ANY PERSON REQUIRING SPECIAL ASSISTANCE OR OTHER REASONABLE ACCOMMODATION TO ATTEND AND/OR FULLY PARTICIPATE IN ANY MEETING MUST CONTACT THE ADA COORDINATOR VIA EMAIL AT BBUNDY@MIDWESTCITYOK.ORG OR PHONE AT 739-1265 AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF THE MEETING. DURING A PUBLIC MEETING, CALL 739-1388 FOR ASSISTANCE.

AGENDA FOR THE SPECIAL MEETING OF THE MIDWEST CITY
Park Land Review Committee
December 9, 2020 – 4:00 p.m.
Council Chambers
City Hall
100 North Midwest Boulevard

A. CALL TO ORDER

B. MINUTES
   1. Discussion and consideration of approving the Minutes of the October 21, 2020 meeting.

C. NEW MATTERS
   1. (PC -2070) Discussion and consideration of Section 38-51, Parks and Open Space Dedication, for the proposed Primrose Hill Preliminary Plat located in the SW/4 of Section 31, T-12-N, R-1-W, addressed as 316 N. Post Road.
   2. Discuss date for January meeting.

D. COMMITTEE DISCUSSION

E. ADJOURN
Copies of the agenda for this meeting were posted at City Hall, accessible to the public for at least 24 hours in advance of the meeting.

MINUTES OF MIDWEST CITY PARK LAND REVIEW COMMITTEE SPECIAL MEETING

October 21, 2020 - 4:00 p.m.

This meeting of the Midwest City Park Land Review Committee was held in the Council Chambers, Midwest City, Oklahoma County, Oklahoma, on October 21, 2020 at 4:00 p.m., with the following members present:

Present: Carolyn Burkes
Jess Huskey
Casey Hurt

Absent: Charlie Hartley

Staff present: Kellie Gilles, Planning Manager
Sarah Steward, Associate Current Planner

A. CALL TO ORDER:

The meeting was called to order by Chairperson Burkes at 4:00 p.m.

B. MINUTES:

1. A motion was made by Huskey, seconded by Hurt to approve the minutes of the August 18, 2020. Voting Aye: Huskey, Burkes, Hurt. Absent: Hartley. Motion carried.

C. NEW MATTERS:

1. (PC -2061) Discussion and consideration of approval of the dedication of private park land and open space to be maintained by the Homeowners Association to satisfy the requirement for the dedication of park land in conjunction with the Preliminary Plat of StatusOne, located at 2500 S. Douglas Blvd. and described as a part of the SW/4 of Section 12, T11N, R2W.

Staff presented a brief overview of this request. The applicant, Chris Webster, was present via phone call. There was general discussion about the item. A motion was made by Hurt, seconded by Huskey, to recommend approval of the dedication of private park land and open space to be maintained by the Homeowners Association to satisfy the requirement for the dedication of park land in conjunction with the Preliminary Plat of StatusOne as referenced in PC-2061. Voting aye: Burkes, Huskey, and Hurt. Nay: None. Motion passed.
C. COMMITTEE DISCUSSION:

E. Adjournment: A motion was made by Huskey, seconded by Hurt to adjourn the meeting. Voting aye: Huskey, Hurt, and Burkes. Nay: None. Motion passed.

The meeting adjourned at 4:15 p.m.

SS:kg
To: Chairman and Park Land Committee Members

From: Billy Harless, Community Development Director
      Kellie Gilles, Planning Manager

Date: December 9, 2020

Subject: (PC -2070) Discussion and consideration of Section 38-51, Parks and Open Space Dedication, for the proposed Primrose Hill Preliminary Plat located in the SW/4 of Section 31, T-12-N, R-1-W, addressed as 316 N. Post Road.

Applicant: Les Chateaux LLC

Applicant’s Representative: Mark Grubbs, Grubbs Consulting LLC

Size:
The area of request has a frontage along N. Post Road of approximately 320 ft and contains an area of approximately 402,270 square feet/9.23 acres, more or less.

