

*Chapter 1:
Baseline Analysis*



MIDWEST CITY, OKLAHOMA

Comprehensive Plan 2008

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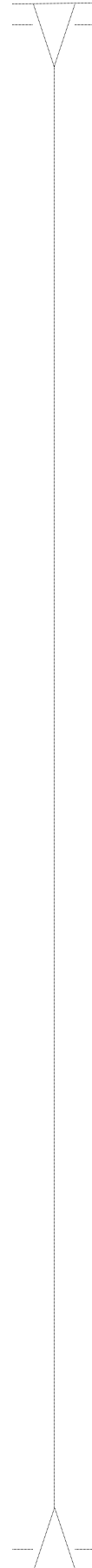
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A Foundation for Planning

A city's comprehensive plan can be defined as a long-range planning tool that is intended to be used by City staff, decision-makers and citizens to guide the growth and physical development or redevelopment of a community for ten years, twenty years, or an even longer period of time. It is a vision of what the community can become and is a long-range statement of public policy.

In basic terms, the primary objectives of a comprehensive plan are to accomplish the following:

- Efficient delivery of public services,
- Coordination of public and private investments,
- Minimization of potential conflicts between land uses,
- Management of growth in an orderly manner,
- Cost-effective public investments, and
- A rational and reasonable basis for making decisions about the community.

The *Baseline Analysis* represents the initial step in developing the Comprehensive Plan 2008 for Midwest City. It establishes a reference point from which decisions that represent the community's interests can be made. The *Baseline Analysis* provides a context of facts and documentation of the physical and socioeconomic



Illustration 1-1
MIDWEST CITY WELCOME CENTER

(demographic) characteristics unique to Midwest City and the surrounding area. The following sections are designed to facilitate the formulation of goals and objectives for this Comprehensive Plan 2008:

- Previous Planning Efforts,
- Historical Background,
- Background Information,
- Physical Factors Influencing Development,
- Demographic & Socioeconomic Characteristics,
- Existing Land Use Characteristics,
- Existing Housing Characteristics,
- Existing Zoning Characteristics, and
- Other Regulations.

These sections reveal the opportunities for and potential limitations to growth in Midwest City and the surrounding area.



Previous Planning Efforts¹

Midwest City has a long tradition of planning, dating back over fifty years with the initiation of its first comprehensive planning effort in 1957. Developed by the Oklahoma Center of Urban and Regional Studies, this Plan gave the City a Long-Range Comprehensive Plan and Major Street Plan, along with resulting regulatory controls including a Zoning Ordinance and Subdivision Regulations. A subsequent plan in 1970, referred to as *The Planning Document*, focused on the 15-year development of the City. The plan contained long-range, mid-range, and short-range plans, which were coupled with strategies for implementing the various plans.

Previous Planning Efforts:

<u>Date</u>	<u>Major Components</u>
1957	<ul style="list-style-type: none"> • Long-Range Comprehensive Plan • Major Street Plan • Zoning Ordinance • Subdivision Regulations
1970	<ul style="list-style-type: none"> • Long-Range Plan • Mid-Range Plan • Short-Range Plan • Implementation Strategies
1985	<ul style="list-style-type: none"> • Community Analysis • Goals, Objectives, & Policies • Land Use Plan • Transportation Plan • Housing Plan • Utilities Plan • Economic Development Plan • Capital Improvements Program (CIP) • Updated Zoning Ordinance • Updated Subdivision Regulations
1999	<ul style="list-style-type: none"> • Community Vision Document • Goals, Objectives, & Timelines

In 1985, the City reached another milestone in its planning tradition by developing and adopting a third comprehensive plan. The 1985 Comprehensive Plan was a detailed effort that addressed the needs of the City from 1985 to 2000. Principally, the Plan dealt with physical elements of the City, but also included other elements, such as economic development, to provide a broad planning scope. Specifically, the Plan (which is divided into five sections) detailed demographic information; listed the City's goals, objectives and policies; established land use, transportation, housing, utilities, and economic development plans; and contained a Capital Improvements Program (CIP) for the City. Additionally, in implementing the 1985 planning effort, the City updated its Zoning Ordinance and Subdivision Regulations.



In January 1999, former State Senator James F. Howell and Dick Hefton worked with City officials, Midwest City Chamber of Commerce members, and local citizens on developing a vision and plan for the future development of Midwest City. As a result of these groups working together, a steering committee was formed to develop the plan *Midwest City Millennium: Launching Our Legacy*.² Notably, the steering committee was led not by the City or by the Chamber of Commerce but by a group of individuals interested in the future of Midwest City.³ The plan established a vision for the City and detailed seven goals with objectives to achieve each goal. Following are the seven goals and various objectives identified in the Millennium Plan:⁴



Illustration 1-2
MIDWEST CITY MUNICIPAL CENTER

- **Goal 1: We are so much, so close.**
 - Objective 1: First class indoor family recreation center.
 - Objective 2: Conduct a retail analysis of Midwest City with recommendations for development.
 - Objective 3: Recruit five new upscale restaurants by 2002.
 - Objective 4: Create and fund a master development plan for parks.

- **Goal 2: We are steadily growing.**
 - Objective 1: Revision of the Comprehensive Plan.
 - Objective 2: Redevelopment of the Downtown area.
 - Objective 3: Development of areas adjacent to the proposed conference center.
 - Objective 4: Purchase of municipal land.
 - Objective 5: Strict noise ordinance enforcement.
 - Objective 6: Buffer/greenbelt areas.
 - Objective 7: Sidewalks.
- **Goal 3: We have a dynamic economic climate.**
 - Objective 1: Identify five critical needs of businesses.
 - Objective 2: Match identified assets with critical business needs.
 - Objective 3: Establish incentive package and marketing plan.
- **Goal 4: We are a multicultural community that celebrates its diversity.**
 - Objective 1: Continue community awareness through: advertising, fundraising, and local businesses. All implemented on or before October 2000.
 - Objective 2: Host guest speakers and/or entertainment each year. Focus on the cultural celebration through agencies, organizations and special interest groups in and of Midwest City that are sought/seeking participation. Identify groups to be involved within nine months and recruit speakers throughout the year.
 - Objective 3: Develop a panel of citizens who represent Midwest City's diversity who present cultural information to schools and groups beginning in the year 2000.
 - Objective 4: Host community discussions and town hall meetings on issues of social justice and racial and religious harmony. Leaders selected would be willing to go to the citizens of Midwest City in their location. This should start October 2000.
 - Objective 5: Increase attendance at the Martin Luther King breakfast by 10 percent each year.

- **Goal 5: We are a safe and well-maintained community.**
 - Objective 1: Develop effective cooperative legislation and enforcement on property management issues with all bordering communities within the next year.
 - Objective 2: Involve 25 percent of our neighborhoods in the “Neighborhood Initiative Program” by 2002 and 50 percent by 2005.
 - Objective 3: Reduce serious crime per thousand rate in Midwest City by five percent for the next five years.
 - Objective 4: Realize a 25 percent reduction of code enforcement violations by the year 2002.
 - Objective 5: Develop active recruitment and hiring of qualified minorities in public safety, i.e., police and fire, to accurately reflect the demographics of Midwest City without lowering established standards.
 - Objective 6: Establish tangible incentives within the next year for residential and business owners who construct “safe rooms.”
- **Goal 6: We provide access to the highest quality educational opportunities.**
 - Objective 1: Develop a dynamic plan for excellence in education that will provide our students with the knowledge and skills necessary for lifelong success. Increase community and family involvement in the educational process at all levels.
 - Objective 2: Establish a community task force that will complete, by 2001, a comprehensive plan for improvement in local education.
- **Goal 7: We are recognized for our bold, progressive leadership.**
 - Objective 1: Incorporate leadership training in Mid-Del junior/senior high schools by the year 2001.
 - Objective 2: Foster continued growth in leadership training for graduates of Leadership Midwest City through at least two specific training sections per year by the end of 2000.
 - Objective 3: Establish a quarterly leadership roundtable of presidents of all civic clubs/community leaders/church leaders by 2000.

- Objective 4: Establish a target of 25 percent from the age category 25-35 when selecting participants in the Chamber of Commerce Leadership Midwest City program beginning with the Leadership class of 2001.
- Objective 5: Publish and make available to the leadership roundtable a current roster of Leadership Midwest City Inc. graduates by year 2000.
- Objective 6: Publish and make available to graduates of Leadership Midwest City Inc. roster of public service opportunities including but not limited to churches, non-profit organizations, foundations, and Midwest City boards and commissions beginning in June 2000.



Illustration 1-3
29TH STREET/DOWNTOWN REDEVELOPMENT (September 2004)

One of the most recent planning efforts in Midwest City is the 29th Street/Downtown Redevelopment Project. Specifically, the 29th Street/Downtown Redevelopment Project encompasses 90 acres along SE 29th Street, near its intersection with I-40. The development is retail center for Midwest City and the region. It is designed to have “New Urbanism” components, which generally refers to a development that is visually appealing and reminiscent of early twentieth century downtowns. The Town Center is anchored by a Lowe’s Home Improvement Center and a Target store. The acquisition and demolition costs have been estimated at \$21 million with construction costs estimated at

\$50 million.⁵ Once complete, the Town Center is estimated to create approximately 500 new jobs. “The overriding objective of the redevelopment is to create a high intensity, predominantly retail development that will enhance the image of the community and provide an attractive Town Center element that will stand the test of time.”⁶



Historical Background

General History⁷

In 1942, W.P. “Bill” Atkinson founded Midwest City with the understanding that a military air depot, which would one day become Tinker Air Force Base (AFB), would be built southeast of Oklahoma City. It was the vision of community and military leaders that the City would serve the air depot by providing service men and women and the air depot’s work force with homes, shopping, schools, places of worship, and other needed facilities/services. Mr. Atkinson contracted with Seward H. Mott, a master land planner, to prepare the development plans for the City.

On March 11, 1943, the Board of County Commissioners of Oklahoma County incorporated the Town of Midwest City, with 366 people and 211.7 acres of land. Later, the City adopted its first charter on August 19, 1948 and officially changed its name to the City of Midwest City. The name Midwest City was derived from the original name of Tinker Air Force Base, which was Midwest Air Depot. The base was renamed to honor General Clarence Tinker, a World War II hero who died “leading a flight of LB-30 ‘Liberators’ on a long-range strike against Japanese forces on Wake Island during the early months of the war.”⁸

Planning has been evident in Midwest City since the inception of the community. The “Original Mile” is a one-square mile area (with Midwest Boulevard to the east, Air Depot Boulevard to the west, SE 29th Street to the south, and SE 15th Street to the north) that was planned by the City founders to be the first local housing development. The area was designed with curvilinear streets to manage traffic flow, and which provided a safer, and more enjoyable residential environment.

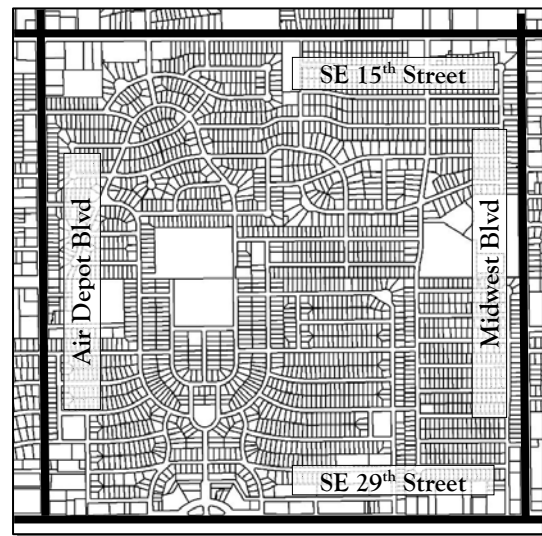


Illustration 1.4
THE ORIGINAL MILE

The design of the “Original Mile” also included civic (e.g., schools) and commercial areas. In 1951, the planning efforts of the community leaders led to the City being honored as “America’s Model City.” Today, Midwest City is the seventh largest city in the State of Oklahoma with approximately 54,088 people. The City covers roughly 25 square miles, provides 255 miles of streets, and offers many community amenities such as educational, commercial, recreational, medical, and governmental facilities and services.



Background Information

Midwest City's Relationship to the Region

Midwest City is located in Oklahoma County in the central portion of the State of Oklahoma, approximately seven miles east of downtown Oklahoma City, see **Plate 1-1** (*Metropolitan Statistical Area Map*) and **Plate 1-2** (*Relationship to the Region Map*). Midwest City is the third largest city in the County; the city of Oklahoma City is the largest municipality, and the city of Edmond in the northern part of the County is the second largest. Interstate Highway 40 (I-40) is one of the major transportation routes to, from, and through Midwest City, and is one of the most significant regional influences on the City. I-40 has one terminus in Wilmington, North Carolina, and continues west, approximately 2,500 miles to its other terminus in Barstow, California. Another major transportation route is Interstate Highway 35. Although not located adjacent to or within the City, Interstate 35 is located four miles to the west and adds mobility to the region. I-35 has one terminus in Duluth, Minnesota, and continues south, approximately 1,500 miles, to its other terminus in Laredo, Texas. As a result, Midwest City is linked to other interstates and to markets throughout North America.



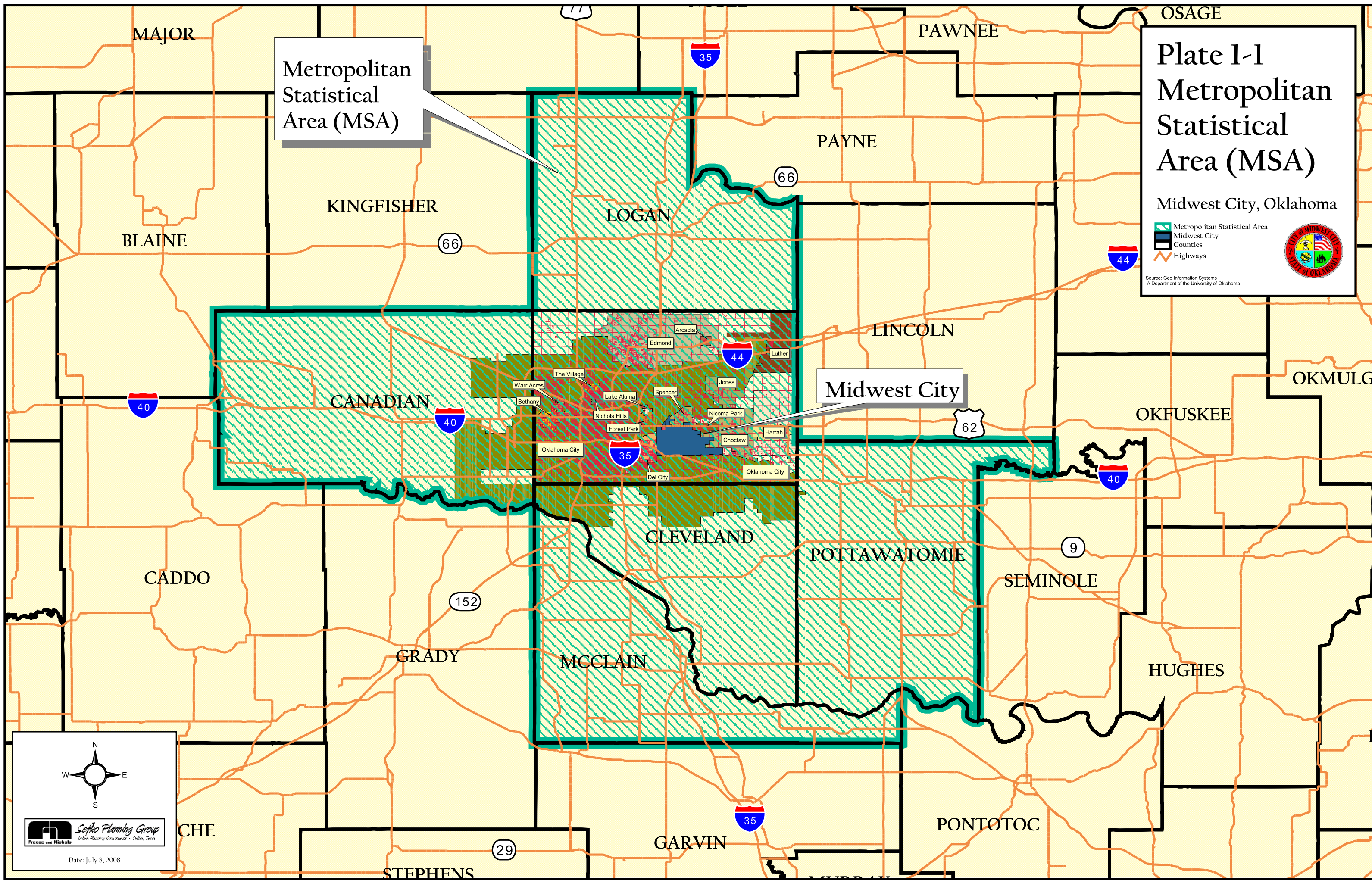
Illustration 1-5
INTERSTATE 40 SIGN

Surrounding Jurisdictions

Oklahoma County & Surrounding Counties⁹

Oklahoma County has 709 square miles of land and had a population of 691,266 on July 1, 2006 (an increase of 4.67 percent from 660,448 people reported in the year 2000). In a clockwise direction around Oklahoma County lies Logan County to the north, Lincoln County to the northeast, Pottawatomie County to the southeast, Cleveland County to the south, and Canadian County to the west. The following is a listing of neighboring counties with year 2000 population figures followed by population estimates for July 1, 2006 and the percentage increase between the two.

- Logan County: 33,924 - 36,971 (8.98%)
- Lincoln County: 32,080 - 32,645 (1.76%)
- Pottawatomie County: 65,521 - 68,638 (4.76%)
- Cleveland County: 208,016 - 228,594 (8.98%)
- Canadian County: 87,697 - 101,335 (15.55%)




Metropolitan Statistical Area (MSA)

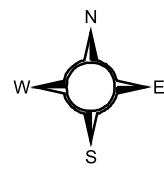
Plate 1-1
Metropolitan Statistical Area (MSA)
 Midwest City, Oklahoma

- Metropolitan Statistical Area
- Midwest City
- Counties
- Highways

Source: Geo Information Systems
 A Department of the University of Oklahoma



Midwest City



Sefto Planning Group
 Presser and Nichols
 Urban Planning Consultants - Dallas, Texas

Date: July 8, 2008

Surrounding & Peer Cities¹⁰

Reviewing data from surrounding and peer cities can help reveal certain trends or characteristics applicable to Midwest City. The cities in **Table 1-1** were selected based on geographic area or their comparable demographic/socioeconomic characteristics to Midwest City. The following is a listing of surrounding and peer cities with 2000 and July 1, 2006 population figures and their respective percent changes (Midwest City is included for comparison purposes).

- **Broken Arrow:** This city, a suburb of Tulsa, Oklahoma, is located approximately 115 miles to the northeast of Midwest City. Broken Arrow had a population of 74,859 in 2000 and 88,314 in 2006, an increase of 17.97 percent.
- **Choctaw:** This city is located directly to the east of Midwest City and had a population of 9,377 in 2000 and 10,803 in 2006, an increase of 15.21 percent.
- **Del City:** This city is located directly to the west of Midwest City; Interstate Highway 40 and several major arterials provide access between Midwest City and Del City. Del City had a population of 22,128 in 2000 and 21,904 in 2006, a decrease of 1.01 percent.
- **Edmond:** This city is located approximately 20 miles to the north of Midwest City and had a population of 68,315 in 2000 and 76,644 in 2006, an increase of 12.19 percent.
- **Midwest City:** Midwest City had a population of 54,088 in 2000 and 55,161 in 2006, an increase of 1.98 percent.
- **Moore:** This city is located to the southwest of Midwest City in Cleveland County and had a population of 41,138 in 2000 and 49,227 in 2006, an increase of 19.78 percent.

Table 1-1
SURROUNDING/PEER CITY POPULATIONS
April 1, 2000 to July 1, 2006

City	2000 Pop.	2006 Pop.	Percent Change	2000 Land Area (Square Miles)
Broken Arrow	74,859	88,314	17.97%	45.0
Choctaw	9,377	10,803	15.21%	27.1
Del City	22,128	21,904	-1.01%	7.5
Edmond	68,315	76,644	12.19%	85.1
Midwest City	54,088	55,161	1.98%	24.6
Moore	41,138	49,227	19.78%	21.7
Nicoma Park	2,415	2,377	-1.57%	3.27
Norman	95,694	102,827	7.45%	177.0
Spencer	3,746	3,918	4.59%	5.3

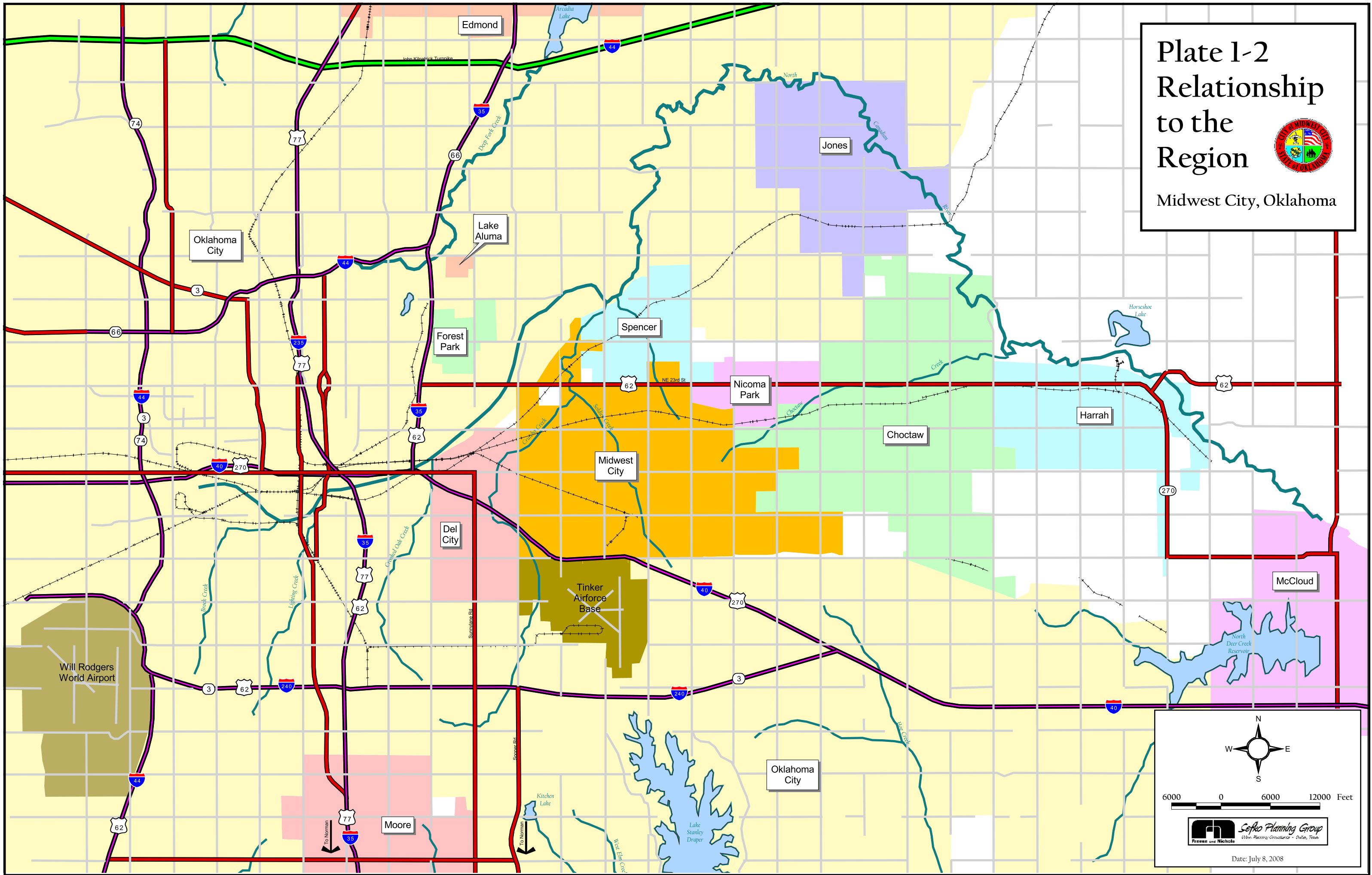
Source: U.S. Census; Table 4: Annual Estimates of the Population for Incorporated Places in Oklahoma (SUB-EST2006-04-40) - Release Date: June 28, 2007

- **Nicoma Park:** This city is located directly to the northeast of Midwest City and had a population of 2,415 in 2000 and 2,377 in 2006, a decrease of 1.57 percent.
- **Norman:** This city is located to the south of Midwest City and had a population of 95,694 in 2000 and 102,827 in 2006, an increase of 7.45 percent.
- **Spencer:** This city is located directly to the north of Midwest City and had a population of 3,746 in 2000 and 3,918 in 2006, an increase of 4.59 percent.

Plate 1-2 Relationship to the Region



Midwest City, Oklahoma



N
W — O — E
S

6000 0 6000 12000 Feet

Seftko Planning Group
Urban Planning Consultants • Dallas, Texas

Date: July 8, 2008

Physical Factors Influencing Development

Natural Features

Natural features influence where and what type of development can occur. Topography, soils, vegetation, and wildlife are factors that should be considered in the context of planning, especially in relation to future land use, public facilities, and thoroughfares. To the extent possible, these factors have been graphically shown on **Plate 1-3**, the *Physical Features Map*. Following is a discussion of several natural features as they relate to Midwest City.

Trees & Vegetation

Soil, water, topography, elevation, and temperature are a few of the factors that influence the types of vegetation that grow in a region. The vegetation in Midwest City is similar to that of the central region of Oklahoma. Generally, the natural vegetation that can be found consists of mid to tall grasses (e.g., big bluestem, little bluestem, indiagrass, and switchgrass), forbs (e.g., sunflowers) and low woody plants (e.g., post oak and blackjack oak).¹¹

Trees can be found more extensively in the eastern half of the City (refer to **Plate 1-3**). The 1985 Comprehensive Plan describes several native trees found in Midwest City and their respective locations. Specifically, the 1985 Plan noted that willow and cottonwood trees grow on bottomlands, with osage orange found in the finer textured soils of the bottomlands.¹² Elm, hackberry, walnut, sycamore, and several kinds of oak trees also grow near the Northern Canadian River and other various creek bottoms.¹³ The City's low shrubbery consists of post oak, blackjack oak, and hickory trees in the sandy and loamy uplands in the eastern and southeastern portions of Midwest City. Red cedar may also be found in some of these locations.¹⁴ Notably, Midwest City continued its proactive planning efforts by adopting a 2006/2007 Landscape Plan, which establishes the City policy concerning trees and other landscaping in public parks and rights-of-way (see the "Other Regulations" section in this chapter for further details).

