate 4-1)*. The ultimate holding capacity represents the total estimated housing and population counts that could be accommodated at build-out throughout Midwest City (as it geographically exist today). These calculations assume that all of the future development occurs at the stated maximum allowable densities. Population is calculated as a function of density, housing units, occupancy rate, and average household size. The population projections contained in **Table 4-4** are calculated as follows:

$$\text{Population} = [(\text{Acres} \times \text{Density}) \text{ or } (\text{Platted Lots})] \times \text{Occupancy Rate} \times \text{Persons per Household}$$

Table 4-4 PROJECTED ULTIMATE CAPACITY WITHIN THE 2005 CITY LIMITS Midwest City, Oklahoma					
Vacant Residential Acres	Percentage Subtracted for Roadways	Average Number of Dwelling Units Per Acre	Occupancy Rate	Persons Per Household	Estimated Population
<i>Low Density Residential</i>					
1,581 ⁽¹⁾	30%	3.5	92.9%	2.42	8,708
1,140 ⁽²⁾	30%	3.5	92.9%	2.42	6,279
280 vacant platted lots			92.9%	2.42	629
<i>Medium Density Residential</i>					
37	15%	8	92.9%	2.42	566
<i>High Density Residential</i>					
18	10%	15	92.9%	2.42	546
<i>Mobile Home Residential</i>					
6	15%	8	92.9%	2.42	92
<i>Population Accommodated Within Existing Vacant Areas</i>					16,821
<i>July 1, 2006 Population</i>					55,161
<i>Ultimate Population Capacity of Midwest City</i>					71,982
(1) "Likely to be Developed" – see chapter 6 for definition (2) "Somewhat Likely to be Developed – see chapter 6 for definition. Source: Sefko Planning Group					

The calculations made within **Table 4-4** result in a population capacity within Midwest City’s current City limits of approximately 71,982. This is a growth of 16,821 people within the City limits. Using the growth rate of 0.5 percent that has been recommended and assuming that growth is consistent, Midwest City will reach the calculated ultimate capacity for the current City limits around the year 2045.

As Midwest City is almost completely developed, it is likely at some point in the future that existing developed non-residential areas could redevelop as residential uses. Some retail areas in the City are presently obsolete. As the new Town Center emerges some retailing will seek to relocate there and along SE 29th Street. It is possible and maybe even probable that the older retail centers will redevelop with higher density residential. If this indeed occurs, then Midwest City could experience a higher ultimate capacity population.



A Balanced & Compatible Future Land Use Pattern

The Balance of Land Uses – Location and Need

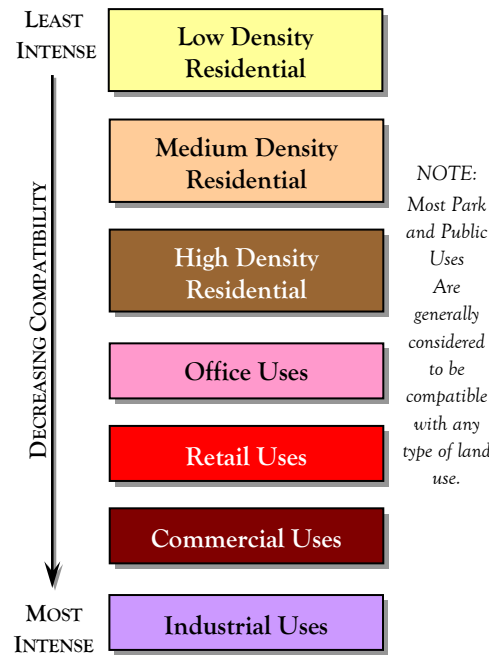
The various types of land use have different needs in terms of location. For example, residential areas should be designed to have minimal impact from major roadways, thereby preserving the integrity of local neighborhoods and ensuring the safety of local residents. In contrast, non-residential uses should generally be located at major intersections in order to allow them the highest visibility possible. The exception to this may be heavy commercial and industrial uses, which often have open storage areas and large warehouses that do not require visibility from major roadways.

Retail and some commercial land uses require locations that provide visibility, because these types of land uses often depend on “walk-in business” for success. Consequently, land along several of Midwest City’s major thoroughfares has been designated for and should be preserved for retail and limited commercial land uses. This is particularly recommended for retail and commercial land uses that are designed such that they are aesthetically pleasing. Conversely, many heavy commercial and industrial uses are not generally designed in such a way that are aesthetically pleasing and, therefore, these types of uses should primarily not be located in areas visible from major thoroughfares. The market, in conjunction with City policy, has dictated the existing land use pattern (shown on the *Existing Land Use Map [Plate 1-6]* in the *Baseline Analysis*) in Midwest City over the years. The *Future Land Use Plan Map*, graphically shown on **Plate 4-1**, further reinforces these concepts. It should be noted that non-residential development is extremely important to the economic support of the City; this importance will only increase with the increased needs of additional population. It has been shown that non-residential uses are less intensive users of public services than residential uses. Therefore, non-residential uses subsidize residential uses through their taxes. Also, it should be recognized that developing all major roadway frontages with non-residential uses is not feasible, as there will be no market for such large amounts of these types of land uses.

