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

July 5, 2023 – 6:00 p.m.

City Council Chambers

City Hall

100 North Midwest Boulevard

For purposes of all meetings of the Midwest City elected and/or appointed officials, the term “possible action” shall mean possible adoption, rejection, amendments, and/or postponements.

A. CALL TO ORDER

B. MINUTES

1. Discussion and consideration of adoption, including any possible amendments of the minutes of the May 2, 2023 Planning Commission Meeting.

C. ANNOUNCEMENTS

Introduction of newly appointed Planning Commissioner, Mr. Rick Rice and announcing the reappointment of Rick Dawkins, Dean Hinton, and Jim Smith.

D. DISCUSSION

1. (PC-2149) Public hearing, discussion, consideration, and possible action of approval of the Replat of all of Lots 3 & 4 in Block 1 of Friendly Acres Addition, being more particularly described as follows: Commencing at the Northwest Corner of the Northwest Quarter (NW/4) of Section Five (5), Township Eleven (11) North, Range One (1) West of the Indian Meridian (I.M.), Oklahoma County, Oklahoma.
2. (PC-2142) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Single-Family Detached Residential District (“R-6”) with a Special Use Permit (“SUP”) to allow the use of a Group Care Facility as defined in Section 4.3.14 of the Ordinances of the City of Midwest City Appendix A for the property described as a part of the Southeast Quarter (SE ¼) of Section Twenty-Seven (27), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, also known as 106 W. Michael Drive, Midwest City, Oklahoma 73110.
3. (PC-2143) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Community Commercial District (“C-3”) to Community Commercial District (“C-3”) with a Special Use Permit (“SUP”) to allow the use of a Drinking Establishment: Sit-Down, Alcoholic Beverages Permitted; and consideration of a resolution to amend the Comprehensive Plan from Office Retail (“OR”) to Commercial (“COM”) for the property described as a part of the Southeast Quarter (SE ¼) of Section Twenty-Seven (27), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, also known as 7901 NE 10th Street Suite A209, Midwest City, Oklahoma 73110.
4. (PC-2144) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Manufactured Home Park District (“R-MH-2”); and consideration of a resolution to amend the Comprehensive Plan from Single-Family Detached Residential (“SFD”) to Manufactured Home (“MH”) for the property described as a part of the Northwest Quarter (NW ¼) of Section

Twenty-Five (25), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, also known as 2117 Randolph Ave., Midwest City, Oklahoma 73110.

5. (PC-2145) Public hearing, discussion, consideration, and possible action to redistrict from Planned Unit Development (“PUD”) governed by Medium Density Residential District (“R-MD”); and consideration of a resolution to amend the Comprehensive Plan from Office/Retail (“OR”) to Commercial (“COM”) for the property described as a tract of land lying in the Southwest Quarter (SW ¼) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of said Section 34; Thence N 89°51’43” E along the South line of said SW/4 a distance of 798.49 feet; Thence N 00°36’11” W and parallel with the West line of said SW/4 a distance of 249.09 feet to the Point of Beginning; Thence continuing N 00°36’11” W and parallel to the West line of said SW/4 a distance of 140.70 feet; Thence 89°23’49” E a distance 147.92 feet; Thence S 45°36’11” E a distance of 35.36 feet; Thence S 00°36’11” E and a distance of 115.70 feet; Thence S 89°23’49” W a distance of 172.92 feet to the POINT OF BEGINNING.
6. (PC-2146) Public hearing, discussion, consideration, and possible action to approve the Preliminary Plat of Glenhaven for the property described as a tract of land lying in the Southwest Quarter (SW ¼) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of said Section 34; Thence N 89°51’43” E along the South line of said SW/4 a distance of 798.49 feet; Thence N 00°36’11” W and parallel with the West line of said SW/4 a distance of 249.09 feet to the Point of Beginning; Thence continuing N 00°36’11” W and parallel to the West line of said SW/4 a distance of 140.70 feet; Thence 89°23’49” E a distance 147.92 feet; Thence S 45°36’11” E a distance of 35.36 feet; Thence S 00°36’11” E and a distance of 115.70 feet; Thence S 89°23’49” W a distance of 172.92 feet to the POINT OF BEGINNING.
7. (PC-2147) Public hearing, discussion, consideration, and possible action to approve the Preliminary Plat of Urban Edge for the property described as the East Half (E/2) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, also addressed as 8610 - 8620 - 8700 E. Main St., Midwest City, OK 73130.
8. (PC-2148) Public hearing, discussion, consideration, and possible action to approve the Final Plat of the 29th & Douglas Apartments described as a tract of land being a part of Southwest Quarter (SW/4) of Section Twelve (12), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma, also known as 9309 SE 29TH Street, Midwest City, OK 73130.
9. (PC-2150) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Community Commercial District (“C-3”) to Medium Density Residential (“R-MD”); and consideration of a resolution to amend the Comprehensive Plan from Single-Family Detached Residential (“SFD”) to Medium Density Residential (“MDR”) for the property described as a part of the Southwest Quarter (SW ¼) of Section Ten (10), Township Eleven (11) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, also known as 227 W. Fairchild Dr., Midwest City, Oklahoma 73110.

E. COMMISSION DISCUSSION

F. PUBLIC DISCUSSION

G. FURTHER INFORMATION

H. ADJOURN

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

May 2nd, 2023 - 6:00 p.m.

This regular meeting of the Midwest City Planning Commission was held in the City Council Chambers, City Hall, 100 North Midwest Boulevard, Midwest City, Oklahoma County, Oklahoma, on May 2nd, 2023 at 6:00 p.m., with the following members present:

Commissioners present: Russell Smith
 Jess Huskey
 Rick Dawkins
 Jim Smith
 Dee Collins
 Dean Hinton
 Jim Campbell

Commissioner absent: Dean Hinton

Staff present: Emily Richey, Current Planning Manager
 Tami Anderson, Administrative Assistant
 Patrick Menefee, City Engineer
 Petya Stefanoff, Comprehensive Planner

A. CALL TO ORDER

The meeting was called to order by Chairperson R. Smith at 6:00 p.m.