Threatened & Endangered Species within Oklahoma County

Table 1-2 lists all the federally¹⁵ or state¹⁶ recognized endangered, threatened, or rare species for Oklahoma County according to the United States Fish and Wildlife Service and the Oklahoma Biological Survey. These species are recognized because they are at risk of extinction. Development may affect any one of the species listed within **Table 1-2**.

The existence of these species does not make development impossible; however, knowledge of the existence of one or more of these species within an area being proposed for development would warrant further investigation. **Table 1-2** lists the highest level of classification from the federal or state government, however different populations within a listed species may be classified differently than other populations in its species.

Table 1-2 ENDANGERED, THREATENED OR RARE SPECIES Oklahoma County, Oklahoma	
SPECIES	STATUS
Birds	
American Peregrine Falcon <i>(Falco peregrinus anatum)</i>	Delisted, but Monitored
Bald Eagle <i>(Haliaeetus leucocephalus)</i>	Threatened
Least Tern <i>(Sterna antillarum)</i>	Threatened
Barn Owl <i>(Tyto Alba)</i>	Species of Special Concern
Black-Capped Vireo <i>(Vireo Atricapillus)</i>	Endangered
Piping Plover <i>(Charadrius melodus)</i>	Endangered
Whooping Crane <i>(Grus Americana)</i>	Endangered
Reptiles	
Texas Horned Lizard <i>(Phrynosoma cornutum)</i>	Closed Season
Mammals	
Woodchuck <i>(Marmota Monax)</i>	Species of Special Concern
Fishes	
Arkansas River shiner <i>(Notropis girardi)</i>	Endangered
Source: U.S. Fish and Wildlife Service and the Oklahoma Biological Survey	

Climate¹⁷

Climate can play an important role in the development of any city. The following is a summary of the climate in the Midwest City area.

- January average maximum: 47° F
- January average minimum: 26° F
- July average maximum: 93° F
- July average minimum: 71° F
- Highest recorded temperature: 110° F (1996)
- Lowest recorded temperature: - 8° F (1989)
- Average annual rainfall: 34.57 inches annually
- First autumn freeze: November 1 - November 10¹⁸

Aquifers

The Garber-Wellington Aquifer is the major aquifer in Central Oklahoma.¹⁹ At a depth of 800 to 1,000 feet,²⁰ the aquifer serves as the ground water backup system for the City's water supply. The City has reported the aquifer as being one of the best aquifers for water quality in the state of Oklahoma.²¹

Surface Water²²

Lake Thunderbird, located in Cleveland County to the south, serves as the City's raw water source. The Central Oklahoma Master Conservancy District governs the lake and provides potable water to Midwest City, Norman, and Del City. Currently, the City can draw a maximum of 13 million gallons per day. The lake is a reservoir impounded by the Norman Dam (constructed from 1962-1965²³), covering approximately 6,000 acres with many surrounding amenities, including Lake Thunderbird State Park.²⁴

Drainage Areas

Three regional drainage basins carry water runoff for Oklahoma County: (1) the North Canadian River in the central portion of the County, (2) the Deep Fork River (part of the Canadian River) in the northeast portion of the County, and (3) the tributaries of the Cimarron River in the northwest section of the County.

On a local scale, four drainage basins serve the vast majority of the City and flow into the North Canadian River. **Plate 1-3**, the *Physical Features Map*, depicts these areas. First, in the northwestern portion of the City, Soldier Creek and Crutch Creek merge and then flow into the North Canadian River. Then, Silver Creek, located in the northern section of the City, empties into the North Canadian River downstream of the Soldier/Crutch Creek confluence. Finally, Choctaw Creek flows to the east and drains into the North Canadian River east of the City of Choctaw.

Topography/Slope²⁵

Midwest City is located on land that is undulating or gently rolling and ranges from 1,150 feet to 1,320 feet above sea level. The highest points within the City are located to the southeast with the lowest points to the northwest. Generally, slopes are less than eight percent but a few areas in the eastern sections are greater than eight percent.

The topography influences the development and design of infrastructure systems, such as the water, sewer, and storm water systems. Typically, these infrastructure systems have lower costs when lines follow the natural slope of the land and thus only use gravity to carry the water/sewage to a utility plant. Systems designed against the topography of the land require the building of expensive lift stations in order to move water/sewage to a utility plant.

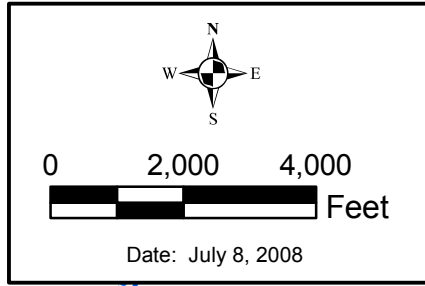


Plate 1-3 Physical Features of Midwest City

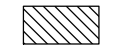
Midwest City, Oklahoma
GIS Division
Community Development Department

Legend

Slope

- < 3%
- 3% - 8%
- > 8%

Floodway (2002)



100-Yr Floodplain (2002)



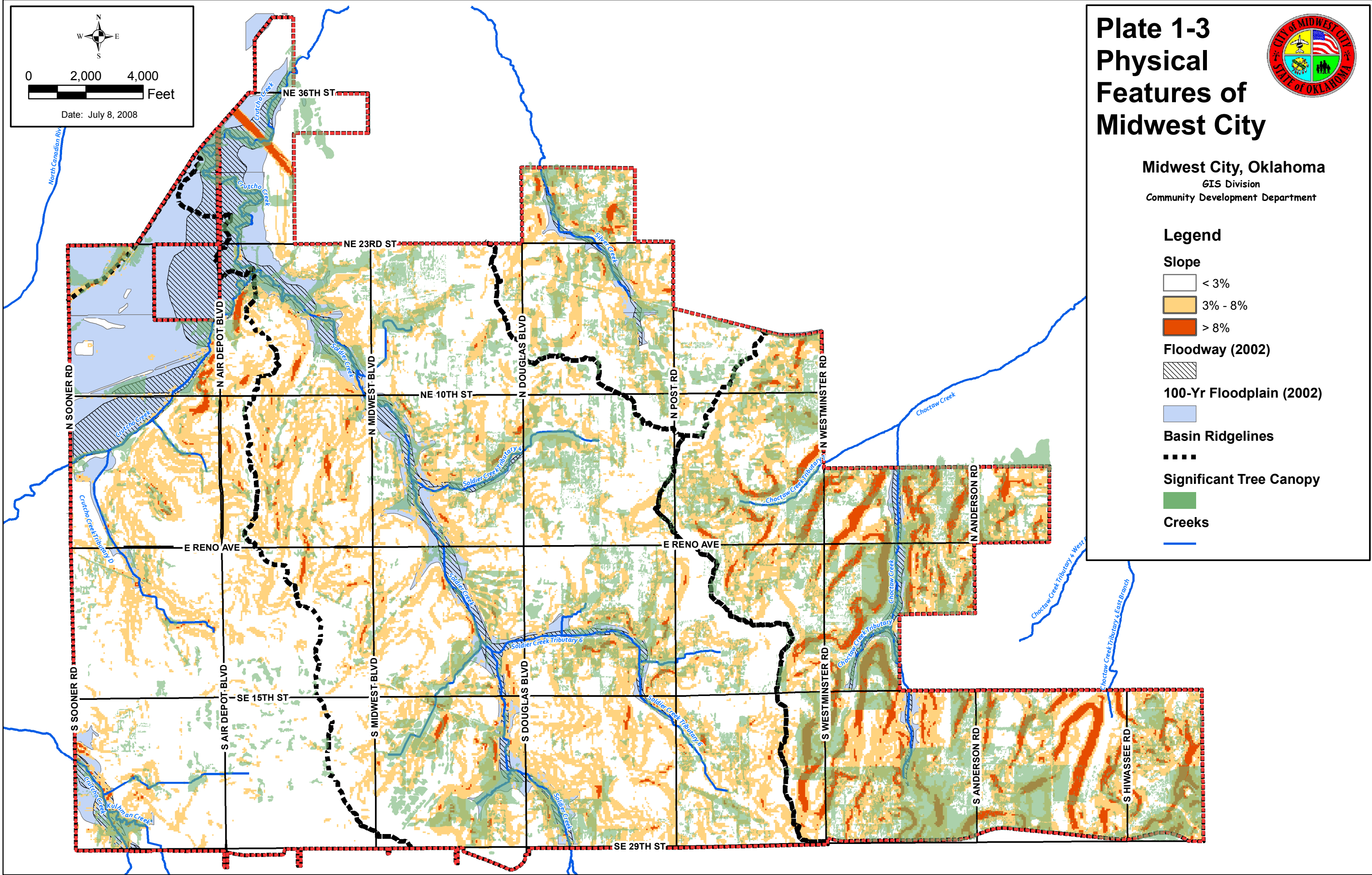
Basin Ridgelines



Significant Tree Canopy



Creeks



The four local drainage basins, as discussed in the previous section, are the Soldier Creek, Crutch Creek, Silver Creek, and Choctaw Creek basins. Currently, the City has one wastewater treatment plant along Crutch Creek on 36th Street and one water treatment plant located on Water Plant Road, providing service to residents and businesses.

Floodplains

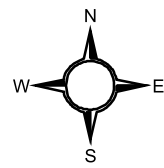
Floodplain areas are important to consider when planning for the development of any community. **Plate 1-3**, the *Physical Features Map*, identifies the location of the 100-year floodplain in Midwest City. A 100-year floodplain consists of land that has a one percent chance of flooding in any given year. Properties within the floodplain, and the impacts of such properties on the floodplain, should receive extra consideration before development occurs. Most notably, the City has established Chapter 13 of its Municipal Code to proactively manage drainage and flood-prone areas (discussed further in the “Other Regulations” section of this chapter).

Soils²⁶

Understanding and documenting the arrangement and location of different soil groups is important. Soil types can influence both the private and public development process to the degree that certain soils may not be suitable for a particular type of infrastructure project or land use. The 1985 Comprehensive Plan also recognized the importance of soils and soil properties, and reported seven different soil associations and their suitability for development. **Plate 1-3** and **Table 1-3** are reproductions from the 1985 Comprehensive Plan concerning soil suitability. In most cases, the Midwest City soils are suitable for development. However, areas of concern do exist within the City. Specifically, the northwestern corner of the City and the creek bottoms in connection with Dale, Canadian, and Port soil associations could cause concern.

Soil Association	Use Rating						
	Residences with		Recreation		Commercial	Cropland	Grassland
	Community Services	Individual Services	Developed	Natural			
Darnell-Stephenville	G	G	G	G	P	P	F
Renfrow, Bethany	F	F	G	F	F	G	G
Dale, Canadian, Port	P	F	G	F	F	E	E
Norge, Teller, Vanoss	E	E	E	G	E	G	E
Zaneis, Chickasha	E	E	E	G	G	G	E
Stephenville, Honawa, Dougherty	G	E	G	E	G	F	G
Vernon, Zaneis	F	P	P	F	P	P	F

E - Excellent; G - Good ;F - Fair; P - Poor
Source: 1985 Midwest City Comprehensive Plan, p. 2.63



2000 0 2000 4000 Feet



Date: July 8, 2008



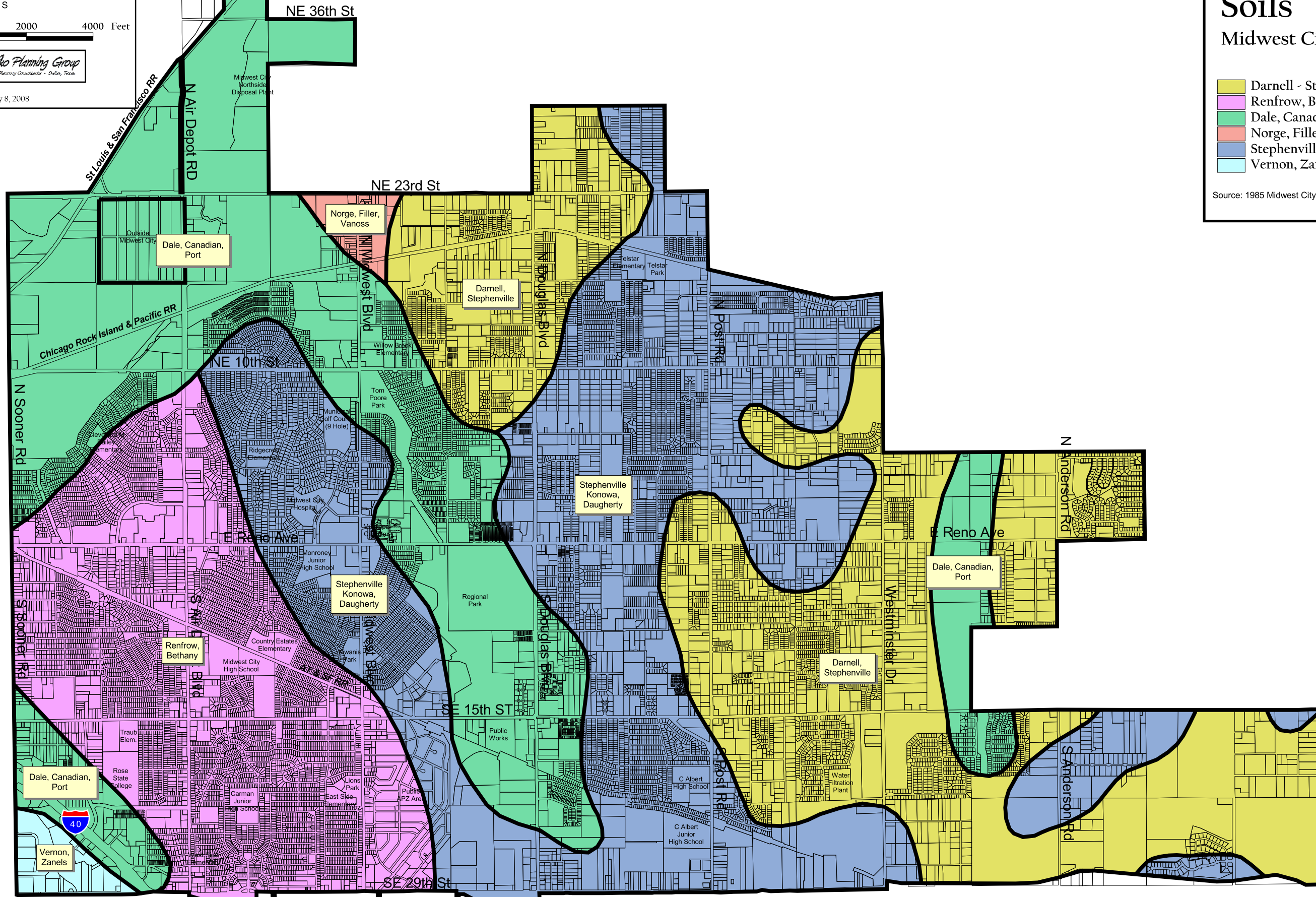
Plate 1-4

Soils

Midwest City, Oklahoma

- Darnell - Stephenville
- Renfrow, Bethany
- Dale, Canadian, Port
- Norge, Filler, Vanoss
- Stephenville, Konowa, Daugherty
- Vernon, Zanelis

Source: 1985 Midwest City Comprehensive Plan, (p.2.64)



Man-Made Features

The importance of man-made features, such as transportation facilities and infrastructure provisions, are significant factors that greatly influence development patterns. Educational opportunities, especially higher education, can also affect development in terms of industry and employment. The following discussion relates to the significant man-made elements that currently exist within Midwest City and the vicinity.

Transportation Facilities

Thoroughfares

Regionally, Midwest City is located near the intersection of two interstate highways, Interstate Highway 35 and Interstate Highway 40. Also, U.S. Highway 62 adds to the region's mobility. Locally, a grid network of streets, based approximately on a one-square-mile system, serves the City. The current transportation facilities provide a major economic link to the regions across the country and to the other local communities.

- **Interstate Highway 40:** Interstate Highway 40 runs east-to-west, crossing through the southern section of the City. Also, I-40 links Midwest City to downtown Oklahoma City, which is less than eight (8) miles away and serves as the region's key economic and cultural area. Furthermore, I-40 allows Midwest City, as well as the region, easy access to the nation through the interstate highway system.
- **Interstate Highway 35:** Interstate Highway 35 is a north-to-south highway that connects the region to markets both to the south and north. Notably, Dallas, Texas is located to the south along I-35 and is approximately a three-hour drive from Midwest City.
- **U.S. Highway 62:** U.S. Highway 62 crosses the northern part of Midwest City. It serves as a transportation route to and from the region. The highway runs from El Paso, Texas to Niagara Falls, New York. This road is also designated as NE 23rd Street in Midwest City.

Railroads

Railroads were a major catalyst for growth for many cities throughout the United States. Although the significance of railroads is less today, rail access continues to play a role in economic and industrial development. Three rail lines transverse Midwest City. First, the St. Louis & San Francisco rail line crosses a small portion of the northwest corner of the City. Second, the Chicago Rock Island and Pacific rail line crosses the northern half of the City from east to west. A Union Pacific rail yard is located along this line in the northwest corner of the City. A third rail line, the Atchison, Topeka,

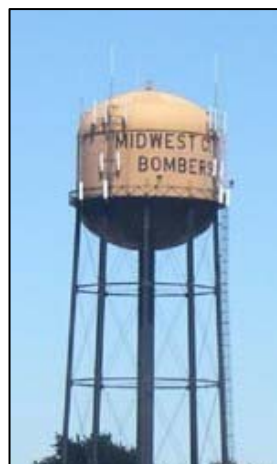
and Santa Fe, is not currently in service. This rail line terminates just north of Tinker Air Force Base and is owned by the State of Oklahoma. The original line once continued to the east, but this portion has now been removed and the right-of-way sold. This remainder of the rail line, which continues west to Oklahoma City's Bricktown, may have the potential to be redeveloped in the future to function as a commuter line and/or regional trail.

Infrastructure Provisions

Water

The following listing provides details regarding Midwest City's water services:

- *Number of water treatment plants:* One (1)
- *Water service provider:* Midwest City
- *Main water source:* Lake Thunderbird
- *Reserve water source:* City wells
- *Water treatment plant construction:* 1966
- *Water treatment plant expansion:* 1985
- *Capacity:* 13 million gallons per day (MGD)
- *Average water consumption:* 4.9 MGD
- *Peak consumption:* 9.6 MGD
- *Number of water (storage) towers:* Three (3)
 - 1 million gallon facility
 - 600,000 gallon facility
 - 100,000 gallon facility
- *Total storage capacity for the City:* 9.7 million gallons
- *Awards:* Multiple "Plant of the Year" awards for superior performance from the Oklahoma Water and Pollution Control Association



*Illustration 1-6
A WATER TOWER IN
MIDWEST CITY*

Wastewater

The following listing provides details regarding Midwest City's wastewater services:

- *Number of wastewater treatment plants:* One (1)
- *Average daily flow:* 5.6 MGD
- *Capacity:* 12 MGD

Local School Districts²⁷

There are four different school districts serving Midwest City. **Plate 1-5**, the *Area School Districts Map*, on the following page illustrates the boundaries of each district. The following text outlines key facts and highlights selected characteristics for each school district. School district information is from the year 2006.

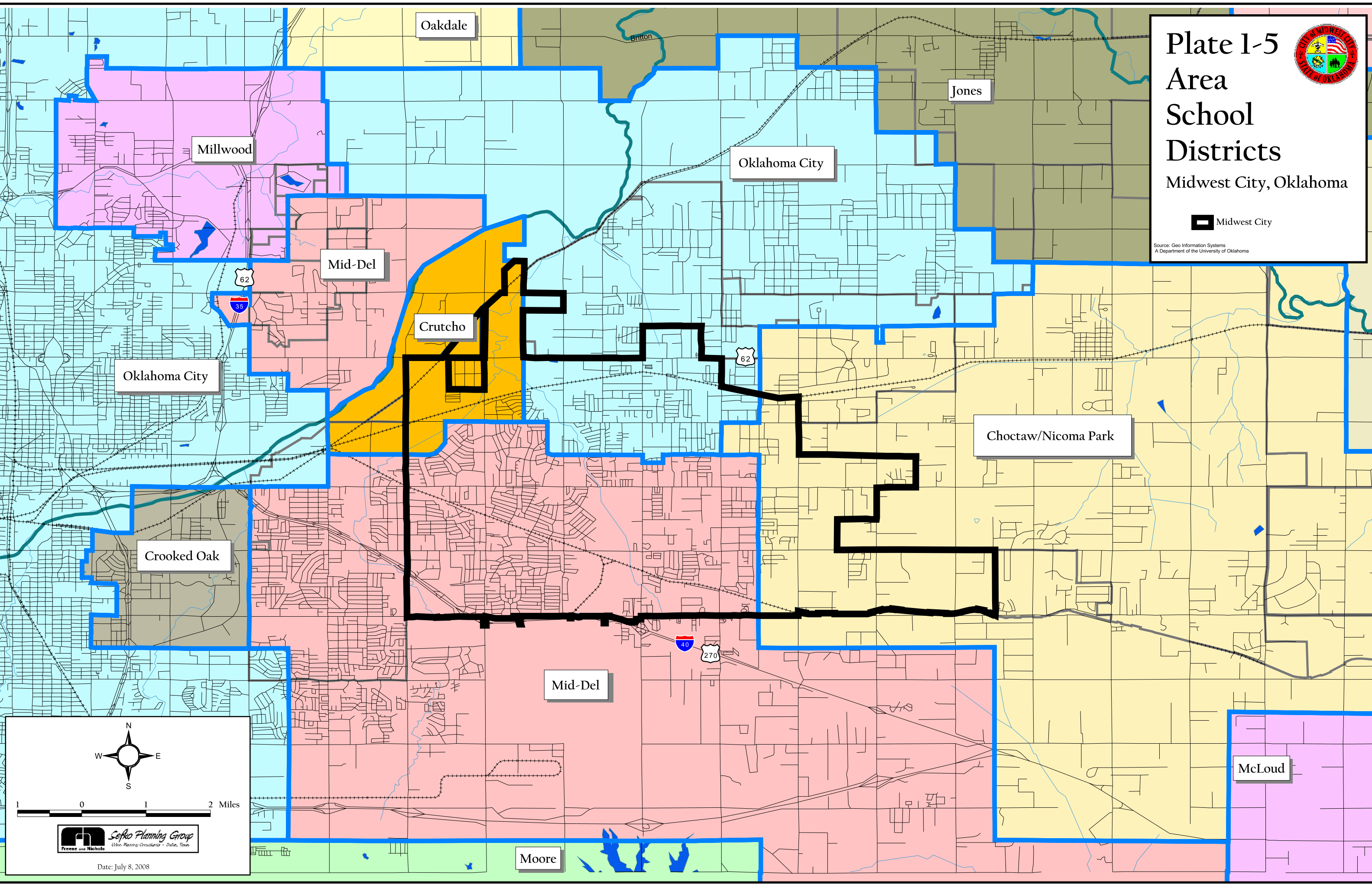
- **Mid-Del School District:** The Mid-Del School District is the largest school district in Midwest City, covering approximately 7,600 acres or 48 percent of the City.
 - 2000 District Population: 74,220
 - 2000 Poverty Rate: 11%
 - 2000 Average Household Income: \$42,610
 - 2005/2006 Average Enrollment: 14,338.9
 - Students per Regular Classroom Teacher: 17.9
 - Average Salary (benefits included) of Regular Teacher: \$40,497
 - Average Years of Experience of Regular Teachers: 12.3
 - 4-Year Dropout Rate (Class of 2006): 9.3%
 - Average ACT Score (Class of 2006): 20.6
- **Choctaw-Nicoma Park School District:** The Choctaw-Nicoma Park School District is the second largest school district in Midwest City, covering approximately 3,700 acres or 23 percent of the City.
 - 2000 District Population: 23,795
 - 2000 Poverty Rate: 6%
 - 2000 Average Household Income: \$56,334
 - 2005/2006 Average Enrollment: 4,764.5
 - Students per Regular Classroom Teacher: 19.2
 - Average Salary (benefits included) of Regular Teacher: \$36,941
 - Average Years of Experience of Regular Teachers: 12.6
 - 4-Year Dropout Rate (Class of 2006): 9.9%
 - Average ACT Score (Class of 2006): 20.6
- **Oklahoma City School District:** The Oklahoma City School District is the third largest school district in Midwest City, covering approximately 2,700 acres or 17 percent of the City.
 - 2000 District Population: 278,610
 - 2000 Poverty Rate: 22%
 - 2000 Average Household Income: \$40,051
 - 2005/2006 Average Enrollment: 39,322.5
 - Students per Regular Classroom Teacher: 19.2
 - Average Salary (benefits included) of Regular Teacher: \$40,550
 - Average Years of Experience of Regular Teachers: 12.5
 - 4-Year Dropout Rate (Class of 2006): 26.1%
 - Average ACT Score (Class of 2006): 17.3



Plate 1-5
 Area
 School
 Districts
 Midwest City, Oklahoma


 Midwest City

Source: Geo Information Systems
 A Department of the University of Oklahoma



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 Sofko Planning Group
 Urban Planning Consultants - Dallas, Texas

Date: July 8, 2008

- **Crutcho School District:** The Crutcho School District is the smallest school district in Midwest City, covering approximately 1,600 acres or 10 percent of the City.
 - 2000 District Population: 4,830
 - 2000 Poverty Rate: 19%
 - 2000 Average Household Income: \$40,217
 - 2005/2006 Average Enrollment: 243.5
 - Students per Regular Classroom Teacher: 17..2
 - Average Salary (benefits included) of Regular Teacher: \$34,986
 - Average Years of Experience of Regular Teachers: 6.7
 - 4-Year Dropout Rate (Class of 2006): No district high school
 - Average ACT Score (Class of 2006): No district high school

The following school districts are not within Midwest City but provide a larger foundation upon which to base comparisons to the Midwest City school districts. These districts are from cities in close proximity to Midwest City or cities that share similar socioeconomic characteristics. School district information is from the year 2006.