The Compatibility of Land Uses

Compatibility of land uses has long been an important consideration. In fact, zoning was originally recognized as a public, health, safety, welfare issue due to the need to separate incompatible land uses. Therefore, an important consideration of this *Future Land Use Plan* is to guide the allocation of land uses in a pattern that will produce greater compatibility between the different types of land use. As **Figure 4-3** shows, the more intense the type of non-residential land use is, the less compatible the land use is with residential uses. In general, office uses and small (neighborhood) retail establishments adjacent to residential uses create positive relationships in terms of compatibility; these are considered lower intensity land uses. There are many techniques, including buffering, screening, and landscaping, that can be implemented through zoning and subdivision regulation that would help increase compatibility between different land uses.

Figure 4-3
COMPATIBILITY OF VARIOUS TYPES OF LAND USE



Mixture of Land Uses

Nationally and regionally there has been a recent resurgence and interest in combining these various land uses, resulting in a mixed land use pattern. Examples of this mixed land use pattern are found throughout the nation and

regionally within the Bricktown development in Oklahoma City. This concept reflects the old ideal of people being able to live in close proximity to necessities such as employment and retail areas. Also, this concept reflects a new ideal of developments providing additional benefits to the people of the community. For example, these mixed land use developments support a class of people referred to as the *creative class*, a concept identified by Richard Florida in his 2002 book, *Rise of the Creative Class*. The creative class is generally composed of writers, scientists, artists, engineers, educators, professionals and other individuals who develop or create ideas and new technologies. This *creative class* tends to locate in cities that have a defined sense of place and a high level of livability. In turn, these people benefit the community as a whole by supporting the creation of new jobs and enhancing the uniqueness and culture of the community. This benefit combined with other benefits such as lower infrastructure costs, lower energy costs for residents, lower environmental pollution, and the reduction of land consumed by urban sprawl make a mixed land use pattern a desirable development option for developers and the City. **This type of development could be appropriate in some areas of Midwest City and it is recommended that if such a development is proposed, the City should consider approving it.** Specific consideration should be given to how the various types of land use relate to one another within the development as well as to how the overall development relates to the existing land uses surrounding it.

Design Concepts: Vertical and Horizontal Mixed Land Uses

A mixed land use development can be constructed with one of two design concepts. First, a vertical mixing of land uses can occur. This design concept allows for different types of land uses (retail, office, residential, etc.) to be located within the same building. A common example of vertical mixed uses is seen in **Illustration 4-2**. In this design concept, retail uses are located on the ground floor with residential or offices uses located above.



Illustration 4-2

EXAMPLES OF THE VERTICAL MIXED USE DESIGN CONCEPT
(Ground floor retail uses with residential uses located above)

The second design concept is the horizontal mixing of land uses. This design concept provides for buildings with only one type of land use, but buildings throughout a development have different type of land uses. Thus, the concept of mixing land uses does not occur in a singular building, but occurs throughout buildings in a single development. Therefore, one building in a development may contain residential uses, with an office or retail building located adjacent to it. **Illustration 4-3** is an example of a residential building in a mixed land use development.



Illustration 4-3
AN EXAMPLE OF HORIZONTAL MIXED USE DESIGN CONCEPT
(Residential building in a mixed use development)

Future Land Use Plan Map

Purpose

The *Future Land Use Plan Map, Plate 4-1*, has been drafted as the result of numerous meetings with the public, the Comprehensive Plan Advisory Committee (CPAC) and City staff. The *Future Land Use Plan Map* is not a Zoning Map, and it does not directly affect the regulation of land within Midwest City. The Map is intended to provide a graphic depiction of Midwest City's ideal land use pattern. **It should be used by the City to guide decisions on proposed zoning/development and development standards in the future.** It should be noted that while the map itself is an integral part of the *Future Land Use Plan*, the land use policies that support the map are also important. These policies are contained in the following section of this *Future Land Use Plan*. The subsequent discussion is intended to describe the various land use types shown on the *Future Land Use Plan Map*.

Land Use Categories

Residential Land Uses

Residential land use is the largest land use category within the City currently, and it is generally accepted knowledge that this type of residential product will continue to be the largest category within Midwest City. It should be noted that single-family detached residential land uses can be buffered from non-residential uses with medium and high density residential land uses, or alternatively, can be effectively integrated for increased access between the two types. The following sections discuss specific aspects of the recommended residential land uses within Midwest City.

Single-Family Detached (SFD) Land Use

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.

Recommendations on lot size and other related single-family housing guidelines are included within Chapter 6, the *Housing and Neighborhoods Plan*, and ways to enhance single-family neighborhoods are also discussed within Chapter 6.

Medium Density Residential Land Use

This use is representative of two-family, attached dwelling units, such as duplex units and townhomes. Medium density land uses often provide areas for “empty nesters” who may not want the maintenance of a large-lot single-family home and for young families who may find a townhome or duplex more affordable than a single-family home. It is anticipated that new areas for medium density land use will be developed in the future.

High Density Residential Land Use

Traditional apartment-type units in attached living complexes characterize high density residential land use. There are currently several high density residential areas within Midwest City. It should be noted that medium density uses should also be permitted in any area designated for high density use.

Manufactured Home Land Use

There are several existing areas within Midwest City that are characterized by uses such as manufactured homes, which provide affordable housing for citizens in the City. The types of residential uses that can be found within this classification are manufactured homes, single-family detached dwelling units and duplexes. On the *Future Land Use Plan Map*, the areas that have been designated are consistent with areas wherein manufactured homes are currently located.