B. MINUTES

1. A motion was made by D. Collins, seconded by R. Dawkins to approve the minutes of the April 5th, 2023 Planning Commission meeting as presented. Voting aye: Huskey, R. Smith, Dawkins, Collins, J. Smith and Campbell. Nay: none. Motion carried.
2. A motion was made by J. Huskey, seconded by D. Collins, to approve the minutes of the April 11th, 2023 Special Meeting of the Planning Commission meeting as presented. Voting aye: Huskey, R. Smith, Dawkins, Collins, J. Smith and Campbell. Nay: none. Motion carried.

C. NEW MATTERS

1. Discussion and consideration, for adoption, including any possible amendments of a correction of an error in the zoning redistrict of Ordinance No. 3463 approved by the City Council October 26, 2021.

A motion was made by Jess Huskey, seconded by Dee Collins, to recommend Approval of this item.
Voting aye: Huskey, R. Smith, Dawkins, Collins, J. Smith and Campbell.
Nay: None. Motion - Carried.

2. (PC-2141) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Planned Unit Development (“PUD”) governed by R-6, Single-Family Detached Residential District (“R-6”) and Restricted Commercial District (“C-1”) to C-1; and consideration of a resolution to amend the Comprehensive Plan from Commercial (“COM”) and Single-Family Detached Residential (“SFD”) to COM for the property described as a part of the Southwest Quarter (SW/4) of Section Thirty-Six (36), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, OK, more particularly described as follows, to wit: Beginning at a point 632.02 feet East of the Southwest Corner of said SW/4; Thence, North 200 feet; Thence, East 100 feet; Thence South 200 feet; Thence, West 100 feet to the point of beginning, also known as 9035 E Reno AV.

There was general discussion amongst the Commission.

The applicant, Bonnie Patterson of 1108 Hunting Ave, OKC, was present and addressed the council and had no issues at the time of this PC meeting.

A motion was made by Jess Huskey, seconded by Dee Collins, to recommend Approval of this item.
Voting aye: Huskey, R. Smith, Dawkins, Collins, J. Smith and Campbell.
Nay: None. Motion - Carried.

D. COMMISSION DISCUSSION:

E. PUBLIC DISCUSSION:

F. FURTHER INFORMATION:

Updated Public Hearing Notice to Reflect Correction of Scrivener’s Error

G. ADJOURNMENT:

A motion to adjourn was made by Chairman R. Smith, Seconded by Rick Dawkins.
Voting aye: Huskey, R. Smith, Dawkins, Collins, J. Smith and Campbell.
Nay: None. Motion - Carried.
The meeting adjourned at 6:11 p.m.

Chairman Russel Smith

(TA)

To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: July 5, 2023

Subject: (PC-2142) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from R-6, Single-Family Detached Residential District to R-6, Single-Family Detached Residential with a Special Use Permit to allow for the use of a Group Care Facility as defined in 4.31.14. found in the City of Midwest City’s Code of Ordinances for the property described as a part of the Southeast Quarter (SE ¼) of Section Twenty-Seven (27), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, also known as 106 W. Michael Drive, Midwest City, Oklahoma 73110.

Executive Summary: The applicant, Ms. Athena Parker, is requesting to rezone the subject property from Single-Family Detached Residential District (“R-6”) to R-6, Single-Family Detached Residential District (“R-6”) with a Special Use Permit (“SUP”) to allow for the use of a Group Care Facility.

The intent of the applicant is to provide a personal care home for seniors within their residence. The estimated capacity is six (6) seniors and the two (2) current occupants.

If approved, the applicant will need to submit an application for Group Residential and Group Care Facilities as outlined in Section 5.9.1. in the City of Midwest City’s Code of Ordinances and to acquire any necessary state licensing.

At the time of this writing, there has been one phone call from a surrounding property owner in opposition to the proposed rezone. The citizen voiced concerns of parking (by residents and visitors), invasion of space, and extra noise.

Potential parking congestion is a concern of staff. Some type of mitigation plan is recommended (e.g., set visiting hours, maximum number of visitors at a time, etc.) due to the anticipated increase of traffic/parking being unaccustomed to the zoning district.

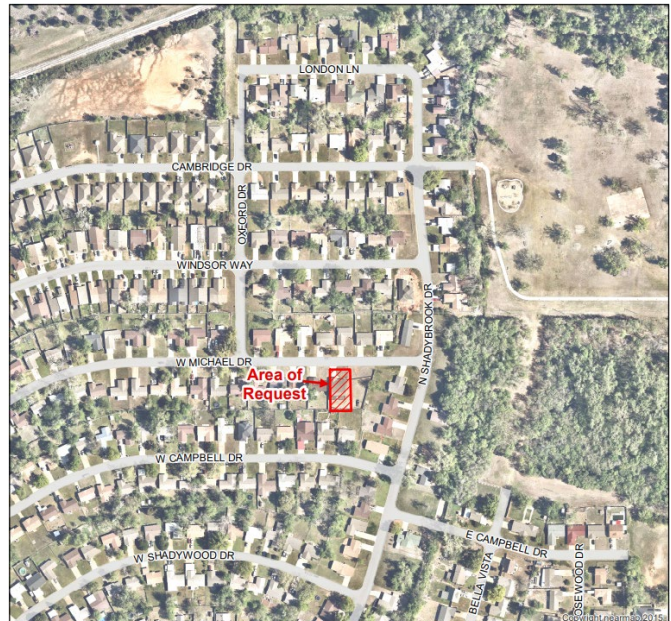
Both state and public notification requirements were met.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- July 5, 2023

City Council- July 25, 2023



Date of Pre-Development Meeting:

May 8, 2023

Council Ward: Ward 5, Sara Bana

Owner: Joey & Athena Parker

Applicant: Athena Parker

Proposed Use: Group care facility for seniors

Size: The subject property has a frontage of 60 feet along W. Michael Drive, and a depth of 120 feet, and contains an area of 7,200 square feet, more or less.

Development Proposed by Comprehensive Plan:

Area of Request- Single Family Detached Residential

North- Single Family Detached Residential

South- Single Family Detached Residential

East- Single Family Detached Residential

West- Single Family Detached Residential

Zoning Districts:

Area of Request- Single-Family Detached Residential (“R-6”)

North- Single-Family Detached Residential District (“R-6”)

South- Single-Family Detached Residential District (“R-6”)

East- Single-Family Detached Residential District (“R-6”)

West- Single-Family Detached Residential District (“R-6”)

Land Use:

Area of Request- Residential

North- Residential

South- Residential

East- Vacant

West- Residential

Comprehensive Plan Citation:

The future zoning land use for the subject lot is Single-Family Detached (“SFD”) Land Use.

4-15 Single-Family Detached (“SFD”) Land Use

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

The proposed use is supported by the Comprehensive Plan.

Municipal Code Citation:

2.7. – R-6, Single-Family Detached Residential District

2.7.1. *General Description.* The R-6, Single-Family Detached Residential District is intended for single-family residences on lots of not less than 6,000 square feet in size. This district is estimated to yield a maximum density of 5.1 gross dwelling units per acre (DUA).

Additional uses for the district shall include churches, schools and public parks in logical neighborhood units.

7.6. – Special Use Permit 7.6.1. *General Description and Authorization.* The uses listed under the various districts as special use permits are so classified because they more intensely dominate the area in which they are located than do other uses permitted in the district.

(A) *Consideration for compatibility.* With consideration given to setting, physical features, compatibility with surrounding land uses, traffic, and aesthetics, certain uses may be located in an area where they will be compatible with existing or planned land uses.

(B) *Review and approval.* The Planning Commission shall review each case on its own merit, apply the criteria established herein, and recommend either approval or denial of the special use permit to the City Council. Following the Planning Commission's recommendation, the City Council shall review each case on its own merit, apply the criteria established herein, and, if appropriate, authorize said use by granting a special use permit.

(C) Use identified by individual zoning district. If a special use permit is granted it shall be for all the uses permitted in the specified district plus the special use permit requested.

4.3. – Public and Quasi-Public Use Unit Classifications and Regulations

4.3.14. *Group Care Facility.* Public, quasi-public or private care facilities that because of the nature and scale of their programs are compatible in a residential setting.

Individual residents may occupy the facility on a permanent or temporary basis. Residents may be handicapped, aged, disabled, or undergoing rehabilitation or medical treatment, excluding medical or nonmedical detoxification as these terms are defined pursuant to 43A O.S. § 3-403. Residents may be assigned to facilities by a court, but not as a result of being adjudged criminal, delinquent, or mentally ill.

Typical uses include nursing homes, assisted living centers, group homes for mentally or physically handicapped, convalescent homes, homes for the elderly, and homes for dependent and neglected children, orphanages.

History:

1. This property had been zoned residentially since it was platted in November of 1963.
2. City utility records indicate there has been city water and sewer services since 1984.

Next Steps:

If Council approves this rezone, the applicant will need to provide the following application requirements as found in Section 5.9.1. in the City of Midwest City's Code of Ordinances.

5.9.1. *Group Residential and Group Care Facilities.* Prior to the establishment of a new private or quasi-public facility as defined by § 4.2.8. Group Residential or § 4.3.14. Group Care Facility or when operations have ceased at existing private or quasi-public or group care facilities for more than twelve (12) consecutive months, in any residential district an application shall be filed with the City.

(A) *Application requirements.* Such application shall include:

- (1) Legal description of the property and the street address or approximate location of the facility;
- (2) Names and addresses of all those persons or organizations intending to sponsor or operate such facility;
- (3) The maximum number of staff and residents at the facility;
- (4) The location of any other group care facility operated by the applicant; and
- (5) Copy of approved license by the State Department of Health, if applicable.

Staff Comments-

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There is a public water main bordering the proposed parcel, a six (6) inch line running along the north side of West Michael Drive. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There is a public sewer main bordering the proposed parcel, an eight (8) inch line running along the south side boundary. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the parcel is from West Michael Drive using existing drives. West Michael Drive is classified as a local road in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 40109C0310H, dated December 18th, 2009. Public drainage and detention improvements are not required as part of this application.

Easements and Right-of-Way

No further easements or right of way would be required with this application.

Fire Marshal's Comments:

- There are no fire code violations currently noted for the address listed
- The property is required to meet and maintain the requirements of Midwest City Ordinance Section 15.
- Occupancy classification of R-4: A facility housing not fewer than 6 and not more than 16 persons receiving custodial care shall be classified as Group R-4. This would effectively eliminate the requirement of a fire suppression system throughout the facility.
- Smoke detection shall be required in accordance with IFC Section 907.2.10.2.

Public Works' Comments:

Line Maintenance

Water

- Currently, there is a 5/8" water meter serving the location.

Sanitary Sewer

- No additional comments with this case.

Sanitation

- No additional comments with this case.

Stormwater

- No additional comments with this case.

Planning Division:

Staff met with the applicant May 8, 2023 for a Pre-Development meeting.

If this application is approved, the applicant can proceed with the required application requirements for Group Residential and Group Care Facilities.

Potential parking congestion is a concern of staff. Some type of mitigation plan is recommended (e.g., set visiting hours, maximum number of visitors at a time, etc.).

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject the ordinance to redistrict to Single-Family Residential District with a Special Use Permit to allow for the operation of a Group Care Facility for the property noted herein, subject to staff comments as found in the July 5, 2023 agenda packet and made part of PC-2142 file.

Please feel free to contact my office at (405) 739-1223 with any questions.

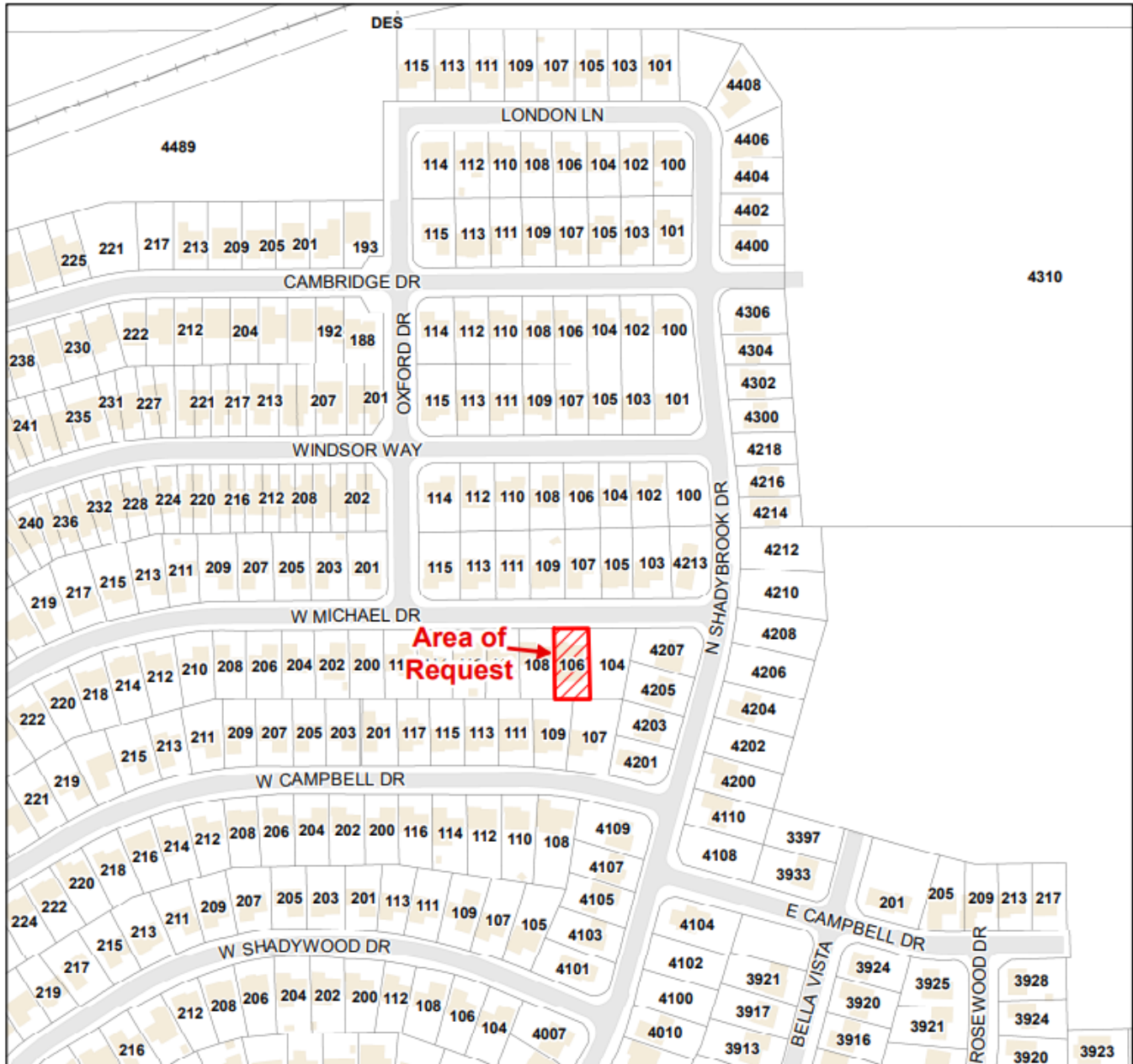


Emily Richey

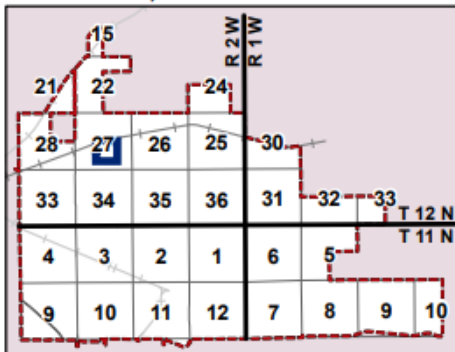
Current Planning Manager










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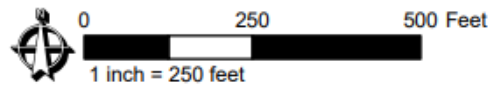
Locator Map



General Map Legend

-  Area of Request
-  Parcels with Addresses
-  Buildings
-  Edge of Pavement
-  MWC City Limits
- Railroads**
-  Active
-  Inactive / Closed

**GENERAL MAP FOR
PC-2142
(SE/4, Sec 27, T12N, R2W)**



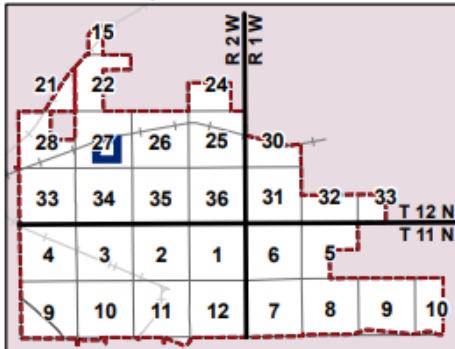
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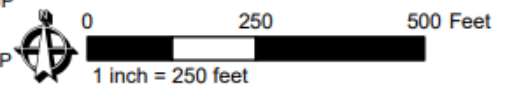
Locator Map



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

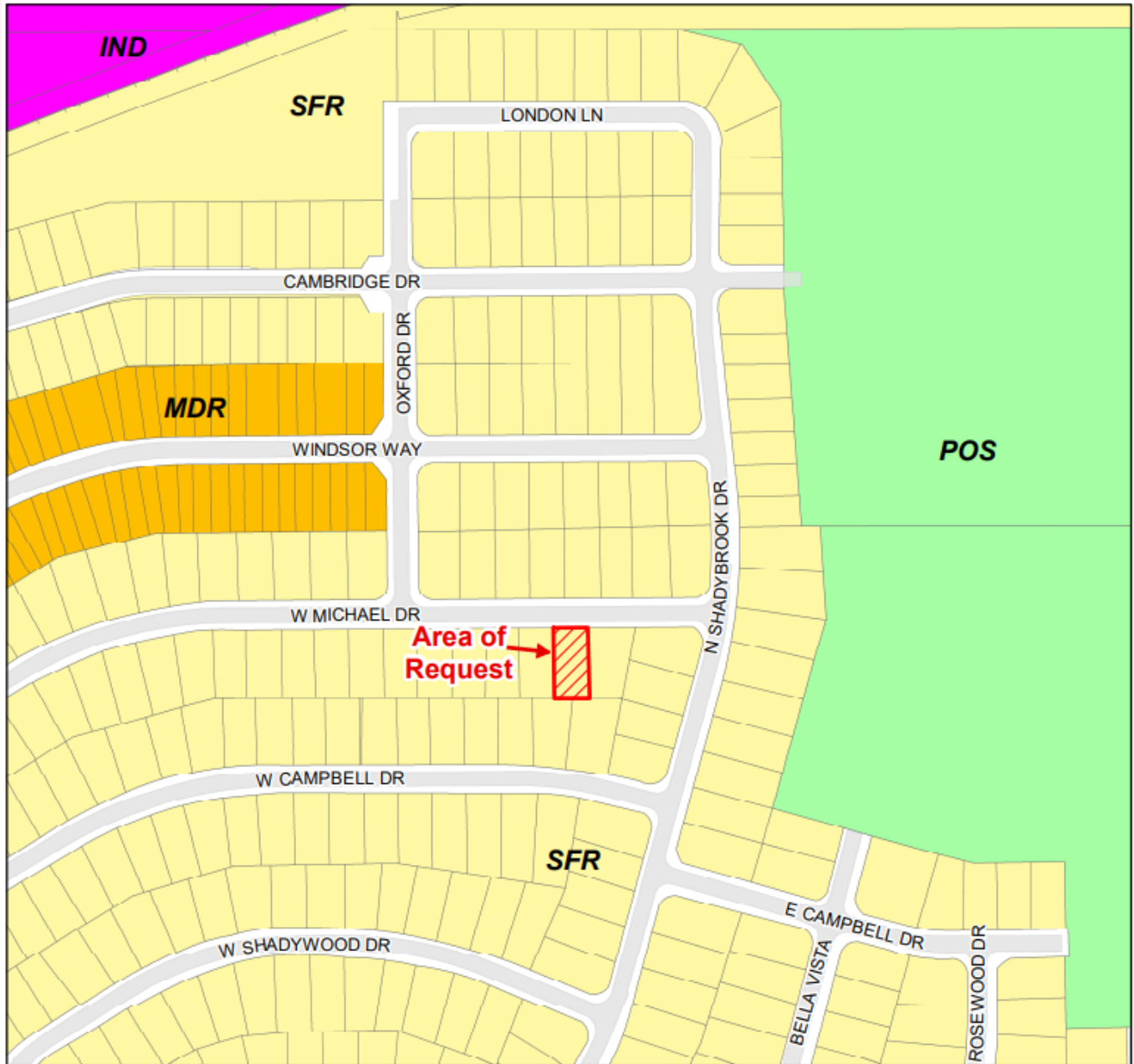
**ZONING MAP FOR
PC-2142
(SE/4, Sec 27, T12N, R2W)**



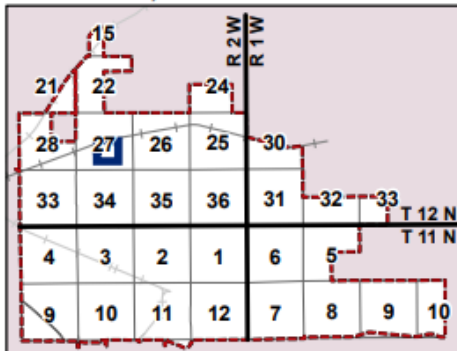
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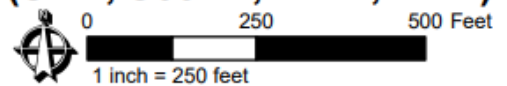
Locator Map



Future Land Use Legend

- Single-Family Detached Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home
- Public/Semi-Public
- Parks/Open Space
- Office/Retail
- Commercial
- Industrial
- Town Center

**FUTURE LAND USE
MAP FOR
PC-2142
(SE/4, Sec 27, T12N, R2W)**



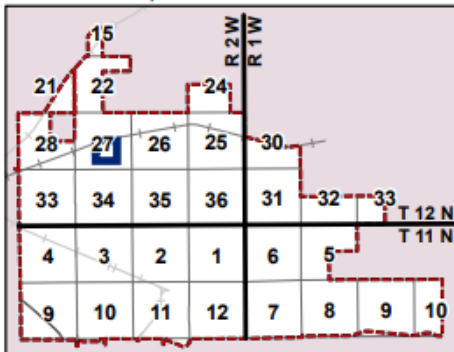
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Locator Map

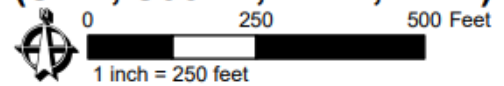


- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

2009 FEMA Floodplains

- 500-yr floodplain
- 100-yr floodplain
- 2009 FEMA Floodway
- FLOODWAY

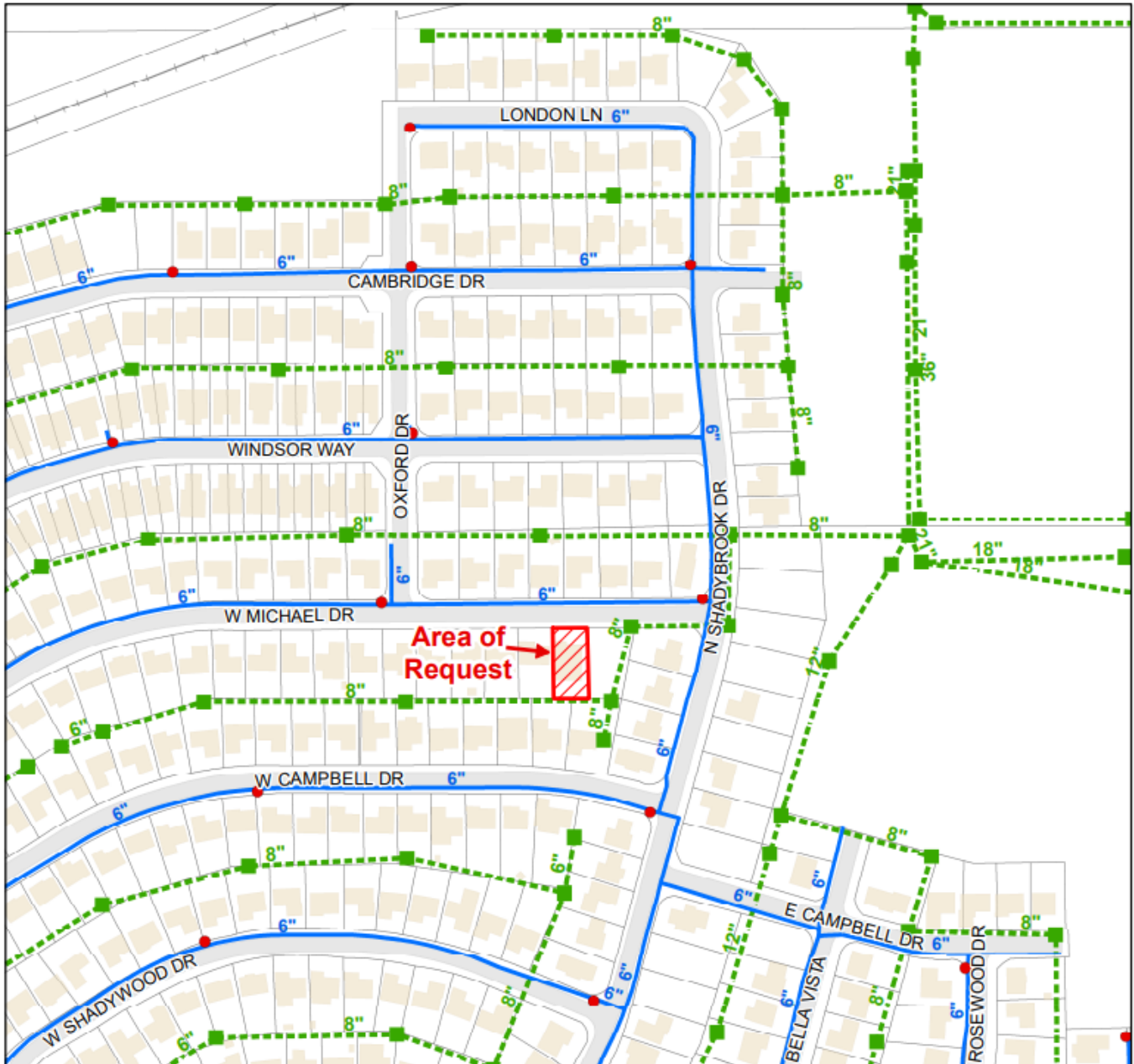
**DRAINAGE
LOCATION MAP FOR
PC-2142
(SE/4, Sec 27, T12N, R2W)**



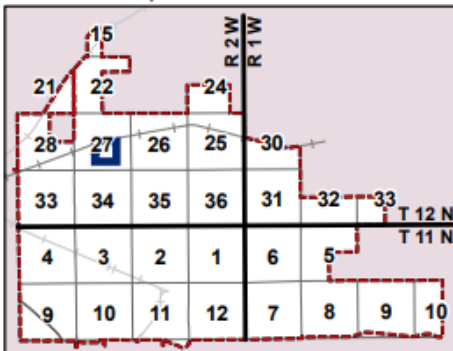
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Community Development / Information Technology - GIS



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-2142
(SE/4, Sec 27, T12N, R2W)**

1 inch = 250 feet

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The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

REZONING APPLICATION

Property Information

Location/Address of Property:	106 W Michael DR Midwest City ^{OK} 73110
Legal Description:	Ridgeview HTS Replat 009 023

Applicant Information

Name:	Athena Parker	Company:	
Mailing Address:	106 W Michael DR		
City:	Midwest City OK	State:	73110
Phone:	405 535 4027	Fax:	
Email:	athenajparker@gmail.com		

Owner Information

Name:	Joey & Athena Parker	Company:	
Mailing Address:	106 W Michael DR		
City:	Midwest City OK	State:	73110
Phone:	405 535 4027	Fax:	
Email:	athenajparker@gmail.com		

It is requested that the above noted property be rezoned

From: ~~R1~~ R1
To: Special Use Per mit

And it is further requested that the Comprehensive Plan be amended

From: _____
To: _____

The subject property has a frontage of 60 ft and a depth of 120 ft., and contains an area of 7200 sq. ft.
2244 / 7200

Reserved for Recorder of Deeds

OKLAHOMA WARRANTY DEED

Doc # **2000104750**
Bk **7900**
Pg **1787-1789**
DATE 08/14/00 11:33:31
Filing Fee \$12.00
Documentary Tax \$0.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
Carolynn Caudill

This Indenture made on the 20th day of July,
2000 A.D.

by and between

JOEY E. PARKER AND JOE L. PARKER,
JOINT TENANTS, of the County of Oklahoma,
State of Oklahoma, party of the first part, and

JOEY E. PARKER AND ATHENA PARKER,
HUSBAND AND WIFE, JOINT TENANTS of the
County of Oklahoma, State of Oklahoma, party of the
second part.

EXEMPTION DOCUMENTARY STAMP TAX
O.S. TITLE 68, ARTICLE 32, SECTION 32-91 PAR

Mailing address of said first named grantee is: 106 West Michael Drive, Midwest City, OK 73110

WITNESSETH: THAT THE SAID PARTY OF THE FIRST PART, in consideration of the sum of ZERO DOLLARS and other valuable consideration, to them paid by said party of the second part (receipt of which is hereby acknowledged), do by these presents, Grant, Bargain and Sell, Convey and Confirm unto the said party of the second part, his heirs and assigns, the following described lots, tracts and parcels of land lying, being and situated in the County of OKLAHOMA, State of Oklahoma,

to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

TO HAVE AND TO HOLD The premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said party of the second part and unto their heirs and assigns forever; the said party of the first part hereby covenanting that they are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that they have good right to convey the same; that the said premises are free and clear from any encumbrance done or suffered by them or those under whom they claim, and that they will warrant and defend the title to the said premises unto the said part of the second part and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part have hereunto set their hand and seal the day and year above written

Joey E. Parker

Joey E. Parker

Return To:
GoTitleDirect.com
National Titlesource

To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: July 5, 2023

Subject: (PC-2143) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from C-3, Community Commercial District to C-3, Community Commercial District with a Special Use Permit to allow for the use of a Drinking Establishment: Sit-Down, Alcoholic Beverages Permitted as defined in 4.4.22. found in the City of Midwest City’s Code of Ordinances, and a resolution to amend the Comprehensive Plan from OR, Office/Retail to COM, Commercial for the property described as a part of the Southeast Quarter (SE ¼) of Section Twenty-Seven (27), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, also known as 7901 NE 10th Street Suite A209, Midwest City, Oklahoma 73110.

Executive Summary: The applicant, Ms. Cheryl Jackson, is requesting to rezone the subject property from Community Commercial District (“C-3”) to Community Commercial District (“C-3”) with a Special Use Permit (“SUP”) to allow the use of a Drinking Establishment: Sit-Down, Alcoholic Beverages Permitted.

Staff from Community Development, Engineering and Construction Services, Fire Marshal’s Office, and Line Maintenance performed a General Walk-Through Inspection, requested by applicant, for the location on March 9, 2023. Unpermitted work was found by inspectors. It was recommended to Ms. Jackson to not proceed with remodeling until the rezone of the suite is approved.



Suite will require a Change of Occupancy usage. If this application is approved, the applicant can proceed with the submission of the appropriate building permits (e.g., remodel), and then for a Certificate of Occupancy through the Engineering and Construction Services office. Applicant will also need any applicable Health Department license(s) and/or ABL license(s).

Letter of Compliance for ABL Commission cannot be issued until the required compliance has been met.

Staff would like it noted that a formal review of all appropriate departments will be conducted when plans have been officially submitted, and subject to change depending upon the scope of work.

Both state and local public notification requirements were met.

At the time of this writing, staff has not received any comments regarding this case.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- July 5, 2023

City Council- July 25, 2023

Date of Pre-Development Meeting:

February 20, 2023

Council Ward: Ward 5, Sara Bana

Owner: John McHughes

Applicant: Cheryl Jackson

Proposed Use: Shi' Sips Winery, Satellite Testing Room

Development Proposed by Comprehensive Plan:

Area of Request- Office/Retail

North- High Density Residential

South- Public/Semi-Public

East- Parks/Open Space

West- High Density Residential

Zoning Districts:

Area of Request- Community Commercial District ("C-3")

North- Planned Unit Development ("PUD")

South- Planned Unit Development ("PUD")

East- Single Family Detached Residential ("R-6")

West- Planned Unit Development ("PUD")

Land Use:

Area of Request- Midwest Office Park

North- Fairfax Apartments

South- Atkinson Heritage Center

East- Vacant

West- Fairfax Apartments

Comprehensive Plan Citation:

The future zoning land use for the subject lots are SFD, Single-Family Detached Land Use.

4-20 Commercial Land Uses

Areas designated for commercial land use are intended for a variety of commercial uses and establishments with outside storage, display and sales. Examples of such uses include automobile-related services, manufactured home sales, self-storage units, welding shops, and pawnshops. Commercial uses often locate along major thoroughfares not because they need the visibility, as retail uses generally do, but because they need the accessibility. The challenge lies in the fact that commercial uses often have a greater need for outside storage areas and these areas tend to lessen the visual quality of major thoroughfares.

It should be noted that within recommended commercial areas, office uses and retail uses should be permitted as well; however, most commercial uses should not be permitted with office/retail areas.

The proposed use is not supported by the Comprehensive Plan due to commercial uses being requested within office/retail areas, therefore a resolution to the Comprehensive Plan must be made.

Municipal Code Citation:

2.20. – C-3, Community Commercial District

2.20.1. *General Description.* This commercial district is intended for the conduct of business activity which is located at the edge of residential areas but which serves a larger trade area than the immediately surrounding residential neighborhoods.

Business uses will most often be found in a wide variety of commercial structures, normally on individual sites with separate ingress, egress, and parking. Because of the varied uses permitted, it is important to be separated as much as possible visually and physically from any nearby residential areas and to limit the harmful effects of increased traffic, noise, and general nonresidential activity which will be generated.

Traffic generated by the uses permitted shall be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

7.6. – Special Use Permit

7.6.1. *General Description and Authorization.* The uses listed under the various districts as special use permits are so classified because they more intensely dominate the area in which they are located than do other uses permitted in the district.

(A) *Consideration for compatibility.* With consideration given to setting, physical features, compatibility with surrounding land uses, traffic, and aesthetics, certain uses may be located in an area where they will be compatible with existing or planned land uses.

(B) *Review and approval.* The Planning Commission shall review each case on its own merit, apply the criteria established herein, and recommend either approval or denial of the special use permit to the City Council.

Following the Planning Commission's recommendation, the City Council shall review each case on its own merit, apply the criteria established herein, and, if appropriate, authorize said use by granting a special use permit.

(C) Use identified by individual zoning district. If a special use permit is granted it shall be for all the uses permitted in the specified district plus the special use permit requested.

History:

1. This property is served by a 2" master water meter.
2. No Special Use Permits have been issued in the past for this Office Park.

Next Steps:

If Council approves this rezone, the applicant will then apply for the necessary building permits, then Certificate of Occupancy.

Staff Comments-

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There is a public water main bordering the proposed parcel, a six (6) inch line running along the west side boundary. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There is a public sewer main bordering the proposed parcel, an eight (8) inch line running along to the north east corner of the property. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the parcel is from N.E. 10th Street using existing drives. N.E. 10th Street is classified as a secondary arterial road in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in the 100 year Flood Hazard Area on Flood Insurance Rate Map (FIRM) number 40109C0310H, dated December 18th, 2009. Public drainage and detention improvements are not required as part of this application.