- **Broken Arrow School District:**
 - 2000 District Population: 76,745
 - 2000 Poverty Rate: 5%
 - 2000 Average Household Income: \$57,615
 - 2005/2006 Average Enrollment: 15,242.6
 - Students per Regular Classroom Teacher: 18.9
 - Average Salary (benefits included) of Regular Teacher: \$38,426
 - Average Years of Experience of Regular Teachers: 13.2
 - 4-Year Dropout Rate (Class of 2006): 13.8%
 - Average ACT Score (Class of 2006): 22.2
- **Crooked Oak School District:**
 - 2000 District Population: 4,815
 - 2000 Poverty Rate: 29%
 - 2000 Average Household Income: \$27,505
 - 2005/2006 Average Enrollment: 1,035.9
 - Students per Regular Classroom Teacher: 17.1
 - Average Salary (benefits included) of Regular Teacher: \$38,906
 - Average Years of Experience of Regular Teachers: 9.6
 - 4-Year Dropout Rate (Class of 2006): 40.0%
 - Average ACT Score (Class of 2006): 15.9

- **Edmond School District:**
 - 2000 District Population: 97,845
 - 2000 Poverty Rate: 7%
 - 2000 Average Household Income: \$69,912
 - 2005/2006 Average Enrollment: 19,016.3
 - Students per Regular Classroom Teacher: 19.8
 - Average Salary (benefits included) of Regular Teacher: \$40,251
 - Average Years of Experience of Regular Teachers: 12.8
 - 4-Year Dropout Rate (Class of 2006): 5.5%
 - Average ACT Score (Class of 2006): 23.0

- **Millwood School District:**
 - 2000 District Population: 4,730
 - 2000 Poverty Rate: 9%
 - 2000 Average Household Income: \$51,100
 - 2005/2006 Average Enrollment: 1,076.32
 - Students per Regular Classroom Teacher: 15.0
 - Average Salary (benefits included) of Regular Teacher: \$38,485
 - Average Years of Experience of Regular Teachers: 10.1
 - 4-Year Dropout Rate (Class of 2006): 1.7%
 - Average ACT Score (Class of 2006): 16.5

- **Moore School District:**
 - 2000 District Population: 95,855
 - 2000 Poverty Rate: 6%
 - 2000 Average Household Income: \$54,602
 - 2005/2006 Average Enrollment: 19,978.4
 - Students per Regular Classroom Teacher: 19.7
 - Average Salary (benefits included) of Regular Teacher: \$39,659
 - Average Years of Experience of Regular Teachers: 12.1
 - 4-Year Dropout Rate (Class of 2006): 8.6%
 - Average ACT Score (Class of 2006): 21.7

- **Norman School District:**
 - 2000 District Population: 92,730
 - 2000 Poverty Rate: 15%
 - 2000 Average Household Income: \$50,021
 - 2005/2006 Average Enrollment: 13,009.3
 - Students per Regular Classroom Teacher: 17.7
 - Average Salary (benefits included) of Regular Teacher: \$39,728
 - Average Years of Experience of Regular Teachers: 12.5
 - 4-Year Dropout Rate (Class of 2006): 16.3%
 - Average ACT Score (Class of 2006): 23

Higher Education in the Region

There are many locations where Midwest City residents can complete college-level coursework. The region offers multiple institutions that offer a variety of degrees. The following is a discussion of higher education facilities in close proximity to the City and is followed by a listing of other institutions found throughout the region:

- **Rose State College²⁸**: Formerly known as Oscar Rose Junior College, Rose State College is located in Midwest City and opened on September 21, 1970. On November 1, 1983 the college was renamed Rose State College and is now a part the Oklahoma State System of Higher Education. The college offers 58 Associates degrees and several Bachelor's degrees (in coordination with the University of Central Oklahoma). Furthermore, the college awards certificate programs in five academic fields. Rose State currently has a fall enrollment of approximately 7,000 students and maintains a 116-acre campus with twenty-one buildings.



Illustration 1-7
IMAGES OF ROSE STATE COLLEGE

- **Embry-Riddle Aeronautical University²⁹**: Located near Tinker AFB in the Mid-American Business Park, Embry-Riddle offers Associate of Science degrees, Bachelor of Science degrees, and a Master of Aeronautic Science degree. The Embry-Riddle Center is one of 130 extended campus-learning centers within the institution. The total enrollment of the University, including all campuses, is 28,000 students.
- **Park University (Tinker AFB)³⁰**: Park University operates a Tinker AFB campus, which offers several Associates and Bachelors of Science degrees. The university has a total (all campuses) enrollment of approximately 11,520 students.
- **Webster University (Tinker AFB)**: Webster University, with an enrollment of approximately 22,000 students at all campuses, is a private, non-profit, accredited university with campuses around the country and globe. Tinker AFB serves as a host to one of Webster's campuses. Webster currently offers a Master of Arts in management and another Master of Arts in computer resources and information management.
- **Institutions outside of the immediate Midwest City area, but within the region:**
 - University of Oklahoma
 - University of Central Oklahoma
 - Oklahoma City University
 - Oklahoma State University (Oklahoma City Campus)
 - Oklahoma Christian College
 - Oklahoma Baptist University
 - Southern Nazarene University
 - University of Phoenix
 - Southwestern College

Vocational Education (The Mid-Del Technology Center)³¹

The Mid-Del Technology Center (MDTC) provides educational opportunities to both high school students and adults. The MDTC is a part of the Mid-Del School District and is the only technology center in the state to operate under a public school board of education.³² MDTC has three separate campuses: (1) a main campus located at 1621 Maple Drive in Midwest City; (2) a Tinker Training Campus located on Tinker Air Force Base; and (3) an Electric Vehicle Campus on S.E. 29th Street in Del City.³³

MDTC, originally known as the Vocational-Technical Center, was opened in 1965 to consolidate the Mid-Del School District's vocational and technical teaching resources and classes into one centralized location. The first classes offered to Mid-Del high school students included air conditioning and refrigeration, aircraft engines, auto body, auto mechanics, electronics service and communication, printing, and upholstery. By 1977, the center reached a milestone by becoming a designated "Area Vocational-Technical School." This designation allowed the MDTC, which was previously limited to enrolling only in-district high school students, to open its enrollment to tuition-paying adults and out-of-district students. Presently, 615 high school students and 150 adults are enrolled in the school. The MDTC receives its funding from the State Department of Career and Technology Education, local property tax, and federal funds.

The three campuses of MDTC serve a variety of needs. The main campus offers 19 full-time day programs that are grouped into the following subjects: (1) technical careers, (2) business operations/science careers; (3) arts; and (4) social services. The Tinker Training Center offers 60 different training programs related to services at Tinker AFB. For example, programs range from computer classes to aircraft sheet metal classes. The Electric Vehicle Campus offers a variety of technical courses ranging from basic electricity to hybrid vehicles and hydrogen fuel cells. These three campuses provide a foundation upon which students of all ages can develop skills needed to succeed in the business world.

Tinker Air Force Base

Tinker Air Force Base sits on 5,041 acres of land immediately to the south of Midwest City.³⁴ The base has been and continues to be an important military facility. It has provided key logistical support for the military since it opened in the 1940s. Tinker AFB repaired and outfitted B-24 and B-17 bombers during World War II, provided logistical support during the Korean War, was involved in the Berlin and Cuban



Illustration 1-8
PLANE PREPARING TO
LAND AT TINKER AFB

crises, served Air Force units during the Vietnam War and provided front-line support to Operation Desert Shield and Operation Desert Storm.³⁵ In 1999, Tinker was awarded the largest engine repair contract in Air Force history, valued at \$10.2 billion over 15 years.³⁶



Illustration 1-9
TINKER GATE

Table 1-4 TINKER AFB POPULATION Oklahoma City, Oklahoma	
Base Population	Population
Active Duty Military	9,410
Total Military	9,410
Civilian Employees	16,270
Military Dependents	3,943
Total Military	20,213
Total Population	29,623
<small>Sources: Air Installation Compatible Use Zone Study, December 2006, pg. 2-3</small>	

Presently, as Oklahoma’s largest single-site employer³⁷, Tinker is a vital economic contributor to Midwest City and the region.³⁸ **Table 1-4** (above) shows current employment figures for the base. Tinker’s impact on local housing in Midwest City will be further discussed in the Existing Housing section of this chapter.

Demographic & Socioeconomic Characteristics

Demographics

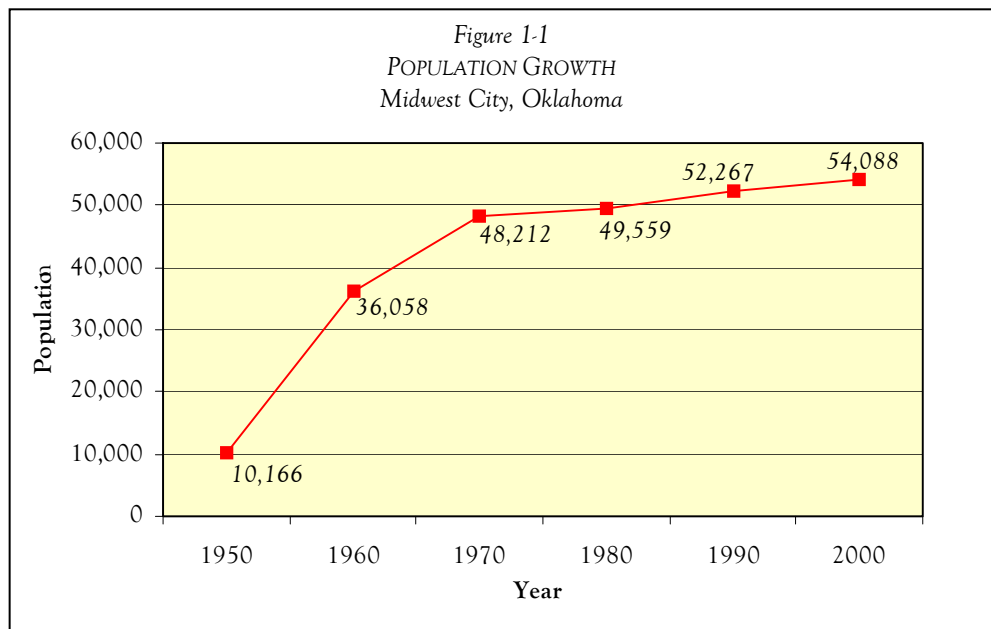
City Population Growth

Midwest City has experienced moderate growth since 1990, as shown in **Table 1-5**. The greatest population increase occurred between 1950 and 1960 with a growth of almost 26,000 people, which represents a percentage growth of almost 255 percent. The lowest rate of growth occurred between 1970 and 1980 with an increase of just 1,347 people.

Table 1-5 POPULATION GROWTH Midwest City, Oklahoma			
Year	Population	Population Change	Percent Change
1950	10,166	—	—
1960	36,058	25,892	254.7%
1970	48,212	12,154	33.7%
1980	49,559	1,347	2.8%
1990*	52,267	2,708	5.5%
2000*	54,088	1,821	3.5%

Sources: Comprehensive Plan for Midwest City, Oklahoma - 1985, Table 2.1 (page 2.2)
*U.S. Census Bureau

Figure 1-1 graphically illustrates the rapid growth between 1950 and 1970, and the more moderate growth between 1970 and 2000. By the year 2000, the U.S. Census estimated Midwest City's population to be just over 54,000. During the span of time between 1950 and 2000, Midwest City grew from a population of 10,166 people to a population of 54,088 - this represents growth of almost 44,000 people.



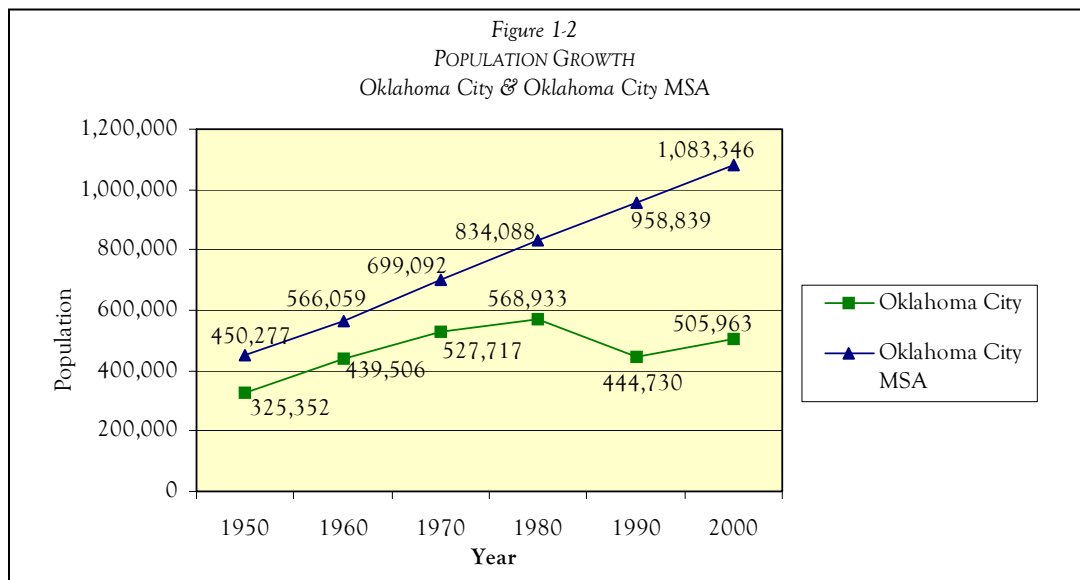
Oklahoma City & Oklahoma City MSA Population Growth

Due to the relationship of Midwest City to Oklahoma City and to other communities that immediately surround Midwest City, it is necessary to examine the population growth characteristics of Oklahoma City and that of the Oklahoma City Metropolitan Statistical Area (MSA). The MSA is “a geographic entity defined by the Federal Office of Management and Budget for use by Federal statistical agencies” and is composed of the counties surrounding Oklahoma County (see **Plate 1-1**, the *Metropolitan Statistical Area Map*).³⁹ An examination reveals that both areas increased the greatest between 1950 and 1960, which is consistent with Midwest City’s time of greatest growth. Oklahoma City experienced a population decline during the years between 1980 and 1990, while the MSA continued to increase. This is likely due to people moving out to the suburbs or to unincorporated county areas. This trend continued numerically between 1990 and 2000; however, Oklahoma City experienced a greater percentage increase during this time than did the Oklahoma City MSA.

Table 1-6
POPULATION GROWTH
Oklahoma City & Oklahoma City MSA

Oklahoma City				Oklahoma City MSA		
Year	Population	Population Change	Percent Change	Population	Population Change	Percent Change
1950	325,352	—	—	450,277	—	—
1960	439,506	114,154	35.09%	566,059	115,782	25.71%
1970	527,717	88,211	20.07%	699,092	133,033	23.50%
1980	568,933	41,216	7.81%	834,088	134,996	19.31%
1990	444,730	(-)124,203	(-)21.83%	958,839	124,751	14.96%
2000	505,963	61,233	13.77%	1,083,346	124,507	12.99%

Sources: Comprehensive Plan for Midwest City, Oklahoma - 1985, Table 2.1 (page 2.2) and the U.S. Census Bureau



Regional Growth Comparison

Another method of evaluating a community's percentage of growth is to compare it to the larger regional area. The population of Midwest City has inherently had an affect on the Oklahoma City MSA; the opposite of this is true

Year	Population of Midwest City	Population of the Oklahoma MSA	Percentage of Midwest City Within the Oklahoma MSA	Average Percentage of Midwest City Within the Oklahoma MSA
1950	10,166	450,277	2.26%	5.32%
1960	36,058	566,059	6.37%	
1970	48,212	699,092	6.90%	
1980	49,559	834,088	5.94%	
1990	52,267	958,839	5.45%	
2000	54,088	1,083,346	4.99%	

Sources: Comprehensive Plan for Midwest City, Oklahoma - 1985, Table 2.1 (page 2.2) and the U.S. Census Bureau

as well, given that the percentage of population that the City contributes to the MSA has an affect on the City's significance in the region. **Table 1-7** shows the percentage of Midwest City in the MSA over the past five decades. Conforming to the aforementioned growth patterns, the percentage that Midwest City contributed to the Oklahoma City MSA was reportedly the highest in 1960 and 1970 at 6.37 percent and 6.9 percent, respectively. The percentage contribution had decreased by the year 2000 to just less than five percent, but has remained relatively stable between 1950 and 2000 with an average of 5.32 percent.

Population Growth in Midwest City, Surrounding Communities, & Peer Communities

Population growth will now be discussed for Midwest City and several other surrounding and peer cities. **Table 1-8** contains Census data for 1990 and 2000 for Broken Arrow, Choctaw, Del City, Edmond, Midwest City, Moore, Nicoma Park, Norman, and Spencer. These cities, which are in close proximity or share similar circumstances/characteristics to Midwest City, can provide a parallel viewpoint in terms of demographics related to Midwest City.

Norman has the largest population of the cities listed in the table, followed in declining order by Broken Arrow, Edmond, Midwest City, Moore, Del City, Choctaw, Spencer, and Nicoma Park. Located south of Midwest City, Norman

had 95,694 residents in 2000. This city experienced a sizeable increase in population between 1990 and 2000 with a growth of 15,623 people. Broken Arrow, the second largest city, had an even greater increase of 16,816 residents from 1990 to 2000. Third, Edmond reported a comparably substantial population increase. Midwest City, the fourth largest city, experienced a modest increase of almost 1,821 residents. The fifth largest city, Moore, had a lesser increase of 832 residents. The sixth largest city, Del City, is only one of two cities in **Table 1-8** to experience a decline in population; Del City reportedly had 1,800 fewer residents in 2000 than it did in 1990. Choctaw, the seventh largest city, increased 9.7 percent from its 1990 population. Spencer, the eighth largest city, was the only other city to experience a decrease in population; Spencer declined 5.7 percent from 1990 to 2000, a decrease of 226 residents. At 2,425 residents, the smallest city is Nicoma Park, with an increase of 2.6 percent or 62 residents between 1990 and 2000.

Table 1-8
POPULATION AND HOUSING 1990 – 2000
Midwest City & Surrounding/Peer Cities

City	1990		2000		Population Change (Numerical)	Population Change (Percent)	Housing Unit Change (Numerical)	Housing Unit Change (Percent)
	Population	Housing Units	Population	Housing Units				
Broken Arrow	58,043	20,420	74,859	27,085	16,816	29.0%	6,665	32.6%
Choctaw	8,545	3,080	9,377	3,617	832	9.7%	537	17.4%
Del City	23,928	10,773	22,128	9,725	(-1,800)	(-7.5%)	-1,048	-9.7%
Edmond	52,315	20,598	68,315	26,380	16,000	30.6%	5,782	28.1%
Midwest City	<u>52,267</u>	<u>22,846</u>	<u>54,088</u>	<u>23,853</u>	<u>1,821</u>	<u>3.5%</u>	<u>1,007</u>	<u>4.4%</u>
Moore	40,318	14,824	41,138	15,801	820	2.0%	977	6.6%
Nicoma Park	2,353	982	2,415	1,089	62	2.6%	107	10.9%
Norman	80,071	35,650	95,694	41,547	15,623	19.5%	5,897	16.5%
Spencer	3,972	1,601	3,746	1,567	(-266)	(-5.7%)	-34	-2.1%

Source: U.S. Census Bureau

Housing is another indicator of economic well-being and can influence land use policy and development. As may be expected, positive trends in population, meaning population growth, influences a similarly positive trend in the number of housing units. Conversely, cities with negative trends in population, meaning a community that experiences decline in population, may be left with the challenge of vacant or deteriorating housing stock.

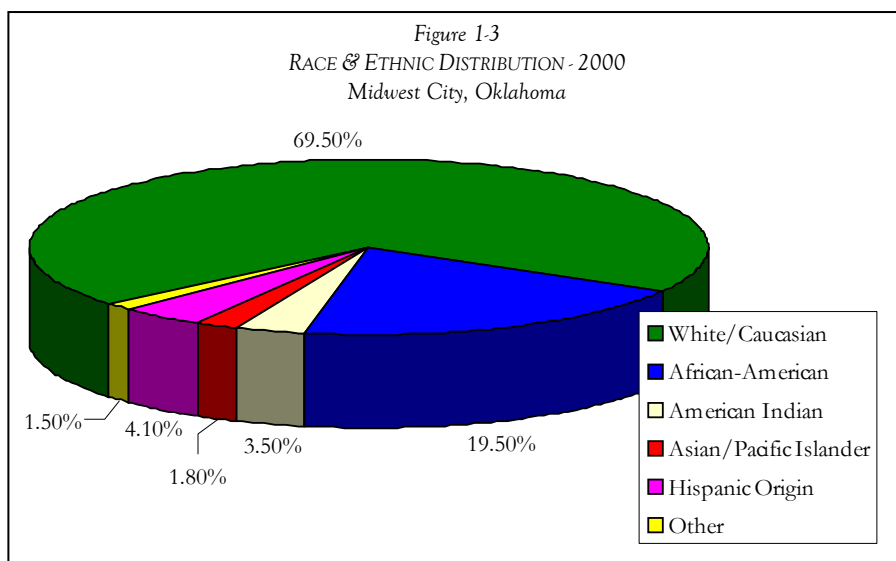
Del City and Spencer have experienced negative fluctuations in their respective housing numbers. Midwest City has remained relatively stable in its number of housing units with an increase of almost 1,007 units since 1990. Broken Arrow has experienced the largest increase in the number and percentage of housing units, with a positive difference between 1990 and 2000 of 6,665 units or 32.6 percent.

Race and Ethnic Distribution

Table 1-9 shows Midwest City's race and ethnic distribution for the years between 1980 and 2000. The *White/Caucasian* group has historically been and remains the largest in Midwest City. However, like many other cities across the United States, the City is becoming increasingly diverse. The number of *Caucasians*, as well as the overall percentage of this group, has decreased since 1980. Also, since 1980 the second largest group within the City has been and remains the *African-American* group. There has been an increase in the number and percentage of African-Americans in Midwest City, from 4,201 persons and approximately 8.5 percent in 1980 to 10,573 persons and almost 20 percent in 2000. The *American Indian* group has experienced more fluctuation between 1980 and 2000, with an increase between 1980 and 1990, but a decrease between 1990 and 2000. The *Asian/Pacific Islander* population has almost doubled in size from 1980 to 2000, but still accounts for less than two percent of the City's population. Those of *Hispanic Origin* have increased since 1990, from approximately 2.5 percent in 1990 to 4.1 percent in 2000. **Figure 1-3**, on the following page, graphically depicts Midwest City's diversity in 2000.

RACE/ETHNICITY	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
White/Caucasian	42,720	86.20%	40,421	77.34%	37,568	69.50%
African-American	4,201	8.48%	8,474	16.21%	10,573	19.50%
American Indian	1,350	2.72%	2,043	3.91%	1,887	3.50%
Asian/Pacific Islander	552	1.11%	834	1.60%	958	1.80%
Hispanic Origin⁽¹⁾	—	—	1,321	2.53%	2,192	4.10%
Other	736	1.49%	495	0.95%	835	1.50%

NOTE: Due to Hispanic origin, the total population will not equal 100.00%; Hispanic origin can be of any race.
⁽¹⁾ Midwest City's 1985 Comprehensive Plan did not include Hispanic Origin as a category for 1980.
Source: Comprehensive Plan for Midwest City, Oklahoma - 1985, Table 2.2 (page 2.4)



Age Distribution

Table 1-10 contains information on various age groups and how they are represented within Midwest City and within the Oklahoma City Metropolitan Statistical Area (MSA). The City's age composition has not shifted dramatically, although there have been fluctuations in the *Prime Labor Force*, *Older Labor Force*, and *Elderly* groups. The largest increase in any age group was within the *Older*

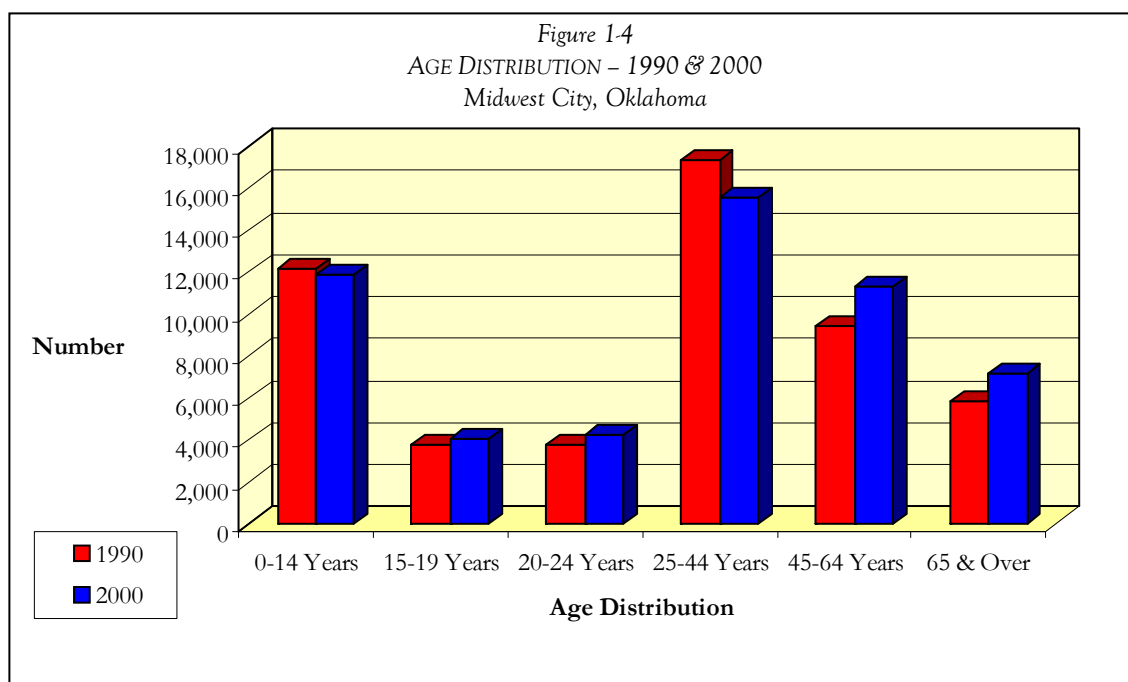
Table 1-10
AGE COMPOSITION AND DISTRIBUTION 1990 - 2000
Midwest City & Oklahoma City MSA

AGE GROUP	CITY OF MIDWEST CITY				OKLAHOMA MSA			
	1990		2000		1990		2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Young (0-14 years)	12,141	23.23%	11,881	21.97%	214,489	22.37%	228,403	21.08%
High School (15-19 years)	3,790	7.25%	4,018	7.43%	70,642	7.37%	85,237	7.87%
College, New Family (20-24 years)	3,783	7.24%	4,225	7.81%	72,868	7.60%	87,044	8.03%
Prime Labor Force (25-44 years)	17,281	33.06%	15,563	28.77%	319,313	33.30%	323,374	29.85%
Older Labor Force (45-64 years)	9,412	18.01%	11,270	20.84%	176,353	18.39%	236,148	21.80%
Elderly (65 and over)	5,860	11.21%	7,131	13.18%	105,174	10.97%	123,140	11.37%
TOTAL	52,267	100.00%	54,088	100.00%	958,839	100.00%	1,083,346	100.00%
Median Age	31.3 Years		34.2 Years		31.8 Years*		34.1 Years	

Source: U.S. Census
* Journey to Work Profiles for Large Metropolitan Areas, U.S. Department of Transportation - Federal Highway Administration, ADDRESS: <http://www.fhwa.dot.gov/ctpp/jtw/jtw8p2.htm>.

