



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

ENGINEERING DIVISION
Brandon Bundy, City Engineer
CURRENT PLANNING DIVISION
Kellie Gilles, Current Planning Manager
COMPREHENSIVE PLANNING
Petya Stefanoff, Comprehensive Planner
BUILDING INSPECTION DIVISION
Christine Brakefield, Building Official
GIS DIVISION
Greg Hakman, GIS Coordinator

ANY PERSON REQUIRING SPECIAL ASSISTANCE OR OTHER REASONABLE ACCOMODATION 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
August 19, 2021 – 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 December 9, 2020 meeting.
- C. **NEW MATTERS**
(PC –2089) 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 Madison Addition Preliminary Plat located in the NW/4 of Section 1, T11N, R2W, located at 500 and 600 Davidson Road and 527 and 531 Saint Paul Avenue.
- 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

December 9, 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 December 9, 2020 at 4:00 p.m., with the following members present:

Present: Carolyn Burkes
Jess Huskey
Casey Hurt
Charlie Hartley
Suzi Byrne

Absent: None

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 Hurt, seconded by Byrne to approve the minutes of the October 21, 2020 meeting. Voting Aye: Huskey, Burkes, Hurt, Hartley, and Byrne. Nay: None. Motion carried.

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.

Staff presented a brief overview of this request. The representative, Mark Grubbs, was present. There was general discussion about the item. Grubbs stated that the proposed frontage of the park land and detention area would be revised to meet the 35' requirement. A motion was made by Huskey, seconded by Hartley, to recommend approval to pay a fee in lieu of park land dedication

in conjunction with the Preliminary Plat of Primrose Hill as referenced in PC-2070. Voting aye: Burkes, Huskey, Hurt, Hartley, and Byrne. Nay: None. Motion passed.

2. Discuss date for January meeting.

Staff stated there would be need of a Park Land Review Committee meeting in January. Committee members agreed to meet on January 13, 2021 at 4:00 p.m. in the Midwest City Council Chambers

C. COMMITTEE DISCUSSION:

1. Chairperson Burkes requested further information about the Park Land fund and how the funds could be used.
2. Byrne updated the committee on the Tree Board stating that they are looking for new and innovative ideas to increase the number and variety of trees in Midwest City. The Tree Board is looking at all parks and hoping for cooperation with businesses and civic groups.

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

The meeting adjourned at 4:19 p.m.

SS:kg



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BUILDING INSPECTION DIVISION
Building Official

Billy Harless, Community Development Director

To: Chairman and Park Land Committee Members

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

Date: August 19, 2021

Subject: (PC –2089) 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 Madison Addition Preliminary Plat located in the NW/4 of Section 1, T11N, R2W, located at 500 and 600 Davidson Road and 527 and 531 Saint Paul Avenue.

Applicant: Jim Campbell

Size:

The area of request has a frontage along Davidson Rd. of approximately 660 ft and frontage along Saint Paul Ave. of approximately 133 ft., containing an area of approximately 17.75 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.

Staff Comments:

The proposed Preliminary Plat of the Madison Addition proposes the development of 48 single-family lots plus one area intended for park land, open space and detention.

Rather than to dedicate land by conveyance to the City, the applicant has chosen to pursue the Dedication Alternative: Private Park 38-51.3(B)(1). This option states:

- A. A private park and/or open space for park and recreational purposes is provided in a proposed Subdivision; and
- B. Such areas are privately owned and maintained by the HOA and/or future residents of the Subdivision.

Section 38-51.3(B)(2) states the following requirements must be met regarding the Dedication Alternative:

- (a) **Areas Not Included in the Computation of a Private Park**
Yards, court areas, setbacks and other open areas required by the zoning and building regulations shall not be included in the computation of such private park and/or open space.
- (b) **Private Ownership and Maintenance**
The private ownership and maintenance of the open space shall be adequately provided for by written agreement with the HOA.
- (c) **Park Use and Future Park**
The use of the private park and/or open space shall be restricted for park and recreational purposes by recorded covenants which run with the land in favor of the future owners of the property within the tract and which cannot be defeated or eliminated without the consent of the City Council.
- (d) **Reasonably Adaptable Use**
The proposed private park and/or open space shall be reasonably adaptable for use for park and recreational purposes, taking into consideration such factors as size, shape, topography, geology, access and location of the private open space land.
- (e) **Substantial Accordance**
Facilities proposed for the park and/or open space shall be in substantial accordance with the provisions of the recreational element of the general plan and are approved by the City Council.
- (f) **Detention and Retention Ponds**
In order to qualify as parkland dedication, detention and retention ponds shall meet the requirements within Sec. 38-49.4 (D) Standards for detention and retention ponds as amenities.

The area of land that the applicant is proposing as private park land is also the site of a required detention pond, therefore, the requirements of Section 38-49.4(D) listed below must be met.

Section 38-49.4(D) of the Subdivision Regulations states the following:

Standards for Detention and Retention Ponds as Amenities

A detention or retention pond shall be considered an amenity if it meets the following design considerations:

- (1) Located between the building and the street or completely bounded by streets,
- (2) Viewable from public space,
- (3) Any slope of the pond area does not exceed thirty-three (33) percent,
- (4) Accessible by patrons,

- (5) Seating area, public area, or fountain, and
- (6) One tree or planter at least sixteen (16) square feet for every two hundred (200) square feet of open space, and be located within or adjacent to the open space.

In calculating the amount of land to be dedicated for parks and open space, it was determined that the applicant needed .23 acres of parks and open space. The applicant is proposing one area of park and open space containing a total of approximately 3.34 acres of private park and/or open space to be maintained by the Homeowners Association. The HOA covenants must be submitted to staff for review prior to an application for the final plat for this development.

The proposed park land area can be accessed from the main street serving this development. A portion of the proposed park land areas is intended for detention. As such, the areas must meet the requirements listed above in Section 38-49.4(D) of the Subdivision Regulations. The HOA covenants will need to include a provision for maintenance of this private park area. Trees left in the common area/park land area as part of the required tree preservation will be counted toward the required number of trees as noted in Section 38-49.4(D)(6) above.

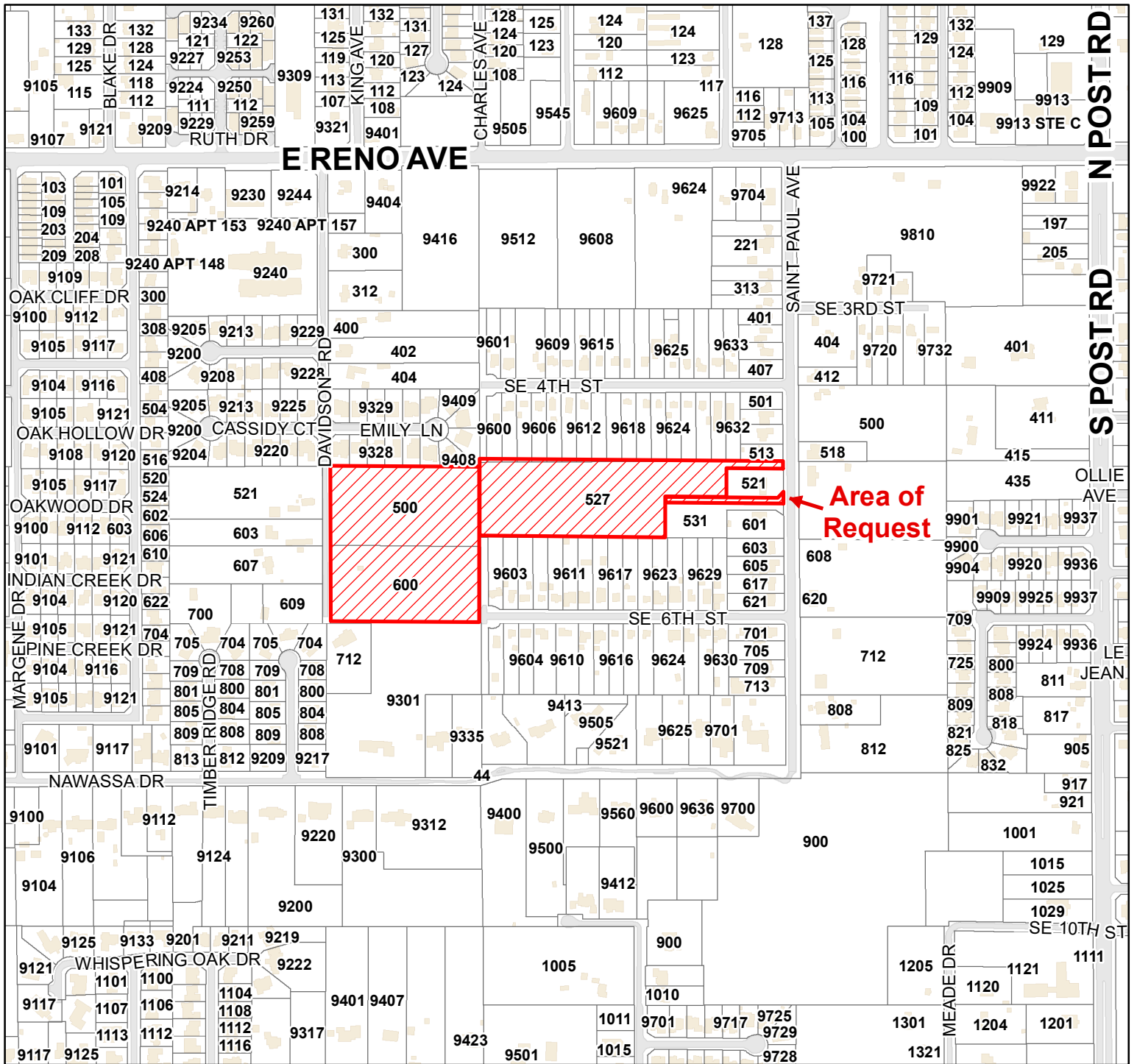
Action is at the discretion of the committee.

Action Required: Approve or reject the proposed park land/open space dedication plan as proposed to satisfy the requirement for park land in conjunction with the Madison Addition Preliminary Plat as referenced in PC-2089.

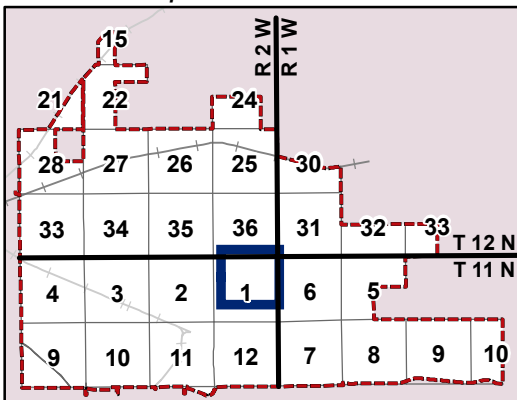


Billy Harless, AICP
Community Development Director






KG





Locator Map



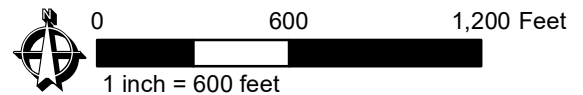
General Map Legend

-  Area of Request
-  Parcels with Addresses
-  Buildings
-  Edge of Pavement
-  MWC City Limits

Railroads

-  Active
-  Inactive / Closed

**GENERAL MAP FOR
PC-2089
(N/2 Sec. 1, T11N, R2W)**



THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. 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. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.

PRELIMINARY PLAT OF MADISON ADDITION

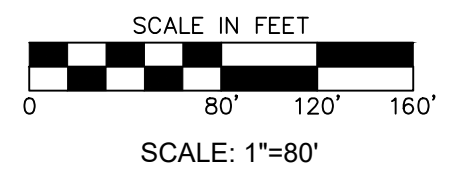
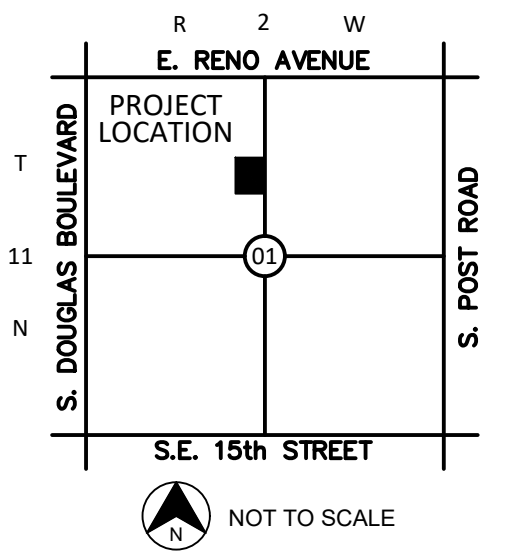
A PART OF THE NW/4 OF SECTION 01, T11N, R2W, I.M.
MIDWEST CITY, OKLAHOMA COUNTY, OKLAHOMA

OWNER/SUBDIVIDER:
JCH DEVELOPMENT LLC
P.O. BOX 30706
MIDWEST CITY, OK 73140
405-739-0760

SURVEYOR:
GOLDEN LAND SURVEYING
920 N.W. 139TH PKWY
OKLAHOMA CITY, OK 73013
405-802-7883

ENGINEER:
CEDAR CREEK ENGINEERING
P.O. BOX 14534
OKLAHOMA CITY, OK 73113
405-778-3385

07.23.21



LEGAL DESCRIPTION
A tract of land lying in the Southeast Quarter (SE/4) of the Northwest Quarter (NW/4) of Section One (1), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast Corner of the Southeast Quarter (SE/4) of Government Lot Three (3) of said Section One (1); Thence South 00°00'50" East along the East line of the Northwest Quarter (NW/4) of said Section One (1) a distance of 662.13 feet to the Southeast corner of CASSIDY COVE SECTION 2 Addition and to the Point of Beginning; Thence continuing South 00°00'50" East along the East line of the Northwest Quarter (NW/4) of said Section One (1) a distance of 661.00 feet to the Southeast corner of the North Half (N/2) of said SE/4-NW/4; Thence North 89°33'19" West along the South line of said N/2-SE/4-NW/4 a distance of 630.70 feet to a point 25.00 feet East of the West line of the SE/4-NW/4; Thence North 00°06'47" West, 25 feet East of and parallel with the West line of said SE/4-NW/4, a distance of 659.86 feet to the Southwest corner of said CASSIDY COVE SECTION 2 Addition; Thence South 89°39'36" East along the South line of said CASSIDY COVE SECTION 2 Addition a distance of 631.83 feet to the Southeast corner of said CASSIDY COVE SECTION 2 Addition and to the Point of beginning.

Containing 416,897.90 Sq. Ft. or 9.571 Acres, more or less.

Prepared by Troy Dee, PLS #1745, on March 19, 2020. The Basis of Bearing is the East line of the NW/4, S00°00'50"E, per the recorded plat of CASSIDY COVE SECTION 2.

AND

A part of the North Half (N/2) of North Half (N/2) of the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) of Section One (1), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

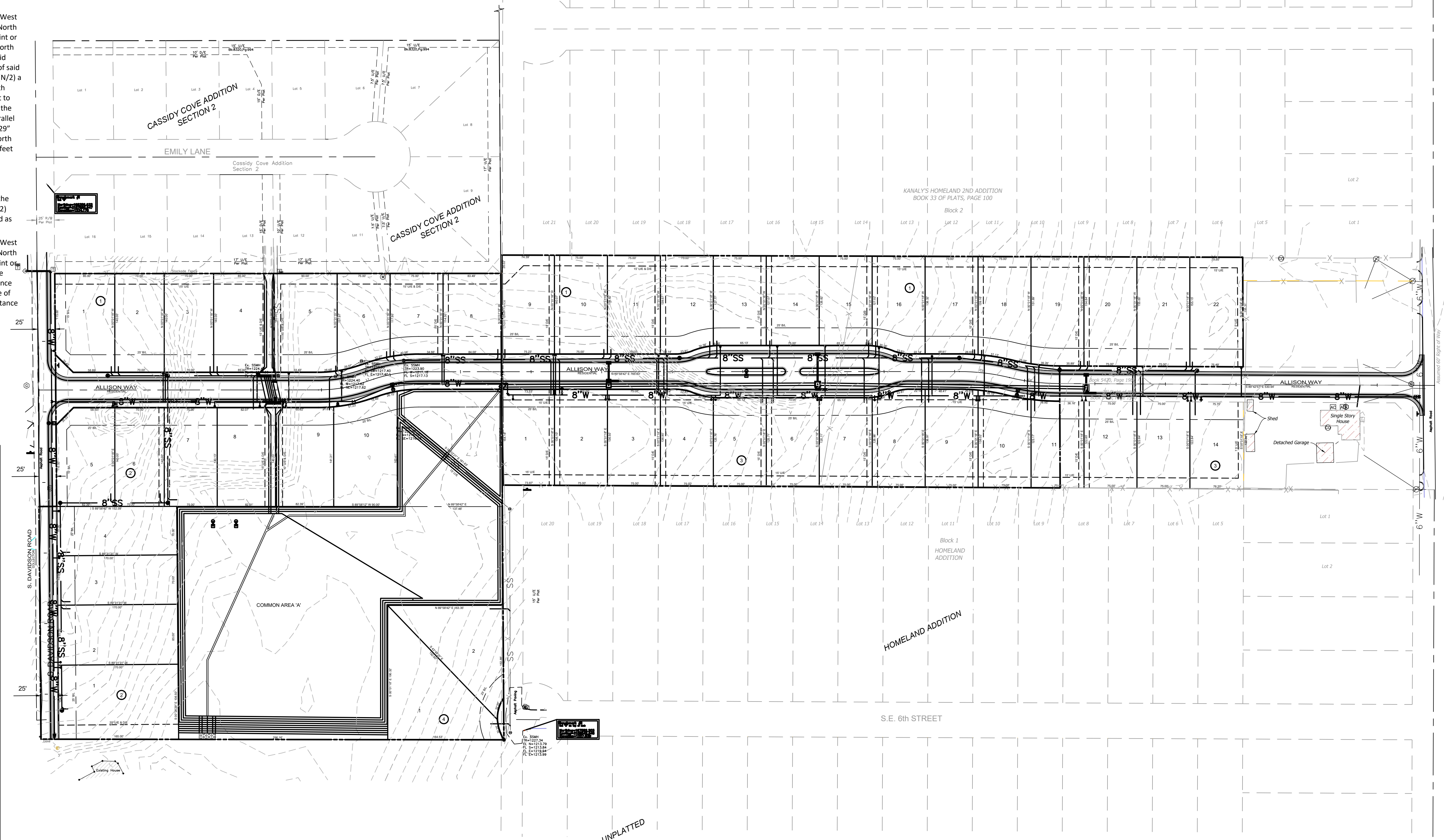
Commencing at the Southeast Corner of said North Half (N/2); Thence North 89°27'29" West and along the South line of said North Half (N/2) a distance of 30.00 feet; Thence due North and parallel to the East line of said North Half (N/2) a distance of 295.64 feet to the point or place of beginning; Thence continuing due North and parallel to said East line of said North Half (N/2) a distance 33.00 feet to a point on the North line of said North Half (N/2), said point being North 89°34'27" West a distance of 30.00 feet from the Northeast Corner of said North Half (N/2); Thence North 89°34'27" West along the North line of the North Half (N/2) a distance of 1289.25 feet to the Northwest corner of said North Half (N/2); Thence South 0°01'30" East and along the West line of said North Half (N/2) a distance of 326.03 feet to the Southwest corner of said North Half (N/2); Thence South 89°27'29" East and along the South line of said North Half (N/2) a distance of 789.13 feet; Thence due North and parallel to the East line of said North Half (N/2) a distance of 172.85 feet; Thence South 89°27'29" East a distance of 260.00 feet; Thence due North and parallel to the East line of said North Half (N/2) a distance of 122.30 feet; Thence South 89°34'27" East a distance of 240.00 feet to the point or place of beginning.

AND

ROAD AND UTILITY EASEMENT:
A part of the North Half (N/2) of North Half (N/2) of the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) of Section One (1), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

Commencing at the Southeast Corner of said North Half (N/2); Thence North 89°27'29" West and along the South line of said North Half (N/2) a distance of 30.00 feet; Thence due North and parallel to the East line of said North Half (N/2) a distance of 147.85 feet to the point of place of beginning; Thence North 89°27'29" West a distance of 500.00 feet; Thence due North and parallel to the East line of said North Half (N/2) a distance of 25.00 feet; Thence South 89°27'29" East a distance of 475.00 feet; Thence North 45°16'15" East a distance of 35.19 feet; Thence due South and parallel to the East line of said North Half (N/2) a distance of 50.00 feet to the point or place of beginning.

ALL CONTAINING 773,106 SQUARE FEET OR 17.75 ACRES MORE OR LESS.



LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- EXISTING CONCRETE CURB AND GUTTER
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED FIRE LANE STRIPING
- OHE OVERHEAD ELECTRIC
- UGE UNDERGROUND ELECTRIC
- GAS GAS LINE
- UGT UNDERGROUND TELEPHONE
- FO UNDERGROUND FIBER OPTIC
- 8"SS SANITARY SEWER
- 6"W WATERLINE
- BENCHMARK
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ EX. WATER METER PIT
- ⊕ EX. WATER METER
- PROP. WATER METER
- ⊕ EX. SPRINKLER VALVE
- ⊕ EX. AUTO SPRINKLER
- ⊕ EX. ELECT. PEDESTAL
- ⊕ EX. ELECT. TRANSFORMER
- ⊕ EX. ELECT. METER
- ⊕ PROP. ELECT. METER
- ⊕ EX. AIR CONDITIONER
- ⊕ EX. SIGNAGE
- ⊕ EX. LIGHT POLE
- ⊕ PROP. LIGHT POLE
- ⊕ EX. BOLLARD
- ⊕ PROP. INLETS (SEE GRADING PLAN FOR TYPE)
- ⊕ VERTICAL SEPARATION REQUIREMENT
- ⊕ EX. POWER POLE
- ⊕ PROP. POWER POLE
- ⊕ EX. TELEPHONE PED.
- ⊕ EX. TELEPHONE MANHOLE
- ⊕ EX. TRAFFIC SIGNAL LIGHT
- ⊕ EX. TRAFFIC CONTROL BOX
- ⊕ EX. FLAG POLE
- ⊕ EX. YARD LIGHT
- ⊕ EX. ELECT. MANHOLE
- ⊕ EX. SS MANHOLE
- ⊕ PROP. SS MANHOLE
- ⊕ EX. GAS METER
- ⊕ PROP. GAS METER
- ⊕ EX. ELECT. MANHOLE
- ⊕ EX. STORM MANHOLE

CURVE TABLE (CENTERLINE)

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	64.74'	200.00	N 71°27'12" E	N 80°42'18" E	64.46'
C2	64.74'	200.00	N 71°27'12" E	N 80°42'18" E	64.46'
C3	71.77'	300.00	N 76°17'37" E	S 83°10'06" E	71.60'
C4	70.17'	300.00	N 76°35'58" E	S 83°00'56" E	70.01'

LINE TABLE (CENTERLINE)

LINE #	LENGTH	DIRECTION
L1	15.49'	N 71°25'54" E
L2	6.66'	S 15°20'05" E

TOTAL NUMBER OF LOTS: 48
TOTAL ACREAGE OF SUBDIVISION: 17.75 ACRES