Public Land Uses

Park & Open Space Land Use

This land use designation is provided to identify public parks and open spaces within Midwest City. A community’s park system is key to a high quality of life. The City has recognized this not only through its allocation of significant park areas, but also by the fact that a *Parks and Trails Assessment* for Midwest City has been incorporated as part of this Comprehensive Plan. The *Parks and Trails Assessment* will address specific future park locations, local park and open space needs, and other recreation related issues, as well as funding mechanisms. It is intended to help Midwest City meet the park and recreation needs of its citizens as it continues to grow in population over

the next two decades. The park and open space areas that are recommended within this *Parks and Trails Assessment* have been reflected on the *Future Land Use Plan* map.

Public/Semi-Public Land Uses

This land use designation is representative of uses that are educational, governmental or institutional in nature. Public/semi-public uses are generally permitted within any area; therefore, the areas shown on the *Future Land Use Plan Map* include the related uses that are currently in existence. It is, however, anticipated that there will be a need for additional public uses with future population growth. The City should remain aware of necessary increases in police and fire protection based on population growth and of potential needed increases in space and personnel for City administration.

Special Planning Areas (SPAs)

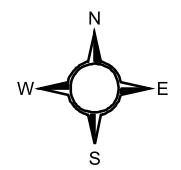
Special Planning Areas (SPAs) indicate areas where special planning considerations should be given due to an area's unique characteristics or circumstances. The primary reason for establishing SPAs is to promote quality redevelopment and support existing development. These areas have a substantial chance of experiencing redevelopment or have experienced redevelopment in recent years. As a general guide, future land uses have been indicated within the SPAs on the *Future Land Use Plan Map*. SPAs are shown on the *Future Land Use Plan Map* as an overlay, which has underlying land uses.

The City should consider incentives to encourage quality redevelopment within these areas. SPAs are focal points of the community. The image they portray is important to the overall image of the City. If redevelopment occurs, it should be compatible with the surrounding areas. Issues to consider would be how redevelopment influences existing single family housing. Also, how can redevelopment be designed to improve these areas?



Plate 4-1 Future Land Use Plan

Midwest City, Oklahoma

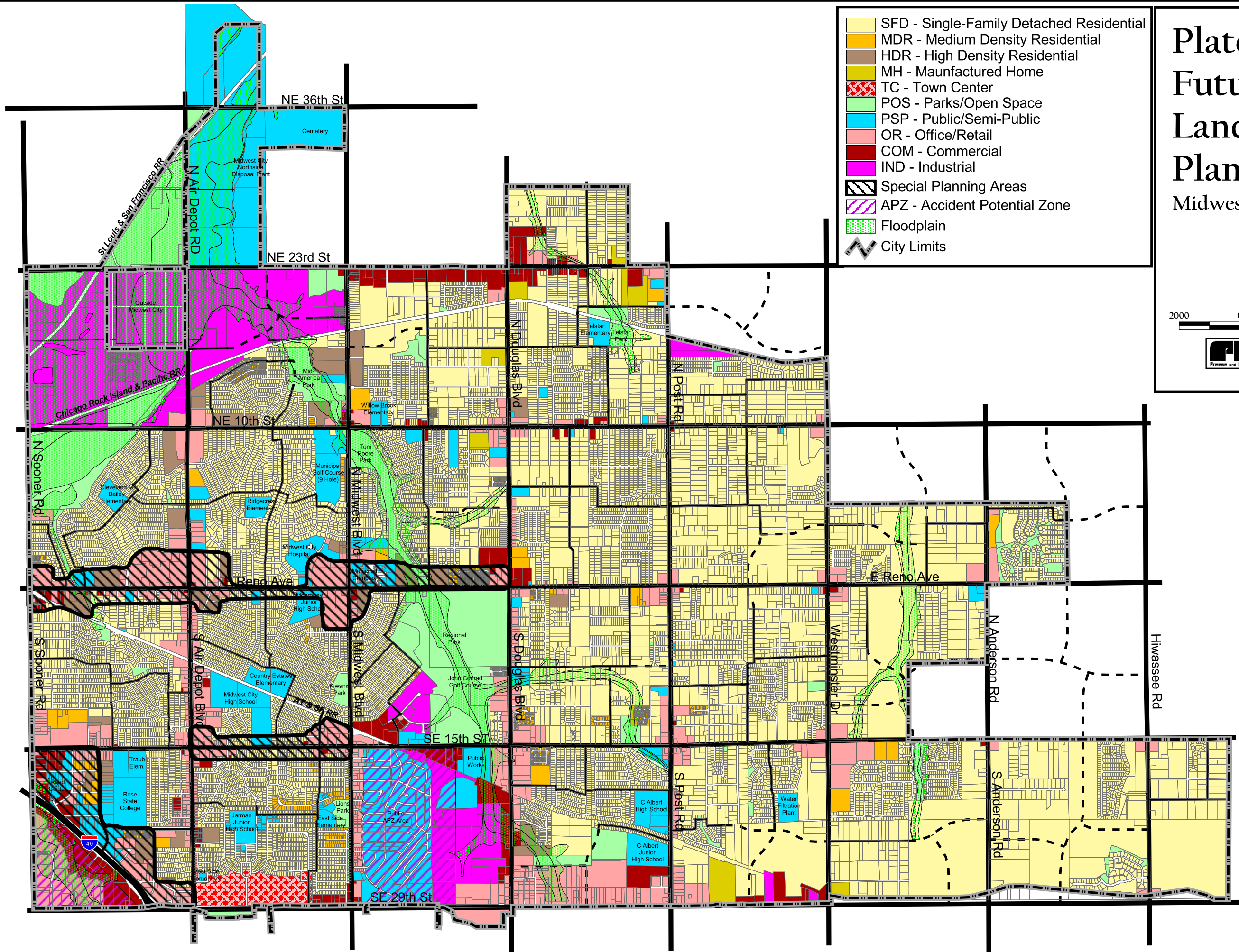


2000 0 2000 4000 Feet



Date: July 8, 2008

- SFD - Single-Family Detached Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- MH - Manufactured Home
- TC - Town Center
- POS - Parks/Open Space
- PSP - Public/Semi-Public
- OR - Office/Retail
- COM - Commercial
- IND - Industrial
- Special Planning Areas
- APZ - Accident Potential Zone
- Floodplain
- City Limits



Non-Residential Land Uses

Ideally, residents of a community should be able to live, work, and recreate (i.e., restaurants, shopping, etc.) all within the community itself; the existence of non-residential uses allows this to occur. Not only is that a positive element of a community for residents, it is also a positive element for the community itself because of the tax base and revenue that is provided by non-residential uses. Citizens should generally not have to travel to other cities in order to meet their needs for employment, goods, or services; those needs should be met within the City. Therefore, there are several areas of the City that have been recommended for various types of non-residential use, primarily depending on the area's location and proximity to other types of land use. The following sections discuss specific aspects of the recommended non-residential land uses within Midwest City.

Office/Retail Land Use

Retail land uses areas are intended to provide for a variety of retail trade, personal, and business services and establishments. Retail establishments generally require greater visibility than do other types of non-residential land uses (e.g., office, commercial).

Office uses include professional offices for lawyers, doctors, realtors, and other professionals. Office land uses are generally appropriate in all other non-residential areas of the City. Office development should be compatible with any adjacent residential area.

- *Town Center Land Use: (Note the Town Center Land Use is classified under the Office/Retail Land Use for the calculation of Future Land Use Plan acreage.)*

What is New Urbanism?

- New Urbanism is an urban design practice that focuses on creating places that are both walkable and sustainable.
- Concepts of New Urbanism
 - Mixture of land uses
 - Walkable neighborhoods – not designed solely for automobile use
 - Human Scale

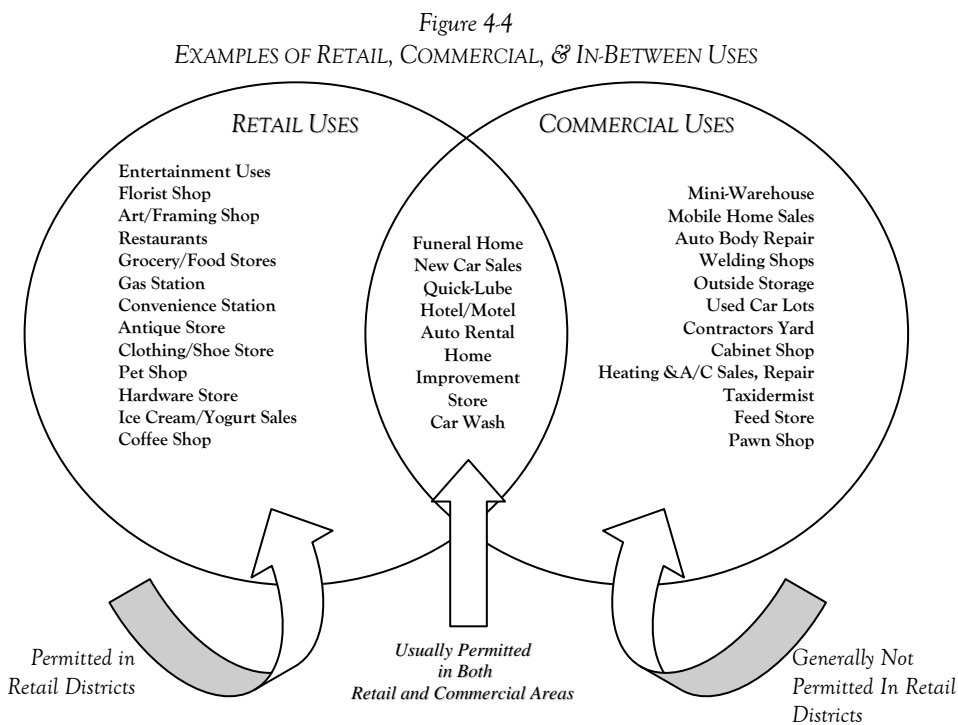
“We need to build a better mousetrap for shopping – with real places, the authentic places where people want to shop and dine, with housing and offices, with schools and libraries, etc., and most importantly just being together. Places that people [care] about...”

Source: Retail shifts toward livability, says mixed-use expert.
New Urban News, June 2005 Issue.
www.newurbannews.com.

The Town Center area designated on the *Future Land Use Plan Map* represents the 90-acre area of the City commonly known as the Downtown/29th Street Redevelopment Area or Town Center. This area has been significant within the City since its incorporation. Midwest City is in the process of completing the Downtown/29th Street Redevelopment Project, which is a project designed to create a destination retail area with a “New Urbanism” look and feel that will be an attractive and aesthetically pleasing area for people to shop. The Town Center ideally will become an area that will help identify Midwest City and will improve the image of the City in the 29th Street/Interstate Highway 40 area.

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. **Figure 4-4** differentiates between retail and commercial uses by providing examples of the two along with examples that may be located under either designation depending on the way in which the use itself is developed (i.e., with buffering, with aesthetic considerations, small- or large-scale, etc.).



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.

Industrial Land Uses

The industrial land use designation is applied to areas intended for a range of heavy commercial, assembly, warehousing, and manufacturing uses. Given the beneficial relations that Midwest City and Tinker AFB have shared, industries and businesses that support and supply Tinker AFB are highly appropriate within this land use category.

Floodplain (Not included in Future Land Use Plan calculations)

Floodplain areas shown on the *Future Land Use Plan Map* are consistent with the 100-year flood areas as identified by the Federal Emergency Management Agency (FEMA). In developed areas, the floodplain may be shown over development, although there has likely been some reclamation and rerouting of drainageways where development has occurred. In undeveloped areas, the floodplain has also been shown over existing or proposed land uses.



Illustration 4-4
EXAMPLE OF A FLOODPLAIN

Accident Potential Zone – APZ (Not included in Future Land Use Plan calculations)

The Tinker Accident Potential Zone (APZ) is an airport clearance zone that establishes limitations on development, such as building height and light emissions. The APZ is designed to protect people and development from potential aircraft accidents, reduce the impact of aircraft noise, and reduce the hazards to flight operations potentially created by development.

Notably, the Association of Central Oklahoma Governments (ACOG) is preparing a Joint Land Use Study (JLUS), which is funded by the US Department of Defense, Office of Economic Adjustment. The study is a cooperative land use planning effort, which is designed to promote community growth and development that is compatible with Tinker's training and operational missions.



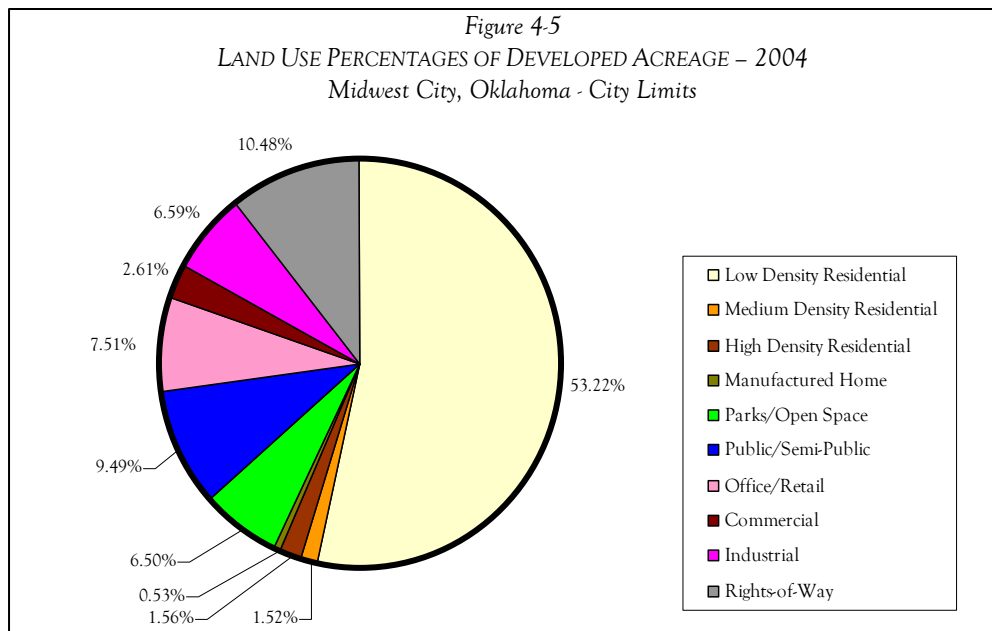
Illustration 4-5
PLANE APPROACHING TINKER AFB

Future Land Uses Calculations

Table 4-5 lists the categories of land use by acreage for the City limits. This information represents the calculations from the recommended, graphic pattern of land use shown on the *Future Land Use Plan Map (Plate 4-1)*.

Table 4-5 FUTURE LAND USE Midwest City, Oklahoma			
LAND USE CATEGORY	Acres	Percent of Land	Number of Acres Per 100 People ⁽¹⁾
Low Density Residential	8,307	53.22%	15.36
Medium Density Residential	238	1.52%	0.44
High Density Residential	244	1.56%	0.45
Manufactured Home	82	0.53%	0.15
<i>(RESIDENTIAL SUB-TOTAL)</i>	<i>(8,871)</i>	<i>(56.83%)</i>	<i>(16.40)</i>
Parks/Open Space	1,014	6.50%	1.87
Public/Semi-Public	1,482	9.49%	2.47
<i>(PUBLIC SUB-TOTAL)</i>	<i>(2,496)</i>	<i>(15.99%)</i>	<i>(4.61)</i>
Office/Retail ⁽²⁾	1,172	7.51%	2.17
Commercial	407	2.61%	0.75
Industrial	1,028	6.59%	1.90
<i>(NON-RESIDENTIAL SUB-TOTAL)</i>	<i>(2,607)</i>	<i>(16.70%)</i>	<i>(4.82)</i>
Rights-of-Way ⁽⁵⁾	1,636	10.48%	3.02
Total Acreage Within the City Limits	15,610	100.00%	28.86
Floodplain ⁽⁴⁾	2,000	12.81%	————
Accident Potential Zone (APZ) ⁽⁵⁾	501	3.21%	————