Municipal Code Citation:
38-51. Parks and Open Space Dedication
38-51.1 Purpose Statement
The purpose of this section is to provide the amount of land to be dedicated for parks and open space. Parks and open space are essential in providing for the public welfare of the community. These areas benefit the residents by providing recreational opportunities. As referenced in the Comprehensive Plan, these spaces collectively are considered elements that contribute to the quality of life found in the community. The amount of land for parks and open space and its distribution contributes to citizens’ quality of life.

38.51.2 Applicability
This article shall apply to all residential Subdivision Plats have a dwelling unit density of greater than one (1) unit per net acre, and/or the owners or applicants for approval thereof, pursuant to the authority of Article 10 of the Charter of the City.

38.51.4 Reservation of Future Park/Open Space or the Contribution of Money
(A) Contribution of Land or Money Determination
The determination as to whether the subdivider will contribute land or money will be made by the Park Land Review Committee after submission of the sketch plat and the pre-application meeting and before the Preliminary Plat approval.
38.51.5 (C) Subdivisions Smaller than 2,500 Persons
In those instances where the formula used to determine the acreage to be contributed and the number of persons projected to occupy a subdivision shows that less than two thousand five hundred (2,500) persons will ultimately occupy any given subdivision, the Park Land Review Committee shall review said plans and promptly recommend whether land or money should be required of the subdivider.

(1) If the park and/or open space is to be required, then the amount of land determined by subsections (A) and B(b) shall be reserved and delineated on the Preliminary Plat submitted to the Planning Commission. The appropriate proportion thereof (as determined by the above formula) shall be dedicated or conveyed to the City at the time of recording the Final Plat.

(2) If a fee in lieu of land contribution is required, the amount of the fee shall be determined at the time of final plating, according to the following formula:

| Fair market value of land per acre | X | Amount of land required to be dedicated | = | Fee in lieu of land dedication |

Staff Comments:
The proposed Preliminary Plat of the Primrose Hill Addition proposes the development of thirty (30) single-family lots. The lots exceed the minimum lot size for single family residential development per the Midwest City code. The applicant has met with staff and would prefer to pay a fee in lieu of the required park land dedication. A letter from the applicant is included with this agenda packet.

If land is to be dedicated, a total of .14 acres would be required based on the expected density of the subdivision and the land area. The preliminary plat does show an area of approximately 35,058 square feet or .80 acres for common area and detention, however, due to the location of this common area, it does not meet the requirements for park land. For this reason, the applicant is requesting to pay a fee in lieu of the park land dedication.

**Action Required:** Approve or reject the request to pay a fee in lieu of the dedication of park land in conjunction with the Preliminary Plat of the Primrose Hill Addition as referenced in PC-2070.

Billy Harless, AICP
Community Development Director

KG
December 1, 2020

Park Land Review Committee
City of Midwest City
100 N. Midwest Boulevard
Midwest City, OK 73110

RE: Request for Fee In Lieu of parkland for a proposed new residential subdivision identified as Primrose Hill and located at 316 N. Post Road

To Whom It May Concern,

We are the Civil Engineering firm responsible for the preparation of the preliminary plat of Primrose Hill, a proposed single family residential subdivision located at 316 N. Post Road. The subdivision will consist of 30 residential lots on 9.23 acres. Parkland requirement for a development of this size is 0.14 acre, which is slightly less than the size of the proposed lots. The plat provides a large common area in the rear of the project, at the terminus of the cul-de-sac and behind two residential lots in order to meet detention requirements. The developer intends to provide passive recreational amenities in this common area for the residents in this addition. However, the configuration and location of this area does not qualify for meeting the City of Midwest City parkland requirement and it is our opinion that due to the minimal park size requirement and the close proximity of the proposed development to Regional Park that the parkland requirement would be better served by allowing for Fee-In-Lieu-Of (FILO) parkland for the proposed development.

For this reason, and on behalf of the developer of Primrose Hill, it is hereby requested that payment of a FILO providing parkland be approved. Payment of a FILO parkland would allow for the fees to be applied to Regional Park located approximately one (1) mile to the west.

Feel free to contact me at 405-265-0641 or at mark.grubbs@ce-oke.com with any questions or comments.

Respectfully,

Mark C. Grubbs, P.E.
Grubbs Consulting, LLC

cc: Joel Bryant
Les Chateaux, LLC
NOTIFICATION MAP FOR
PC-2070

DISCLAIMER: THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE ONLY. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP.