



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

ENGINEERING DIVISION
Patrick Menefee, City Engineer
CURRENT PLANNING DIVISION
Kellie Gilles, Planning Manager
COMPREHENSIVE PLANNING
Comprehensive Planner
BUILDING INSPECTION DIVISION
Christine Brakefield, Building Official
GIS DIVISION
Greg Hakman, GIS Coordinator

ANY PERSON REQUIRING SPECIAL ASSISTANCE OR OTHER REASONABLE ACCOMODATION TO ATTEND AND/OR FULLY PARTICIPATE IN ANY MEETING MUST CONTACT LORA GWARTNEY VIA EMAIL AT LGWARTNEY@MIDWESTCITYOK.ORG OR PHONE AT 739-1220 AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF THE MEETING. DURING A PUBLIC MEETING, CALL 739-1388 FOR ASSISTANCE.

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

PLANNING COMMISSION

March 5, 2019 – 7:00 p.m.

City Council Chambers

City Hall

100 North Midwest Boulevard

A. CALL TO ORDER

B. MINUTES

1. Discussion and consideration of approving the Minutes of the regular meeting January 2, 2019.

C. NEW MATTERS

1. (PC – 1984) Public hearing with discussion and consideration of approval of an ordinance to amend the Tuscany Ridge Planned Unit Development governed by the R-6, Single Family Detached Residential district for the property described as a tract of land lying in the NW/4 of Section 9, T-11-N, R-1-W, of the Indian Meridian, Midwest City, OK.
2. (PC-1985) Discussion and consideration of approval of a Final Plat of TimberRidge Pointe Section 4 described as a part of the SW/4 of Section 10, T11N, R1W.
3. (PC –1987) Public hearing with discussion and consideration of approval of an ordinance to redistrict from I-1, Light Industrial to SPUD, Simplified Planned Unit Development governed by the I-1, Light Industrial district and a resolution to amend the Comprehensive Plan to classify the parcel as Industrial for the property described as a part of the SE/4 of Section 29, T-12-N, R-2-W, located at 1101 N. Sooner Rd.

D. COMMISSION DISCUSSION

E. PUBLIC DISCUSSION

F. FURTHER INFORMATION

G. ADJOURN

Notice of regular Midwest City Planning Commission meetings in 2019 was filed for the calendar year with the Midwest City Clerk prior to December 15, 2018 and copies of the agenda for this meeting were posted at City Hall at least 24 hours in advance of the meeting.

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

January 2, 2019 - 7:00 p.m.

This regular meeting of the Midwest City Planning Commission was held in the Council Chambers, 100 North Midwest Boulevard, Midwest City, Oklahoma County, Oklahoma, on January 2, 2019 at 7:00 p.m., with the following members present:

Commissioners present: Stan Greil –Chairman
Dee Collins
Jess Huskey
Russell Smith
Dean Hinton
Jim Campbell
Jim Smith

Staff present: Billy Harless, Community Development Director
Kellie Gilles, Planning Manager
Patrick Menefee, City Engineer
Lora Gwartney, Associate Current Planner

The meeting was called to order by Chairman Greil at 7:01 p.m.

A. MINUTES:

1. Motion was made by Collins, seconded by Huskey, to approve the minutes of the November 6, 2018 Planning Commission meeting as presented. Voting aye: Collins, Campbell, R.Smith, Greil, Hinton and Huskey. Nay: none. Abstain: J. Smith. Motion carried.

B. NEW MATTERS:

1. **(PC-1976) Discussion and consideration of approval of the Preliminary Plat of Florence Estates for the property described as a part of the NE/4 of Section 1, T-11-N, R-1-W, located in the 400 block of S. Post Road. This item was continued from the October 2, 2018 Planning Commission meeting and the October 23, 2018 Council meeting.**

Staff presented a brief overview of this item. At the time, the applicant had not arrived to the meeting. A motion was made by R. Smith, seconded by Huskey to recommend to table this item the end of the Planning Commission meeting to allow the applicant time to arrive. Voting aye:

Collins, Huskey, Campbell, R. Smith, Hinton, J. Smith and Greil. Motion carried.

2 (MP-13) Discussion and consideration of approval of the Nash's Addition Minor Plat located in the SE/4 of Section 12, T-11-N, R-2-W, of the Indian Meridian, Oklahoma County, Oklahoma.

Staff presented a brief overview of this item. The applicant, Lowell Nash of 2301 Spur Drive was present. There was general discussion about this item. A motion was made by R. Smith, seconded by Huskey, to recommend approval of this item subject to staff comments. Voting aye: Hinton, Campbell, R. Smith, Collins, Greil, J. Smith and Huskey. Nay: none. Motion carried.

3 (PC-1983) Public hearing with discussion and consideration of approval of an ordinance redistricting from R-6, Single Family Detached Residential to a Planned Unit Development (PUD) governed by the R-6, Single Family Detached Residential District, for the property described as a part of the NE/4 of Section 1, T-11-N, R-2-W, located in the 500 block of St. Paul Avenue.

Staff presented a brief overview of this item. The applicant, Frank McLendon of 1723 W. Britton Rd, OKC, was present. There was general discussion about this item. David Melton of 520 S. St. Paul was present. Mr. Melton stated that he also attended the September 11 meeting regarding the preliminary plat application for this development and that it was his understanding that the applicant could not reapply for 6 months. Mr. Melton stated that many neighbors in the area share his concerns regarding the length of the cul-de-sac, the density, increased traffic on St. Paul and drainage. Chairman Greil and Community Development Director Harless discussed the street length. Director Harless explained that a PUD is intended for flexibility in design. Mr. Melton stated that he would like to see the lots more comparable in size with others in the area. Director Harless explained that the density of the development may decrease during the preliminary plat process as drainage, detention and a roundabout are accounted for. A motion was made by Collins, seconded by Hinton to recommend approval of this item subject to staff comments. Voting aye: Hinton, Campbell, R. Smith, Collins, Greil, J. Smith and Huskey. Nay: none. Motion carried.

- * Chairman Greil acknowledge that the applicant for PC-1976 had arrived. Staff presented a brief description of this item. The applicant's representative, Derek Jackson of 5350 S. Western Ave. Ste. 222 was present. Mr. Jackson stated that he anticipated this result but is disappointed in staff's recommendation. Commissioner Hinton asked if his proposed drainage solution had worked elsewhere. Mr. Jackson explained that ODOT allows this design for low-volume roads but he did not know of a specific area where it was used. A motion was made by R. Smith, seconded by Campbell to recommend denial of this item. Voting aye: Hinton, Campbell, R. Smith, Collins, Greil, J. Smith and Huskey. Nay: none. Motion carried.

C. COMMISSION DISCUSSION: There was general discussion regarding the 2019 APA Conference and new and ongoing developments in Midwest City.

D. PUBLIC DISCUSSION: None.

E. FURTHER INFORMATION: None

There being no further matters before the Commission, motion to adjourn was made by R. Smith seconded by Huskey. Voting aye: Hinton, Campbell, R. Smith, Collins, Greil, J. Smith and Huskey. Nay: none. Motion carried.

The meeting adjourned at 7:51 p.m.

Stan Greil, Chairman
(KG)



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

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To: Chairman and Planning Commission

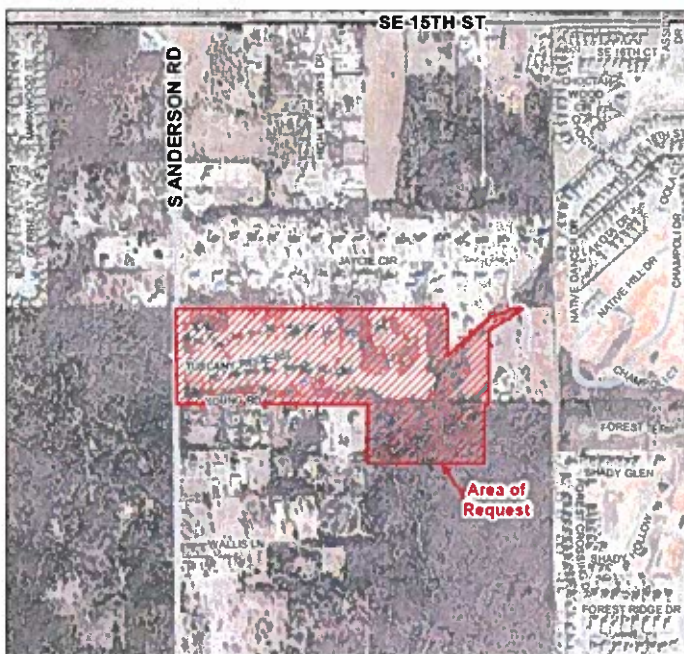
From: Billy Harless, Community Development Director

Date: March 5, 2019

Subject: (PC – 1984) Public hearing with discussion and consideration of an ordinance to amend the Tuscany Ridge Planned Unit Development governed by the R-6, Single Family Detached Residential district for the property described as a tract of land lying in the NW/4 of Section 9, T-11-N, R-1-W, of the Indian Meridian, Midwest City, OK.

Executive Summary

This amendment is being requested in order to add three additional lots for single family residential development. The owners of Lot 10 within the Tuscany Ridge Subdivision also own the large parcel of land to the south of Lot 10. They are requesting this change in order to subdivide Lot 10 into two (2) individual lots and add two (2) more lots out of the parcel to the south to the Tuscany Ridge Subdivision and PUD. If approved, development will meet the regulations of the original PUD. In order to provide access to the two (2) new proposed lots to the south, Tuscany Ridge Road will need to be extended. The applicant plans to extend the road and a water line to City standards to serve all lots. No changes other than those listed above are being requested from the original PUD that was approved in February 2005. Staff recommends approval.



Dates of Hearing: Planning
Commission – March 5, 2019
City Council – March 26, 2019

Council Ward:
Ward 6 – Jeff Moore

Owners: Members of the
Tuscany Ridge HOA and CJB
Holdings LLC

Applicant: Jason Emmett, Cedar
Creek Engineering

Proposed Use: Three new lots
for single family residential
development

Size:

The area of request has a frontage along Anderson Rd. of approximately 661.62 ft. and contains an area of approximately 39.84 acres.

Development Proposed by Comprehensive Plan:

Area of Request – LDR, Low Density Residential

North, South, East and West – LDR, Low Density Residential

Zoning Districts:

Area of Request – PUD, Planned Unit Development and R-6, Single Family Detached Residential

North – PUD, Planned Unit Development

South – R-6, Single Family Detached Residential

East and West – PUD, Planned Unit Development

Land Use:

Area of Request – Vacant

North, East and West – Single family residences

South - Vacant

Municipal Code Citation:

2.25 PUD, Planned Unit Development

2.25.1 General Provisions

The planned unit development, herein referred to as PUD, is a special zoning district category that provides an alternate approach to conventional land use controls to produce unique, creative, progressive, or quality land developments.

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 within the PUD application and review and once approved by the City Council it becomes a special zoning classification for the property it represents.

2.25.2 Intent and Purpose

The intent and purpose of the PUD provisions are as follows:

(A) Innovative land development

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.

(B) Flexibility within developments

Permit flexibility within the development to maximize the unique physical features of the particular site.

(C) Efficient use of land

Encourage efficient use of land, facilitate economic arrangements of buildings and circulation systems, and encourage diversified living environments and land uses.

(D) Function, design and diversity

Achieve a continuity of function and design within the development and encourage diversified living environments and land uses.

(E) Modifications to development requirements

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.

History:

1. This area was zoned R6, Single Family Residential with the adoption of the 1986 Zoning Ordinance and Map.
2. A majority of the property was rezoned to a PUD in February 2005 under PC-1578.

Staff Comments:

Engineering Comments:

Water Supply and Distribution

A six (6) inch public water main is located on the south side of Tuscan Ridge Road in the street right-of-way extending along to the west side of the area of request.

The applicant proposes to construct a public water line extension continuing east along the south side of the proposed road to provide service and fire protection to the two new lots.

Improvement plans for the water line extension must be prepared by a registered professional engineer and be submitted to staff for plan review and approval.

Extension of the water supply to serve this property is required as outlined in Municipal Code 43-32.

Connection to the public water supply system for domestic service is a building permit requirement per Municipal Code 43-32 for all new buildings.

Sanitary Sewerage Collection and Disposal

The Tuscan Ridge P.U.D. allows the residents to use individual septic systems to service each property.

The applicant proposes to construct individual systems to service the new lots.

Streets and Sidewalks

Access to the area of request is available from Tuscan Ridge Road. Tuscan Ridge Road is classified as a local street in the 2008 Comprehensive Plan. Tuscan Ridge Road is a two (2) lane, 26-foot wide, curbed, asphalt concrete roadway. Current code requires a total street right-of-way width of fifty (50) feet for local roads and presently, Tuscan Ridge Road has fifty (50) feet of right-of-way up to the cul de sac adjacent to the west side of the area of request.

The applicant proposes to construct an extension of the local street, Tuscany Ridge Road, to service the area of request. The proposed street will include a full sized cul de sac to provide turnaround room as per fire department regulations. Sidewalk will not be required as there are none in the subdivision and would provide no connections to another sidewalk.

Improvement plans for the street must be prepared by a registered professional engineer and be submitted to staff for plan review and approval.

Drainage and Flood Control, Wetlands, and Sediment Control

Drainage across the area of request is from the west to the east via overland flow. Currently, the area of request is developed with a single family residence on a large acreage. Drainage from the site continues north east, joining an unimproved channel that drains further north east through the edge of the Jaycie Place Addition and continuing to the concrete drainage channel that crosses through Sundance Addition.

The applicant proposes the extension of the road and two new residences, which will cause an increase in the impervious area in the subdivision. However, with the new addition encompassing forty acres of property and the addition only adding only two new homes, the impact will be minimal. The site plans for the new homes will take advantage of these large undeveloped areas on their own lots to assure that any water runoff will not have an impact on an adjacent property. The proposed road extension will be designed and constructed with slope to accomplish the same result. These design elements will eliminate any increase to the runoff from the forty acres and the necessity of a detention pond.

The area of request is not affected by flood zone AE (the 100-year floodplain) as shown on the effective Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 12, 2009.

All future development on the proposed tracts must conform to the applicable requirements of Municipal Code Chapter 13, "Drainage and Flood Control."

Resolution 84-20 requires that developers install and maintain sediment and/or erosion controls in conjunction with their construction activities. Any proposed development must conform to the applicable requirements of Municipal Code Chapter 43, "Erosion Control." Sediment control plans must be submitted to and approved by the city before any land disturbance is done on-site. The developer is responsible for the cleanup of sediment and other debris from drainage pipes, ditches, streets and abutting properties as a result of his activities.

Easements and Right-of-Way

The required easements and existing and proposed right of way for the area of request will be dedicated to the city when the final amended plat is filed.

All easements and right of way dedications are to comply with Code Sections 38-41 and 38-44.

Fire Marshal's Comments:

The Fire Marshal has reviewed this request and made the following comments:

- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.
- The new cul-de-sac is required to be a minimum of 96'-0" in diameter.
- Fire hydrants are required to be spaced no more than 500 feet apart down the new road.
- The PUD revision shows the road extension passing through the existing fire hydrant. The existing hydrant must be relocated in the general area.
- The extended road is required to be a minimum of 26' wide.

Plan Comments:

Staff began meeting with the property owners in the summer of 2018 to discuss options for extending the Tuscany Ridge Subdivision and PUD to allow for additional single family residential structures to be built at the end of Tuscany Ridge Road. The owners of Lot 10 in the Tuscany Ridge Subdivision would like to divide Lot 10 into two (2) lots and extend Tuscany Ridge Rd. to serve two (2) more lots out of the property to the south. If approved, all of the new structures and development of the lots will meet the requirements of the current PUD.

Several versions of the layout were presented and discussed. The version presented with this application meets the requirements of the zoning ordinance.

If this PUD amendment is approved, the applicant and owner may proceed with a preliminary plat application in preparation of the required road and water extensions. The preliminary and final plat applications will be required to meet the requirements of the 2012 Subdivision Regulations.

Included with this agenda item is a notarized letter from the Tuscany Ridge Homeowners Association President stating that 75% of the voting members of the Tuscany Ridge HOA voted to accept the amended PUD. Sixteen (16) of nineteen (19) homeowners participated in the vote.

The 2008 Comprehensive Plan states that raw land east of Douglas has the potential for quality residential development. The existing Tuscany Ridge Subdivision was developed in accordance with the approved PUD and is a quality residential subdivision and an asset to Midwest City. As the proposed amendment of the PUD complies with the development regulations of the original PUD, staff recommends approval of this request.

Action Required: Approve or reject an ordinance to amend the Planned Unit Development for the property noted in this report and subject to staff's comments as found in the March 5, 2019, agenda packet, and as noted in PC – 1984 file.



Billy Harless, AICP
Community Development Director

1 **PC-1984**

2 **ORDINANCE NO. _____**

3 **AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY**
4 **DESCRIBED IN THIS ORDINANCE TO AMENDED PUD, PLANNED UNIT DEVELOPMENT AND DIRECTING AMENDMENT OF THE OFFICIAL ZONING DISTRICT**
5 **MAP TO REFLECT THE RECLASSIFICATION OF THE PROPERTY'S ZONING**
6 **DISTRICT; AND PROVIDING FOR REPEALER AND SEVERABILITY**

7 **BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA:**

8 **ORDINANCE**

9 **SECTION 1.** That the zoning district of the following described property is hereby reclassified
10 to Amended PUD, Planned Unit Development, subject to the conditions contained in the PC-
11 1984 file, and that the official Zoning District Map shall be amended to reflect the reclassification
of the property's zoning district as specified in this ordinance:

12 A tract of land lying in the W/2 of Section 9, T-11-N, R-1-W of the Indian Meridian,
13 Midwest City, Oklahoma County, Oklahoma, being more particularly described as follows:

14 BEGINNING at the Southwest corner of the NW/4:
15 Thence S 89°25'08" E for a distance of 1321.17 feet;
16 Thence S 00°09'23" W for a distance of 406.63 feet;
17 Thence S 89°25'00" E for a distance of 824.51 feet;
18 Thence N 00°34'52" E for a distance of 406.64 feet;
19 Thence S 89°25'08" E for a distance of 25.00 feet;
20 Thence N 00°31'34" E for a distance of 510.00 feet;
21 Thence N 58°00'02" E for a distance of 283.62 feet;
22 Thence N 89°26'47" W for a distance of 97.14 feet;
23 Thence S 00°31'34" W for a distance of 11.16 feet;
24 Thence S 70°57'00" W for a distance of 150.75 feet;
25 Thence S 48°39'06" W for a distance of 192.05 feet;
26 Thence S 47°09'15" W for a distance of 200.85 feet;
27 Thence N 00°31'34" E for a distance of 328.00 feet;
28 Thence N 89°26'47" W for a distance of 1893.65 feet;
29 Thence S 00°08'58" E for a distance of 661.62 feet to the point of beginning,

30 **SECTION 2. REPEALER.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

1 SECTION 3. SEVERABILITY. If any section, sentence, clause or portion of this ordinance is
2 for any reason held to be invalid, such decision shall not affect the validity of the remaining por-
3 tions of the ordinance.

4 PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma,
5 on the _____ day of _____, 2019.

6 THE CITY OF MIDWEST CITY, OKLA-
7 HOMA

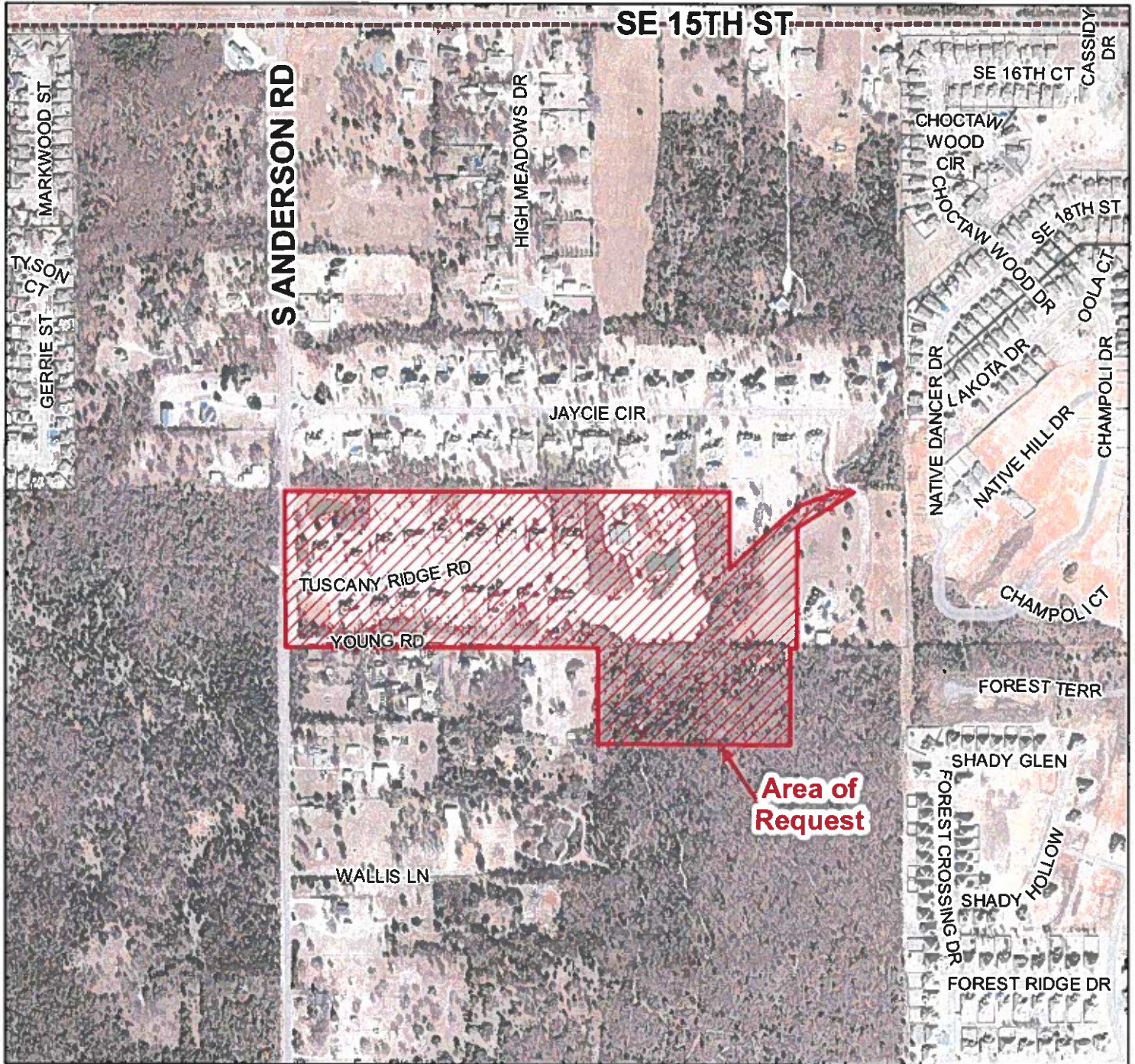
8
9 _____
MATTHEW D. DUKES II, Mayor

10 ATTEST:

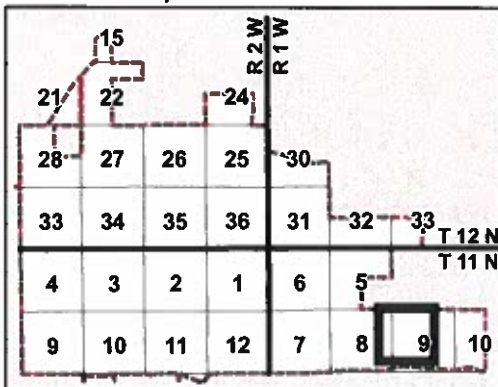
11 _____
12 SARA HANCOCK, City Clerk

13 APPROVED as to form and legality this _____ day of _____, 2019.

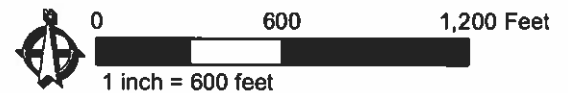
14
15 _____
16 HEATHER POOLE, City Attorney



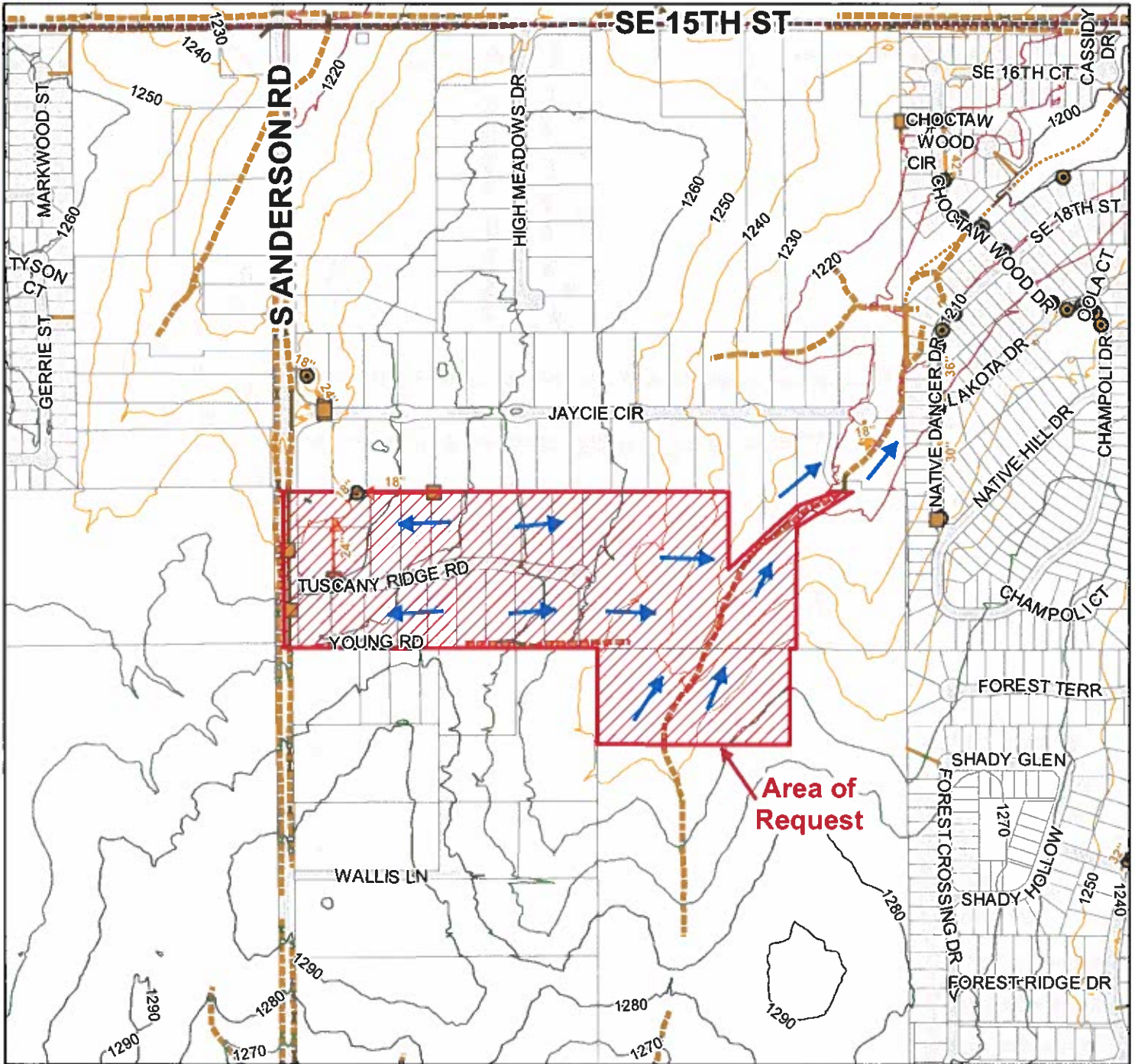
Locator Map



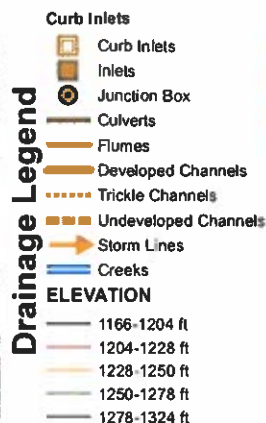
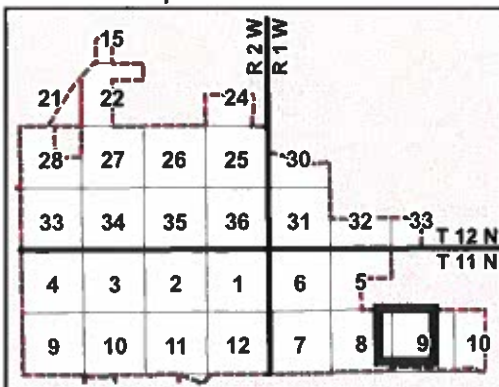
2017 DOP (AERIAL) VIEW FOR PC-1984 (W/2, Sec. 9, T11N, R1W)



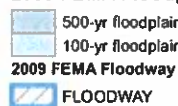
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Locator Map



2009 FEMA Floodplains

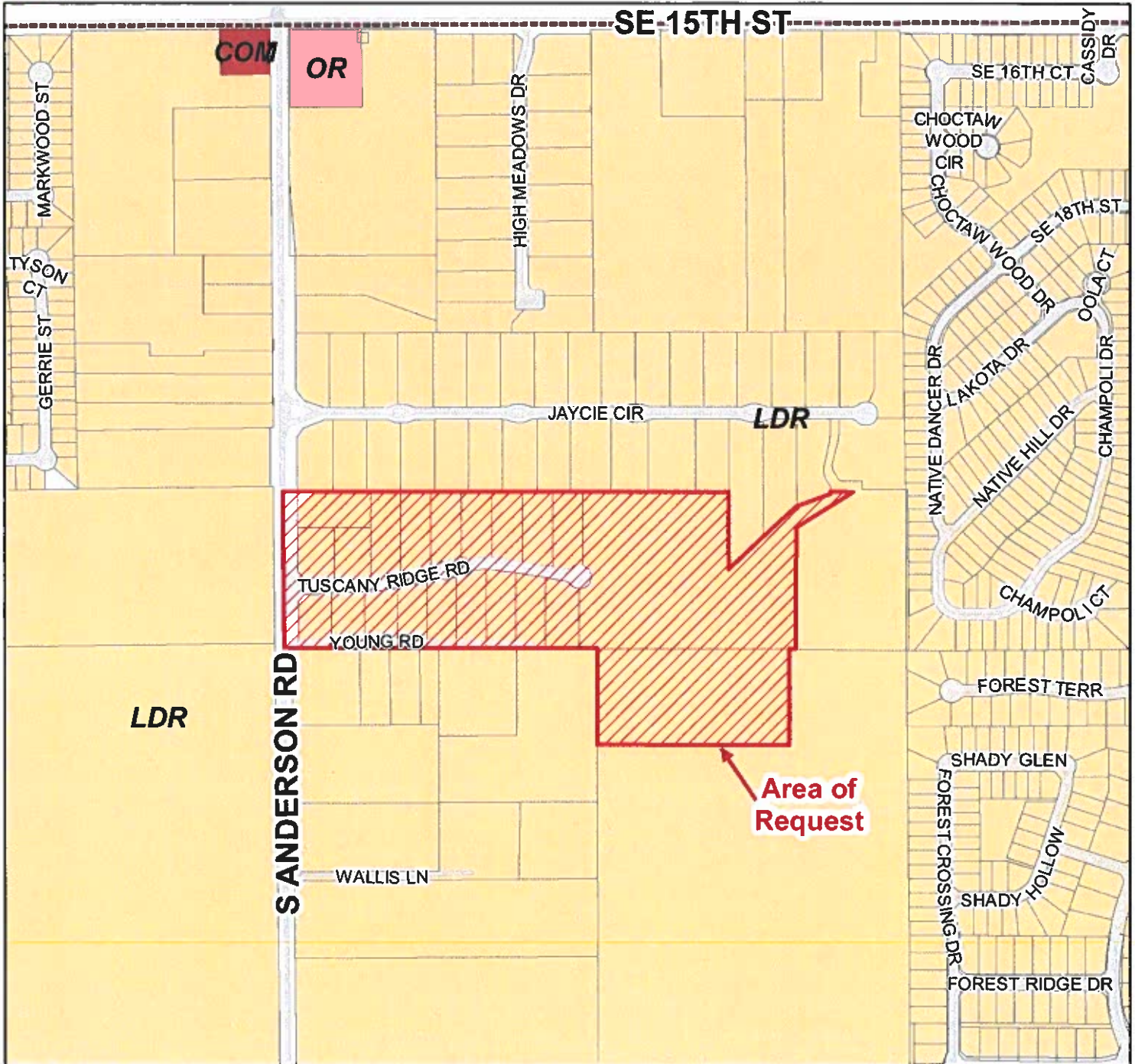


DRAINAGE LOCATION MAP FOR PC-1984 (W/2, Sec. 9, T11N, R1W)

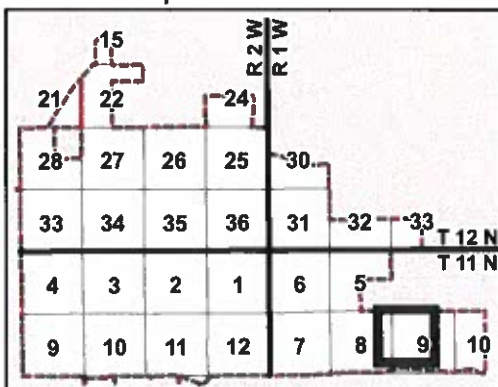


0 600 1,200 Feet
1 inch = 600 feet

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Locator Map



Future Land Use Legend



FUTURE LAND USE MAP FOR PC-1984

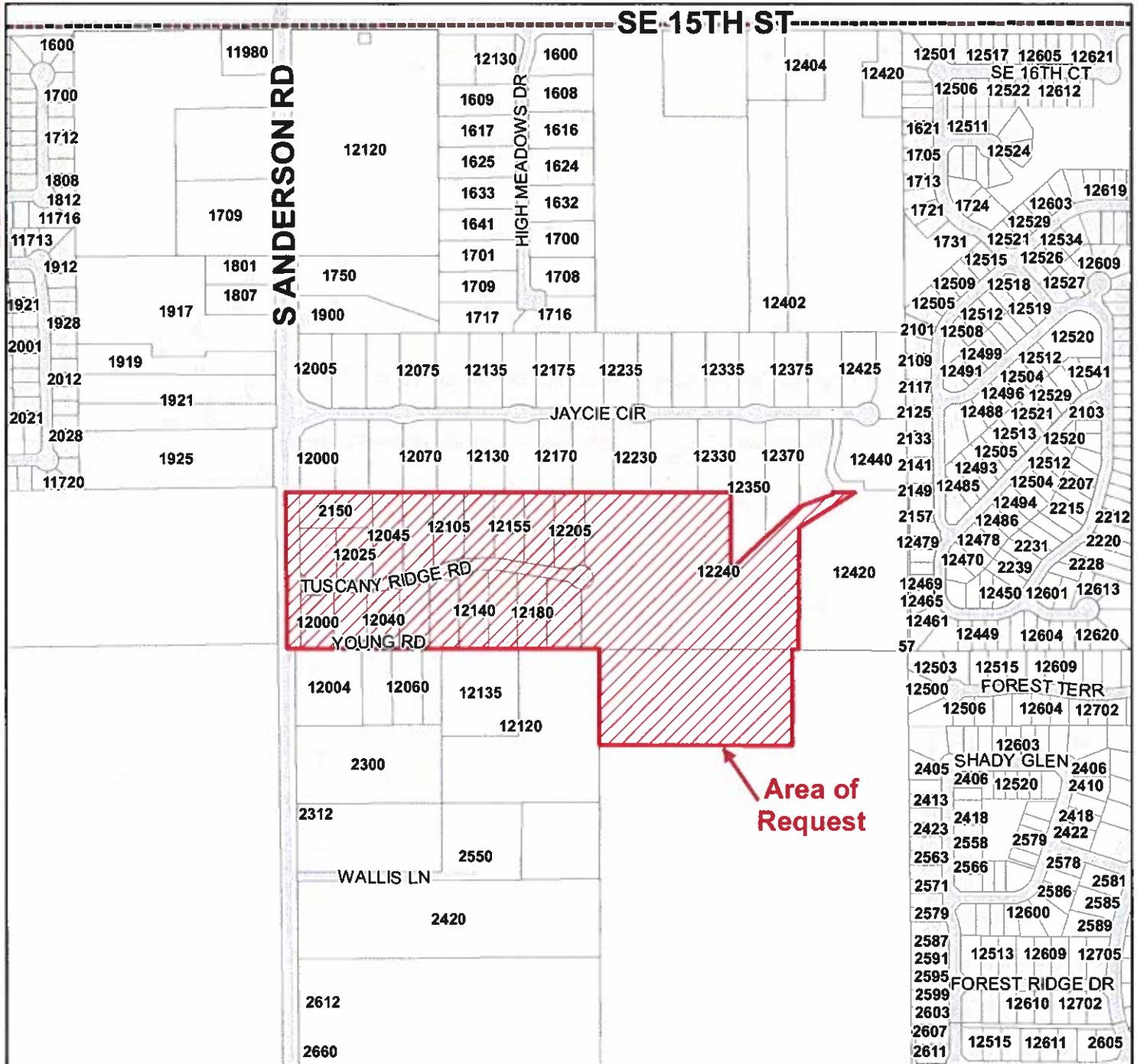
(W/2, Sec. 9, T11N, R1W)



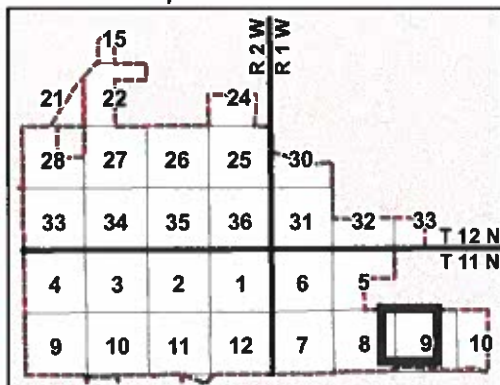
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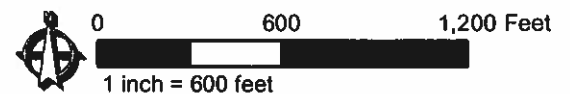
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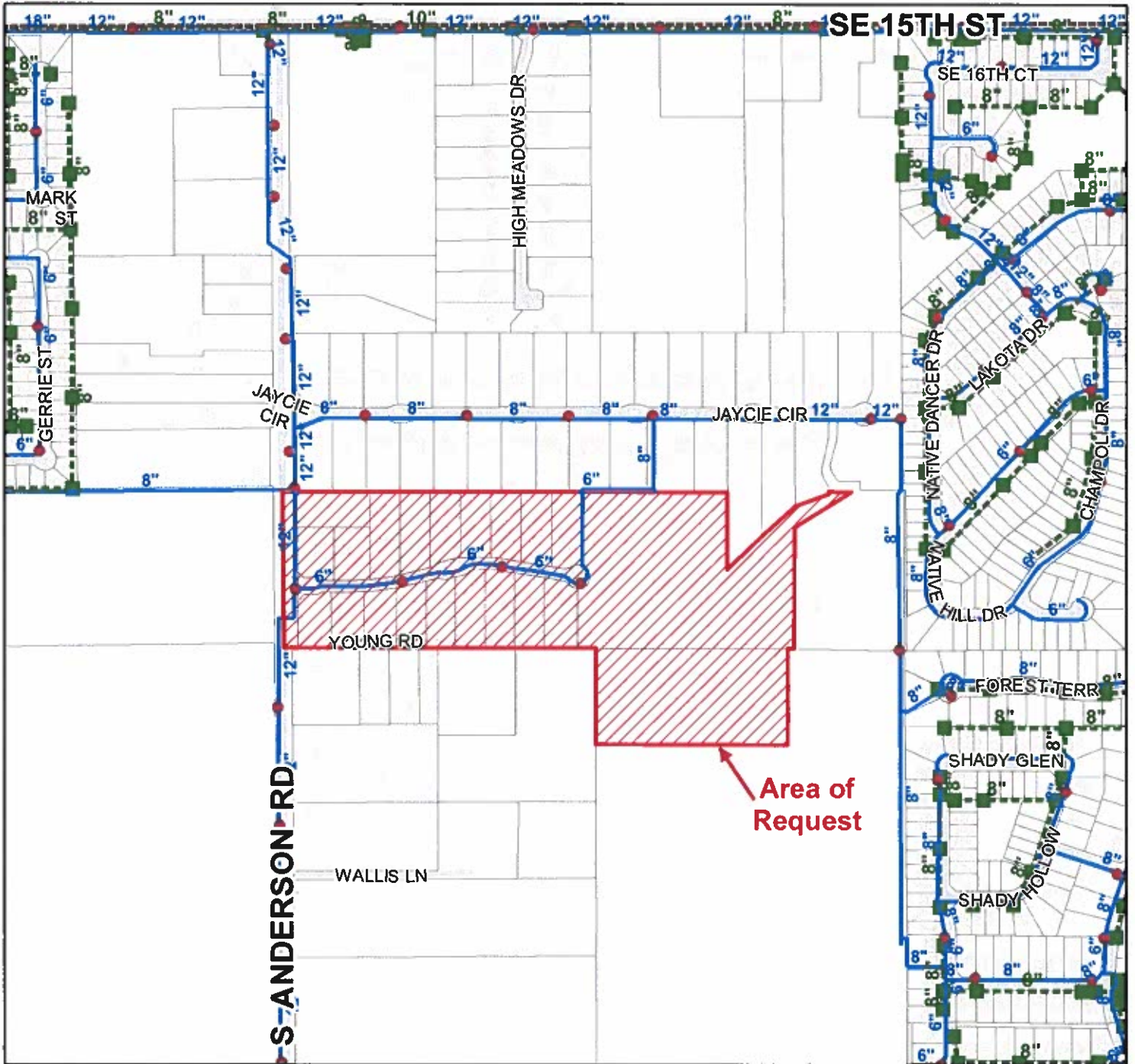
General Map Legend

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

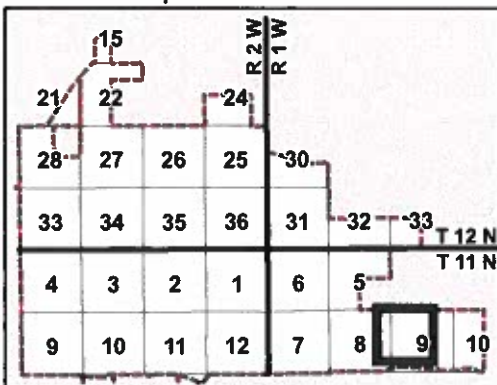
GENERAL MAP FOR PC-1984 (W/2, Sec. 9, T11N, R1W)



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Locator Map



Water/Sewer Legend

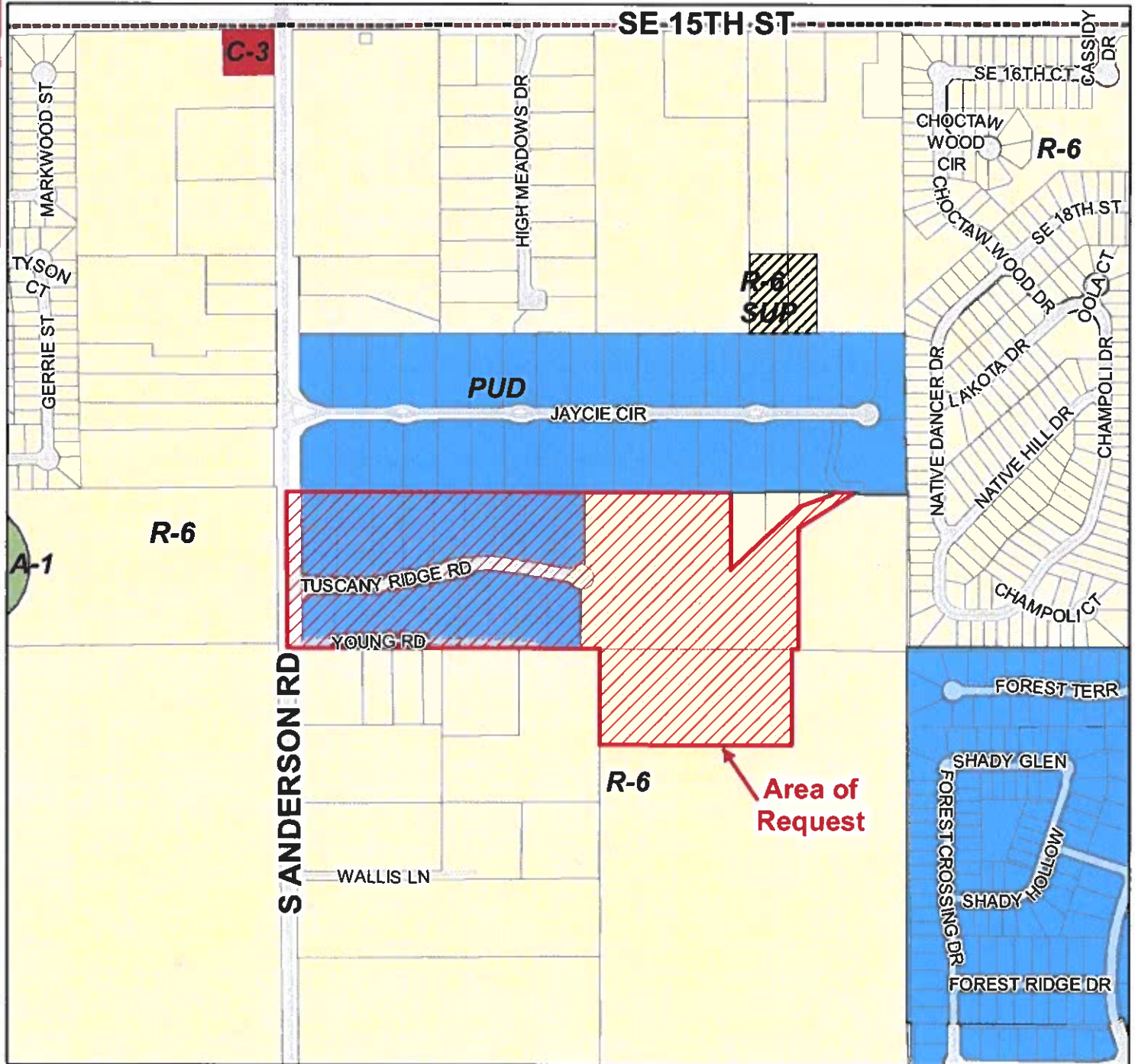
- Fire Hydrants
- Water Lines
 - Distribution
 - Well
 - - - OKC Cross Country
 - - - Sooner Utilities
 - - - Thunderbird
 - - - Unknown
- Sewer Manholes
- - - Sewer Lines

WATER/SEWER LINE LOCATION MAP FOR PC-1984 (W/2, Sec. 9, T11N, R1W)

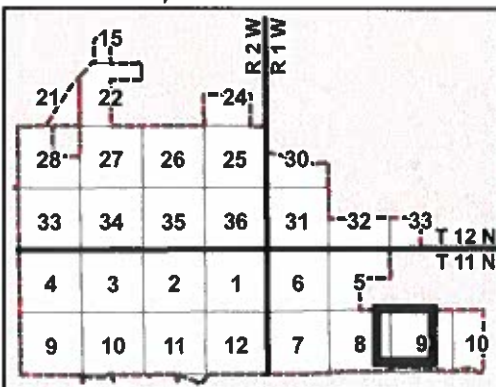


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Locator Map



Current Zoning Legend

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

ZONING MAP FOR PC-1984 (W/2, Sec. 9, T11N, R1W)



0 600 1,200 Feet
1 inch = 600 feet

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AMENDMENT TO: PUD No.

**DESIGN STATEMENT OF THE PLANNED UNIT DEVELOPMENT OF
TUSCANY RIDGE
MIDWEST CITY, OKLAHOMA**

January 3, 2004

**AMENDED
JANUARY 24, 2019**

ORIGINAL

Developer:

**Moore Real Estate Development, Inc.
P.O. Box 10537
Midwest City, OK 73140
(405) 733-8095**

NEW

DEVELOPER:

**CJB HOLDINGS LLC
12300 JAYCIE CIRCLE
MIDWEST CITY, OK 73130
405.205.1882**

Prepared by:

**CEDAR CREEK CONSULTING, INC
PO BOX 14534
OKLAHOMA CITY, OK 73113
405.778.3385
ATTN: JASON EMMETT PE**

LOCATION:

The Planned Unit Development of Tuscany Ridge consists of approximately **40** acres more or less and is located east of Anderson Road between S.E. 15th Street and S.E. 29th Street in Midwest City. The property is further described as being in the Northwest Quarter (NW/4) of Section 9, Township 11 North, Range 1 West of the Indian Meridian, Oklahoma County, Oklahoma.