Labor Force, those between the ages of 45 and 64, which increased over the past decade by approximately 2.8 percent of the total population. The *Prime Labor Force* age category experienced the largest decline between 1990 and 2000, with a decrease of approximately 4.3 percent of the total population. The *Young* age group, those between 0 and 14 years, and the *Elderly* age group, those 64 years and older, experienced similar percentages of change between 1990 and 2000, although one decreased while the other increased. Specifically, the *Young* group decreased by approximately 1.3 percent, while the *Elderly* group increase by almost two percent. **Figure 1-4** graphically shows Midwest City's age distribution in 1990 and 2000.

The Oklahoma City MSA experienced similar fluctuation in its respective age groups. The *Older Labor Force* showed the largest increase and the *Prime Labor Force* experienced the largest decline. The *Young* age group showed an almost equal percentage of decline as did Midwest City.



It is beneficial for cities to know about the age distribution of their population in that the knowledge can provide insight into the types of facilities and services that may need to be provided, such as a senior citizens center or a new elementary school. The analysis of age composition and population characteristics can ensure that the Comprehensive Plan 2008 is tailored to meet Midwest City's needs for the future. For example, the fact that the largest increase in the last decade was in the *Older Labor Force* age group could be seen as an increase in the skilled labor force and as a benefit to economic development efforts.

Educational Attainment

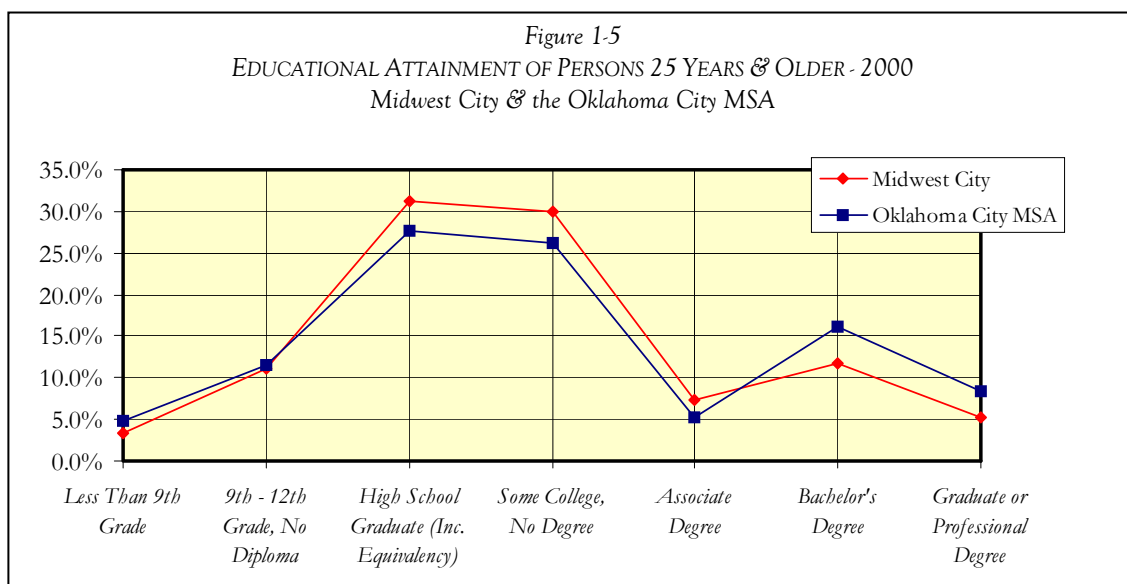
Educational levels of a community generally indicate the skills and abilities of the residents. Educational levels are also often researched by potential large employers; therefore, they can influence economic development opportunities. **Table 1-11** shows the educational attainment levels of Midwest City and the Oklahoma City MSA for 1990 and 2000, as reported by the U.S. Census.

AGE GROUP	CITY OF MIDWEST CITY				OKLAHOMA MSA			
	1990		2000		1990		2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less Than 9th Grade	1,681	4.45%	1,125	3.3%	42,701	6.1%	33,558	4.9%
9 th - 12 th Grade, No Diploma	5,348	14.15%	3,771	11.1%	103,808	14.7%	78,350	11.5%
High School Graduate (Includes Equivalency)	11,425	30.22%	10,668	31.3%	193,052	27.4%	189,893	27.8%
Some College, No Degree	11,320	29.94%	10,246	30.1%	193,157	27.4%	178,588	26.1%
Associate Degree	2,311	6.11%	2,468	7.2%	34,083	4.8%	36,378	5.3%
Bachelor's Degree	3,933	10.40%	3,997	11.7%	93,400	13.3%	109,762	16.0%
Graduate or Professional Degree	1,788	4.73%	1,803	5.3%	44,132	6.3%	57,476	8.4%
Total	37,806	100.00%	34,078	100.0%	704,333	100.0%	684,005	100.0%
Percent High School Graduate or Higher	81.4 percent		85.6 percent		79.2 percent		83.6 percent	
Percent Bachelor's Degree or Higher	15.13 percent		17.0 percent		19.5 percent		24.4 percent	
Source: U.S. Census								

The level of education of Midwest City citizens increased between 1990 and 2000, with increases in all categories that reflected education levels equal to or above *High School Graduate*. In the year 2000, 85.6 percent of Midwest City's residents had obtained a high school diploma or had a higher level of education. Approximately 17 percent had received a Bachelor's Degree or higher. Overall, the City's percentage of high school graduates is greater than that of the Oklahoma City MSA, while the City's percentage of citizens with at least a Bachelor's degree was over seven percent below that of the MSA.

As was stated for Midwest City, the level of education within the Oklahoma City MSA also increased between 1990 and 2000. The most significant increases were in the percentages of people obtaining some type of college degree, including Associate degrees. It can generally be stated that the education level

within the MSA is slightly higher than that of Midwest City. **Figure 1-5** graphically displays educational attainment of Midwest City and the MSA for 2000.



Household Income Levels

Household income levels can be an important factor in planning Midwest City's future. For example, income levels indicate to potential retailers whether or not the City is a prime site to locate their business. This fact may influence the amount and type of retail that Midwest City could support. Also, income is a major determining factor for homeownership; a high level of homeownership is generally seen as a positive characteristic for a community. Income levels, therefore, are an issue that can play a role in the size, type, and quality of residential development a community attracts.

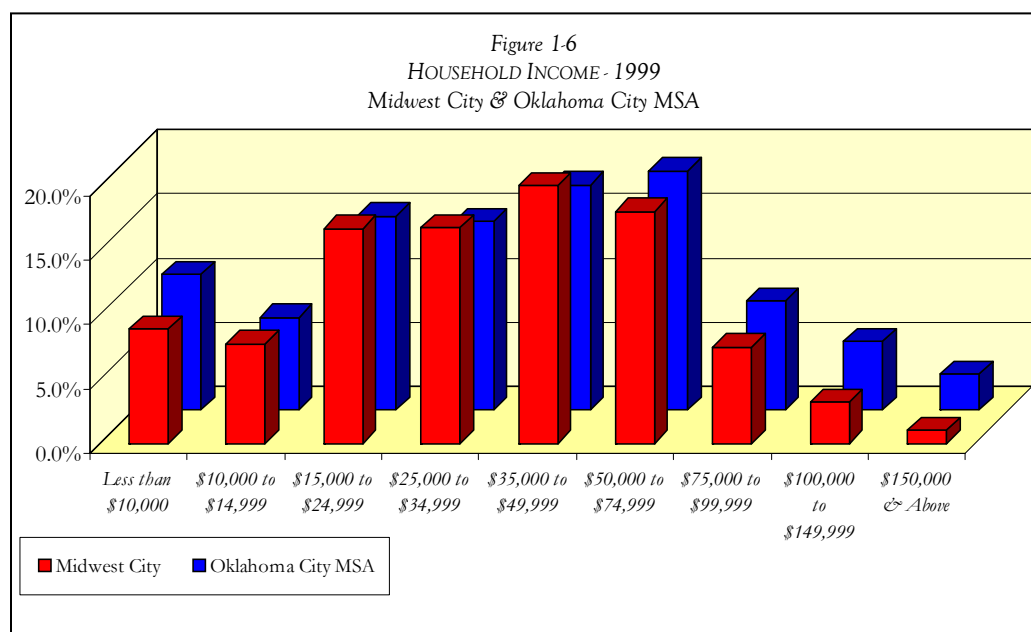
Table 1-12, on the following page, shows income data for both Midwest City and the Oklahoma City MSA for 1989 and 1999, as reported by the 2000 U.S. Census. This table allows for comparison of local citizens' income to that of the MSA. In 1999, the largest percentage of Midwest City households, specifically 20.3 percent, earned from \$35,000 to \$49,999. This was followed closely by the percentage of households that earned just above that amount, from \$50,000 to \$74,999; approximately 18 percent were in this range. The latter represented the largest percentage increase between 1989 and 1999 of any other income category. The lowest percentage of household income in the City in both 1989 and 1999 was the highest income level; in 1989, 0.6 percent earned \$150,000 or above, while in 1999, one percent of the households earned this level of income. Therefore, while the percentages in each year were the lowest, this category almost doubled during the ten years between 1989 and 1999.

Midwest City had higher percentages than the Oklahoma City MSA in several income categories. However, in the highest income categories, the MSA had higher percentages. Finally, the median income for Midwest City was slightly higher than that of the MSA in 1989, but was lower in 1999.

*Table 1-12
HOUSEHOLD INCOME - 1989 & 1999
Midwest City & the Oklahoma City MSA*

INCOME LEVEL	Midwest City				Oklahoma City MSA			
	1989 ⁽¹⁾		1999		1989 ⁽¹⁾		1999	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	2,514	12.2%	1,969	8.8%	60,648	16.5%	44,694	10.5%
\$10,000 to \$14,999	1886	9.2%	1718	7.7%	36,435	9.9%	30,528	7.2%
\$15,000 to \$24,999	4,770	23.2%	3,714	16.7%	73,590	20.0%	64,126	15.1%
\$25,000 to \$34,999	4,099	19.9%	3,719	16.7%	63,218	17.2%	62,149	14.6%
\$35,000 to \$49,999	4,066	19.8%	4,526	20.3%	63,906	17.3%	74,259	17.5%
\$50,000 to \$74,999	2,350	11.4%	4,011	18.0%	47,808	13.0%	78,831	18.5%
\$75,000 to \$99,999	594	2.9%	1660	7.5%	12,804	3.5%	35,978	8.5%
\$100,000 to \$149,999	157	0.8%	712	3.2%	5,964	1.6%	22,570	5.3%
\$150,000 & Above	117	0.6%	230	1.0%	4,129	1.1%	11,925	2.8%
TOTAL HOUSEHOLDS	20,553	100.0%	22,259	100.0%	368,502	100.0%	425,060	100.0%
Median Household Income	\$27,042		\$35,027		\$26,883		\$36,797	

Source: U.S. Census



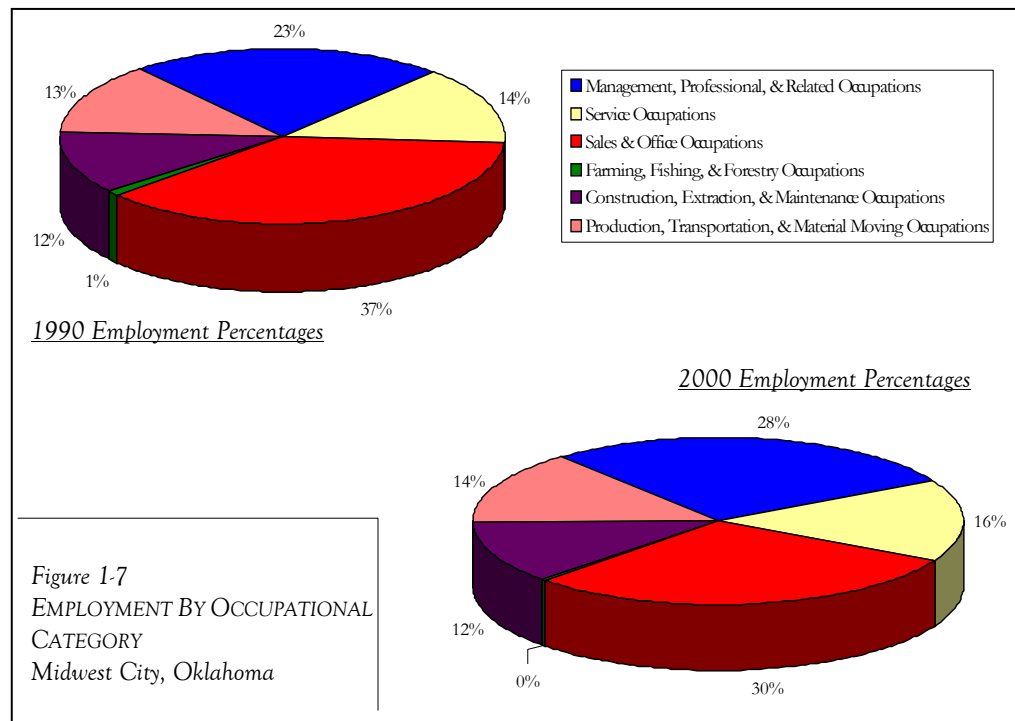
Employment by Occupation & Industry

Employment opportunities can affect the growth rate of cities. These opportunities are important because they allow people to settle in a community, establish their home and begin a life – it is employment that makes this possible. If citizens cannot find work in an area, then they are forced to move elsewhere, and to take their property and sales tax revenue with them. Cities are generally dependent on businesses to provide employment opportunities that in turn pay the citizens salaries and provide them with the ability to buy and sell goods, pay taxes, etc. One way of establishing what local employment trends are and on

*Table 1-13
EMPLOYMENT BY OCCUPATIONAL CATEGORY
Midwest City, Oklahoma*

OCCUPATION	1990		2000	
	Number	Percent	Number	Percent
Management, Professional, & Related Occupations	5,408	23.1%	6,720	28.0%
Service Occupations	3,331	14.2%	3,802	15.8%
Sales & Office Occupations	8,688	37.0%	7,169	29.9%
Farming, Fishing, & Forestry Occupations	207	0.9%	33	0.1%
Construction, Extraction, & Maintenance Occupations	2,781	11.9%	2,883	12.0%
Production, Transportation, & Material Moving Occupations	3,038	13.0%	3,408	14.2%
TOTAL	23,453	100.0%	24,015	100.0%

Source: U.S. Census



what types of occupations the area's employment is generally based is to review the City's employment numbers by occupational category. This information is shown in **Table 1-13** and **Figure 1-7** (both on the previous page). The occupation category *Management, Professional & Related Occupations* has seen an increase of 1,312 jobs from 1990 to 2000 and has become the City's second-largest occupational category at 28 percent of the local jobs (6,720 out of 24,015 jobs). The *Sales & Office Occupations* accounted for the largest percentage of employment within the City in 2000 with 7,169 people employed by jobs within this category. In 1990, this category accounted for the largest number of jobs (8,688 out of 23,453 jobs) and percentage of persons employed (37 percent). The *Farming, Fishing & Forestry Occupations* category employed the smallest percentage and number of people in 1990; this remained the case in 2000, when this category reportedly decreased from its 1990 amounts.

Another way to classify and analyze employment is by industry, as shown in **Table 1-14**. The table contains information on industry categories for Midwest City for 1990 and 2000. In 1990, the *Public Administration* category employed the largest portion of the Midwest City workforce at 19.7 percent with 4,612 persons employed; however, in 2000 this category had decreased in percentage and number. The *Educational, Health & Social Services* category then became the largest at 19.3 percent with 4,644 persons employed. The most significant

INDUSTRY	1990		2000	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing, Hunting, & Mining	339	1.4%	236	1.0%
Construction	732	3.1%	1,481	6.2%
Manufacturing	2,353	10.0%	2,289	9.5%
Wholesale Trade	866	3.7%	597	2.5%
Retail Trade	4,484	19.1%	2,748	11.4%
Transportation, Warehousing, & Utilities	1,620	6.9%	1,061	4.4%
Information*	—	—	608	2.5%
Finance, Insurance, Real Estate, Rental & Leasing	1,260	5.4%	1,502	6.3%
Professional, Scientific, Management, Administrative, & Waste Management Services	1,657	7.1%	1,683	7.0%
Educational, Health & Social Services	3,853	16.4%	4,644	19.3%
Arts, Entertainment, Recreation, Accommodation & Food Services	338	1.4%	2,001	8.3%
Other Services (Except Public Administration)	1,339	5.7%	1,335	5.6%
Public Administration	4,612	19.7%	3,830	15.9%
TOTAL	23,453	100.0%	24,015	100.0%

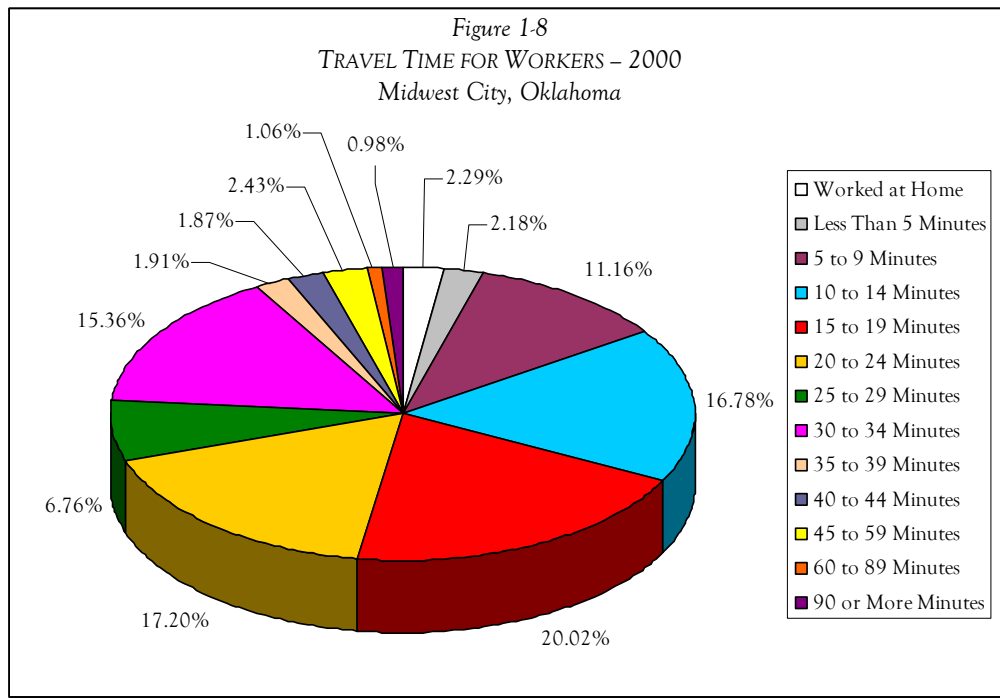
*Not included as an industry in the 1990 U.S. Census.
Source: U.S. Census

increase between 1990 and 2000 was in the *Arts, Entertainment, Recreation, Accommodation & Food* category, which was at 1.4 percent in 1990 but had increased to 8.3 percent in 2000. The largest decrease occurred within the *Retail Trade* category, which accounted for 19.1 percent of the employed population in 1990 and only 11.4 percent in 2000.

In order to further analyze how many people actually live *and* work in Midwest City, U.S. Census information regarding commuting time can be reviewed. **Table 1-15** contains this information for Midwest City from the 2000 Census. Given the geographic size of the City, it can be assumed that a distance to work of 14 minutes or less means that the worker is employed within Midwest City.

Using this assumption, it can be ascertained that over 32 percent of the local employed population actually works in the City. Assuming that a distance of 15 minutes or more means that the worker works outside of the City, it can be concluded that almost 68 percent of the working population is employed outside of Midwest City.

TRAVEL TIME	Number of Workers ⁽¹⁾	Percentage of Workers	Percentage Working Inside/Outside the City
Worked at Home	572	2.29%	32.40%
Less Than 5 Minutes	546	2.18%	
5 to 9 Minutes	2,793	11.16%	
10 to 14 Minutes	4,198	16.78%	
15 to 19 Minutes	5,011	20.02%	67.60%
20 to 24 Minutes	4,305	17.20%	
25 to 29 Minutes	1,692	6.76%	
30 to 34 Minutes	3,845	15.36%	
35 to 39 Minutes	477	1.91%	
40 to 44 Minutes	467	1.87%	
45 to 59 Minutes	609	2.43%	
60 to 89 Minutes	265	1.06%	
90 or More Minutes	245	0.98%	
Total (Workers 16 Years Old & Older)	25,052	100.00%	
Source: U.S. Census			



Employment within Midwest City

The following table, **Table 1-16**, details the May 2004 City employment figures.⁴⁰ The table reports the estimated number of jobs within the City limits for people 16 years-old and older. The largest class was the *For-Profit Private Workers* with 15,577 people employed or 63.08 percent of all the jobs within the City. The *Federal Government Workers* account for the second largest class with 3,399 people or 13.76 percent. The smallest class of workers was the *Unpaid Family Workers*, which reported 96 people or 0.39 percent.

Table 1-16
2004 ESTIMATED EMPLOYED POPULATION
Midwest City, Oklahoma

Class of Worker	Employed Population*	Percent
For-Profit Private Workers	15,577	63.08%
Federal Government Workers	3,399	13.76%
State Government Workers	1,822	7.38%
Local Government Workers	1,373	5.56%
Non-Profit Private Workers	1,260	5.10%
Self-Employed Worker	1,167	4.73%
Unpaid Family Workers	96	0.39%
Total	24,694	100.00%

*16 Yearsold or older
Source: 2004 Claritas Inc.

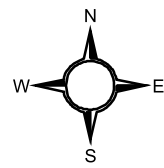
Existing Land Use Characteristics

The Purpose of Analyzing Existing Land Use

Providing for the orderly and efficient use of land is one of the major objectives of this Comprehensive Plan 2008. In order to accurately assess the City's future land use needs, an analysis of present land use patterns is important. The patterns of land uses that exist today within Midwest City have evolved to satisfy the requirements of the community as it has grown, both in geographic size and in population. The activities of the residents of a city create a need for residential, retail, commercial, recreational, office and industrial components (among others), as well as an efficient thoroughfare system. Growth and development occurring within Midwest City in the future will require the conversion of vacant and agricultural land to more intensified urban uses. The conversion process and how it occurs will be significant to the City in that it is one of the factors that will determine the community's future urban form and its attractiveness and desirability. The relationships of existing and future land uses will not only have an impact upon how Midwest City develops economically, but will also shape the character and livability of the community in the years to come. Likewise, these relationships will be reflected in the provision of services and facilities throughout the community; an orderly and compact land use arrangement can be served more easily and efficiently than a random and scattered association of unrelated uses.

Method Used to Analyze Midwest City's Land Use Pattern

In order to analyze the land use trends within Midwest City, a field survey was conducted by the City before the preparation of the *Baseline Analysis*. A parcel-by-parcel land use survey was conducted by automobile for all areas within the existing City limits. **Plate 1-6**, the *Existing Land Use Map*, shows a graphic representation of the existing land use pattern for the City. **Table 1-17** and the related **Figures 1-9** and **1-10** show the results of this survey, reflecting the existing land use composition within Midwest City. During the land use survey, each parcel of land located within the City was color-coded and documented according to the following categories.



2000 0 2000 4000 Feet
















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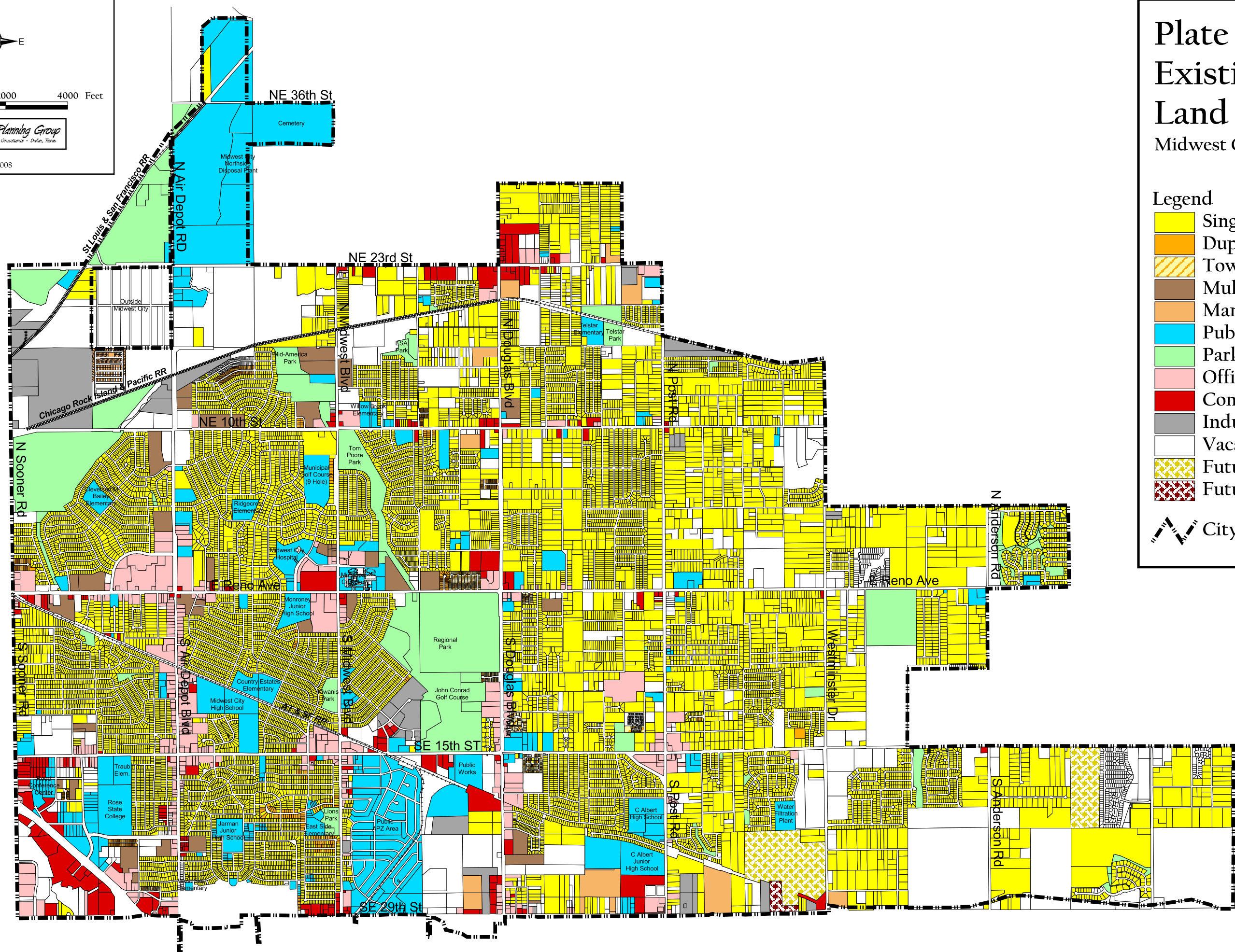
Plate 1-6 Existing Land Use

Midwest City, Oklahoma

Legend

-  Single Family
-  Duplex
-  Townhome
-  Multi-Family
-  Manufactured Home
-  Public / Semi-Public
-  Parks & Open Space
-  Office / Retail
-  Commercial
-  Industrial
-  Vacant
-  Future Single Family
-  Future Commercial

 City Limits



Residential Land Uses

Single-Family Residences - One-family dwellings and related accessory buildings

Two-Family Residences - Duplex/townhome dwellings and related accessory buildings

Multiple-Family Residences - Apartments, rooming houses & related buildings

Manufactured Homes - A manufactured home located on a lot or parcel and used as a dwelling

Public Land Uses

Public, Semi-Public and Related Uses - Schools, churches, cemeteries and public buildings

Parks & Open Spaces - Parks, playgrounds and public open space

Non-Residential Land Uses

Office Uses - Professional and administration offices, including doctors, lawyers, dentists, real estate, architects, accountants, and secretarial service

Retail Uses - Retail stores, restaurants, shops and personal service establishments, shopping centers, service stations and any associated off-street parking facilities

Commercial Uses - Commercial amusements, building materials yards, automobile garages and sales lots, automobile body repair, warehouses, telecommunications and broadcasting towers (and related facilities), wholesale establishments, sale of used merchandise, welding shops

Industrial - Processing, manufacturing, storage, fabrication, assembly and repairing or other enterprises with significant external effects

Rights-of-Way

Streets and alleys; land that is dedicated to public use for street and alley rights-of-way whether open or closed to use

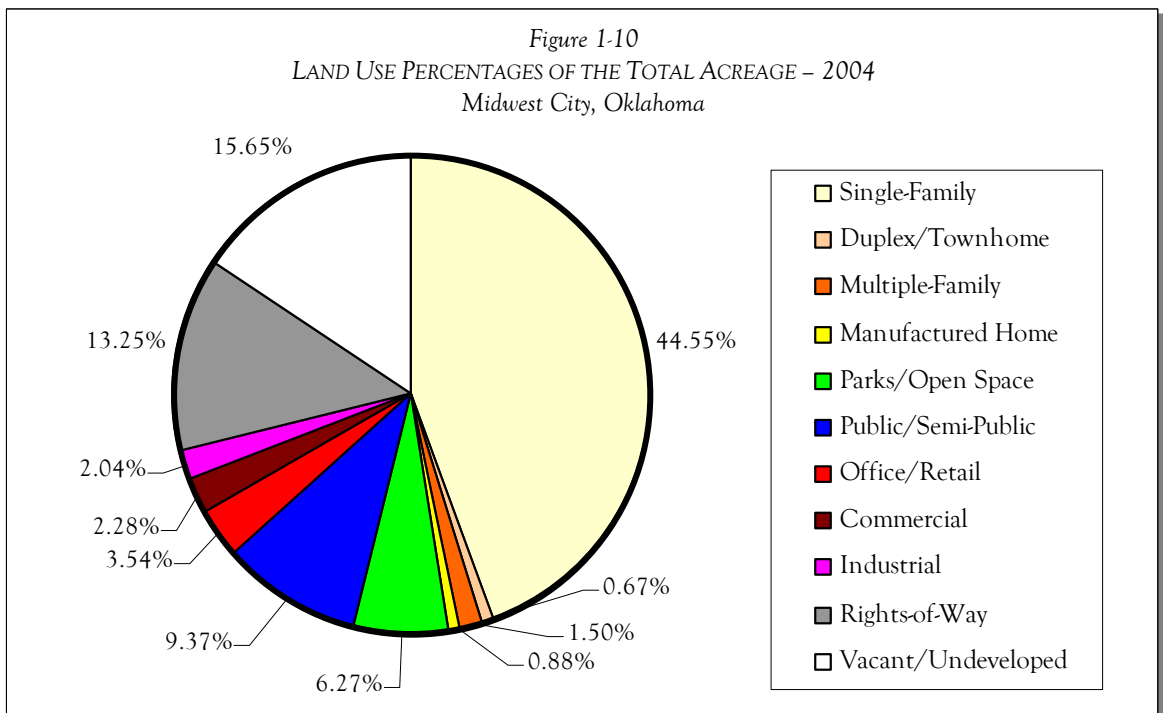
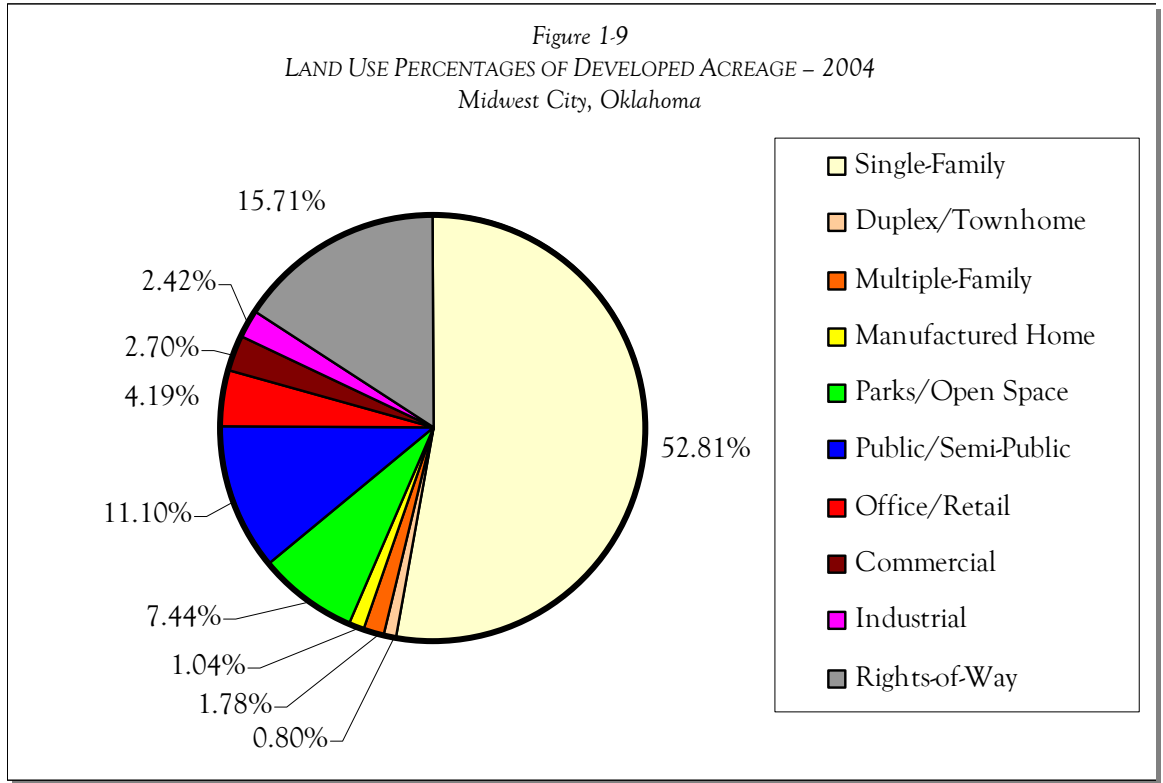
Vacant/Undeveloped Land

Land that has no readily visible or apparent use; category includes land used for agricultural purposes

Table 1-17
EXISTING LAND USE – 2004
Midwest City, Oklahoma

LAND USE CATEGORY	Acres	Percent of Developed Land ⁽¹⁾	Percent of Total Land ⁽²⁾	Number of Acres Per 100 People ⁽³⁾
Single-Family	6,954	52.81%	45.55%	12.86
Duplex/Townhome	105	0.80%	0.67%	0.19
Multiple-Family	234	1.78%	1.50%	0.43
Manufactured Home	137	1.04%	0.88%	0.25
<i>(RESIDENTIAL SUB-TOTAL)</i>	<i>(7,430)</i>	<i>(56.43%)</i>	<i>(47.60%)</i>	<i>(13.74)</i>
Parks/Open Space	979	7.44%	6.27%	1.81
Public/Semi-Public	1,462	11.10%	9.37%	2.70
<i>(PUBLIC SUB-TOTAL)</i>	<i>(2,411)</i>	<i>(18.54%)</i>	<i>(15.64%)</i>	<i>(4.51)</i>
Office/Retail	552	4.19%	3.54%	1.02
Commercial	356	2.70%	2.28%	0.66
Industrial	319	2.42%	2.04%	0.59
<i>(NON-RESIDENTIAL SUB-TOTAL)</i>	<i>(1,227)</i>	<i>(9.32%)</i>	<i>(7.86%)</i>	<i>(2.27)</i>
Rights-of-Way	2,069	15.71%	13.25%	3.83
Total Developed Acreage	13,167	100.00%	84.35%	24.23
Vacant/Undeveloped Acreage⁽⁴⁾	2,443	————	15.65%	4.52
Total Acreage Within the City Limits	15,610	————	100.00%	28.86
Floodplain ⁽⁵⁾	2,000	————	12.81%	————

⁽¹⁾ Approximately 12,572 acres.
⁽²⁾ Approximately 15,752 acres.
⁽³⁾ Based on the 2000 Census of 54,088 people.
⁽⁴⁾ Estimated.
⁽⁵⁾ Floodplain areas are included in the land uses and therefore are 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



Land Use Analysis

Developed Acreage within Midwest City

As **Table 1-17** and **Figure 1-9** show, over one-half of the developed land within the City, approximately 56.4 percent, is consumed by residential land uses. Of that 56.4 percent, 93.6 percent (52.8 percent of the developed land) is attributable to single-family uses. In fact, of all the types of land use within Midwest City, single-family residential land use accounts for the highest amount of developed acreage at 6,954 acres out of a total of approximately 13,167 developed acres.

Public uses account for the second highest amount of developed acreage, at 2,411 acres and 18.54 percent of the developed acreage in Midwest City. A large amount of this acreage can be attributed to government and institutional uses throughout the City. Specifically, the City's north side sewer plant, the Tinker Accident Potential Zone (APZ – a clear zone established to increase the safety of both Midwest City residents and Tinker AFB operations), and the City's parks account for a large portion of the public land uses.

Right-of-way uses account for the third highest amount of developed acreage, at 2,069 acres (over 15.71 percent).

Non-residential uses account for the smallest portion of the developed acreage within the City; the total percentage is just under 10 percent. Of that percentage, the highest amounts are attributed to office/retail at 4.19 percent of the City's developed acreage. Commercial uses at 2.70 percent and industrial uses at 2.48 percent comprise the remainder of the non-residential land uses for the developed areas of the City.

Total Acreage within Midwest City

As **Table 1-17** and **Figure 1-10** show, approximately 84 percent of the total acreage within Midwest City's limits is developed and/or can be categorized as having a land use other than agricultural or vacant. The amount of acreage that is yet to be developed or redeveloped will be significant to the future growth of Midwest City (there are currently 2,443 vacant acres within the City limits). It should be noted that most communities do not develop such that 100 percent of the land is utilized; generally, approximately five to 10 percent of land remains vacant. However, even given this fact, the existing percentage of vacant/agricultural acreage within Midwest City provides some acreage to accommodate future population growth within the City limits.

Current Land Use Densities within Midwest City

Another method of analyzing land use is by examining current land use densities – that is, establishing how much land is being consumed for each type of land use by the current population. Specifically, in **Table 1-17** the applicable column is labeled *Number of Acres per 100 People*. The 2000 U.S. Census population 54,088 was used for this calculation.

The density of single-family residential land use is 12.86 acres per 100 persons, or slightly more than one-tenth of one acre (5,602 square feet) for each person in the City. Generally, smaller lots are located around the downtown area and are common in the western half of the City. The majority of larger lots can be found in the eastern half of the City where there is a greater mix of lot sizes. A review of a previous land use survey from the 1985 Comprehensive Plan reveals the City has increased the amount of single-family acres per 100 persons, as can be seen in **Table 1-18**. This increase is likely attributable to the larger lot new homes being constructed on vacant land located in the eastern part of the City.

CATEGORY	1958	1968	1982	2004
Single Family Residential Acres Per 100 Persons	4.99	6.13	7.22	12.86 ⁽¹⁾

Source: 1985 Comprehensive Plan for Midwest City, Oklahoma
⁽¹⁾ Number obtained from the 2004 land use survey

There is a large amount of land (552 acres) that is categorized as office/retail, which provides a positive characteristic for the City. In terms of office/retail acres per person, a generally accepted ratio is 1.07 acres per 100 persons.⁴¹ Midwest City has a ratio of 1.02 acres per 100 people for current office/retail land use, as shown in **Table 1-17**. Additionally, retail sales tax revenue will likely continue to be an important contributor to Midwest City's budget, as discussed within the *Future Land Use Plan*.

Also important is the ratio of public uses to the population. A high ratio is representative of a community that provides a high amount of public services to the citizenry. This is the case in Midwest City, with 2.70 acres per 100 persons allocated to Public/Semi-Public uses. It is important to note, however, that the amount of acreage consumed by uses such as an airport clearance zone (i.e., the Tinker Accident Potential Zone) can somewhat offset the true affects of public uses.

Key Characteristics of Midwest City's Existing Land Use Pattern

It will be important for Midwest City's *Future Land Use Plan* to take into account the existing land use characteristics. Following are the most notable characteristics of the City's existing land use pattern:

- Single-family land use is the predominate land use within the City. The majority of the new residential development is occurring in the eastern area of the City.
- Medium and high-density land uses account for a small percentage of the residential land use in Midwest City.
- Major features of Midwest City's existing land use pattern include: a regional park, the railroads and related rights-of-way, Downtown Midwest City, and Interstate Highway 40 and related frontage roads.
- A mixture of land uses, including single-family residential, public/semi-public, retail and commercial uses, characterize the Downtown area.
- The single-family uses near the Downtown area have been developed on small lots.
- Development is most intense along the following roadways: Interstate Highway 40, Air Depot Boulevard, Midwest Boulevard, SE 29th Street, Douglas Boulevard, and East Reno Avenue.
- Approximately 84.35 percent of Midwest City is developed, including approximately 15.71 percent allocated to rights-of-way.
- Approximately 15.65 percent of the total land within the City limits is vacant or is used for agricultural purposes.

Existing Housing Characteristics

The Purpose of Analyzing Local Housing

Housing is an important characteristic in any community. It is a characteristic that influences people's perception of a city, perhaps more than any other does. Two issues of primary concern are the quality of housing and housing value, including housing appreciation and affordability. The condition of the existing housing stock in Midwest City, as well as the quality of the residential neighborhoods they form, affects the desirability of the City as a place to live and the potential for future development in the area. Also important is the fact that well-maintained neighborhoods typically reflect better levels of health, economic, and social relationships than those found in blighted communities.

There are many factors relating to quality of the existing housing stock that should be considered when evaluating future housing requirements, which will be discussed within this section of the *Baseline Analysis*. First, the condition and the age of a structure are two physical characteristics that reflect the present quality of housing. Second, other characteristics such as tenure, length of residency, persons per household, and affordability also indicate the general status of the housing supply. Finally, an assessment of the condition of housing in Midwest City is included.

Housing Unit Analysis

Density & Number of Housing Units

The total number of households in the City increased every decade from 1950 to 2000, as shown in **Table 1-19**. The largest increases in the number of households occurred during the 1950s, 1960s, and 1970s. The City added approximately 7,063 households (a 240% increase) in the 1950s, 4,744 households (a 47.2% increase) in

YEAR	Average Household Size	Number of Households
1950*	3.41	2,981**
1960*	3.59	10,044**
1970*	3.26	14,788**
1980*	2.68	18,315
1990	2.54	20,390
2000	2.42	22,161

Source: U.S. Census
* Source: 1985 Comprehensive Plan for Midwest City, Oklahoma
** Estimates - Calculated from 1985 Comprehensive Plan information

the 1960s, and 3,527 households (a 23.9% increase) in the 1970s. By the 1980s, growth continued but it was not as sizeable as in previous decades. The number of households in the 1980s increased by 2,075 units, an increase of 11.33%. Growth continued to slow and during the 1990s Midwest City added an additional 1,771 households, an increase of 8.7 percent.

Another notable observation is that the number of persons per household decreased from a high of 3.59 persons per household in 1960 to a low of 2.42 in 2000. This reflects a common trend of decreasing persons per household and may be a result of the overall aging trend of the total population. The modern housing trends of people living longer, getting married later in life, living in different households due to divorce or separation, having fewer extended family members living in the same household (i.e., grandparents living with their children), and families having fewer children than in the previous decades contribute to the decrease in number of persons per housing unit.

A comparison of the changes in average household size and number of households for surrounding and peer cities can help in analyzing the significance of these trends to Midwest City. First, a review of average household size, **Table 1-20**, shows a decline in all cities. The city with the greatest decline was Spencer, with a decline of 0.3 persons per household. The city with the least decline was Nicoma Park, with a decline of 0.07. Midwest City ranked sixth out of the nine cities and tied Norman with a decline of 0.12 persons per household. Second, an evaluation of the number of households per city, **Table 1-21**, exhibits a broad range of differences. Eight out of nine cities experienced increases in the number of households, with only Del City experiencing a decline. Moore, Broken Arrow, and Edmond had the greatest percent increases with 38.9 percent, 35.8 percent, and 34.7 percent, respectively. Midwest City ranked sixth in terms of greatest percent increase in the number of households with 8.7 percent, an increase of 1,771 households.

City	1990	2000	Change
Spencer	2.89	2.59	-0.30
Choctaw	2.95	2.69	-0.26
Moore	2.96	2.75	-0.21
Broken Arrow	2.99	2.84	-0.15
Del City	2.59	2.44	-0.15
Midwest City	2.54	2.42	-0.12
Norman	2.43	2.31	-0.12
Edmond	2.71	2.63	-0.08
Nicoma Park	2.63	2.56	-0.07

Source: U.S. Census

City	1990	2000	Number Change	Percent Change
Moore	13,567	18,848	5,281	38.9%
Broken Arrow	19,256	26,159	6,903	35.8%
Edmond	18,756	25,256	6,500	34.7%
Norman	31,907	38,834	6,927	21.7%
Choctaw	2,863	3,450	587	20.5%
Midwest City	20,390	22,161	1,771	8.7%
Nicoma Park	896	943	47	5.2%
Spencer	1,375	1,420	45	3.3%
Del City	9,193	9,045	-148	-1.6%

Source: U.S. Census

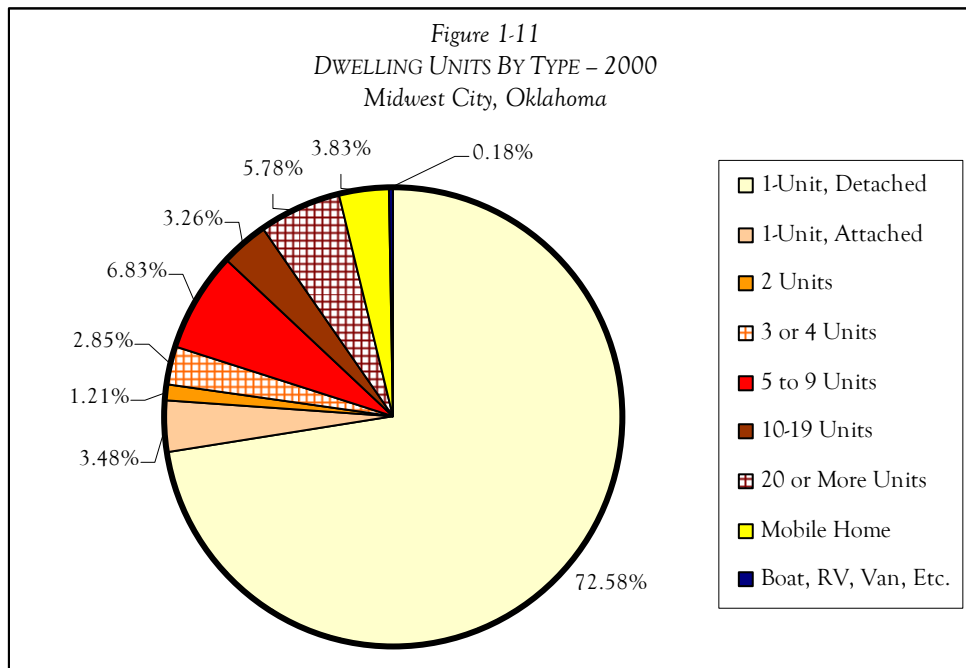
Type of Housing Units

Table 1-22 and **Figure 1-11** show housing units within Midwest City by their dwelling type. As the existing land use numbers indicated, Midwest City is predominately a single-family community with almost 73 percent of all residences being single-family units. Midwest City's percentage of single-family units is over three percentage points higher than that of the Oklahoma City MSA. The City has similar percentages of multiple-family units, which would include the following categories: *5 to 9 Units*, *10 to 19 Units*, and *20 or More Units*. Taking all of these together, the total percentage of multiple-family units in the City is approximately 15.87 percent. This is slightly above the MSA, which had approximately 15.25 percent for these categories combined. Notably, 86 percent of the multiple-family stock was constructed before 1972.⁴² Midwest City also has a relatively low population of manufactured homes with only 3.83 percent of the total units attributable to this category. This category for the MSA is reported at 6.03 percent of all dwelling units, almost twice that of

HOUSING TYPE	Midwest City		Oklahoma City MSA	
	Number	Percent	Number	Percent
1-Unit, Detached	17,278	72.58%	324,408	69.58%
1-Unit, Attached	828	3.48%	15,116	3.24%
2 Units	288	1.21%	9,001	1.93%
3 or 4 Units	679	2.85%	17,768	3.81%
5 to 9 Units	1,627	6.83%	27,389	5.87%
10-19 Units	775	3.26%	15,798	3.39%
20 or More Units	1,375	5.78%	27,919	5.99%
Manufactured Home	911	3.83%	28,111	6.03%
Boat, RV, Van, Etc.	44	0.18%	720	0.15%
TOTAL	23,805	100.00%	466,230	100.00%

Source: U.S. Census

Midwest City.



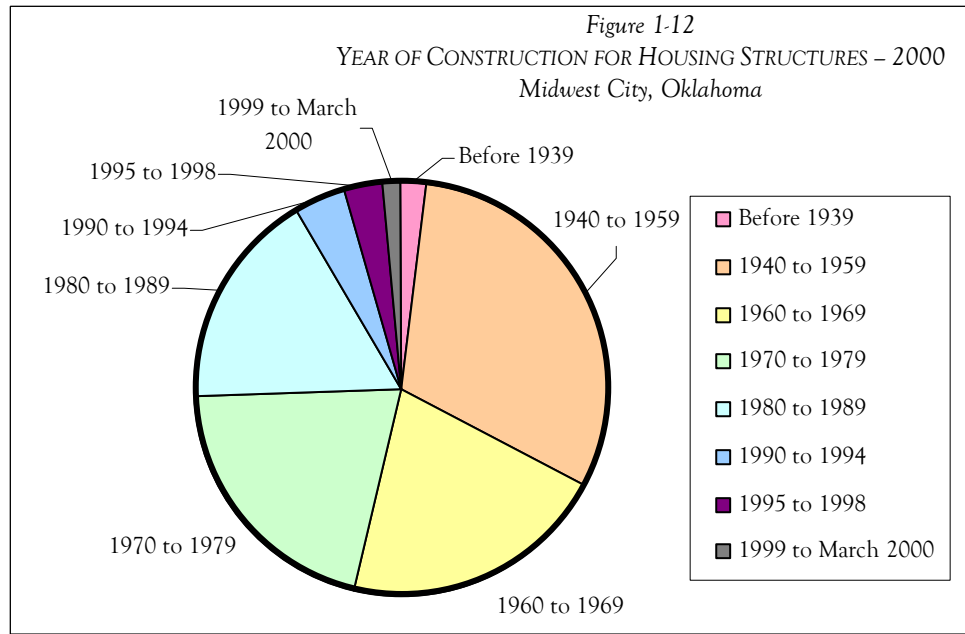
Age of Housing Units

The year of housing unit construction for units within Midwest City is listed within **Table 1-23**. Structural age often influences the physical condition and the desirability of a structure that is used for dwelling purposes. Although age is not always indicative of a dwelling unit that is in need of repair, age is often a contributing factor to homes that do need some type of maintenance. According to the U.S. Census, Midwest City had the largest amount of home construction between the years of 1940 and 1959. During this period, 31.03 percent of all Midwest City’s housing units were constructed. This differs from

Table 1-23
YEAR OF CONSTRUCTION FOR HOUSING STRUCTURES – 2000
Midwest City & Oklahoma City MSA

YEAR OF CONSTRUCTION	City of Midwest City		Oklahoma City MSA	
	Number	Percent	Number	Percent
Before 1939	437	1.84%	36,409	7.81%
1940 to 1959	7,386	31.03%	95,548	20.49%
1960 to 1969	4,907	20.61%	75,797	16.26%
1970 to 1979	5,000	21.00%	102,106	21.90%
1980 to 1989	4,069	17.09%	92,130	19.76%
1990 to 1994	969	4.07%	23,393	5.02%
1995 to 1998	725	3.05%	29,124	6.25%
1999 to March 2000	312	1.31%	11,723	2.51%
TOTAL	23,805	100.00%	466,230	100.00%
Median Structure Age	1968		1972	

Source: U.S. Census



the Oklahoma City MSA with the largest percentage of housing construction occurring between 1970 and 1979. Although a comparable percentage of units were constructed in Midwest City and the MSA, home construction in recent years has decreased in both, with the 1990s being the slowest period. Only 8.43 percent of the existing housing units in the City were constructed during the 1990s. A similar decline in the growth pattern occurred in the MSA with 13.78 percent of the existing housing being constructed in the 1990s.