⁽¹⁾ Based on the 2000 Census of 54,088 people.
⁽²⁾ Includes 90 acres for the Town Center.
⁽⁴⁾ Estimated.
⁽⁴⁾ Floodplain areas are included in the land uses and therefore are not calculated in the total acreage of the City.
⁽⁵⁾ The Tinker AFB Accident Potential Zone is included in the land uses and therefore is not calculated in the total acreage of the City.
 Note: Acres have been rounded to nearest whole acre.
 Source: Midwest City and Sefko Planning Group



Administration of the Future Land Use Plan & Map Interpretation Policies

Development Proposals & the Future Land Use Plan

At times, the City will likely encounter development proposals that do not directly reflect the purpose and intent of the land use pattern shown on the *Future Land Use Plan (Plate 4-1)*. Review of such development proposals should include the following considerations:

- Will the proposed change enhance the site and the surrounding area?
- Is the proposed change a better land use than that recommended by the *Future Land Use Plan*?
- Will the proposed use impact adjacent residential areas in a negative manner? Or will the proposed use be compatible with, and/or enhance, adjacent residential areas?
- Are uses adjacent to the proposed use similar in nature in terms of appearance, hours of operation, and other general aspects of compatibility?
- Does the proposed use present a significant benefit to the public health, safety and welfare of the community? Would it contribute to the City's long-term economic well-being?

Development proposals that are inconsistent with the *Future Land Use Plan* (or that do not meet its general intent) should be reviewed based upon the above questions and should be evaluated on their own merit. It should be incumbent upon the applicant to provide evidence that the proposal meets the aforementioned considerations and supports community goals and objectives as set forth within this Comprehensive Plan.

It is important to recognize that proposals contrary to the Plan could be an improvement over the uses shown on the Plan for a particular area. This may be due to changing markets, the quality of proposed developments and/or economic trends that occur at some point in the future after the Plan is adopted. If such changes occur, and especially if there is a significant benefit to the City of Midwest City, then these proposals should be approved, and the *Future Land Use Plan* should be amended accordingly.

Zoning & the Future Land Use Plan

A zoning map should reflect the *Future Land Use Plan* to the fullest extent possible.

Reactive Use of Zoning & the Plan

Approval of development proposals that are inconsistent with the *Future Land Use Plan* will often result in inconsistency between the *Future Land Use Plan* and zoning regulations. It is recommended that Midwest City amend the *Future Land Use Plan* prior to rezoning land that would result in such inconsistency.

In order to expedite the process of amending the *Future Land Use Plan* to ensure zoning regulations correspond, the related amendment recommendation(s) should be forwarded simultaneously with the rezoning request(s). It should be noted that specific implementation measures related to zoning are addressed within the *Implementation Strategies* of this Comprehensive Plan.

Proactive Use of Zoning & the Plan

A proactive approach is the reverse of reactive approach. In the reactive approach, the landowner or developer applies for a zoning change and the *Future Land Use Plan Map* is updated accordingly. In a proactive approach, the City leads the effort to rezone land according to the *Future Land Use Plan Map*. A prime example of such a proactive approach could be the land adjacent to a section of SE 29th Street, between Douglas Boulevard and Post Road. The *Future Land Use Plan* map recommends office/retail land uses for this section of SE 29th Street. Currently much of the land along this major thoroughfare is zoned for single-family residential use, which is not generally desirable today along such a major roadway. Therefore, a proactive approach would be the City leading the effort to rezone these properties to office/retail land uses from their current single-family residential use zoning district.



Land Use Policies

Following are the land use policies. The *Future Land Use Plan Map* is intended to be used in conjunction with these policies. The *Implementation Plan* will outline specific ways in which the City can implement the land use policies, along with recommended policies from other chapters of the *Comprehensive Plan*.

1. *Effectively Integrate Parks, Trails and Open Space*

- The *Future Land Use Plan* should be used in conjunction with the *Parks and Trails Assessment* in Chapter 7 of this *Comprehensive Plan*.
- The City should promote the development of hike and bike trails around the City as in accordance to the *Parks and Trails Assessment*.
- The City should develop a detailed *Trails Master Plan*.
- Land uses should attempt to incorporate trail segments into the design of projects to promote use of the trail, such as facing residential properties towards the trail.
- The City should attempt to secure future areas for parks and trails (e.g., railroad right-of-way).

2. *Encourage the Reuse of Vacant Retail Sites*

- The City should support the reuse of vacant retail store sites with various types of office and residential uses.
 - Uses such as medical uses should be promoted within vacant retail store sites.
- The City should consider allowing a mixed land use design concept (either vertical or horizontal, refer to page 4-12) in obsolete retail sites (see Land Use Policy 10, below, for further information).

3. *Industrial Uses*

- As seen on the *Future Land Use Plan Map*, it is recommended that areas in the northwest quadrant of the City be used for industrial uses. Several Economic Incentive Districts exist in these areas to promote industrial uses; refer to Chapter 8 for further information.
- Industrial uses that provide services to Tinker AFB are highly desirable.

- Development of industrial properties should be buffered with screening from the other uses and roadways to improve the visual appeal of these areas.

4. Residential Uses to the East

- As seen on the *Future Land Use Plan Map*, the eastern half of the City is shown primarily for residential use.
- In order to improve housing diversity City-wide, residential uses east of Post Road should predominantly consist of larger-lot residences than those found in the western half of the City.
- Lot development should conform to the guidelines in subsection 5 and 8, below.

5. Variety of Lot Sizes

- Residential uses within the City should provide housing opportunities for low, moderate, and upper income households.
- Townhomes, patio homes, and similar types of residential uses should be encouraged so that the needs of various age groups can be met.
- Development should attempt to be compatible with surrounding developments by having similarly sized lots built next to existing lots.

6. Discourage Residential Uses from Facing Arterials

- New residential uses fronting (facing) arterial roadways should be discouraged. For example, two areas along 15th Street were developed over 30 years ago with single-family lots fronting the roadway. This lot orientation is generally not desirable due to the number of driveways and the resulting backing onto the arterial road from the residential lot.
- Residential areas currently facing (fronting) 15th Street, Sooner Road, and other arterials with single-family homes should only be rezoned to non-residential after a “critical mass” lot consolidation effort is achieved. A minimum of four contiguous lots should be consolidated before rezoning occurs.

7. Preserving the Environment

- Tree preservation should be encouraged in new residential and non-residential developments.

- The City should establish incentives and/or regulations encouraging tree preservation.
- If tree removal is necessary for a development, then incentives and/or regulations for tree replacement with native trees should be established.
- The City should consider adopting a tree preservation ordinance to assist in preserving Midwest City's environment.

8. Development in the "Mid-block" or "Middle of the Mile" Areas

- Uses in mid-block areas between arterial roadways should be limited to residential, light retail (e.g. flower shop), or office uses.
- Subdivision of existing lots should be allowed subject to the following criteria:
 - Homes do not have individual access (driveways) onto the arterial,
 - Each subdivision contains at least four (4) lots, and
 - Streetscape amenities are required.

9. Street Connectivity

- Where possible, residential uses should be designed to allow for the continuation of collector streets from one subdivision to another.

10. Mixed Use Developments

- Mixed use developments should include a mixture of residential (townhomes, patios homes, lofts, etc.) and non-residential uses (retail, office, and commercial uses).
- This type of development could be appropriate in some areas of Midwest City and it is recommended that if such a development is proposed, the City should consider approving it.
- Currently, there are no districts that allow mixed use developments; therefore, a Planned Unit Development (PUD) would be used to implement such a design concept.

11. Medium Density Residential Land Use

- It is anticipated that new areas for medium density land use will be developed in the future. The City should consider each proposed

medium density development on its own merit, but also generally on the following:

- The duplex units, patio homes and townhomes provide a buffer between single-family land uses and higher intensity land uses, such as multiple-family or non-residential.
- The duplex units, patio homes and townhomes provide a buffer between single-family land uses and major thoroughfares or collectors.
- The land proposed for development of duplex units, patio homes and townhomes is located along an arterial or collector roadway.

12. High Density Residential Land Uses

- Medium density uses should also be permitted in any area designated for high density use.
- In order to ensure that multiple-family areas are designed to a high standard, the City should consider incorporating the following guidelines into the Zoning Ordinance:
 - The proposed multiple-family tract should be adjacent to an arterial roadway;
 - All structures within the multiple-family development should be at least 90 percent masonry on exterior of the first story;
 - If the tract is adjacent to single-family residential dwellings, transition areas (green space, buffer areas, medium density development, etc.) should be incorporated into the project;
 - Based upon the density of the complex, an appropriate amount of usable open space should be required;
- Multiple-family areas and related development standards are also discussed within the *Image and Design Plan* (Chapter 5) and the *Housing and Neighborhoods Plan* (Chapter 6).

13. Short Form, Lot Split, or Minor Plat Process

- Consistent with state laws, provide a short form plat process (also called a lot split or minor plat process) for the division of a lot that requires no public improvements.
- The short form or lot split process should be reviewed and amended to ensure that the process is effective, efficient, and promotes quality development as described throughout the Comprehensive Plan.

In Conclusion

The recommendations contained herein should guide Midwest City's future land use planning and related policies. It is important to note that the *Future Land Use Plan* is not the community's official zoning map. Rather, it is a guide to decision making in the context of the City's future land use patterns. The *Future Land Use Plan* should be used consistently and updated as needed, as coordinated, quality development continues in Midwest City over time. The official copy of the *Future Land Use Plan Map* shall be on file at Midwest City's Municipal Center. The boundaries of land use categories as depicted on the official map should be used to determine the appropriate land use category for areas that are not clearly delineated on the smaller-scale *Future Land Use Plan Map* contained within this Comprehensive Plan document. The recommendations that have been discussed throughout this chapter are summarized in **Table 4-6**.

<p><i>Table 4-6</i> SUMMARY OF FUTURE LAND USE PLAN RECOMMENDATIONS Midwest City, Oklahoma</p>
Population Growth
<p><u>Growth Rate</u></p> <p>For planning purposes, a moderate compound annual growth rate of 0.5 percent should be used. This rate will result in a future population of 64,404 people in Midwest City in the year 2035.</p>
<p><u>Ultimate Capacity</u></p> <p>For planning purposes, the City should assume an ultimate population capacity within the City limits of approximately 71,982 people.</p>
Land Use Locational Recommendations
<p><u>Residential Areas</u></p> <p>Residential areas should be designed to have minimal impact from major roadways, thereby preserving the integrity of local neighborhoods and ensuring the safety of local residents.</p>
<p><u>Non-residential Uses</u></p> <p>Non-residential uses should generally be located at major intersections in order to allow them the highest visibility possible.</p>
<p><u>Land Along Thoroughfares</u></p> <p>Land along Midwest City's major thoroughfares should generally be preserved for retail and limited commercial land uses. Ideally, such uses should be aesthetically pleasing.</p>

<p>Table 4-6 (Continued) SUMMARY OF FUTURE LAND USE PLAN RECOMMENDATIONS Midwest City, Oklahoma</p>
<p>Land Use Locational Recommendations (Continued)</p>
<p><u>Compatibility Between Uses</u></p> <p>In terms of compatibility between residential and non-residential development, offices and small (neighborhood) retail establishments should be adjacent to residential uses.</p>
<p><u>Mixed Use Developments</u></p> <p>A mixed use development reflects the old ideal of people being able to live in close proximity to necessities such as employment and retail areas. Although mixed use development has not been expressly recommended for Midwest City, it is recommended that, if such a development is proposed, the City should consider approving it.</p>
<p>Future Land Use Plan Map Recommendations</p>
<p><u>Low-Density Residential Buffering</u></p> <p>Low density residential land uses (single-family homes) should be buffered from non-residential uses with medium and high density residential land uses whenever possible.</p>
<p><u>Low-Density Residential</u></p> <p>It is recommended that low density residential continue to account for the largest percentage of residential land uses.</p>
<p><u>Low-Density Residential Location</u></p> <p>Low density residential land uses should not be adjacent to major thoroughfares or incompatible land uses, and should be in proximity to existing single-family residential land uses with similar lot sizes.</p>
<p><u>Low-Density Residential – Various Lot Sizes</u></p> <p>Although single-family areas have been labeled “low density,” 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.</p>
<p><u>Medium Density Residential</u></p> <p>Medium density uses should also be permitted in any area designated for high density use.</p>
<p><u>High Density Residential</u></p> <p>High density should be adjacent to an arterial roadway.</p> <p>All structures within a multi-family development should be at least 90 percent masonry on exterior of the first story.</p>
<p><u>Special Planning Areas</u></p> <p>The City should consider incentives to encourage quality redevelopment within these areas.</p>
<p><u>Office/Retail Uses</u></p> <p>Office and retail uses should be permitted within recommended commercial areas.</p>
<p><u>Commercial Uses</u></p> <p>Commercial uses should not be permitted within recommended office or retail areas. Commercial uses should be permitted within recommended industrial areas.</p>

<p>Table 4-6 (Continued)</p> <p>SUMMARY OF FUTURE LAND USE PLAN RECOMMENDATIONS</p> <p>Midwest City, Oklahoma</p>	
Land Use Policy Recommendations	
<u>1. Effectively Integrate Parks and Open Space</u>	The City should promote the development of a trail system around the City as in accordance to the <i>Parks and Trails Assessment</i> .
<u>2. Encourage the Reuse of Vacant Retail Store Sites</u>	The City should support the reuse of vacant retail store sites with several types of office uses. Uses such as medical uses should be promoted within vacant retail store sites.
<u>3. Promote Industrial Uses in the Economic Incentive Districts</u>	It is recommended that areas in the northwest quadrant of the City be used for industrial uses to take advantage of several Economic Incentive Districts.
<u>4. Residential Uses to the East</u>	In order to improve housing diversity, residential uses in the area should predominantly consist of larger lot residences than those found in the western half of the City.
<u>5. Variety of Lot Sizes</u>	Residential uses within the City should provide housing opportunities for low, moderate, and upper income households.
<u>6. Discourage Residential Use from Facing Arterials</u>	Residential uses fronting (facing) arterial roadways are discouraged.
<u>7. Preserving the Environment</u>	Tree preservation should be encouraged in new residential and non-residential developments.
<u>8. Arterial Development in the “Mid-block” or “Middle of the Mile” Areas</u>	Uses in the mid-block sections should be limited to residential, light retail, or office uses.
<u>9. Street Connectivity</u>	Residential uses should be designed to allow for the continuation of collector streets from one subdivision to another.
<u>10. Mixed Use Developments</u>	This type of development could be appropriate in some areas of Midwest City and it is recommended that, if such a development is proposed, the City should consider approving it.
<u>11. Medium Density Residential</u>	The City should consider each proposed medium density development on its own merit, but also generally on a set of criteria.
<u>12. High Density Residential</u>	In order to ensure that multiple-family areas are designed to a high standard, the City should consider incorporating the additional criteria into the Zoning Ordinance
<u>13. Short Form, Lot Split, or Minor Plat Process</u>	The short form or lot split process should be reviewed and amended to ensure that the process is effective, efficient, and promotes quality development.
<small>Source: City of Midwest City's Future Land Use Plan.</small>	