LEGAL DESCRIPTION:

The legal description of the property contained within the Planned Unit Development of Tuscany Ridge is described in Exhibit A.

OWNER/DEVELOPER:

The developer of the property **TO BE ADDED TO THE EXISTING PUD IS
CJB HOLDINGS LLC**

SITE AND SURROUNDING AREAS:

The subject property is currently zoned R-1 Single Family Residential and is vacant. The property is bound on the west by Anderson Road. Jaycie Place Estates forms the north boundary. The properties to the south and east are currently zoned R-1 and are unplatted.

CONCEPT:

Tuscany Ridge Planned Unit Development proposes a development consisting of a detached residential use similar to those currently developed in the surrounding area. The proposed density within this PUD is **.55** du/ac (**22** units on **40** acres). The proposed development will be a gated community with private streets to be maintained by a homeowner's association.

SITE TOPOGRAPHY, DRAINAGE AND EXISTING UTILITIES:

The following is an analysis of the existing and proposed infrastructure to serve this Planned Unit Development:

The majority of the site slopes toward the northwest corner of the property. The remainder of the site slopes east towards an unimproved creek. Stormwater detention will be provided for the proposed development and will be addressed further at the preliminary plat phase.

Street access for the residential sites shall be from a gated street connecting to Anderson Road, a two-lane arterial street with no curbs.

Sanitary sewer facilities are not available to the site at this time.

Water can be provided to the development by the extension of an existing 8-inch water main along Anderson Road **AND EXTENDED AS NECESSARY TO SERVE ALL LOTS**

Electric, gas, telephone and other appropriate utilities will be extended to serve this site.

Fire protection for the development shall be provided by the City of Midwest City fire Department. The nearest fire station is Fire Station Number 5, located at 400 S. Westminster, Midwest City, OK. The station is approximately 2 miles from the site. The development as designed and reviewed at the preliminary plat stage will provide the necessary fire protection and truck turning radii as is required by the City of Midwest City Fire Marshall.

SPECIAL DEVELOPMENT REGULATIONS:

In cases of conflict between provisions of the Planning and Zoning Code Regulations for The City of Midwest City and the provisions of this Planned Unit Development, the Planned Unit Development provisions shall supersede. The regulations are as follows:

The use and development regulations of the R-1-D "Single-Family Detached Residential" District shall govern development of this PUD except as modified below:

1. The maximum density permitted shall be 0.7 du/ac.
2. Access to the PUD shall be via a private street, connecting to Anderson Road, a public street. The entrance shall be a divided entry with a minimum of 15 feet of paved street on either side. Mountable curbs shall be permitted within the PUD.
3. A gated entry on the west side of the development from Anderson Road shall be provided.
4. Interior private streets shall be constructed in accordance with an approved preliminary and final plat. Individual lots shall have access to and front onto a private street as determined by an approved preliminary and final plat.
5. The improvement of secondary drainage channels with a concrete paved section shall not be required provided that the secondary drainage channel is placed within a private drainage easement to be maintained by

either the property owner or the homeowner's association. (Variance to section 13-69 of the Midwest City Code of Ordinances).

GENERAL REGULATIONS:

The following general regulations apply throughout this Planned Unit Development:

1. Public improvements shall be made throughout the Planned Unit Development as required by the City of Midwest City. All Local, State and Federal ordinances as they apply to the site will be adhered to. In the event of any conflict between the terms of this PUD and any City ordinances, the terms of this PUD shall control and take precedence.
2. Private drainage ways shall be permitted. Such private drainage ways must be designed to handle adequate flows and cannot be built without specific approval of the City Engineer. Private drainage ways may be permitted within a common area or private drainage easement, subject to approval by the City Engineer. The exact location of the common area or private drainage easement shall be determined on an approval final plat.

EXHIBITS:

The followings exhibits are attached hereto and shall be made an integral part of this Planned Unit Development.

- A. Legal Description **AMENDED**
- B. Master Development Plan **AMENDED**

BRIEF EXPLANATION OF PUD AMENDMENT:

CJB HOLDINGS, LLC CURRENTLY OWNS ALL OF THE EXISTING LOT 10 (SHOWN AS 10A AND 10B ON THE ATTACHMENT). CJB ALSO OWNS PROPOSED LOTS 10C AND 10D ON THE ATTACHED EXHIBIT. LOTS 10A AND 10B ARE CURRENTLY PART OF THE ORIGINAL PUD AND TUSCANY RIDGE FINAL PLAT. THE INTENT OF AMENDING THE ORIGINAL PUD IS TO INCLUDE LOTS 10C AND 10D AS PART OF THE TUSCANY RIDGE PUD AND PLAT AND TO EXTEND A STREET AND WATER MAIN FROM THE EXISTING CUL-DE-SAC TO SERVE THESE LOTS. THE CHRISTIANSEN FAMILY INTENDS TO BUILD HOMES AS THEIR PERSONAL RESIDENCES.

TUSCANY RIDGE LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (SW/4) OF SECTION NINE (9),
TOWNSHIP ELEVEN (11) NORTH, RANGE ONE (1) WEST OF THE INDIAN MERIDIAN, MIDWEST
CITY, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4):

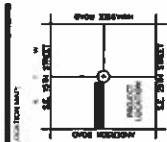
THENCE S 89°25'08" E FOR A DISTANCE OF 1321.17 FEET;
THENCE S 00°09'23" W FOR A DISTANCE OF 406.63 FEET;
THENCE S 89°25'00" E FOR A DISTANCE OF 824.51 FEET;
THENCE N 00°34'52" E FOR A DISTANCE OF 406.64 FEET;
THENCE S 89°25'08" E FOR A DISTANCE OF 25.00 FEET;
THENCE N 00°31'34" E FOR A DISTANCE OF 510.00 FEET;
THENCE N 58°00'02" E FOR A DISTANCE OF 283.62 FEET;
THENCE N 89°26'47" W FOR A DISTANCE OF 97.14 FEET;
THENCE S 00°31'34" W FOR A DISTANCE OF 11.16 FEET;
THENCE S 70°57'00" W FOR A DISTANCE OF 150.75 FEET;
THENCE S 48°39'06" W FOR A DISTANCE OF 192.05 FEET;
THENCE S 47°09'15" W FOR A DISTANCE OF 200.85 FEET;
THENCE N 00°31'34" E FOR A DISTANCE OF 328.00 FEET;
THENCE N 89°26'47" W FOR A DISTANCE OF 1893.65 FEET;
THENCE S 00°08'58" E FOR A DISTANCE OF 661.62 FEET TO THE POINT OF BEGINNING,

CONTAINING 39.84 ACRES, MORE OR LESS.



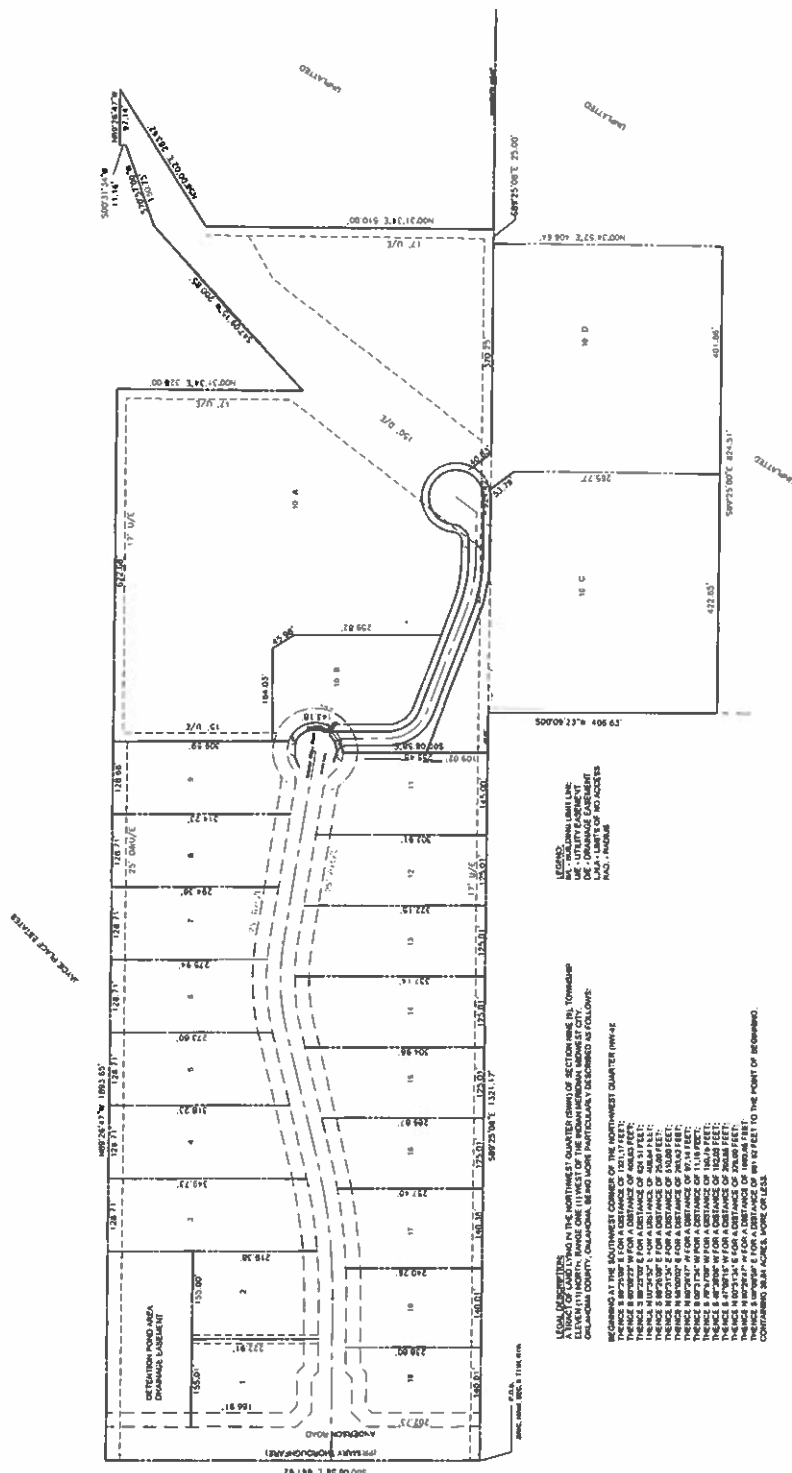
MASTER DEVELOPMENT PLAN
OF
TUSCANY RIDGE
REVISED JANUARY 24, 2019

AN ADDITION TO THE CITY OF MIDWEST CITY
OKLAHOMA COUNTY, OKLAHOMA

TUSCANY
RIDGE

MIDWEST CITY, OK

MASTER DEVELOPMENT PLAN



1. BUILDING UNIT LINE;
 2. UTILITY EASEMENT
 3. DRAINAGE EASEMENT
 4. LIMITS OF NO ACCESS

FOAL PLACEMENTS
A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (SWM) OF SECTION NINE (9), TOWNSHIP ELEVEN (11) NORTH, RANGE ONE (1) WEST OF THE MEDIAN MERIDIAN MINING CITY, CALIFORNIA, AND MORE PARTICULARLY AS DESCRIBED AS FOLLOWS:

W/CLIPPING AT THE SOUTHWEST CORNER OF THE NORTHWEST CLUSTER (NW42)

ANCE 1 897508' E FOR A DISTANCE OF 1221.17 FEET;
ANCE 1 897507' W FOR A DISTANCE OF 404.53 FEET;

RESEARCH ADVANCEMENT FOR A DIVERSITY OF ECONOMIC OPPORTUNITIES

PENETRATION TEST FOR A DISTANCE OF 7500 FEET:
PENETRATION IN 7500 FT. FOR A DISTANCE OF 610.00 FEET.

0.737 IN DIAMETER FOR A DISTANCE OF 69.14 FEET.
2.82 IN DIAMETER FOR A DISTANCE OF 49.14 FEET.

PERCENTAGE OF TOTAL COST FOR A DISTANCE OF 1.16 FEET:
PERCENTAGE OF TOTAL COST FOR A DISTANCE OF 1.16 FEET:
PERCENTAGE OF TOTAL COST FOR A DISTANCE OF 1.16 FEET:
PERCENTAGE OF TOTAL COST FOR A DISTANCE OF 1.16 FEET:

REFERENCE IS MADE TO THE SPECIFICATIONS OF THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) FOR A DISTANCE OF 1000.0 FEET.

[illegible]

ONTARIO 30.34 ACRES, MORE OR LESS.



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT –
CURRENT PLANNING DIVISION

Billy Harless, Community Development Director

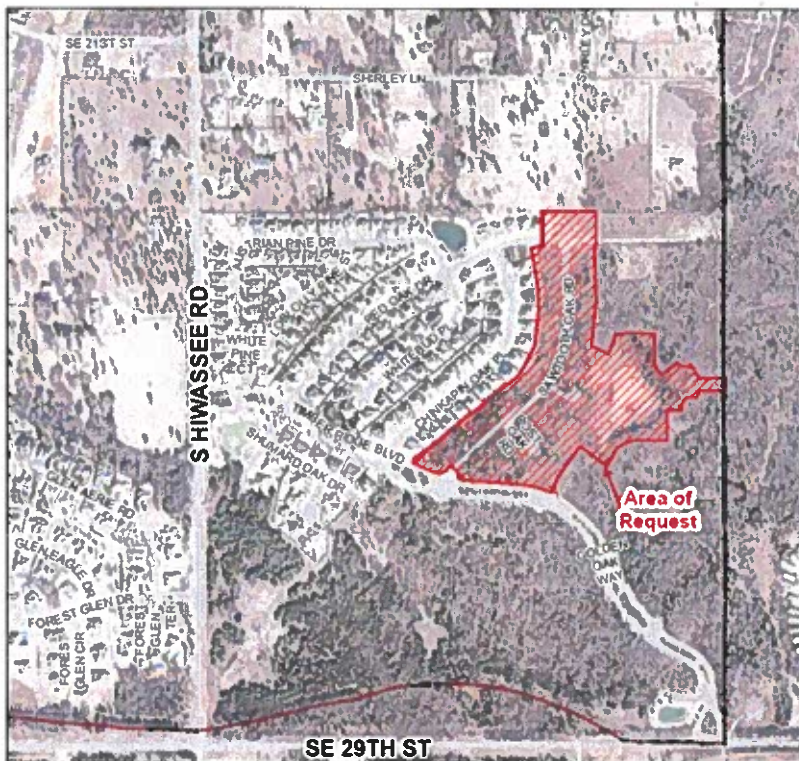
ENGINEERING DIVISION
Patrick Menefee, City Engineer
CURRENT PLANNING DIVISION
Kellie Gilles, Planning Manager
COMPREHENSIVE PLANNING
BUILDING INSPECTION DIVISION
Christine Brakefield, Building Official
GIS DIVISION
Greg Hakman, GIS Coordinator

To: Chairman and Planning Commission
From: Billy Harless, Community Development Director
Date: March 5, 2019

Subject: (PC – 1985) Discussion and consideration of approval of a Final Plat of TimberRidge Pointe Section 4 described as a part of the SW/4 of Section 10, T11N, R1W.

Executive Summary

This requested final plat is a continuation of the TimberRidge Pointe Addition. The final plat is consistent with the preliminary plat that was approved for the entire area in 2005. The application is being heard under the 1985 Subdivision Regulations as the preliminary plat was approved under those regulations. This final plat was heard in both October 2007 and October 2014, however, those approvals have become void as the final plats were not heard within one (1) year of approval by the Council as required by code. Public improvements are required and plans must be submitted to and approved by the City Engineer. Staff recommends approval.



Dates of Hearing:

Planning Commission – March 5, 2019
City Council – March 26, 2019

Owner: Kyle Copeland, Packing House Investments, LLC

Engineer: Crafton Tull & Associates. – Brad Reid, Engineer

Proposed Use: single family residential development

Size:

The area of request contains 18.027 acres, more or less.