A wider perspective concerning the age of housing structures can be gained by examining the median year of construction for a structure for Midwest City’s surrounding and peer cities; this information is contained in **Table 1-24**. Broken Arrow and Edmond have the latest median year of construction with both cities having 1982. One determining factor in the median year of construction in a city is the amount of new home construction. These two cities have experienced dramatic increases in the number of households (6,500+ in each since 1990 – see **Table 1-21**), which would tend to indicate more new home construction and thus a more recent median year. The cities with the oldest median year of construction are Spencer, Del City, and Nicoma Park in 1967, 1963, and 1962, respectively.

Table 1-24
YEAR OF CONSTRUCTION FOR HOUSING STRUCTURES – 2000
Midwest City & Surrounding/Peer Cities

City	Median Construction Year
Broken Arrow	1982
Edmond	1982
Choctaw	1977
Norman	1977
Moore	1976
<i>Midwest City</i>	<i>1968</i>
Spencer	1967
Del City	1963
Nicoma Park	1962

Source: U.S. Census

Tenure

Tenure refers to the number of residents that own their housing units versus the amount of residents who rent their units. This type of information is helpful to know principally because residents who own their homes tend to take better care of their residences than renters do. Homeownership also generally leads to a higher percentage of occupied housing units, as well as to less transitory behavior (i.e., moving). For example, a family is more likely to prevent a home's decline if they live there for an extended amount of time when compared to several families living in the same house for the same amount of time. Residents who move in and out of houses may have less of a desire to keep the maintenance of the house current because they can move to a new or different house. Residents who typically stay in the same house over longer periods of time keep the house maintained to increase their quality of life.

CITY	1990		2000		Percent Change*
	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied	
Edmond	67.8%	32.2%	72.8%	27.2%	5.0%
Broken Arrow	74.3%	25.7%	78.7%	21.3%	4.4%
Norman	51.0%	49.0%	55.2%	44.8%	4.2%
Moore	74.1%	25.9%	75.8%	24.2%	1.7%
Nicoma Park	76.9%	23.1%	78.4%	21.6%	1.5%
OKC MSA	64.3%	35.7%	64.7%	35.3%	0.4%
Choctaw	87.1%	12.9%	86.6%	13.4%	-0.5%
<i>Midwest City</i>	<i>63.0%</i>	<i>37.0%</i>	<i>61.2%</i>	<i>38.8%</i>	<i>-1.8%</i>
Del City	68.0%	32.0%	63.5%	36.5%	-4.5%
Spencer	82.8%	17.2%	74.6%	25.4%	-8.2%

* Percent change in owner-occupied housing from 1990 to 2000
Source: U.S. Census

In **Table 1-25**, Midwest City's renter- and owner-occupied percentages are compared for 1990 and 2000 with the surrounding/peer cities and with the Oklahoma City MSA. In 1990, Midwest City's rates were most similar to those of the Oklahoma City MSA; Midwest City had 63.0 percent owner-occupied and 37 percent renter-occupied, while the MSA had 64.3 and 35.7 percent, respectively. However, while Midwest City's owner-occupied percentage decreased slightly (by 1.8 percentage points) from its 1990 percentages according

to the 2000 U.S. Census, the MSA's owner-occupied rate increased by 0.4 percentage points. Choctaw, Midwest City, Del City, and Spencer all experienced declines in their owner-occupied percentages that ranged from 0.5 to 8.2 percentage points. The city which experienced the greatest percentage increase in owner-occupied housing was Edmond, which increased from 67.8 percent in 1990 to 72.8 percent in 2000. Notably, Midwest City reports that 57 percent of its rental units are either single-family or duplex units.⁴³ Encouraging home ownership within the City is one of the subjects that will be addressed within the *Housing and Neighborhoods Plan* chapter, later within this Comprehensive Plan 2008.

Housing Value and Rental Rates

Housing values and rental rates influence almost every family's ability to find adequate shelter. The cost of obtaining housing is inherently related to the amount of a family's income. Typically, a family should spend less than 30 percent of their gross total income on housing. The following is a discussion of housing values and rental rates within Midwest City.

Housing Value for Owner-Occupied Units

Table 1-26 shows the housing value for occupied dwelling units in Midwest City and in the Oklahoma City MSA according to the 2000 Census. The largest portion of Midwest City's housing units, 51.6 percent, is priced within the

HOUSING VALUE	City of Midwest City		Oklahoma City MSA	
	Number	Percent	Number	Percent
Less than \$50,000	4,026	32.1%	51,853	22.0%
\$50,000 to \$99,999	6,469	51.6%	109,664	46.6%
\$100,000 to \$149,999	1576	12.6%	43,561	18.5%
\$150,000 to \$199,999	292	2.3%	16435	7.0%
\$200,000 to \$299,999	120	1.0%	9039	3.8%
\$300,000 to \$499,999	39	0.3%	3454	1.5%
\$500,000 to \$ 999,999	14	0.1%	978	0.4%
\$1,000,000 or More	8	0.1%	297	0.1%
TOTAL	12,544	100.0%	235,281	100.0%
Median Value	\$63,500		\$79,000	
Source: U.S. Census				

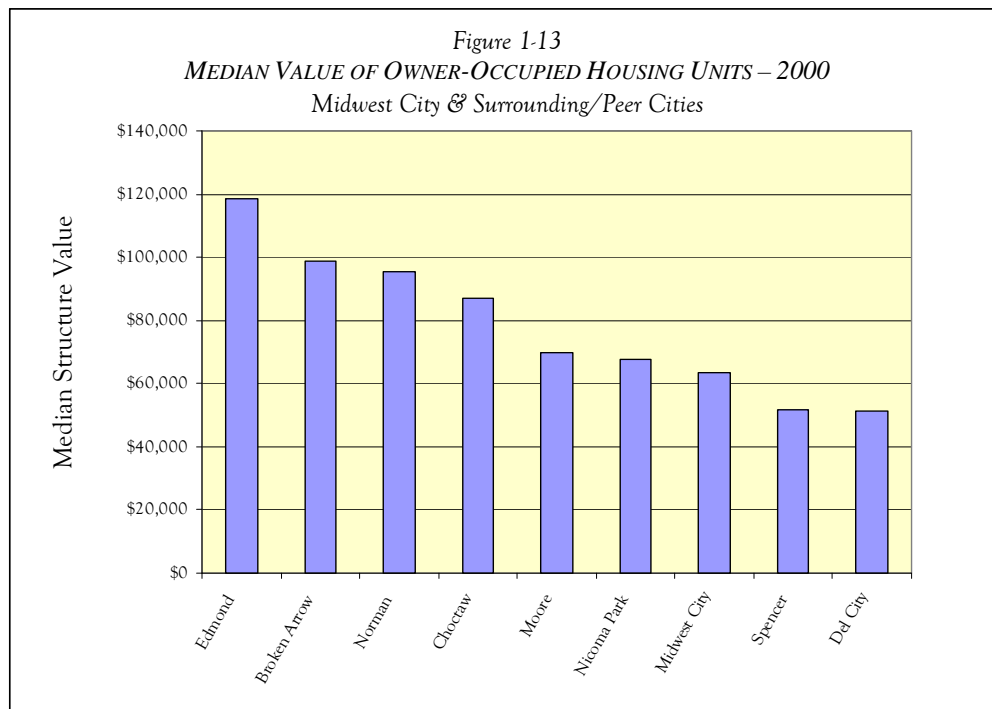
\$50,000 to \$99,999 category. The second largest percentage of housing units are within the *Less Than \$50,000* category, at 32.1 percent, and the third largest percentage of housing units are within the \$100,000 to \$149,000 category. Overall, 96.3 percent of all the housing in the City is priced under \$150,000. Within the Oklahoma City MSA, 87.1 percent of homes are priced under \$150,000, and the median costs of a home in Midwest City and in the MSA are \$63,500 and \$79,000, respectively. One conclusion that can be drawn from **Table 1-26** is that Midwest City and the Oklahoma City MSA, in general, represent affordable areas in which to own a home.

A further analysis of the median housing unit value for surrounding and peer cities is shown in **Table 1-27**. As shown, Edmond has the highest median unit value at \$118,400, according to the 2000 U.S. Census. The city with the second highest median structure value is Broken Arrow with a value of \$99,000, a difference of almost \$20,000. The cities of Spencer and Del City have the lowest median values of the surrounding and peer cities with \$51,600 and \$51,400, respectively.

Table 1-27
MEDIAN VALUE OF OWNER-OCCUPIED
HOUSING UNITS - 2000
Surrounding/Peer Cities

City	Median Structure Value
Edmond	\$118,400
Broken Arrow	\$99,000
Norman	\$95,400
Choctaw	\$87,000
Moore	\$69,800
Nicoma Park	\$67,800
<i>Midwest City</i>	<i>\$63,500</i>
Spencer	\$51,600
Del City	\$51,400

Source: U.S. Census



Rental Rates

Table 1-28 shows the monthly gross rental rate for housing in the year 2000; **Figure 1-14** graphically shows this information. According to the U.S. Census, gross rent equals contract rent plus utilities, and is specifically defined as:

The amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment. ⁴⁴

GROSS RENT PER MONTH	1990		2000	
	Number	Percent	Number	Percent
Less Than \$200	304	4.0%	252	2.9%
\$200 to \$299	1044	13.8%	272	3.2%
\$300 to \$499	4,441	58.9%	3,826	44.7%
\$500 to \$749	1378	18.3%	3,205	37.5%
\$750 to \$999	155	2.1%	494	5.8%
\$1,000 to \$1,499	20	0.3%	108	1.3%
\$1,500 or More ⁽¹⁾			21	0.2%
No Cash Rent	196	2.6%	378	4.4%
TOTAL	7,538	100.0%	8,556	100.0%
Median Gross Rent	\$388		\$490	

⁽¹⁾ The 1990 Census combined the categories \$1,000 to \$1,4999 and \$1,500 or More
Source: U.S. Census

Assuming the 2000 median gross rental value of \$490 per month the amount required to obtain adequate shelter, and 30 percent of the family income is expended for this purpose; an annual family income of approximately \$19,596 would be necessary to ensure housing in Midwest City.

This value is substantially below the community's median household income level of \$35,027, established by the 2000 Census (refer to **Table 1-12**). In fact, the median gross rent is approximately 16.7 percent of the median income. This analysis shows that there is a reasonable availability of affordable rental housing in Midwest City.

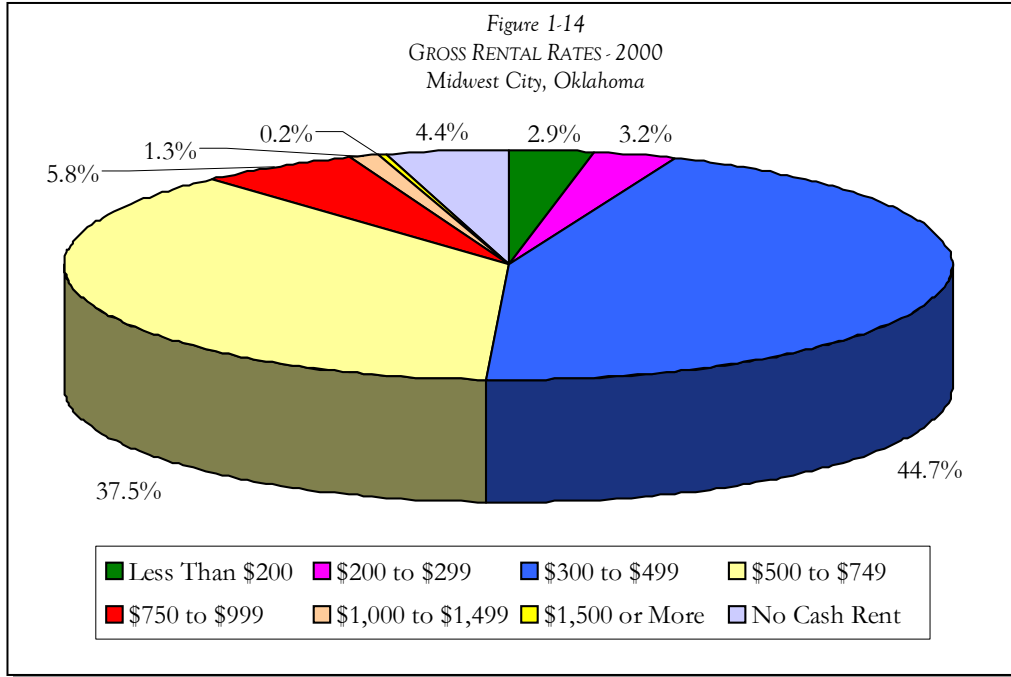


Table 1-29 shows the surrounding/peer cities' median monthly gross rental rate for housing for the year 2000. This table allows for a comparison of different cities' median gross rent and illustrates where the most affordable cities are for renters. Nicoma Park, with a median gross rent of \$411, is the most affordable city in **Table 1-29**. Additionally, Spencer, Del City, and Midwest City are also affordable with a median gross rent under \$500 per month. The city with the highest median gross rent is Broken Arrow at \$629 per month.

City	Median Gross Rent
Nicoma Park	\$411
Spencer	\$448
Del City	\$479
<i>Midwest City</i>	<i>\$490</i>
Norman	\$512
Choctaw	\$517
Edmond	\$552
Moore	\$619
Broken Arrow	\$629

Source: U.S. Census

Method Used to Analyze Midwest City's Housing Condition

In order to analyze the condition of the single-family housing units within Midwest City, City staff conducted a field survey. All areas within the existing City limits received a unit-by-unit housing analysis based upon the following ten specific conditions:

- 1) Exterior walls,
- 2) Painted surfaces,
- 3) Garage door,
- 4) Front entry,
- 5) Door trim,
- 6) Window trim,
- 7) Lawn area,
- 8) Driveway,

- 9) Street, and
- 10) Roof.

A five-point scale ranging from excellent (1) to dilapidated (5) ranked each of the ten specific conditions. Then, based upon the overall condition of the structure, each home received an overall visual rating using the same five-point scale. **Table 1-30** and the related **Figure 1-15** illustrate the results of the overall visual rating, reflecting the condition of existing housing within Midwest City. **Plate 1-7**, the *Housing Conditions Map*, shows a graphic representation of the existing housing condition information. The following is a generalization of the overall visual ranking used to classify each home in Midwest City.

Type 1: Excellent

Structures are in excellent shape and are relatively new or very well maintained. There are no visible code violations.

Type 2: Good

Structures are maintained in good condition and may have one or two minor maintenance code violations.

Type 3: Fair

Structures have one or two major code violations, such as a sagging roof or windows/doors in need of repair.

Type 4: Poor

Structures have a poor overall appearance with numerous code violations.

Type 5: Dilapidated

Structures are beyond repair or feasible rehabilitation and are unsafe or unfit for human habitation.

The Condition of Housing in Midwest City

The vast majority, over 96 percent, of the single-family housing units in the City are rated a Type 1 (excellent) or Type 2 (good) in overall visual quality. Approximately 43.68 percent and 52.45 percent were rated Type 1 and 2, respectively. Slightly less than four percent were designated as Type 3. Only 0.25 percent of homes (49 units) received a Type 4 (poor) or Type 5 (dilapidated) rating. The Type 4 and Type 5 units were scattered throughout the

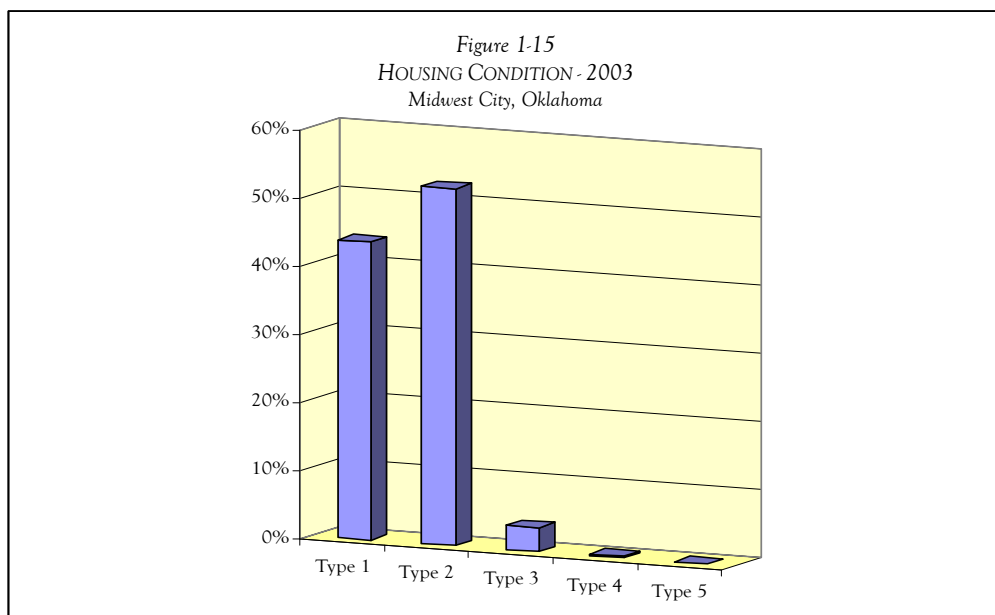
entire City, but some concentrations were located in the downtown area, in the central-eastern portion of the City, and in the area just north of Interstate Highway 40 in the eastern half of the City.

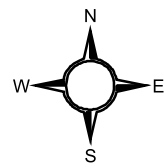
*Table 1-30
HOUSING CONDITION - 2003
Midwest City, Oklahoma*

Type	Count	Percentage
1 - Excellent	8,406	43.68%
2 - Good	10,094	52.45%
3 - Fair	696	3.62%
4 - Poor	43	0.22%
5 - Dilapidated	6	0.03%
Total	19,245	100.00%

Source: Midwest City

As previously mentioned, the overall condition of Midwest City’s housing stock is mostly Type 1 (excellent) or Type 2 (good). However, 52.45 percent of the City’s housing units are designated as Type 2 (good), and these units could deteriorate into the Type 3 (fair) condition if maintenance issues are not addressed. Also, 696 units in Midwest City are currently categorized as Type 3 (fair). Actions may need to be taken to improve the quality of these structures to prevent them from becoming Type 4 (poor) or Type 5 (dilapidated). This will be further discussed in the *Housing and Neighborhoods Plan* chapter of this Comprehensive Plan 2008.





2000 0 2000 4000 Feet



Date: July 8, 2008



Plate 1-7 Housing Conditions

Midwest City, Oklahoma

- Type 1: Excellent
- Type 2: Good
- Type 3: Fair
- Type 4: Poor
- Type 5: Dilapidated

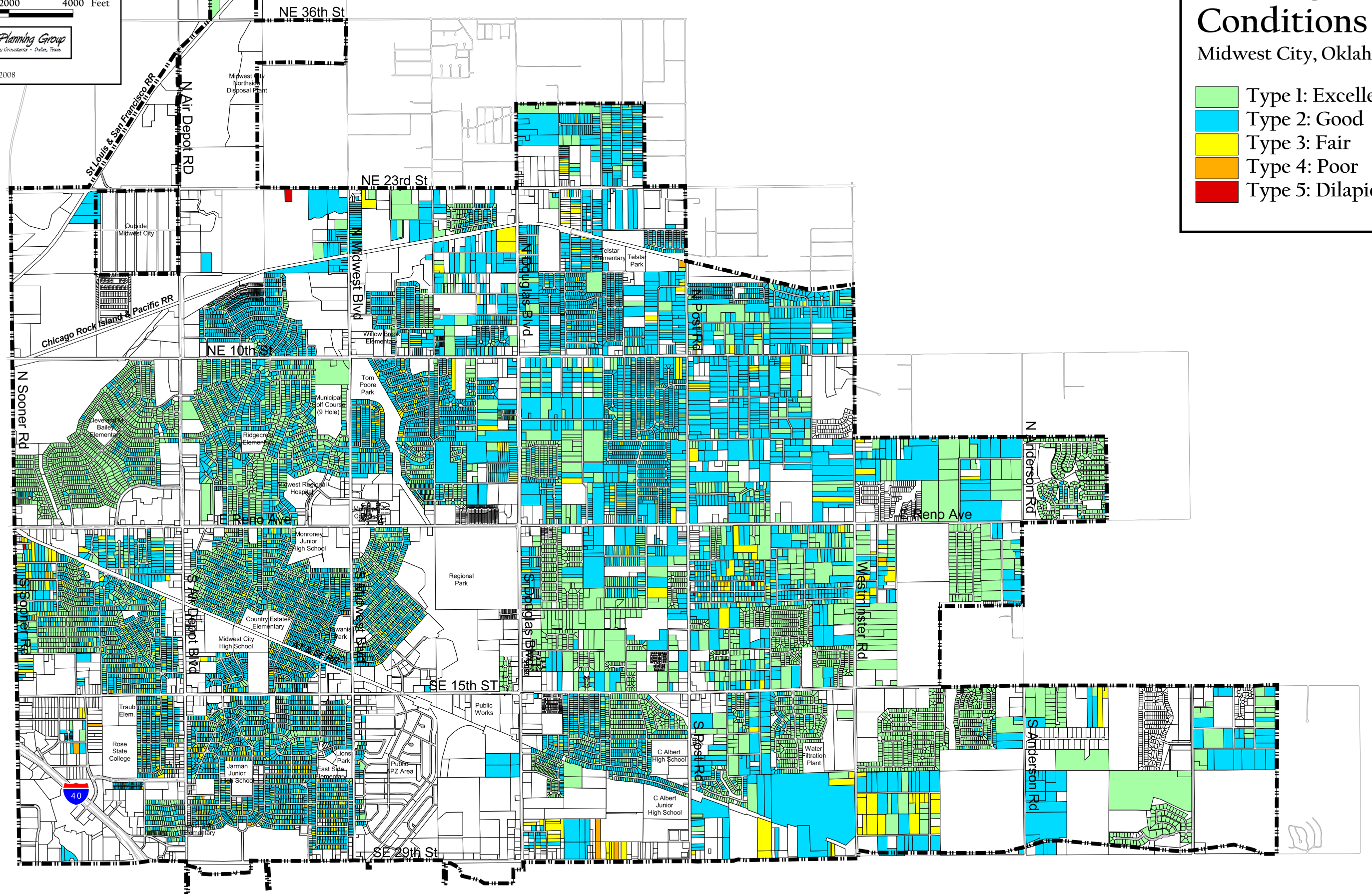


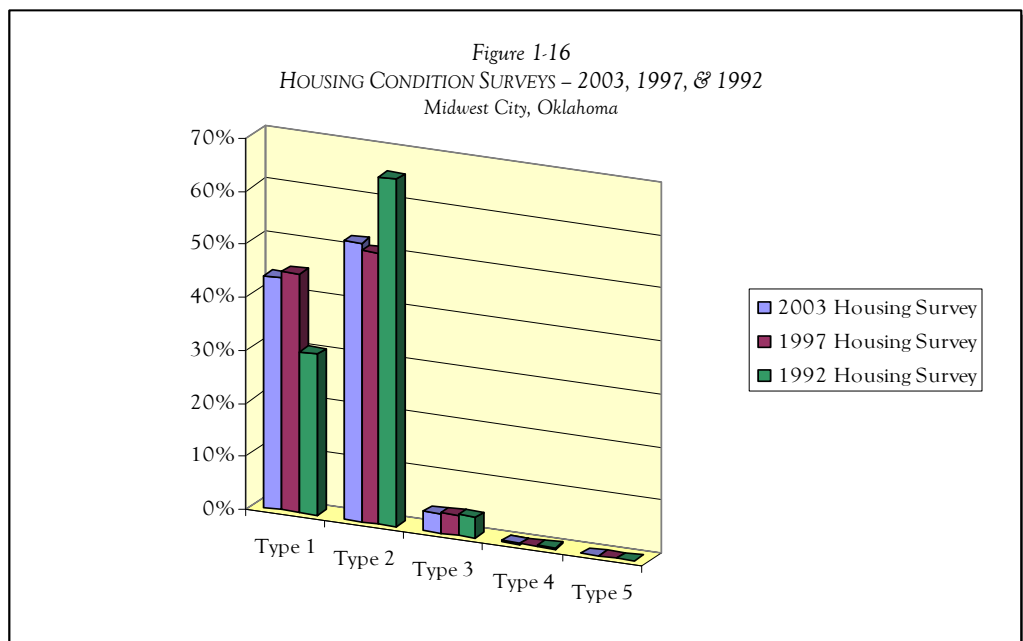
Table 1-31 and **Table 1-32** contain information on Midwest City’s previous housing condition surveys. Housing surveys were performed in 1997 and 1992, both of which used the same ranking system as the 2003 survey.* The most dramatic difference between the 1997 and 1992 surveys is the change from Type 1 (excellent) to Type 2 (good). Only 30.25 percent of homes were rated as Type 1 (excellent) in 1992, but by 1997, 44.93 percent of homes were ranked Type 1 (excellent), a positive increase of almost 15 percentage points. The percentages of Type 3, 4, and 5 housing units stayed relatively stable from 1992 to 1997. The 2003 survey is very similar in composition to the 1997 survey. There was only a slight decrease (1.24 percentage points) in Type 1 (excellent) homes, a decrease from 44.93 to 43.69 percent.

Type	Count	Percentage
1 - Excellent	8,121	44.93%
2 - Good	9,229	51.06%
3 - Fair	688	3.81%
4 - Poor	31	0.17%
5 - Dilapidated	5	0.03%
Total	18,074	100.00%

Source: Midwest City

Type	Count	Percentage
1 - Excellent	5,756	30.25%
2 - Good	12,456	65.46%
3 - Fair	751	3.95%
4 - Poor	59	0.31%
5 - Dilapidated	6	0.03%
Total	19,028	100.00%

Source: Midwest City



* (Note: Due to minor differences in survey methods and other factors – such as apartments being scored as one unit rather than by buildings and the removal of a mobile home park, there is a five percent reduction in the number of housing units reported from 1992 to 1997.)

Tinker Air Force Base Housing

Midwest City serves an important role as a service community to Tinker AFB. Midwest City offers non-residential (e.g., retail, office, commercial, and industrial) and residential (e.g., single-family, duplex, and multiple-family) opportunities to Tinker’s active duty, reserve duty, civilian, and contract personnel. Generally, the location of the City to the base enables Midwest City to provide shorter commutes than other surrounding cities. In October 2003, the *Tinker Housing Requirements and Market Analysis (HRMA)*, conducted by Parsons Corporation, was finalized. It reported that approximately 20 percent of the Tinker AFB active duty personnel live in Midwest City.⁴⁵

Specifically, the analysis reported where base personnel live by ZIP code (**Table 1-33** shows this information). If given the fact that 20 percent of the active duty personnel live in Midwest City and that the workforce is approximately 8,000 people, then around 1,600 Tinker AFB active duty personnel live in Midwest City. Notably, information regarding the cities where Tinker’s civilian workforce (16,000 persons) live was not available.

Table 1-34 displays the tenure rates for military families by pay grade. The total personnel category lists the projected 2008 personnel requirement, which is less than a two percent increase from the requirements in 2003. **Table 1-34** provides additional housing information by revealing that the pay

Table 1-33
PERSONNEL BY ZIP CODE - 2003
Tinker Air Force Base

ZIP Code	City	Percent
73145	Tinker AFB	18.3%
<i>73110</i>	<i>Midwest City</i>	<i>15.6%</i>
73135	Oklahoma City	9.7%
73160	Moore	8.4%
73115	Del City	4.8%
<i>73130</i>	<i>Midwest City</i>	<i>4.7%</i>
73170	Moore	3.6%
73139	Oklahoma City	2.5%
73071	Norman	2.3%
73120	Nichols Hills	2.3%
Other	-----	27.8%

Source: Tinker Housing Requirements and Market Analysis 2003-2008 by Parsons Corporation; pg. 24

Table 1-34
TENURE RATES FOR MILITARY FAMILIES
Tinker Air Force Base

Pay Grade	Percent Homeowners	Percent Renters	Total Personnel
O7+	70%	30%	3
O6	59%	41%	62
O5	76%	24%	146
O4	76%	24%	283
O3	75%	25%	630
O2*	46%	54%	294
O1*	25%	75%	99
E9	78%	22%	50
E8	74%	26%	158
E7	71%	29%	644
E6	65%	35%	1,045
E5	58%	42%	1,825
E4*	35%	65%	1,767
E3*	10%	90%	919
E2*	6%	94%	160
E1*	0%	100%	39

* Pay Grade with more renters than homeowners
Source: Tinker Housing Requirements and Market Analysis 2003-2008 by Parsons Corporation; pg.3-1 and 6-3

grades of O2, O1, E4, E3, E2, and E1 are typically renters and the higher pay grades are typically owners. It can be concluded that approximately 60 percent of the Tinker active duty personnel (4,846 people – the sum of pay grades E5 through E9 and O3 through O7+) are more likely to own a home than to rent. Conversely, approximately 40 percent of the Tinker active duty personnel (3,278 people – the sum of pay grades E1 through E4, O1, and O2) are more likely to rent than own a home. This distribution of homeowners to renters for Tinker is similar to that of Midwest City’s distribution, which is approximately 61 percent homeowners and 39 percent renters (refer to **Table 1-25**).

Tinker AFB Personnel Seeking Housing in the Private Sector⁴⁶

The Tinker *Housing Requirements and Market Analysis* (HRMA) has projected the needed amount of active duty personnel for the year 2008 (see **Table 1-35**). The total authorized active duty personnel in 2003 was 7,988, and is projected to be 8,124 in 2008, an increase of 136 persons. In 2008, there is estimated to be 5,188 accompanied personnel (*accompanied personnel – military members who are eligible to receive with-dependent housing allowances*) and 2,936 unaccompanied personnel (*unaccompanied personnel – military members who are eligible to receive without-dependent housing allowances*). The report estimated that out of the 5,188 accompanied personnel 4,213 (81.2 percent) would be in private sector housing, with 2,309 being homeowners and 1,530 being renters. The report also estimated that out of the 2,936 unaccompanied personnel, 1,897 (64.6 percent) would be in private sector housing, with 367 being homeowners and 1,449 being renters.

Active Duty Personnel	Year	
	2003	2008
Authorized Permanent Party	7,988	8,124
Accompanied Personnel	5,100	5,188
Military Couples and Voluntary Separations	484	491
Military Families	4,616	4,697
In Military Family Housing	1,066	858
Private Sector Shortfall (included in MFH)	336	374
In Suitable Private Sector Housing		
Homeowners	2,264	2,309
Renters	1,286	1,530
Unaccompanied Personnel	2,888	2,936
In On-Base Housing	932	1,039
In Suitable Private Sector Housing		
Homeowners	367	367
Renters	1,418	1,449
Private Sector Shortfall	171	81

Source: Tinker Housing Requirements and Market Analysis 2003-2008 by Parsons Corporation; pg.ES-2

Tinker AFB Military Family Housing (MFH) Privatization Effort⁴⁷

In an effort to improve housing conditions on the base and to meet the demand for more on-base housing, military leaders have decided to privatize all of Tinker's on-base military family housing (MFH). The government has decided to lease approximately 264 acres of land for 50 years and to convey 730 existing military family housing units and other improvements to a private developer. The developer will be required to renovate, demolish existing units, and construct new housing units, facilities, and utilities. Specifically, there is a need of an additional 128 MFH units, raising the total number of MFH units from 730 to 858. The developer will demolish 346 MFH units and will construct 474 new units. The renovation of 384 units will also occur to improve the overall quality of on-base housing.

Summary of Tinker AFB Housing

Tinker AFB plays an important role in housing for Midwest City; therefore, it is important to understand Tinker's different characteristics (e.g., housing and personnel) and any plans that are being made which might influence housing in Midwest City. Overall, Tinker AFB is projected to add 136 active duty personnel by the year 2008, for a total active duty personnel of 8,124. The base's privatization effort does not directly affect any City land; however, the base has an entire workforce of over 24,000 people when reservists, civilian, and contract personnel are considered. The following are highlights from this section concerning military housing:

- 1,600 Tinker AFB active duty personnel live in Midwest City.
- The distribution of homeowners to renters for Tinker AFB is similar to that of Midwest City's distribution, which is approximately 61 percent homeowners and 39 percent renters (refer to **Table 1-25**):
 - 60 percent of the Tinker active duty personnel (4,846 people) are more likely to own a home than to rent.
 - 40 percent of the Tinker active duty personnel (3,278) are more likely to rent than own a home.
- The total authorized active duty personnel in 2003 was 7,988, and is projected to be 8,124 by the year 2008, an increase of 136 persons.
- The *Tinker Housing Requirements and Market Analysis* (HRMA) reported that by 2008:
 - 4,213 accompanied active duty personnel would be in private sector housing, with 2,309 being homeowners and 1,530 being renters.
 - 1,897 unaccompanied active duty personnel would be in private sector housing, with 367 being homeowners and 1,449 being renters.

- The government has decided to privatize Tinker’s on-base military family housing (MFH) units and is summarized by the following:
 - 50 year government lease;
 - 730 existing military family housing units conveyed to developer;
 - Total increase from 730 to 858 units, an increase of 128 units;
 - 346 MFH will be demolished;
 - 474 new units will be constructed; and
 - 384 units will be renovated.

Assessment of Existing Housing Programs

Community Development Block Grant Program and the Five-Year Consolidated Plan and Strategy

Midwest City receives Community Development Block Grant (CDBG) funds from the federal government for housing improvements and for the general welfare of the City. The U.S. Department of Housing and Urban Development (HUD) instituted a consolidated process (i.e., the Consolidated Plan and Strategy) as a requirement for any city to receive federal money for CDBG funds.

Midwest City developed its most recent plan, a Consolidated Plan and Strategy for 2005 to 2009, and the City’s Grants Management Department submitted the document to HUD’s Oklahoma City office in March of 2005. Additionally, each year Midwest City submits an Action Plan, in accordance with the City’s Consolidated Plan and Strategy for 2005 to 2009, to receive funding for the Community Development Block Grant (CDBG) Entitlement Program. **Table 1-36** outlines the amount of funding the City has received each year since 1996. As part of the Action Plan, developed by the City’s Grant Management Department, the City lists its current projects, which can be divided into three general categories: (1) housing improvement activities, (2) community services, and (3) community development activities. The following is a partial listing of previous/current Midwest City housing programs.

Fiscal Year*	Total CDBG Allocation:
2005	\$553,970
2004	\$586,000
2003	\$603,000
2002	\$597,000
2001	\$613,000
2000	\$640,354
1999	\$598,000
1998	\$595,000
1997	\$615,000
1996	\$625,000

* The fiscal year is from July 1 of the given year to June 30 of the following year. For example FY 2004 is July 1, 2004 to June 30, 2005
Source: Midwest City Action Plans 2004-1996 and City Staff

Homebuyer Assistance Program:

The Homebuyer Assistance Program is available to low and moderate income households for the purchase of a home in Midwest City. It is a five-year deferred loan program that provides closing costs and 50 percent of a down payment of up to \$2,500 for eligible properties and qualified homebuyers. Overall, the program is intended to promote neighborhood revitalization. Affordable Housing Program (AHP) funds, through the Federal Home Loan Bank of Topeka, support the program.

Targeted Homebuyer Assistance Program:

In Targeted Homebuyer Assistance Program, deferred loans/grants of \$7,500 are provided for closing costs, down payment, and/or principal reduction of low and moderate-income households who purchase an eligible home in Midwest City's "weed and seed" target area. The federal government's HOME Investment Partnerships Act (HOME) funds, through the Oklahoma Housing Finance Agency (OHFA), support the program.

Primary Systems Home Repair:

The Primary Systems Home Repair Program is designed to address unanticipated emergency home repair items that would impose an undue hardship on low and moderate-income homeowners. Work is limited to the repair of failed primary systems of the home, such as electrical, heating, plumbing, and roofing. Handicapped accessibility modifications are also eligible for funding under this program.

Enhanced Primary Systems Home Repair:

The Enhanced Primary Systems Home Repair Program provides a deferred loan/grant for seniors using the Primary Systems Home Repair Program and needing additional rehabilitation work. HOME Investment Partnerships Act (HOME) funds, through the Oklahoma Housing Finance Agency (OHFA), support the program.

Transitional Housing Program:

Under the Transitional Housing Program, Midwest City maintains three residential properties occupied by at risk/homeless families participating in case management. Rental income received and Housing Pilot Program Funds, through the Oklahoma Housing Finance Agency (OHFA), support the program.

Housing Rehabilitation Program:

The Housing Rehabilitation Program is a citywide interest-free loan program for low and moderate-income homeowners to improve their homes. These loans do not exceed \$10,000. HOME Investment Partnerships Act (HOME)

funds, through the Oklahoma Housing Finance Agency (OHFA), support the program.

Purchase/Rehabilitation Program:

Under the Purchase/Rehabilitation Program, Midwest City purchases and rehabilitates residential properties to be used for affordable housing purposes. HOME Investment Partnerships Act (HOME) funds, through the Oklahoma Housing Finance Agency (OHFA), support the program.

Property Maintenance Program:

The Property Maintenance Program provides concentrated code enforcement of existing structures within low and moderate-income neighborhoods. Inspections are made of existing structures for proper exterior maintenance to meet the City's adopted Property Maintenance Code. The program is intended to aid in the overall improvement of low and moderate-income areas.



Illustration 1-10

EXAMPLES OF PROPERTIES IN NEED OF MAINTENANCE

Slum/Blight Improvement Program:

The Slum/Blight Improvement Program provides funds for acquisition, limited rehabilitation, and demolition/clearance of properties meeting the City-established definition of a dilapidated structure.

Neighborhood Initiative Program:

The Neighborhood Initiative Program provides concentrated attention to targeted at-risk neighborhoods. CDBG funds contribute to employ a neighborhood coordinator with responsibilities of working with at-risk neighborhoods located in low and moderate-income areas. Responsibilities include identifying needs and resources, supporting neighborhood organizations, providing a City communication/information channel for neighborhoods, coordinating efforts in code enforcement, policing, investigations, and social services outreach.

Fair Housing Activities:

Under the Fair Housing Activities, CDBG funds are contracted out to a qualified fair housing organization (i.e., Metropolitan Fair Housing Council) to provide educational presentations, outreach services, research information, counseling and general information to Midwest City residents concerning fair housing laws.

In accordance with the City's Consolidated Plan and Strategy for 2000 to 2004, the City also produced the document "An Analysis of Impediment to Fair Housing Choice 2005." The Fair Housing Act prohibits discrimination of housing based on race, national origin, religion, sex, familial status, or disability. The report concluded that the current fair housing standards and services provided by Midwest City ensured that fair housing was a part of Midwest City's housing environment.

Existing Zoning Characteristics

The Purpose of Analyzing Zoning

The State of Oklahoma has established laws with regard to the way in which cities can ensure the health, safety and welfare of their citizens. State law gives municipalities the power to regulate the use of land (this section of state law is referred to as zoning enabling legislation). Specifically, the law states:⁴⁸

Oklahoma Statute Section 43-101 – General Powers of a Municipality

For the purpose of promoting health, safety, morals, or the general welfare of the community, a municipal governing body may regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population, and the location and use of buildings, structures and land for trade, industry, residence or other purposes.

Oklahoma Statute Section 43-102 – Establishing Districts

The municipal governing body may divide the municipality into districts of such number, shape and area as it deems suitable in carrying out its powers as to buildings, land and structures. Within the districts it may regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land. All such regulations shall be uniform for each class or kind of buildings throughout each district, but the regulations in one district may differ from those in other districts.

Oklahoma Statute Section 43-103 – Purpose of Regulations

Municipal regulations as to buildings, structures and land shall be made in accordance with a comprehensive plan and be designed to accomplish any of the following objectives:

- 1. To lessen congestion in the streets;*
- 2. To secure safety from fire, panic and other dangers;*
- 3. To promote health and the general welfare, including the peace and quality of life of the district;*
- 4. To provide adequate light and air;*
- 5. To prevent the overcrowding of land;*
- 6. To promote historical preservation;*
- 7. To avoid undue concentration of population; or*
- 8. To facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.*

The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for

particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the municipality. The governing body shall provide the manner in which regulations, restrictions and district boundaries shall be determined, established and enforced, and amended, supplemented or changed.

The ability to zone property for certain uses is one of the most significant regulatory mechanisms, in terms of land use management, that a city has; therefore, it is important to document the types of zoning districts that have been established within Midwest City.

Current Zoning Districts in Midwest City

Zoning Districts

The following is an outline of the general characteristics of Midwest City's zoning districts (also see **Table 1-37**):

A-1, General Agriculture

- *Purpose:* Restrict the use of land to the lowest type of intensity
- *Development Regulations:*
 - *Minimum Lot Size and Intensity:* 2 acres
 - *Minimum Lot Width:* 50 feet at the front building line and 35 feet for lots abutting a street
 - *Site Design Requirements:*
 - *Height:* 35 feet
 - *Front Yard:* 25 feet
 - *Side Yard:*
 - *Interior lots:* 5 feet
 - *Lot line abutting a street:* 15 feet
 - *Rear Yard:* 20 feet or 20 percent, whichever is smaller
 - *Maximum Coverage:* 40 percent of the lot

R-1-D, Single-Family Detached Residential District

- *Purpose:* Single-family detached residents, most restrictive residential district
- *Development Regulations:*
 - *Minimum Lot Size and Intensity:* 6,000 square feet

- *Minimum Lot Width:* 50 feet at the front building line and 35 feet for lots abutting a street
- *Minimum Lot Depth:* 100 feet
- *Site Design Requirements:*
 - *Height:* 35 feet
 - *Front Yard:* 25 feet
 - *Side Yard:*
 - *Interior Lots:* 5 feet
 - *Lot Line Abutting a Street:* 15 feet
 - *Rear Yard:* 20 feet or 20 percent, whichever is smaller
 - *Maximum Coverage:* 40 percent of the lot

R-1-A, Single-Family Attached Residential District

- *Purpose:* Most restrictive residential district to allow two-family attached dwellings
- *Development Regulations:*
 - *Minimum Lot Size and Intensity:*
 - *Single-Family Detached:* 6,000 square feet
 - *Two-Family Attached:* 4,800 square feet
 - *Minimum Lot Width:*
 - *Single-Family Detached:* 50 feet at the front building line and 35 feet for lots abutting a street
 - *Two-Family Attached:* 40 feet at the front building line and 25 feet for lots abutting a street
 - *Minimum Lot Depth:* 100 feet
 - *Site Design Requirements:*
 - *Height:* 35 feet
 - *Front Yard:* 25 feet
 - *Side Yard:*
 - *Interior Lots:* 5 feet
 - *Lot Line Abutting a Street:* 15 feet
 - *Rear Yard:* 20 feet or 20 percent, whichever is smaller
 - *Maximum Coverage:*
 - *Single-Family Detached:* 40 percent of the lot
 - *Two-Family Attached:* 50 percent of the lot

R-2, Two-family Residential District

- *Purpose:* Permit a slightly higher population density, but has basic restrictions similar to the R-1-D and R-1-A districts
- *Development Regulations:*
 - *Minimum Lot Size and Intensity:*
 - *Single-Family Detached:* 6,000 square feet
 - *Two-Family Attached:* 4,800 square feet
 - *Minimum lot width:*
 - *Single-Family Detached:* 50 feet at the front building line and 35 feet for lots abutting a street
 - *Two-Family Attached:* 30 feet at the front building line and 20 feet for lots abutting a street
 - *Minimum Lot Depth:* 100 feet
 - *Site Design Requirements:*
 - *Height:* 35 feet
 - *Front Yard:* 25 feet
 - *Side Yard:*
 - *Interior Lots:* 5 feet
 - *Lot Line Abutting a Street:* 15 feet
 - *Rear Yard:* 20 feet or 20 percent, whichever is smaller
 - *Maximum Coverage:*
 - *Single-Family Detached:* 40 percent of the lot
 - *Two-Family Attached:* 50 percent of the lot

R-3, Medium Density Residential District

- *Purpose:* Provide for medium residential density ranging from 10 to 20 units per gross acre
- *Development Regulations:*
 - *Minimum Lot Size and Intensity:*
 - *Single-Family Detached:* 6,000 square feet
 - *Two-Family Attached:* 3,500 square feet
 - *Townhouses and Multifamily Residences:* 2,200 square feet
 - *Minimum Lot Width:*

- *Single-Family Detached*: 50 feet at the front building line and 35 feet for lots abutting a street
- *Two-Family Attached*: 30 feet at the front building line and 20 feet for lots abutting a street
- *Townhouses Residences*: 22 feet at the front building line and 18 feet for lots abutting a street
- *Multifamily Residences*: 60-150 feet at the front building line and 50 feet for lots abutting a street
- *Minimum Lot Depth*: 100 feet
- *Site Design Requirements*:
 - *Height*: 45 feet
 - *Front Yard*: 25 feet
 - *Side Yard*:
 - *Interior Lots*: 5 feet
 - *Lot Line Abutting a Street*: 15 feet
 - *Churches*: 25-35 feet
 - *Rear Yard*:
 - *Single-Family and Two-Family Attached*: 20 feet or 20 percent, whichever is smaller
 - *Townhouses*: 15 feet
 - *Multifamily*: 10 feet
 - *Maximum Coverage*:
 - *Single-Family Detached*: 40 percent of the lot
 - *Two-Family Attached*: 50 percent of the lot
 - *Townhouses and Multifamily*: 60 percent of the lot

R-4 High Density Residential District

- *Purpose*: Provide for a residential density of more than 20 units per gross acre
- *Development Regulations*:
 - *Minimum Lot Size and Intensity*:
 - *Single-Family Detached*: 6,000 square feet
 - *Two-Family Attached*: 3,500 square feet
 - *Townhouses*: 2,200 square feet
 - *Multifamily*: 1,500-2,200 square feet
 - *Minimum Lot Width*:

- *Single-Family Detached*: 50 feet at the front building line and 35 feet for lots abutting a street
 - *Two-Family Attached*: 30 feet at the front building line and 20 feet for lots abutting a street
 - *Townhouses Residences*: 22 feet at the front building line and 18 feet for lots abutting a street
 - *Multifamily Residences*: 60-150 feet at the front building line and 50 feet for lots abutting a street
- *Minimum Lot Depth*: 100 feet
- *Site Design Requirements*:
 - *Height*: 45+ feet (1 additional foot of building setback for every 1 foot of building height over 45 feet)
 - *Front Yard*: 25 feet
 - *Side Yard*:
 - *Interior Lots*: 5 feet
 - *Lot Line Abutting a Street*: 15 feet
 - *Churches*: 25-35 feet
 - *Rear Yard*:
 - *Single-Family and Two-Family Attached*: 20 feet or 20 percent, whichever is smaller
 - *Townhouses*: 15 feet
 - *Multifamily*: 10 feet
 - *Maximum Coverage*:
 - *Single-Family Detached*: 40 percent of the lot
 - *Two-Family Attached*: 50 percent of the lot
 - *Townhouses and Multifamily*: 60 percent of the lot

R-MH-1 Manufactured Home Subdivision District

- *Purpose*: Provide a grouping of home sites within the setting of a residential subdivision for manufactured homes
- *Development Regulations*:
 - *Minimum Lot Size and Intensity*: 4,000 square feet
 - *Minimum Lot Width*: 40 feet at the front building line and 30 feet for lots abutting a street
 - *Site Design Requirements*:
 - *Height*: 35 feet

- *Front Yard:* 20 feet
- *Side Yard:*
 - *Interior Lots:* 5 feet
 - *Lot Line Abutting a Street:* 15 feet
 - *Churches:* 25-35 feet
- *Rear Yard:* 10 feet
- *Maximum Coverage:* 40 percent of the lot

R-MH-2 Manufactured Home Park District

- *Purpose:* Provide locations for manufactured home parks that are not generally compatible with typical single-family and two-family residential developments
- *Development Regulations:*
 - *Minimum Lot Size and Intensity:* 4,000 square feet
 - *Minimum Lot Width:* 40 feet at the front building line and 30 feet for lots abutting a street
 - *Site Design Requirements:*
 - *Height:* 35 feet
 - *Front Yard:* 20 feet
 - *Side Yard:*
 - *Interior Lots:* 5 feet
 - *Lot Line Abutting a Street:* 15 feet
 - *Churches:* 25-35 feet
 - *Rear Yard:* 10 feet
 - *Maximum Coverage:* 40 percent of the lot

O-1 Restricted Office District

- *Purpose:* Provide locations for administrative and professional offices that can occupy low rise structures in a low density landscaped setting
- *Development Regulations:*
 - *Minimum Area for a Change in Zoning District:* 6,000 square feet
 - *Minimum Frontage for a Change in Zoning District:* 100 feet for an arterial street and 50 feet for a collector street
 - *Site Design Requirements:*
 - *Height:* Maximum of 35 feet or 2 stories
 - *Front Yard:* 25 feet

- *Side Yard:* 0-25 feet
- *Rear Yard:* 0-30 feet
- *Maximum Coverage:*
 - *Main/Accessory Buildings:* 40 percent of the lot
 - *Main/Accessory Buildings and Off-Street Parking and Loading Facilities:* 90 percent of the lot

O-2 General Office District

- *Purpose:* Provide locations for administrative and professional offices that can allow higher density than the restricted office district
- *Development Regulations:*
 - *Minimum Area for a Change in Zoning District:* 12,000 square feet
 - *Minimum Frontage for a Change in Zoning District:* 100 feet
 - *Site Design Requirements:*
 - *Height:* 45 feet (additional height of 2 feet per 1 foot of additional setback from the side and rear lot lines is allowed)
 - *Front Yard:* 25 feet
 - *Side Yard:* 0-25 feet
 - *Rear Yard:* 0-30 feet
 - *Maximum Coverage:*
 - *Main/Accessory Buildings:* 40 percent of the lot
 - *Main/Accessory Buildings and Off-Street Parking and Loading Facilities:* 90 percent of the lot

C-1 Restricted Commercial District

- *Purpose:* Provide locations for a limited number of retail commercial goods and personal services that serve the day-to-day needs of the residents of surrounding neighborhoods
- *Development Regulations:*
 - *Minimum Area for a Change in Zoning District:* 6,000 square feet
 - *Minimum Frontage for a Change in Zoning District:* 100 feet for an arterial street and 50 feet for a collector street

- *Site Design Requirements:*
 - *Height:* 35 feet
 - *Front Yard:* 25 feet
 - *Side Yard:* 0-25 feet
 - *Rear Yard:* 0-30 feet

C-2 Planned Shopping Center District

- *Purpose:* Provide for a unified grouping, in one or more buildings, of retail shops, stores, and offices, that are planned and developed as an operating unit and under single or multiple ownerships.
- *Development Regulations:*
 - *Minimum Area for a Change in Zoning District:* 1 acre
 - *Minimum Frontage for a Change in Zoning District:* 200 feet
 - *Site Design Requirements:*
 - *Height:* 35 feet
 - *Front Yard:* 25 feet
 - *Side Yard:* 0-25 feet
 - *Rear Yard:* 0-30 feet

C-3 Community Commercial District

- *Purpose:* Provide business activity that is located at the edge of residential areas but that serves a larger trade area than the immediate surrounding residential neighborhoods
- *Development Regulations:*
 - *Minimum Area for a Change in Zoning District:* 12,000 square feet
 - *Minimum Frontage for a Change in Zoning District:* 100 feet
 - *Site Design Requirements:*
 - *Height:* None, unless a residential district is within 150 feet
 - *Front Yard:* 25 feet
 - *Side Yard:* 0-25 feet
 - *Rear Yard:* 0-30 feet

C-4 General Commercial District

- *Purpose:* Designed for the conduct of personal and businesses services and the general retail trade of the community and surrounding area
- *Development Regulations:*

- *Minimum Area for a Change in Zoning District:* 12,000 square feet
- *Minimum Frontage for a Change in Zoning District:* 100 feet
- *Site Design Requirements:*
 - *Height:* None, unless a residential district is within 150 feet
 - *Front Yard:* 25 feet
 - *Side Yard:* 0-25 feet
 - *Rear Yard:* 0-30 feet

I-1 Light Industrial District

- *Purpose:* Accommodate low impacting industrial development
- *Development Regulations:*
 - *Minimum Area for a Change in Zoning District:* None
 - *Minimum Frontage for a Change in Zoning District:* 100 feet
 - *Site Design Requirements:*
 - *Height:* 45 feet
 - *Front Yard:* 25 feet
 - *Side Yard:* 0-25 feet
 - *Rear Yard:* 0-30 feet
 - *Maximum Coverage:*
 - *Main/Accessory Buildings and Off-Street Parking and Loading Facilities:* 90 percent of the lot

I-2 Moderate Industrial District

- *Purpose:* Accommodate primarily light manufacturing, assembling, and fabrication, and for warehousing, wholesale, and services uses that may generate relatively low levels of noise, odor, smoke, dust, or intense light
- *Development Regulations:*
 - *Minimum Area for a Change in Zoning District:* None
 - *Minimum Frontage for a Change in Zoning District:* 100 feet – if fronting along an arterial street and none if along a collector or local street
 - *Site Design Requirements:*
 - *Height:* None, unless a residential district is within 150 feet

- *Front Yard:* 25 feet
- *Side Yard:* 0-25 feet
- *Rear Yard:* 0-30 feet

I-3 Heavy Industrial District

- *Purpose:* Accommodate industrial uses, that may generate relatively high levels of noise, vibrations, smoke, dust, odor, or light.
- *Development Regulations:*
 - *Minimum Area for a Change in Zoning District:* None
 - *Minimum Frontage for a Change in Zoning District:* 100 feet – if fronting along an arterial street and none if along a collector or local street
 - *Site Design Requirements:*
 - *Height:* None, unless a residential district is within 150 feet
 - *Front Yard:* 25 feet
 - *Side Yard:* 0-25 feet
 - *Rear Yard:* 0-30 feet

PUD – Planned Unit Development District

- *Overview:* The planned unit development, referred to as PUD, is a special zoning district category that provides an alternate approach to conventional land use controls. The PUD may be used for particular tracts or parcels of land that are under common ownership and are to be developed as one unit according to a master development plan. The PUD is subject to special review procedures, and once approved by the city council it becomes a special zoning classification for the property it represents.
- *Purpose:* The intent and purpose of the planned unit development provisions are to:
 - Encourage innovative land development while maintaining appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties, and following the guidelines of the comprehensive plan;
 - Permit flexibility within the development to maximize the unique physical features of the particular site;
 - Encourage efficient use of land, facilitate economic arrangement of buildings and circulation systems, and encourage diversified living environments and land uses;

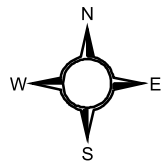
- Achieve a continuity of function and design within the development and to encourage diversified living environments and land uses; and
- Provide a vehicle for negotiating modifications in standard development requirements in order to both encourage innovative development and protect the health, safety and welfare of the community.
- *Location and uses.* A PUD is considered a special zoning district; and it may be authorized for any use or combination of uses permitted in the zoning ordinance.

SPUD – Simplified Planned Unit Development District

- *Overview:* The simplified planned unit development, referred to as SPUD, is a special zoning district that provides an alternate approach to conventional land use controls. The SPUD may be used for particular tracts or parcels of land that are to be developed as one unit according to a master development plan map. The SPUD is subject to special review procedures and once approved by the city council it becomes a special zoning classification for the property it represents.
- *Purpose:* The intent and purpose of the simplified planned unit development provisions are to:
 - Maintain appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties, and following the guidelines of the comprehensive plan;
 - Encourage efficient use of land, facilitate economic arrangement of buildings and circulation systems;
 - Encourage innovative development and protect the health, safety and welfare of the community.
- *Location and uses.* A SPUD is considered a special zoning, and it may be authorized for only one conventional zoning district as permitted in the zoning ordinance.

Midwest City's Zoning Ordinance currently contains many diverse districts from which the development community can choose. Implementation of many aspects of Midwest City's Comprehensive Plan 2008 will be dependent on the City's Zoning Ordinance and other regulations. This will be discussed further in subsequent chapters of the Comprehensive Plan.

Abbreviated Designation	Zoning District Name	Acres	Percent
A-1	Agricultural	407.5	2.59%
R-1-D	Single-Family Detached Residential	11201.7	71.11%
R-1-A	Single-Family Attached Residential	0	0.00%
R-2	Two-Family Residential	84.3	0.54%
R-3	Medium Density Residential	86.8	0.55%
R-4	High Density Residential	381.5	2.42%
R-MH-1	Manufactured Home Subdivision	32.7	0.21%
R-MH-2	Manufactured Home Park	97.1	0.62%
O-1	Restricted Office	1.4	0.01%
O-2	General Office	19.3	0.12%
C-1	Restricted Commercial	122.5	0.78%
C-2	Planned Shopping Center	2.0	0.01%
C-3	Community Commercial	715.7	4.54%
C-4	General Commercial	83.5	0.53%
I-1	Light Industrial	81.3	0.52%
I-2	Moderate Industrial	391.6	2.49%
I-3	Heavy Industrial District	129.6	0.82%
PUD	Planned Unit Development	588	3.73%
SPUD	Simplified Planned Unit Development	20.4	0.13%
SUP	Special Use Permit	1305.1	8.29%
TOTAL		15,752.00	100.00%
Source: City of Midwest City and Sefko Planning Group			



2000 0 2000 4000 Feet

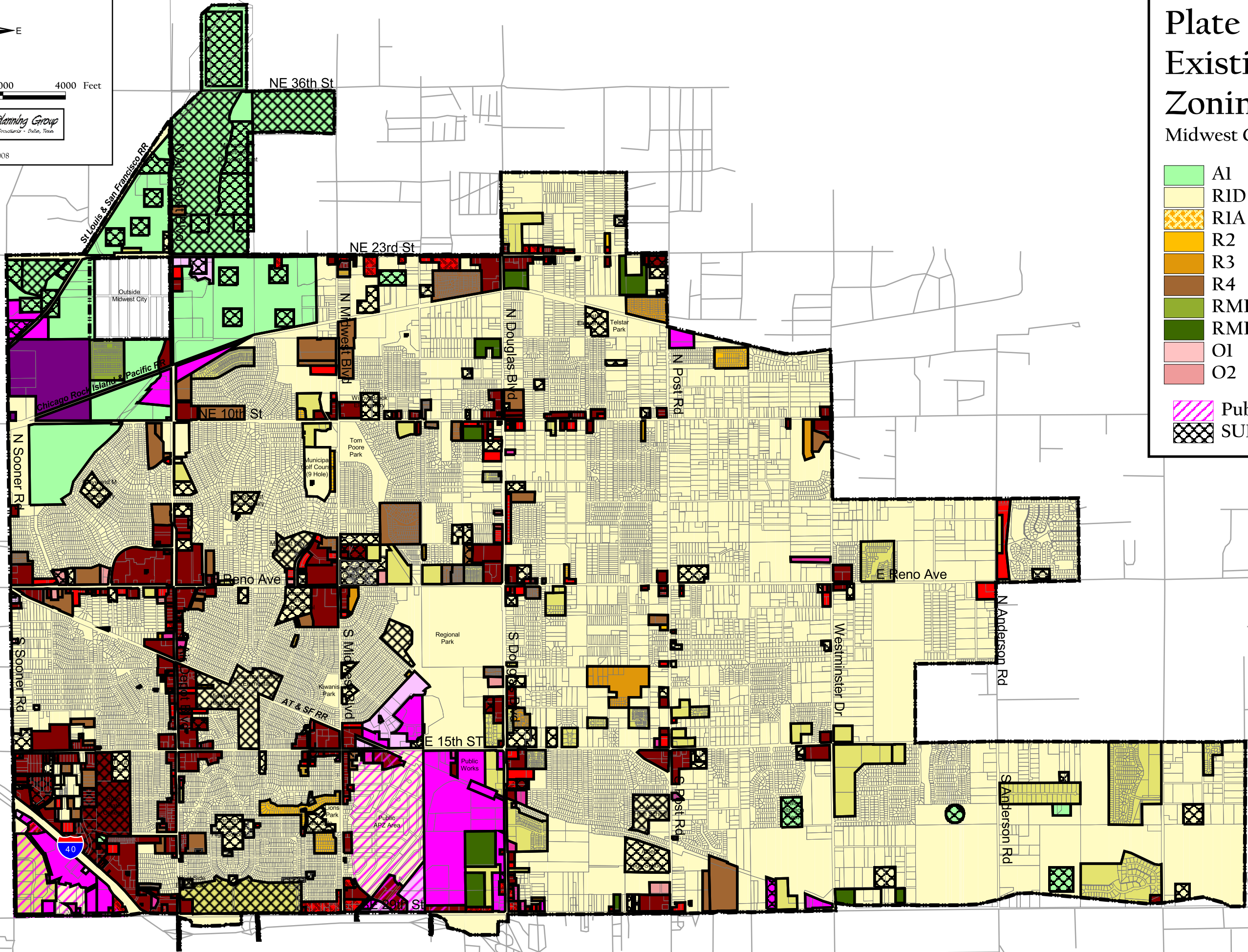


Date: July 8, 2008



Plate 1-8 Existing Zoning Map Midwest City, Oklahoma

	A1		C1
	RID		C2
	RIA		C3
	R2		C4
	R3		I1
	R4		I2
	RMH1		I3
	RMH2		PUD
	O1		SPUD
	O2		
	Public APZ Area		
	SUP		



Air Installation Compatible Use Zone (AICUZ) Study

The purpose of the AICUZ program is to promote compatible land development in areas subject to aircraft noise and accident potential.⁴⁹ The Air Force provides the AICUZ to all local communities to assist them in preparing local land use plans. As Midwest City has prepared the Comprehensive Plan 2008, recommendations from the updated AICUZ Study have been included in the planning process to help prevent incompatible land uses that could compromise the ability of Tinker AFB to fulfill its mission. Accident potential and aircraft noise continue to be important considerations in this planning process.

Midwest City supports land use planning efforts of AICUZ Study and recommends that the City:

- Continue to incorporate AICUZ policies and guidelines into comprehensive plans;
- Modify ordinances to support the AICUZ Study, as deemed necessary;
- Modify building codes to support the AICUZ Study, as deemed necessary;
- Implement height and obstruction ordinances;
- Keep the Department of Defense apprised of any development near Tinker AFB that may impact the program for Joint Land Use Studies;
- Inform Tinker AFB of planning and zoning decisions that have potential to affect base operations;
- Support the Joint Land Use Study (JLUS) for the Tinker AFB area to protect the area from encroachment.

Airport Zoning: Appendix B

Midwest City adopted an Airport Zoning Ordinance in January 1983 which recognized the impact of Tinker Air Force Base on land uses within Midwest City. The ordinance and its amendments thereto, were intended to provide compatible land uses within areas most impacted by Tinker AFB aircraft operations, while ensuring public safety and allowing Tinker AFB to carry out its mission. Also referred to as the Tinker Air Force Base Zoning Ordinance, the ordinance establishes height limitations and Compatible Use Districts, which are intended to limit the concentration of people within the districts. For example, the ordinance establishes a density for single-family residential as follows, "Single-family residential is a compatible land use only if the density is five (5) acres or more per single-family residence."

0 1,000 2,000 Feet
Date: July 8, 2008






Plate 1-9 APZ and Clear Zone Map (Adopted January 1983)



Midwest City, Oklahoma
GIS Division
Community Development Department

Legend

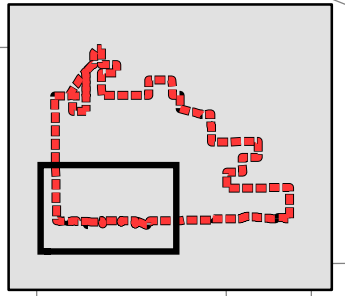
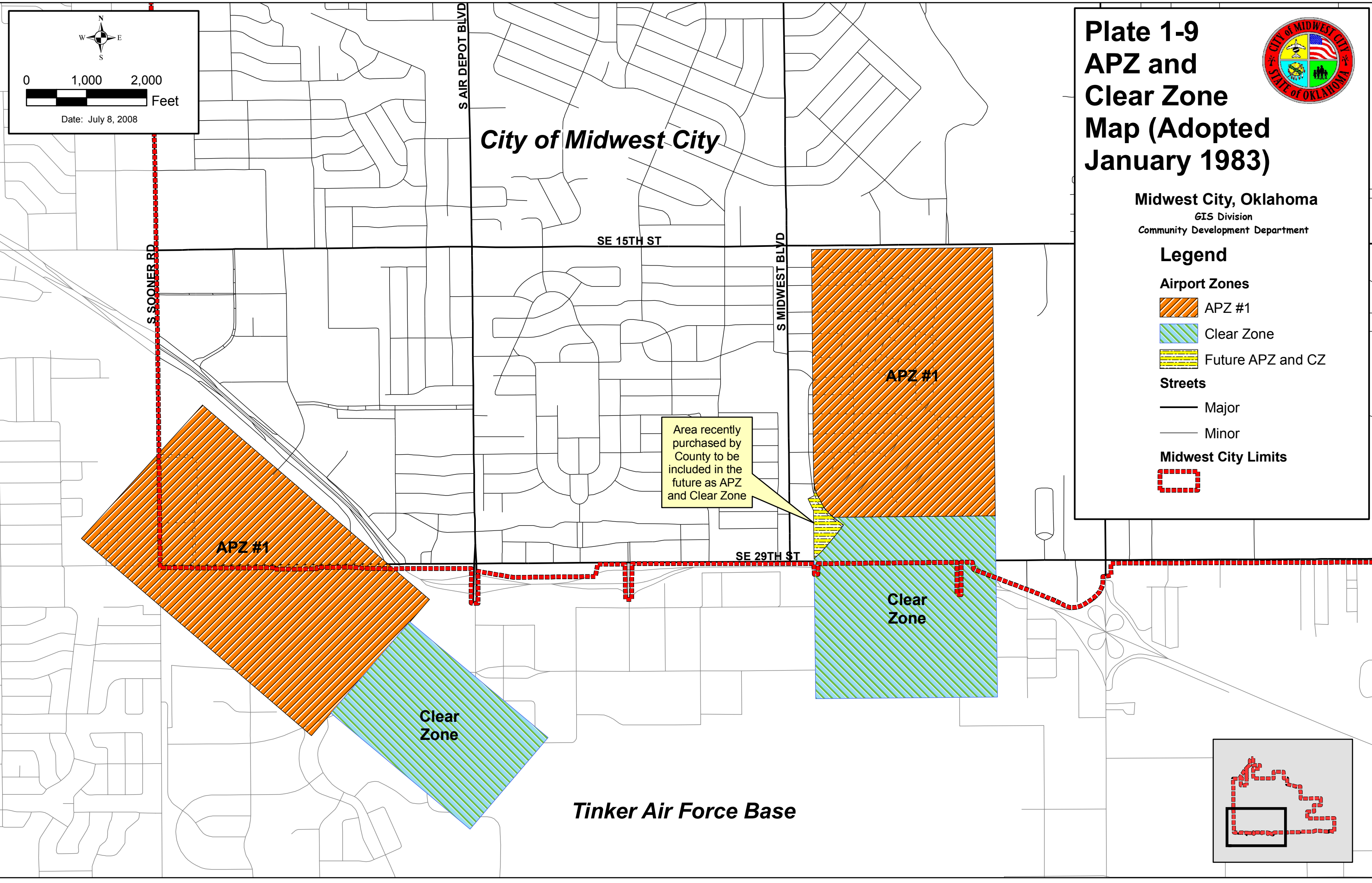
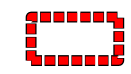
Airport Zones

-  APZ #1
-  Clear Zone
-  Future APZ and CZ

Streets

-  Major
-  Minor

Midwest City Limits



City of Midwest City

Tinker Air Force Base

Area recently purchased by County to be included in the future as APZ and Clear Zone

Joint Land Use Study (JLUS) – Reserved

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

Midwest City will evaluate the final JLUS recommendations upon their completion, and will update this section of the Comprehensive Plan accordingly.

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Other Regulations

Subdivision Ordinance

Chapter 38 (Standards and Regulations for the Subdivision of Land), Article II (Subdivisions) of the City's Municipal Code establishes a subdivision ordinance to protect the public health, safety, and welfare of the municipality. Specifically, the ordinance deals with urban design principles such as neighborhood design and lot and block size. The provisions of streets, alleys, and easements are also addressed in Sections 38-41 to 38-44. The overall importance of having well-designed subdivisions is stated in the ordinance's opening text, which reads as follows: "The quality of design of the urban area is dependent on the quality of design of the individual subdivision that composes it."

Sign Ordinance

Chapter 9 (Building and Building Regulations), Article VII (Sign Regulations) of the City's Municipal Code establishes standards to regulate the erection, construction, placement, replacement, display, location, and maintenance of signs and other outdoor advertising media for the purposes of encouraging sound sign practices and lessening the objectionable affects of competitive signage. Furthermore, the ordinance also regulates many aspects of signage such as placement, size, material, and removal. The main sections of the ordinance are divided as follows: permits and inspections, regulations and standards, freestanding signs, compliance with highway advertising control act, wall signs, roof signs, projecting signs, temporary signs, marquees, canopies and awnings, political signs, illegal-nonconforming and abandoned signs, and penalties for violations.

*2006/2007 Landscape Plan*⁵⁰

Midwest City has continued its proactive planning efforts by adopting the 2006/2007 Landscape Plan. Under the Midwest City Municipal Code, the City's Tree Board (which oversees the care, preservation, trimming, planting, replanting, removal or disposition of trees and shrubs in public ways, streets, parks, and alleys) is required to adopt a Landscape Master Plan to establish City policy concerning tree planting and landscaping in public parks and rights-of-way. Specifically, the Plan acknowledges that an "urban forest is an essential element of the modern city and without trees and landscaping cities become void of natural surrounding and dominated by concrete structures." A tree

survey, conducted in May 2001, inventoried approximately 1,600 trees along the arterial roadways of Midwest City. The survey found that most trees were in either good or fair condition with a small percentage of trees classified as in poor condition. Section 42-5 of the Midwest City Code prescribes the official list of street trees that may be planted within City rights-of-way. The tree species selected for this list are compatible with Midwest City's climate and soils, and should thrive in the City's natural environment.

Drainage and Flood Control

Chapter 13 of the City's Municipal Code provides regulations to manage drainage and flood-prone areas. FEMA and the State have delegated the responsibility to local governments to adopt regulations designed to minimize flood losses (The Oklahoma Floodplain Management Act, Title 82). For example, Chapter 13 limits land uses in specific areas and prescribes how development may occur on land involved in accommodating floodwater.

Stormwater Plan & Ordinance

The City has developed a Stormwater Management Program (effective date: May 8, 2005) and established a Stormwater Ordinance under Chapter 43 of the City's Municipal Code to provide regulations to manage stormwater runoff. Ultimately, the goal of both documents is to protect, maintain, and enhance the environment of the City by controlling the discharge of pollutants into the City's stormwater drainage system, and to maintain and improve the quality of the community waters into which the stormwater outfalls flow. For example, the ordinance ensures that neighboring persons and property are protected from damage or loss resulting from excessive stormwater runoff, soil erosion, or deposition upon property or public streets of water-transported silt and debris. (Source: Section 43-439.7 of the Stormwater Ordinance)

Endnotes

¹ {Reference for entire section} The City of Midwest City, Oklahoma (Prepared by RGDC/Larkin/Lehr), Comprehensive Plan for Midwest City, Oklahoma, Adopted July 1985.

² The City of Midwest City, Oklahoma, Midwest City Millennium - Launching our Legacy: Implementation Plan, Jan 2002.

³ Ibid.

⁴ Ibid.

⁵ The Midwest City Chamber of Commerce, Economic Outlook - Fiscal Year 2005, pg. 10

⁶ Ibid.

⁷ Midwest City Chamber of Commerce Website; "A Sense of History;" Accessed Oct 2004; Address: <http://www.midwestcityok.com/main.html>

⁸ Tinker Air Force Base Website; "Present;" Accessed Oct 2004; Address: <http://www.tinker.af.org/history.htm>

⁹ {Reference for entire paragraph and bulleted items.} U.S. Census Website; "Oklahoma Quick Facts;" Accessed Oct 2004; Address: <http://quickfacts.census.gov/qfd/states/40/40109.html>

¹⁰ {Reference for entire paragraph and bulleted items.} U.S. Census Website; "Population Estimates - Cities and Towns;" Accessed Oct 2004; Address: <http://www.census.gov/popest/cities/SUB-EST2003-04.html>

¹¹ Oklahoma State University - Department of Plant and Soil Sciences Website; "84A-Cross Timbers;" Accessed Oct 2004; <http://soilphysics.okstate.edu/S257/south/mlra/84a.htm>

¹² The City of Midwest City, Oklahoma (Prepared by RGDC/Larkin/Lehr), Comprehensive Plan for Midwest City, Oklahoma, Adopted July 1985, pg. 2.66

¹³ Ibid.

¹⁴ Ibid.

¹⁵ U.S. Fish and Wildlife Service Website; "Endangered Species List - County by County List;" Address: <http://ifw2es.fws.gov/endangeredspecies/lists/>

¹⁶ Oklahoma Biological Survey website; "Federal and State Endangered, Threatened and Candidate Species in Oklahoma by County;" Address: <ftp://www.biosurvey.ou.edu/pub/countypr0503.pdf>

¹⁷ The Weather Channel Website; "Monthly Averages of Midwest City, OK;" Accessed Oct 2004; <http://www.weather.com/activities/other/other/weather/climo-monthly.html?locid=USOK0597>

¹⁸ Oklahoma Climatology Survey Website (Oklahoma Climate Data); "Average Date of First Freeze;" Accessed Oct 2004; Address: http://climate.ocs.ou.edu/normal_extremes.html

¹⁹ Association of Central Oklahoma Governments Website (Oklahoma Climate Data); "Groundwater Management;" Accessed Nov 2004; Address: http://www.acogok.org/Programs_and_Services/Water_Resources/Ground_Water.asp

²⁰ The City of Midwest City, Oklahoma (Prepared by RGDC/Larkin/Lehr), Comprehensive Plan for Midwest City, Oklahoma, Adopted July 1985.

²¹ The City of Midwest City, Oklahoma Website; "Public Works Administration - Water Department;" Accessed Nov 2004; Address: <http://www.midwestcityok.org/water.htm>

²² Ibid.

²³ U.S. Department of Interior – Bureau of Reclamation Website; “Norman Dam;” Accessed Nov 2004; Address: <http://www.usbr.gov/dataweb/dams/ok30018.htm>

²⁴ Oklahoma Parks, Resorts and Golf Website; “Lake Thunderbird State Park;” Accessed Nov 2004; Address: <http://www.park.edu/about/Description/index.asp>

²⁵ [Reference for entire section] The City of Midwest City, Oklahoma (Prepared by RGDC/Larkin/Lehr), Comprehensive Plan for Midwest City, Oklahoma, Adopted July 1985, pg. 2.68

²⁶ Ibid.

²⁷ Education Oversight Board – Oklahoma Office of Accountability; “The District Report;” Accessed Feb 2008; Address: <http://www.schoolreportcard.org/reports.htm>

²⁸ Rose State College Website; “About Us;” Accessed Nov 2004; Address: <http://www.rose.edu/about/>

²⁹ Embry Riddle Aeronautical University Website; “The World’s Leader is Aviation and Aerospace Higher Education;” Accessed Nov 2004; Address: <http://www.erau.edu/index.html>

³⁰ U.S. News and World Report Website; “Park University at a Glance;” Accessed Nov 2004; Address: http://www.usnews.com/usnews/edu/college/directory/brief/drglance_2498_brief.php

³¹ Mid-Del Technology Center Website; “Frequently Ask Questions;” Accessed Feb 20054; Address: <http://www.mid-del.tec.ok.us>

³² Ibid.

³³ Ibid.

³⁴ Ernst & Young Website; “Chapter 3: Installation and Vicinity Profile;” Accessed Nov 2004; Address: http://psc.ev.com/protected/tinker/downloads/Tinker_General_Plan_Chapter_3.pdf

³⁵ The Midwest City Chamber of Commerce, Directory 2004-2005, pg. 23

³⁶ Ibid.

³⁷ The City of Midwest City, Oklahoma (Prepared by the Grants Management Division), Action Plan 2004, Mar 2004.

³⁸ Ernst & Young Website; “Chapter 3: Installation and Vicinity Profile;” Accessed Nov 2004; Address: http://psc.ev.com/protected/tinker/downloads/Tinker_General_Plan_Chapter_3.pdf

³⁹ U.S. Census Website; “Glossary;” Accessed Sept 2004; Address: http://www.census.gov/dmd/www/glossary/glossary_m.html

⁴⁰ 2004 Claritas Inc., Pop-Facts: Demographic Snapshot, (Prepared for Midwest City – 2004), May 2004.

⁴¹ Dunkin, Sefko & Associates, Land Use Survey Averages for 33 Cities, Nov 2003.

⁴² City Staff

⁴³ City Staff

⁴⁴ U.S. Census Website; “Glossary;” Accessed Nov 2004; Address: www.census.gov/dmd/www/glossary/glossary_g.html

⁴⁵ Tinker Air Force Base – Air Force Materiel Command (Prepared by Parsons Corporation), Housing Requirements and Market Analysis 2003-2008, Oct 2003, pg. 2-4

⁴⁶ Ibid., pg.ES-2

⁴⁷ Ernst & Young Website; “Housing Privatization – Fact Sheet;” Accessed Nov 2004; Address: http://psc.ev.com/protected/tinker/downloads/Tinker_AFB_Base_Fact_Sheet.pdf

⁴⁸ The Oklahoma State Courts Network Website; "Title 11 Cities and Towns – Article 43;" Accessed Oct 2004; Address: <http://www.oscn.net>

⁴⁹ Air Installation Compatible Use Zone (AICUZ) Study, Tinker Air Force Base, Oklahoma; December 2006

⁵⁰ The City of Midwest City, Oklahoma (Tree Board), 2006/2007 Landscape Plan for Midwest City, Oklahoma, Revised August 2007.