Development Proposed by Comprehensive Plan:

Area of Request – SFD, Single Family Residential

North, South, East and West – SFD, Single Family Residential

Zoning Districts:

Area of Request – PUD – Planned Unit Development

North – R-6, Single Family Residential

South – PUD, Planned Unit Development

East – PUD, Planned Unit Development and Unincorporated land

West – PUD, Planned Unit Development (Existing Sections of TimberRidge Pointe)

Land Use:

Area of Request – vacant

North – single family residences

South – vacant

East – vacant

West- single family residences (under development)

Comprehensive Plan Citation:

Single-Family Detached (SFD) Land Use

This use is representative of traditional, single-family detached dwelling units. Of the residential categories, it is recommended that single-family detached land use continues to account for the largest percentage. The areas designated for single-family detached residential land use are generally not adjacent to incompatible land uses, and are in proximity to existing single-family residential land use. The City should strive for a range of lot sizes to develop, and should reinforce this by providing a choice of several single-family zoning districts with various lot sizes in the Zoning Ordinance.

Municipal Code Citation:

2.25 PUD, Planned Unit Development

2.25.1 General Provisions

The planned unit development, herein referred to as PUD, is a special zoning district category that provides an alternate approach to conventional land use controls to produce unique, creative, progressive, or quality land developments.

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 within the PUD application and review and once approved by the City Council it becomes a special zoning classification for the property it represents.

2.25.2 Intent and Purpose

The intent and purpose of the PUD provisions are as follows:

(A) Innovative land development

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.

(B) Flexibility within developments

Permit flexibility within the development to maximize the unique physical features of the particular site.

(C) Efficient use of land

Encourage efficient use of land, facilitate economic arrangements of buildings and circulation systems, and encourage diversified living environments and land uses.

(D) Function, design and diversity

Achieve a continuity of function and design within the development and encourage diversified living environments and land uses.

(E) Modifications to development requirements

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.

History:

1. April 2005 – PUD (PC-1577) and Preliminary Plat (PC-1580) were approved.
2. June 2005 – (PC-1589) Final Plat of TimberRidge Pointe Section 1 was approved.
3. August 2007 – (PC 1642) Final Plat of TimberRidge Pointe Section 2 was approved.
4. August 2007 – (PC-1643) A revised PUD of TimberRidge Pointe was approved.
5. October 2007 – (PC-1651, PC-1652 & PC-1653) Final Plats of TimberRidge Pointe Sections 3, 4 & 5 were approved.
6. June 2008 – (PC – 1672) Amended PUD of TimberRidge Pointe was approved.
7. March 2011 – (PC – 1734) Final Plat of TimberRidge Pointe Section 3 was approved.
8. October 2014 - (PC-1814) Final Plat of TimberRidge Pointe Section 4 was approved.

Staff Comments:

Fire Marshal's Comments:

The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15. Fire hydrants shall be spaced no more than 500' apart. The minimum road width shall be 26'.

Engineering Comments:

Public Improvements

The Subdivision Regulations pertaining to this application and its preliminary plat require the applicant to submit public improvement plans prior to final approval.

Improvement plans have been prepared by a registered professional engineer and have been submitted to staff. Staff has reviewed the plans and the proposed improvements comply with all applicable code requirements for development of the area of request and are currently under construction. No building permits in the area of request will be issued until the construction of the public improvements is complete and record drawings are submitted to and accepted by the city.

Recapping the drainage plans submitted with this and previous applications, the area of request drains to a large common area located east of the proposed lots. This area is a natural drainage basin that includes an existing country farm pond that has significant capacity and is well suited to receive water from the subdivision. The applicant will install an outflow on the east side of the pond in case a significant event occurs and water does leave the pond. This currently occurs naturally. This installation on the east side of the pond will help reduce water outflow to below historic levels in the case of water leaving the site.

Retaining Walls

Significant retaining walls have been constructed over multiple lots so that the subdivision can meet city code grade requirements. Considerable dialogue took place between the developer and the Home Owner's Association concerning the long term maintenance of these walls. They are private walls that the city will not maintain. An agreement has been reached and the H.O.A. has the responsibility for the private retaining walls upkeep. They are constructed in common areas so they are fully accessible to the H.O.A.

Easements and Right-of-Way

Subdivision Regulations requires that all existing, dedicated, and proposed rights-of-way and easements are depicted on the final plat. As required, these are reflected on the final plat.

Planning Comments:

As noted in the history, the request under consideration was originally approved in October 2007 and October 2014, but was never filed at the Oklahoma County Courthouse and therefore, the previously approved final plats of TimberRidge Pointe Section 4 have become null and void.

This Final Plat of TimberRidge Pointe Section 4 is associated with an approved Planned Unit Development and proposes the creation of 50 single family residential lots. The density of this section calculates to 2.77 dwelling units per acre.

Access to the site will be from Timber Ridge Blvd., an existing public street.

As per the PUD, this site will be governed by the Single Family Detached Residential district. Regarding lot sizes, the PUD includes the chart below. Staff has reviewed Sections 1-3 and Section 4 as presented and found that there are currently approximately 42% of lots in the 65-70 ft width range, 52% of lots in the 71-80 ft width range and 6% of lots in the 90-110 ft width range. Staff emailed the applicant on February 11, 2019 to remind them of the required lot widths. The applicant stated that he and the owner are aware of this requirement and plan to incorporate more lots in the largest range in the southern portion of the subdivision under future final plats.

Approximate Lot Widths			
	65-70 ft	75-80 ft	90-110 ft
Mix	35%	45%	20%
Home Size	1,600 sq ft +	1,900 sq ft +	2,400 sq ft +

All streets will be privately owned and maintained by the homeowners association. A 20 ft front building line was approved per the PUD.

As evident from the portions of this development that has been completed, the owner / developer have and are continuing to create an attractive and quality housing subdivision. Also, the Final Plat, as proposed, is compatible with the previously approved preliminary plat and Planned Unit Development.

Staff recommends approval of the Final Plat of TimberRidge Pointe Section 4, subject to staff's comments and recommendations as noted within this report.

Action Required: Approve or reject the Final Plat for TimberRidge Pointe Section 4, on the property as noted herein, subject to the staff comments and recommendations and found in the March 5, 2019 agenda packet and made a part of PC- 1985 file.



Billy Harless, AICP
Community Development Director

KG

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 Pending Director of the City of Montreal City on weekly basis for Montreal City
 Attest:

 Assistant Controller, City of Montreal
 Attest:

[illegible][illegible]

PRODUCT NO. **16614200**

PROJECT NO. 16614200

Patrick Menefee - FW: TRP HOA

From: Brad Reid <Bradley.Reid@craftontull.com>
To: Patrick Menefee <pmenefee@MidwestCityOK.org>, "Brandon Bundy(bbundy@Midw...
Date: 9/4/2018 10:40 AM
Subject: FW: TRP HOA
Cc: "kyle@okmillworks.com" <kyle@okmillworks.com>

Patrick,

Please see the email below. This is correspondence between the developers of Timber Ridge Pointe 4 and the HOA.

Let me know if you have any questions or if you need anything else from us at this time to get the paving plans approved for construction.

Brad Reid, P.E.
Vice President | Civil



Office: [405-787-6270](tel:405-787-6270) | Mobile: [405-365-5690](tel:405-365-5690)
300 Pointe Parkway Blvd.
Yukon, OK 73099
www.craftontull.com



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From: Kyle Copeland <kyle@okmillworks.com>
Sent: Tuesday, September 4, 2018 10:36 AM
To: Brad Reid <Bradley.Reid@craftontull.com>
Cc: Kyle Copeland <kyleacopeland@cox.net>; Kyle Copeland <kyle@okmillworks.com>
Subject: FW: TRP HOA

From: TRP Board <timberidgepointeboard@gmail.com>
Date: Fri, 31 Aug 2018 12:15:17 -0500

To: Kyle Copeland <kyle@okmillworks.com>, Kyle Copeland <kyleacopeland@cox.net>

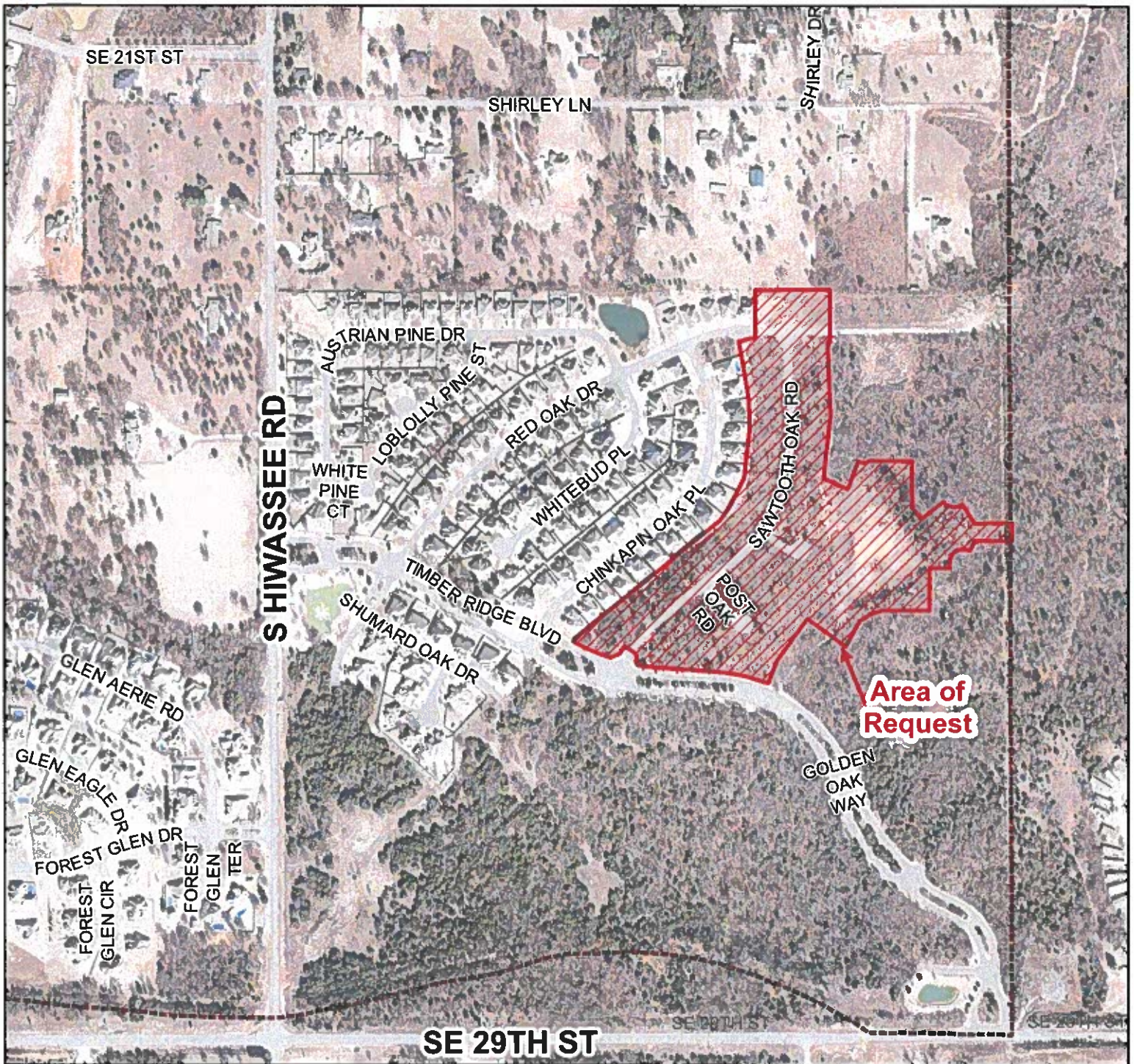
Subject: TRP HOA

Kyle

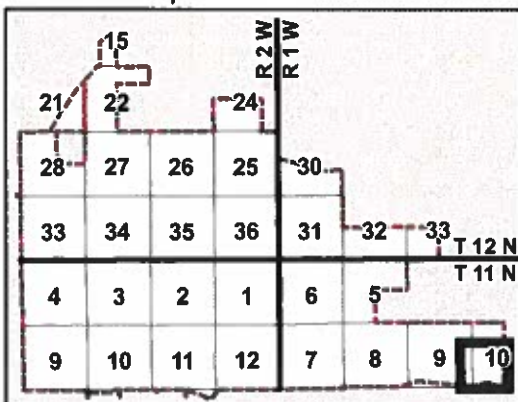
After reviewing the following information, the HOA agrees to the following,

1. For public and homeowner safety the Developer will install a post and rail type fence along the full length of the new retaining wall in a style similar to the existing TRP Common Area fencing.
2. The retaining wall, the rail fence, and strip of land above the wall will be property of the individual that buys the house that it goes with.
3. The HOA will mow the strip of land above the retaining wall, but will assume no responsibility or bear any liability associated with the wall or the rail fence.
4. There will be a maintenance agreement between the developer and the HOA that spells out the mowing and the disclaimer of any liability associated with the wall or fence.
5. The Developer will reset any homeowner fence posts that have eroded due to the installation of the wall after the wall is finished and the sod is installed.
6. The board has agreed to take responsibility for mowing the strip of land once the wall is complete and the area has been cleaned up and sod laid.

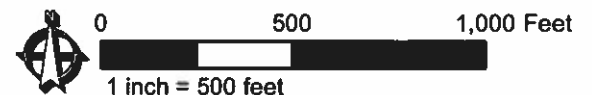
If you have any questions or concerns please contact the HOA.



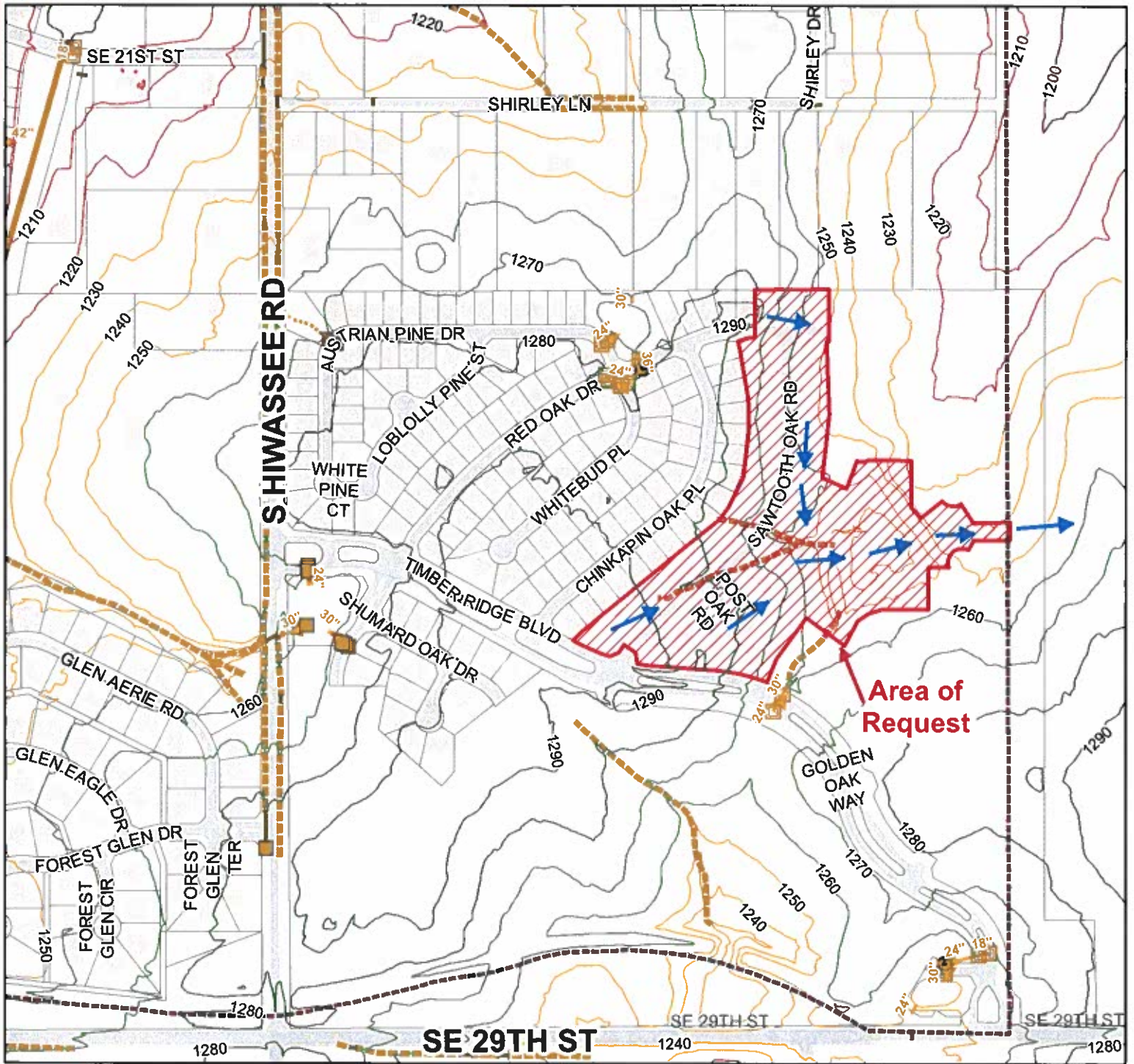
Locator Map



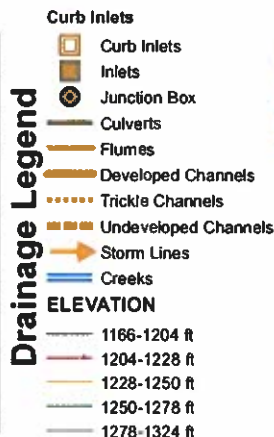
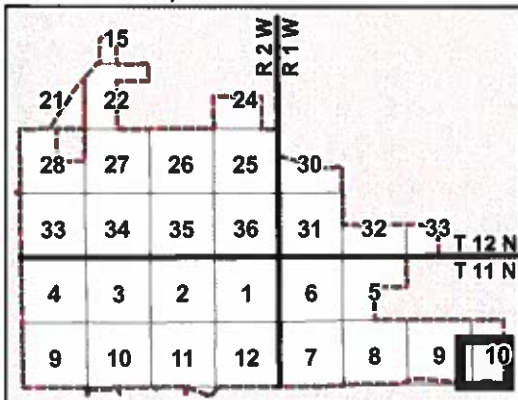
2017 DOP (AERIAL) VIEW FOR PC-1985 (SW/4, Sec. 10, T11N, R1W)



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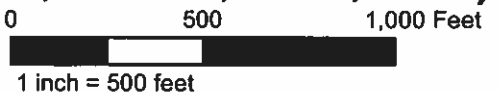
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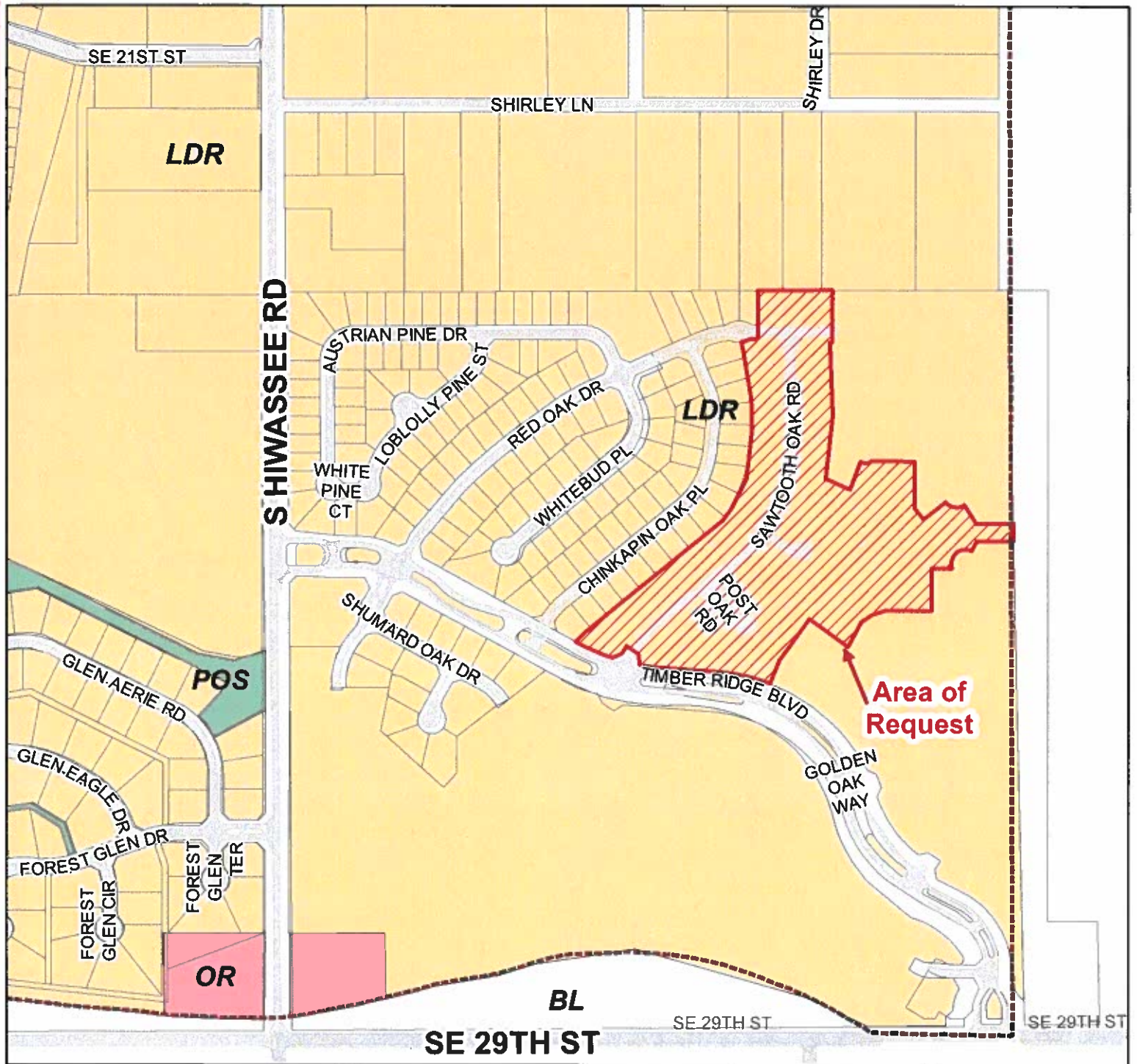
2009 FEMA Floodplains



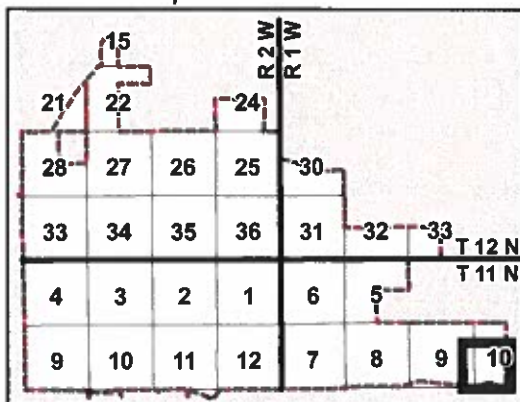
DRAINAGE LOCATION MAP FOR PC-1985 (SW/4, Sec. 10, T11N, R1W)



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Locator Map

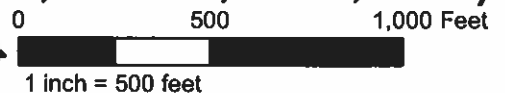


Future Land Use Legend

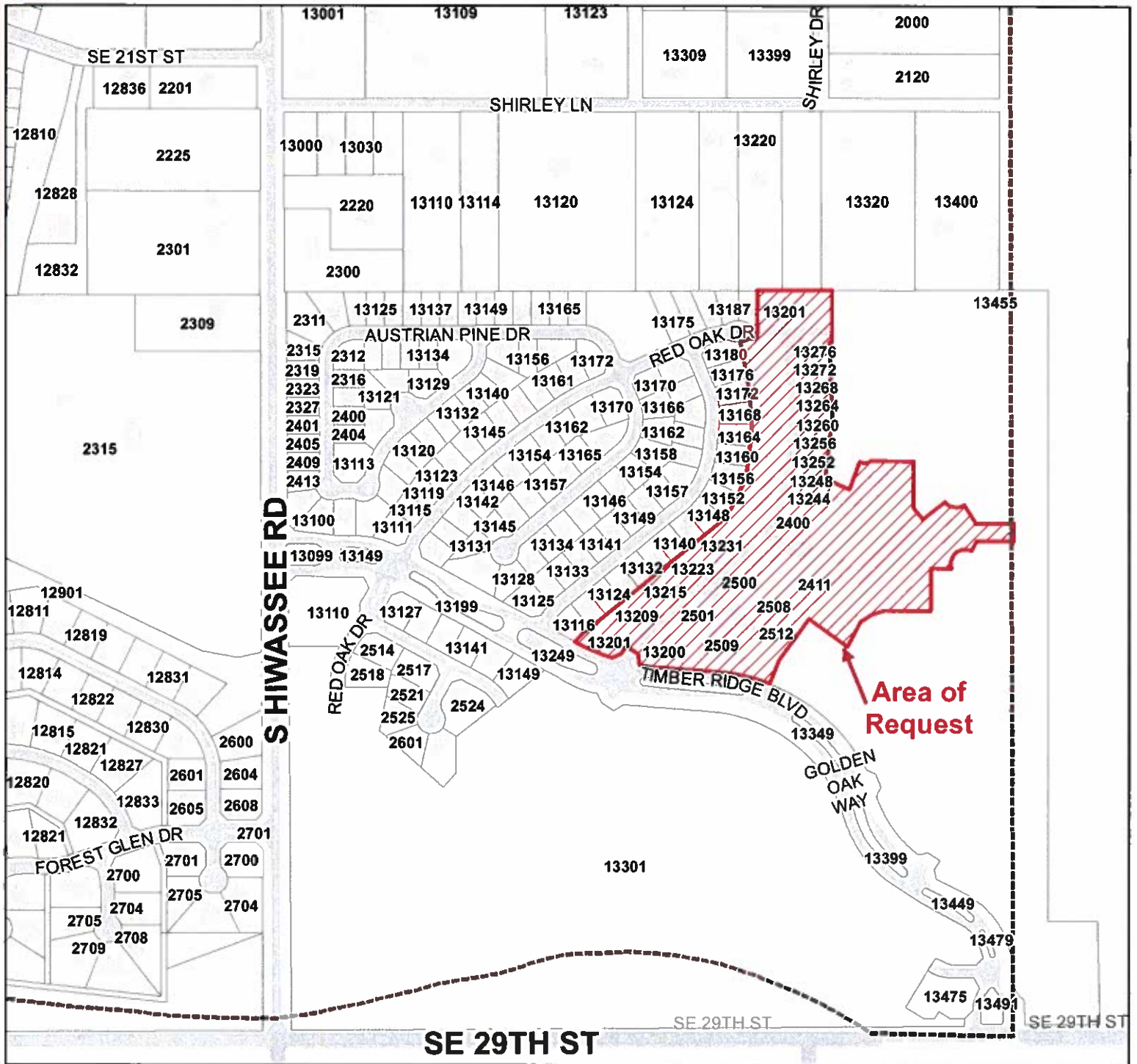


FUTURE LAND USE MAP FOR PC-1985

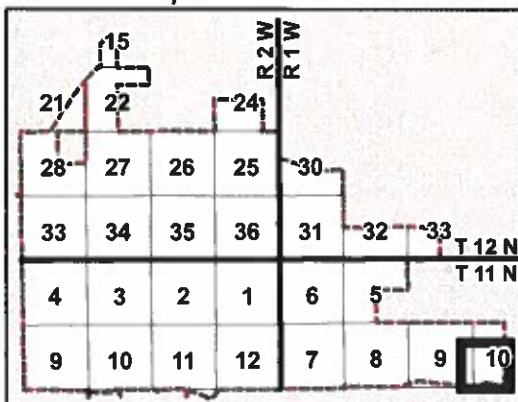
(SW/4, Sec. 10, T11N, R1W)








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Locator Map



General Map Legend

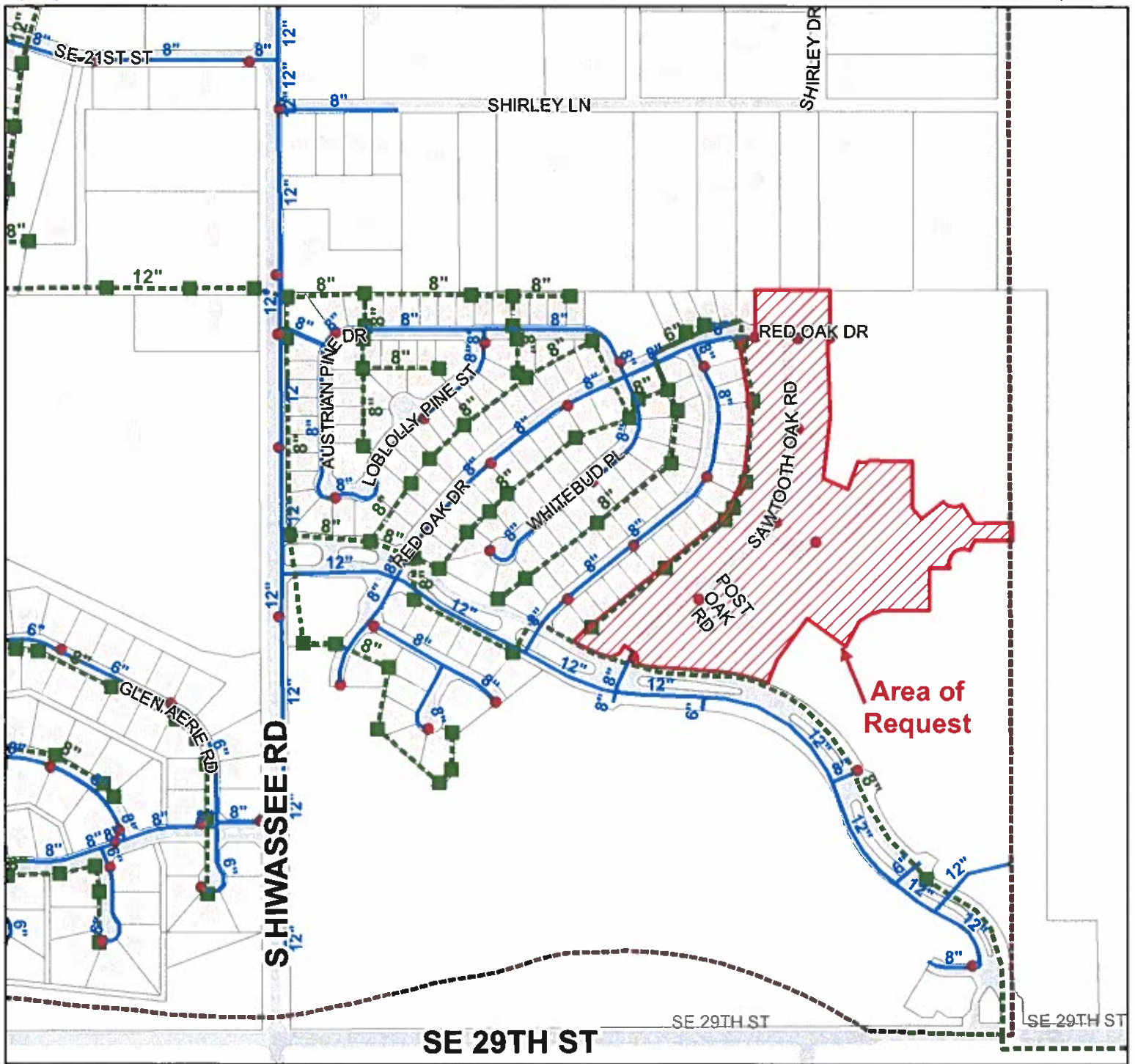
-  Area of Request
-  Parcels with Addresses
-  Buildings
-  Edge of Pavement
-  MWC City Limits

GENERAL MAP FOR PC-1985 (SW/4, Sec. 10, T11N, R1W)

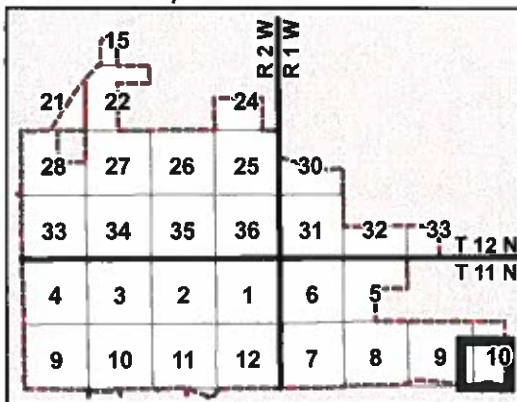


0 500 1,000 Feet
1 inch = 500 feet

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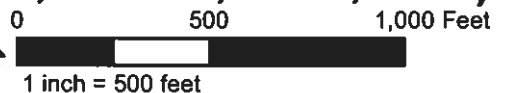
Locator Map



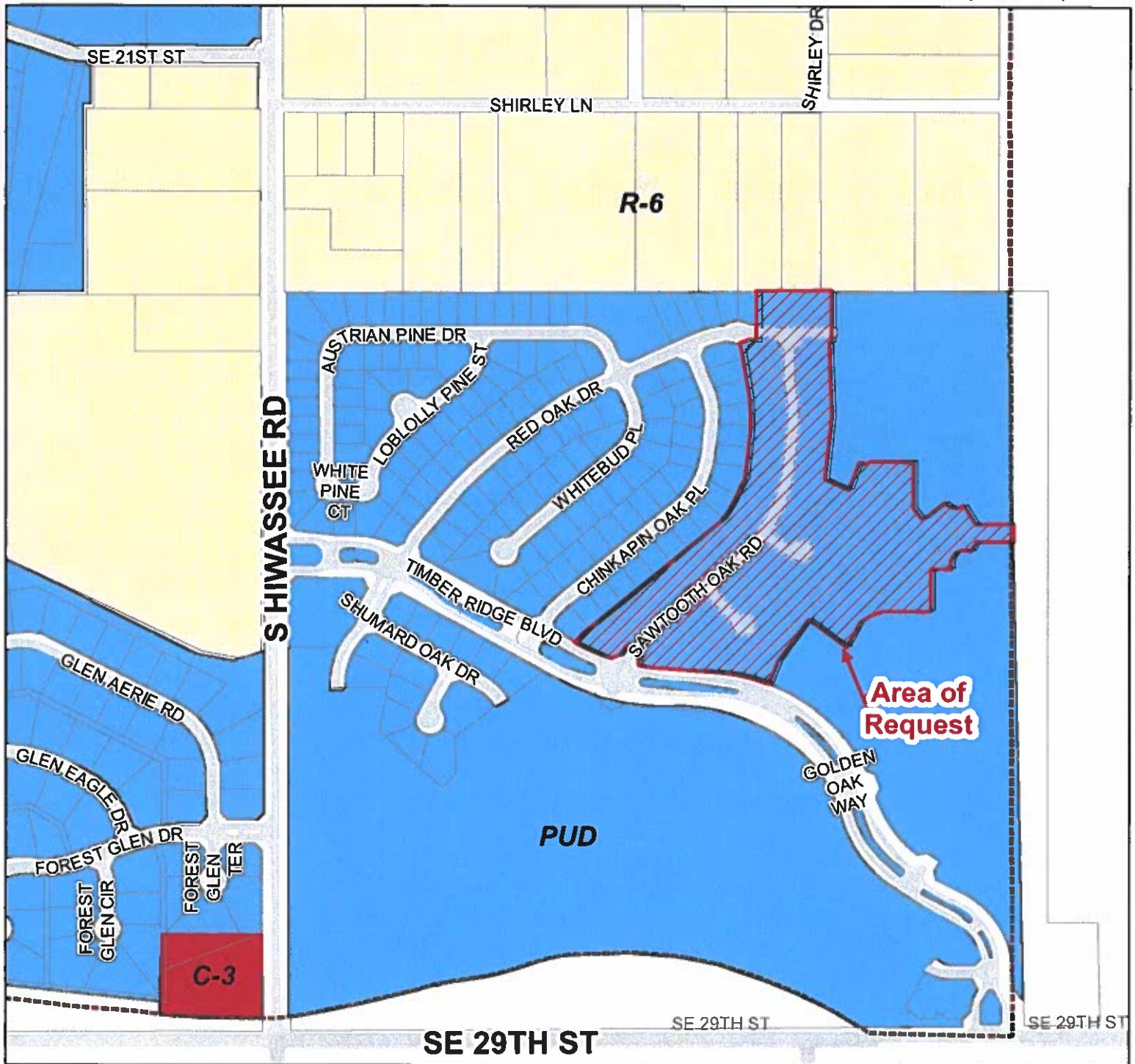
Water/Sewer Legend

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

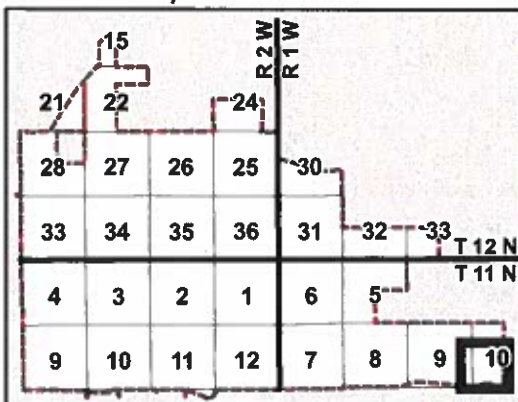
WATER/SEWER LINE LOCATION MAP FOR PC-1985 (SW/4, Sec. 10, T11N, R1W)



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Locator Map



Current Zoning Legend

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

ZONING MAP FOR PC-1985 (SW/4, Sec. 10, T11N, R1W)



0 500 1,000 Feet
1 inch = 500 feet

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The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

ENGINEERING DIVISION
Patrick Menefee, City Engineer
CURRENT PLANNING DIVISION
Kellie Gilles, Manager
COMPREHENSIVE PLANNING
Comprehensive Planner
BUILDING INSPECTION DIVISION
Christine Brakefield, Building Official
GIS DIVISION
Greg Hakman, GIS Coordinator

To: Chairman and Planning Commission
From: Billy Harless, Community Development Director
Date: March 5, 2019

Subject: (PC-1987) Public hearing with discussion and consideration of an ordinance to redistrict from I-1, Light Industrial to SPUD, Simplified Planned Unit Development governed by the I-1, Light Industrial district and a resolution to amend the Comprehensive Plan to classify the parcel as Industrial for the property described as a part of the SE/4 of Section 29, T-12-N, R-2-W, located at 1101 N. Sooner Road.

Executive Summary: This property was recently annexed into the City of Midwest City in the summer of 2018. The property was designated to be zoned I-1, Light Industrial to accommodate the existing uses of automotive equipment heavy, gasoline sales and off-premise advertising. As the remodel application moved forward and upon review of the zoning ordinance, staff found that the use of alcoholic beverage retail sales is not a permitted use within the I-1 zoning district. Section 1.5.4 of the Zoning Ordinance allows the Planning Commission one year from the effective date of the annexation to study the area and make a recommendation concerning the use of the land within said annexation to promote the welfare and be in accordance with the comprehensive plan. Staff

recommends that the property be zoned to a Simplified Planned Unit Development, SPUD, governed by I-1 and allowing all I-1 uses as well as the additional use of alcoholic beverage retail sales.



Dates of Hearing: Planning Commission – March 5, 2019
City Council – March 12, 2019

Council Ward: Ward 4,
Councilmember Sean Reed

Owner: 333 Sooner LLC

Applicant: Community Development

Proposed Use: Liquor store in addition to existing uses

Size:

The area of request is a corner property containing approximately 330' of frontage along NE 10th Street and approximately 250' of frontage along N. Sooner Road for an area of approximately 2.27 acres.

Development Proposed by Comprehensive Plan:

Area of Request – Proposed as Industrial

North and West – Unincorporated

South – Del City

East – Industrial

Zoning Districts:

Area of Request – I-1, Light Industrial

North and West – Unincorporated

South – Del City

East – I-2, Moderate Industrial

Land Use:

Area of Request – gas station, large truck wash, off-premise advertising, future liquor store

North and West – Vacant

South – Dolese Sand Mining Plant

East – Vacant

Comprehensive Plan Citation:

Industrial Land Uses

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

Municipal Code Citation:

2.26 SPUD, Simplified Planned Unit Development

2.26.1. General Description

The simplified planned unit development, herein referred to as SPUD, is a special Zoning district that provides an alternate approach to conventional land use controls to produce unique, creative, progressive or quality land developments.

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.

2.26.2 Intent and Purpose

The intent and purpose of the simplified planned unit development provisions are to ensure:

(A) Innovative development

Encouraging innovative development and protect the health, safety and welfare of the community.

(B) Efficient use of land

Encourage efficient use of land, facilitate economic arrangement of buildings and circulation systems;

(C) Appropriate limitations and compatibility

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.

History:

1. This property was annexed into Midwest City in June of 2018 under the I-1, Light Industrial zoning designation.

Staff Comments:

Engineer's report:

Note: This application is for a rezoning of an existing commercial business. No engineering improvements are required with this application.

Water Supply and Distribution

A twelve (12) inch public water main is located on the east side of Sooner Road in the street right-of-way extending along the east side of the area of request.

Extension of the water supply to serve this property is not required as outlined in Municipal Code 43-32.

Connection to the public water supply system for domestic service is a building permit requirement per Municipal Code 43-32 for all new buildings.

Sanitary Sewerage Collection and Disposal

The current business is being serviced by its own individual system and does not have access to city sewer infrastructure at this time.

Public sanitary sewer line improvements are not required with this application.

Connection to the public sanitary sewer system for service is a building permit requirement per Municipal Code 43-109 for all new buildings.

Streets and Sidewalks

Access to the area of request is available from Sooner Road. Sooner Road is classified as a primary arterial in the 2008 Comprehensive Plan. Sooner Road is a four (4) lane, 52-foot wide, curbed, asphalt concrete roadway. Current code requires a total street right-of-way width of one hundred twenty (120) feet for primary arterials and presently, Sooner Road has one hundred twenty (120) feet of right-of-way adjacent to and parallel to the of the area of request.

Right of way grants to the city are not required with this application.

Street improvements are not required with this application.

Sidewalk improvements are not required with this application.

Drainage and Flood Control, Wetlands, and Sediment Control

Drainage across the area of request is via overland flow from the north west to the south east. Currently, the area of request is fully developed with a commercial business. None of the area of request is affected by flood zone AE (the 100-year floodplain) as shown on the effective Flood Insurance Rate map (FIRM) number 40109C0310H, dated December 12, 2009.

There are large bar ditches and grass channels along Sooner Road in this area that carries water away the site. Drainage and detention improvements are not required with this application.

All development on the proposed tracts must conform with the applicable requirements of Municipal Code Chapter 13, "Drainage and Flood Control."

Easements and Right-of-Way

No additional rights-of-way and/or easements are required with this application.

Fire Marshal's Comments:

The Fire Marshal has reviewed this application and completed the occupancy inspections for the proposed liquor store and found the property to meet current fire codes.

Plan Review Comments:

As mentioned in the executive summary as well as the history section of this report, this property was recently annexed into Midwest City city limits in June of 2018. The Zoning Ordinance states that "any territory brought into the zoning jurisdiction of the city, by annexation or otherwise, shall be deemed to be in the R-35, Single Family Detached Residential District unless otherwise classified by the City Council in the ordinance of annexation." In the ordinance of annexation, the City Council classified the property as I-1, Light Industrial to accommodate the existing uses of gasoline sales, automotive equipment: heavy and off-premise advertising. At this time, staff was aware of future intentions to remodel part of the building to add a liquor store. Upon review of the liquor store, staff found that the use of alcoholic beverage retail sales is not an allowed use in the I-1, Light Industrial Zoning District.

The Zoning Ordinance states that the Planning Commission should have one year to study the area and make a recommendation concerning the "use of the land within said annexation to promote the general welfare and be in accordance with the comprehensive plan." This property is somewhat unique in that the uses were already existing and intentions for the future additional use of alcoholic beverage retail sales was expressed by the owner. As there is not a Zoning District that allows the current uses of gasoline sales, automotive equipment heavy, off-premise advertising and alcoholic beverage retail sales, staff recommends that this property be zoned as a SPUD, Simplified Planned Unit Development, governed by the I-1, Light Industrial district, allowing all I-1 uses as well as the use of alcoholic beverage retail sales.

In addition, staff would recommend that this property be designated as Industrial on the Future Land Use map within the Comprehensive Plan. This is consistent with the current uses and the surrounding area.

Action Required:

Approve or reject the ordinance to redistrict to SPUD for the property as noted herein and a resolution to designate the parcel as Industrial on the Future Land Use Map in the Comprehensive Plan, subject to staff's comments as found in the March 5, 2019 agenda packet and made a part of PC-1987 file.

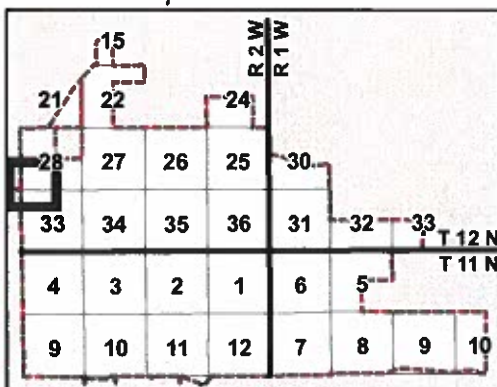
A handwritten signature in black ink, appearing to read "Billy Harless".

Billy Harless,
Community Development Director

KG



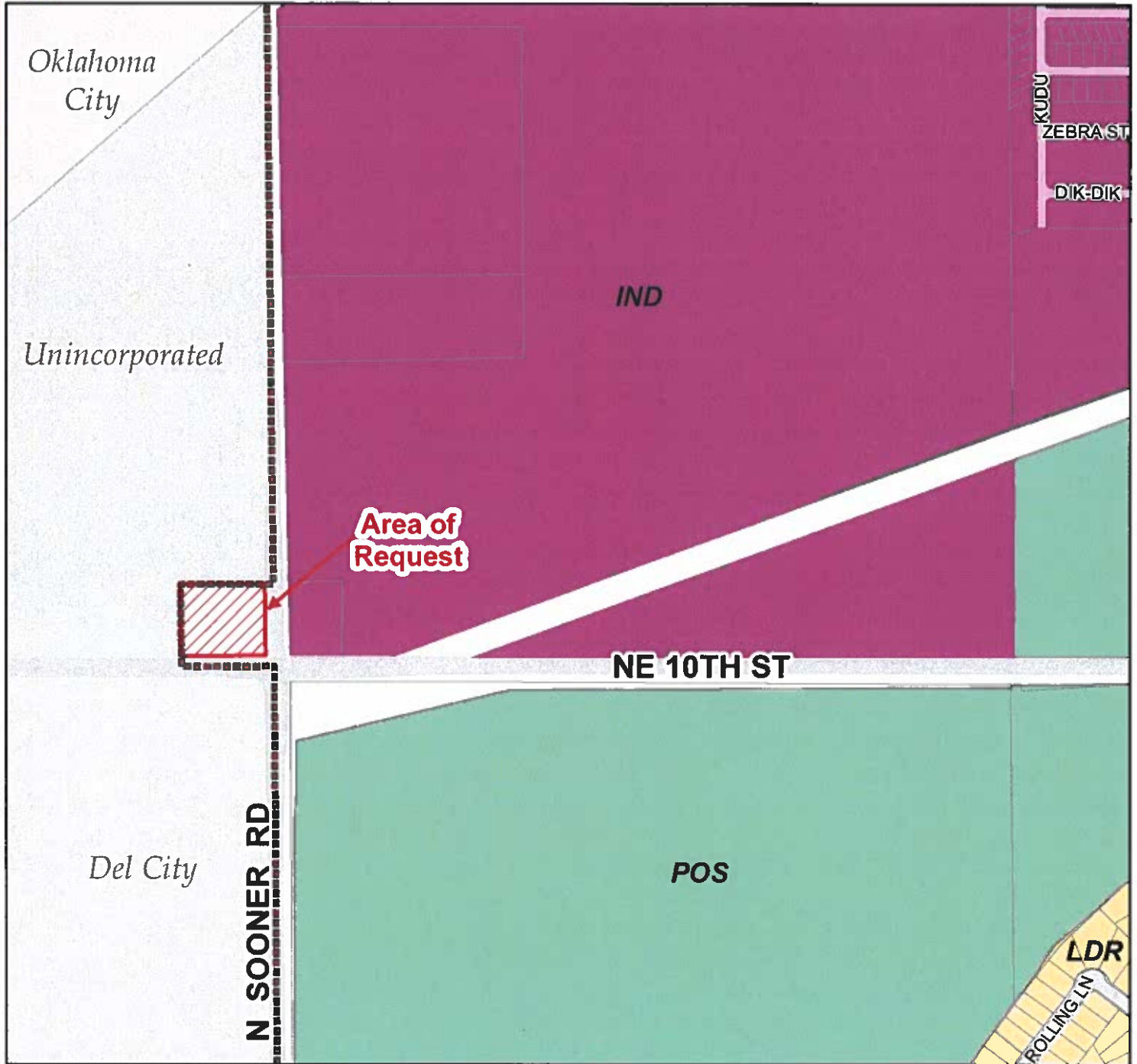
Locator Map



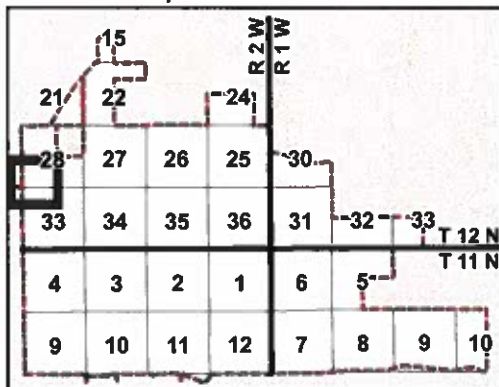
2017 DOP (AERIAL) VIEW FOR PC-1987 (SE/4, Sec. 29, T12N, R2W)



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Locator Map



Future Land Use Legend

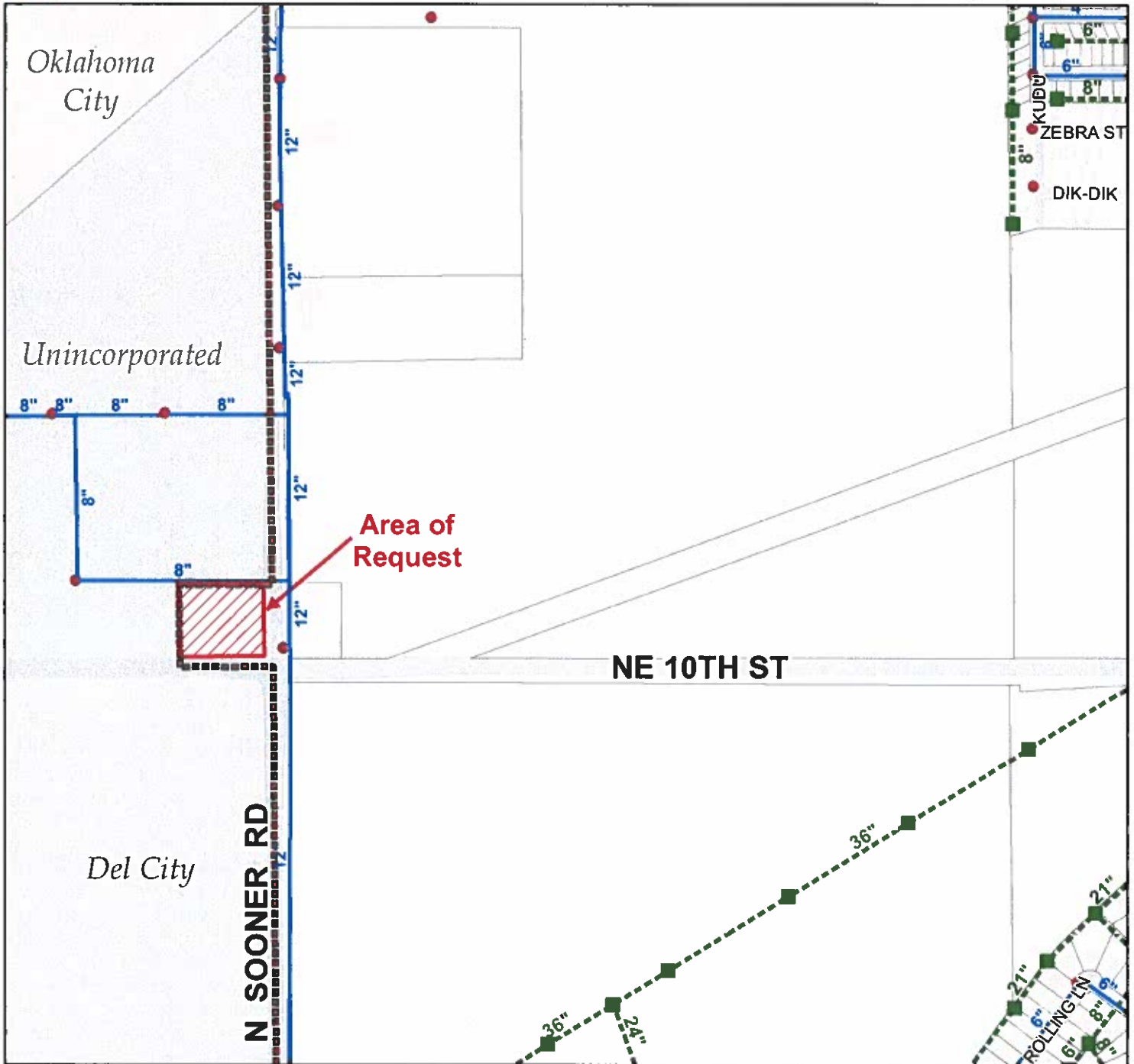


FUTURE LAND USE MAP FOR PC-1987

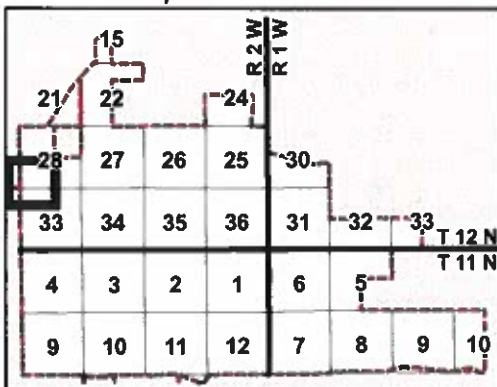
(SE/4, Sec. 29, T12N, R2W)



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Locator Map



Water/Sewer Legend

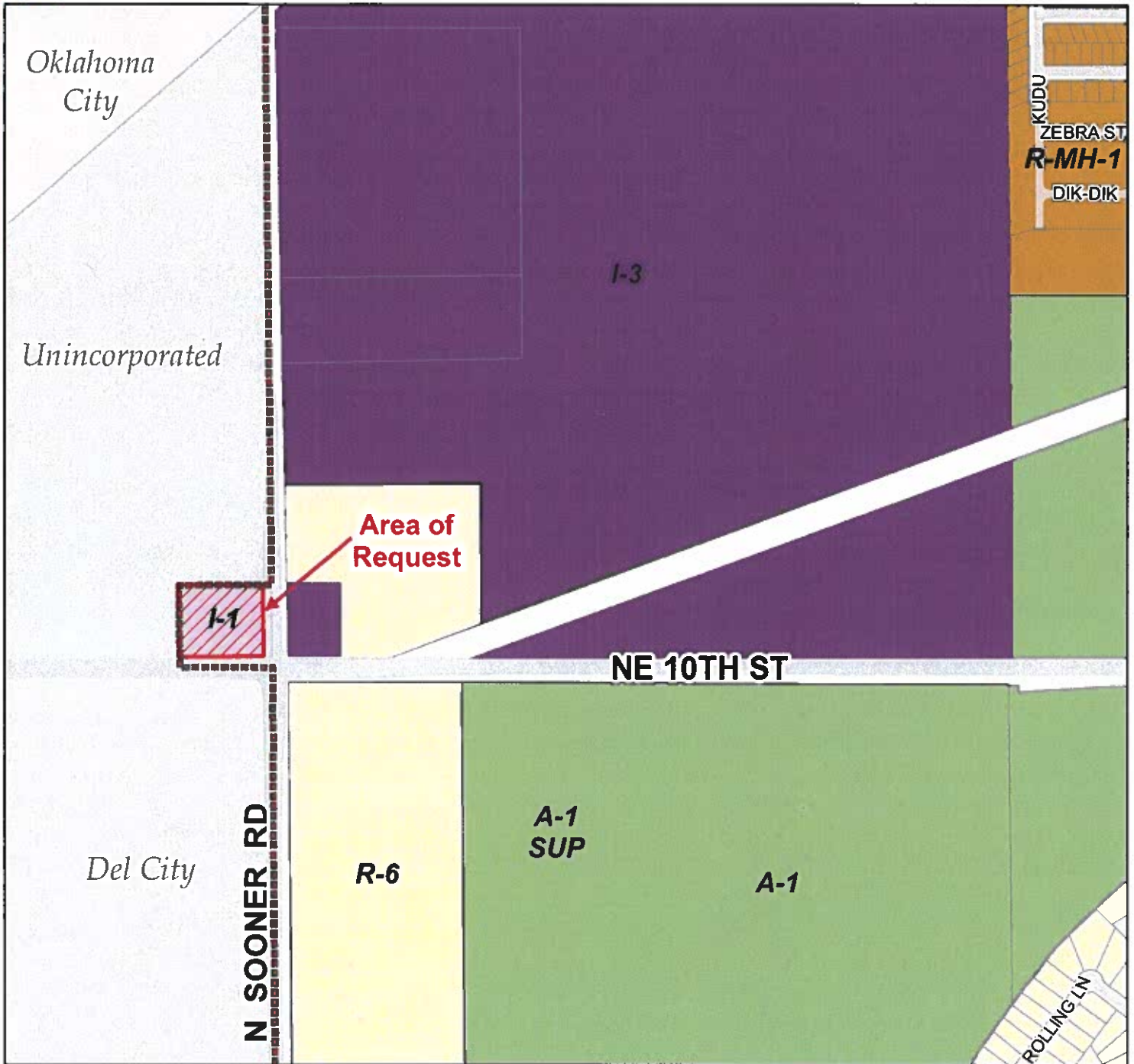
- Fire Hydrants
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 - Distribution
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 - - - Unknown
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- - - - - Sewer Lines

WATER/SEWER LINE LOCATION MAP FOR PC-1987 (SE/4, Sec. 29, T12N, R2W)

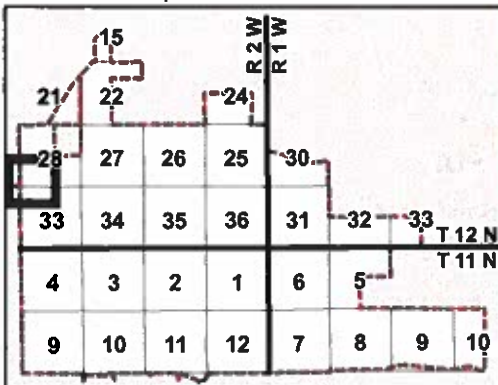


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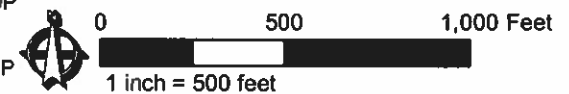
Locator Map



Current Zoning Legend

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

ZONING MAP FOR PC-1987 (SE/4, Sec. 29, T12N, R2W)



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The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

REZONING APPLICATION

Simplified Planned Unit Development

The following is to be used if the request is for a Simplified Planned Unit Development. If this request is not for a Simplified Planned Unit Development, do not complete the next 2 pages.

This document serves as the DESIGN STATEMENT and fulfills the requirement for the SPUD. The Special Development Regulations section of the form must be completed in its entirety. If the applicant proposes additional, more restrictive, design criteria than established in the Special Development Regulations, please elaborate under Other Development Regulations.

A. Special Development Regulations

1. List of the owners and/or developers: OWNER 333 Sooner Rd.
Applicant - staff
2. Please list the adjoining land uses, both existing and proposed.
North: Vacant
South: Railroad / Dolese Plant
East: Vacant
West: Future Industrial Park
3. Please list the use or uses that would be permitted on the site. All I-1, Light
Industrial uses plus Alcoholic Beverage Retail Sales
4. This site will be developed in accordance with the Development Regulations of the I-1, Light Industrial zoning district.
5. Please list all applicable special development regulations or modified regulations to the base zoning district: Allow all I-1 uses plus Alcoholic Beverage Retail Sales. Existing uses should be allowed to remain.
6. Please provide a statement of the existing and proposed streets, including right-of-way standards and street design concepts: Site is located at the Northwest corner of N. Sooner & NE 10th. No new streets are proposed
7. Please describe the physical characteristics of the following:
Sight-proof screening proposed: None
- Landscaping proposed: None - Building & parking are existing



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

Signs proposed: Signs are existing - Liquor store would be allowed to advertise on existing signs

Area of open space proposed: Existing

Proposed access points: Existing - 2 points of access from NE 10th!
2 points of access from N. Stoner

Drainage information: No changes

8. Existing or proposed building size: Existing
Maximum building height: " "
Number of existing or proposed buildings: one
Building setbacks – Front: Existing
Sides: " "
Rear: " "

9. Please provide a description of the proposed sequence of development.
Remodel for liquor store is almost complete.

B. Other Development Regulations

Please list any other amenities or controls included in the SPUD: _____

C. Master Plan Map (attached)

Exhibit A: None as building is existing

This site will be developed in accordance with the Master Development Plan Map as submitted to the City of Midwest City for approval in conjunction with this request.

Signature _____

Date _____

RESOLUTION NO. 2019-_____

A RESOLUTION AMENDING THE 2008 COMPREHENSIVE PLAN MAP
ADD A CLASSIFICATION OF INDUSTRIAL FOR THE PROPERTY
DESCRIBED IN THIS RESOLUTION THA HAS BEEN ANNEXED INTO THE
CITY OF MIDWEST CITY, OKLAHOMA.

WHEREAS, the 2008 Comprehensive Plan Map of Midwest City, Oklahoma does
not provided a classification for the property described as:

A part of the SE/4 of Section 29, T-12-N, R-2-W of the Indian Meridian, Oklahoma
County, Oklahoma, being more particularly described as follows:

BEGINNING at the Southeast corner of said Southeast Quarter (SE/4); Thence North a
distance of 300 feet; Thence North 89°46'40" West and parallel to the South line of said
Southeast Quarter (SE/4) a distance of 330.00 feet; Thence South a distance of 300.00
feet to a point on the South line of said Southeast Quarter (SE/4); Thence 89°46'40" East
a distance of 330.00 feet to the Point of Beginning.

WHEREAS, it is the desire of the Midwest City Council classify the referenced
property to Industrial;

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE
CITY OF MIDWEST CITY, OKLAHOMA:**

That the classification of above described property located in Midwest City,
Oklahoma is hereby shown as Industrial on the 2008 Comprehensive Plan Map.

PASSED AND APPROVED by the Mayor and Council of the City of Midwest
City, Oklahoma, this _____ day of _____, 2019.

CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES II, Mayor

ATTEST:

SARA HANCOCK, City Clerk

APPROVED as to form and legality this _____ day of _____, 2019.

HEATHER POOLE, City Attorney

1 PC-1987

2 ORDINANCE NO. _____

3 AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY
4 DESCRIBED IN THIS ORDINANCE TO SPUD, SIMPLIFIED PLANNED UNIT DE-
5 VELOPMENT, AND DIRECTING AMENDMENT OF THE OFFICIAL ZONING DIS-
6 TRICT MAP TO REFLECT THE RECLASSIFICATION OF THE PROPERTY'S ZON-
7 ING DISTRICT; AND PROVIDING FOR REPEALER AND SEVERABILITY

8 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA:

9 ORDINANCE

10 SECTION 1. That the zoning district of the following described property is hereby reclassified
11 to SPUD, Simplified Planned Unit Development, subject to the conditions contained in the PC-
12 1987 file, and that the official Zoning District Map shall be amended to reflect the reclassifica-
13 tion of the property's zoning district as specified in this ordinance:

14 A part of the SE/4 of Section 29, T-12-N, R-2-W of the Indian Meridian, Oklahoma
15 County, Oklahoma, being more particularly described as follows:

16 BEGINNING at the Southeast corner of said Southeast Quarter (SE/4); Thence North a
17 distance of 300 feet; Thence North 89°46'40" West and parallel to the South line of said
18 Southeast Quarter (SE/4) a distance of 330.00 feet; Thence South a distance of 300.00
19 feet to a point on the South line of said Southeast Quarter (SE/4); Thence 89°46'40" East
20 a distance of 330.00 feet to the Point of Beginning.

21 SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict herewith are
22 hereby repealed.

23 SECTION 3. SEVERABILITY. If any section, sentence, clause or portion of this ordinance is
24 for any reason held to be invalid, such decision shall not affect the validity of the remaining por-
25 tions of the ordinance.

26 PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma,
27 on the _____ day of _____, 2019.

28 THE CITY OF MIDWEST CITY, OKLA-
29 HOMA

30 _____
31 MATTHEW D. DUKES II, Mayor

32 ATTEST:

33 _____
34 SARA HANCOCK, City Clerk

35 APPROVED as to form and legality this _____ day of _____, 2019.

36 _____
HEATHER POOLE, City Attorney