Easements and Right-of-Way

No further easements or right of way would be required with this application.

Fire Marshal's Comments:

- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.
- Fire separation between floors, ceilings, and adjoining spaces must be maintained OR constructed in accordance with IBC Section 508.4.

**Please note, the suite is located on the second floor of the office complex, and required remodel may interfere with the operation of the adjacent suites.*

Public Works' Comments:

Line Maintenance

Water

- This property is served by a 2" master meter.
- No planned water improvements with existing structure.

Sanitary Sewer

- Food service facilities shall conform to Midwest City Code of Ordinance 43 Division 6.
- Applicant will be required to submit a full review that includes, but not limited to: menu, food service, cleanup, etc.
- Applicant will be required to install a 1000 gallon interceptor or apply for a variance that allows a smaller device.

Sanitation

- No additional comments with this case.

Stormwater

- No additional comments with this case.

Planning Division:

Staff met with the applicant February 20, 2023 for a Pre-Development meeting.

Staff from Community Development, Engineering and Construction Services, Fire Marshal's Office, and Line Maintenance performed a General Walk-Through Inspection, requested by applicant, for the location on March 9, 2023. Unpermitted work was found by inspectors. It was recommended to Ms. Jackson to not proceed with remodeling until the rezone of the suite is approved.

If this application is approved, the applicant can proceed with the submission of the appropriate building permits (e.g., remodel), and then for a Certificate of Occupancy through the Engineering and Construction Services office. Applicant will also need any applicable Health Department licenses.

Letter of Compliance for ABLE Commission cannot be issued until the required compliance has been met.

This application is for the selling/serving of wine, but other uses within the suite have been discussed by the applicant, such as serving food to customers as well as partnering with an after-school program to provide meals to students. All uses will need to be disclosed to staff at time of application for Certificate of Occupancy.

Staff would like it noted that a formal review of all appropriate departments will be conducted when plans have been officially submitted, and subject to change depending upon the scope of work.

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject the ordinance to redistrict from Community Commercial District ("C-3") to Community Commercial District ("C-3") with a Special Use Permit ("SUP") to allow for the operation of a sit-down drinking establishment, and a resolution to amend the Comprehensive Plan from Office/Retail ("OR") to Commercial ("COM") for the property noted herein, subject to staff comments as found in the July 5, 2023 agenda packet and made part of PC-2143 file.

Suggested Motion:

"To approve the ordinance redistricting 7901 NE 10th Street Suite A209 to the Community Commercial zoning district with a Special Use Permit to allow for the operation of a sit-down drinking establishment permitting alcohol, and a resolution to amend the Comprehensive Plan to Commercial use subject to Staff Comments found in the July 5, 2023 Planning Commission agenda packet and made a part of the PC-2143 file contingent upon permanent Certificate of Occupancy issuance by Chief Building Official."

Please feel free to contact my office at (405) 739-1223 with any questions.



Emily Richey

Current Planning Manager



Midwest City Fire Marshal's Office
8201 E Reno Avenue, Midwest City, OK 73110
dhelmberger@midwestcityok.org Office: 405-739-1355
www.midwestcityok.org



Re: PC - 02143

Date: 06/21/2023

PC-02143 is requesting a rezoning for a commercial occupancy (Group A-2) Assembly facility located at 7901 NE 10TH Street A209.

- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.
- Fire separation between floors, ceilings, and adjoining spaces must be maintained OR constructed in accordance with IBC Section 508.4

508.4 Separated occupancies.

Buildings or portions of buildings that comply with the provisions of this section shall be considered as separated occupancies.

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)^f

OCCUPANCY	A, E		I-1 ^a , I-3, I-4		I-2		R ^g		F-2, S-2 ^b , U		B ^g , F-1, M, S-1		H-1		H-2		H-3, H-4		H-5	
	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS
A, E	N	N	1	2	2	NP	1	2	N	1	1	2	NP	NP	3	4	2	3	2	NP
I-1 ^a , I-3, I-4	1	2	N	N	2	NP	1	NP	1	2	1	2	NP	NP	3	NP	2	NP	2	NP
I-2	2	NP	2	NP	N	N	2	NP	2	NP	2	NP	NP	NP	3	NP	2	NP	2	NP
R ^g	1	2	1	NP	2	NP	N	N	1 ^c	2 ^c	1	2	NP	NP	3	NP	2	NP	2	NP
F-2, S-2 ^b , U	N	1	1	2	2	NP	1 ^c	2 ^c	N	N	1	2	NP	NP	3	4	2	3	2	NP
B ^g , F-1, M, S-1	1	2	1	2	2	NP	1	2	1	2	N	N	NP	NP	2	3	1	2	1	NP
H-1	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	N	NP	NP	NP	NP	NP	NP	NP
H-2	3	4	3	NP	3	NP	3	NP	3	4	2	3	NP	NP	N	NP	1	NP	1	NP
H-3, H-4	2	3	2	NP	2	NP	2	NP	2	3	1	2	NP	NP	1	NP	1 ^d	NP	1	NP
H-5	2	NP	2	NP	2	NP	2	NP	2	NP	1	NP	NP	NP	1	NP	1	NP	N	NP

S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.

NS = Buildings not equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.

N = No separation requirement.

NP = Not Permitted

- See Section 420.
- The required separation from areas used only for private or pleasure vehicles shall be reduced by 1 hour but not to less than 1 hour.
- See Sections 406.3.2 and 406.5.4.
- Separation is not required between occupancies of the same classification.
- See Section 422.2 for ambulatory care facilities.
- Occupancy separations that serve to define fire area limits established in Chapter 9 for requiring fire protection systems shall also comply with Section 707.3.10 and Table 707.3.10 in accordance with Section 901.7.

508.4.1 Occupancy classification.

Separated occupancies shall be individually classified in accordance with Section 302.1. Each separated space shall comply with this code based on the occupancy classification of that portion of the building. The most restrictive provisions of Chapter 9 that apply to the separate occupancies shall apply to the total nonfire-barrier-separated occupancy areas. Occupancy separations that serve to define fire area limits established in Chapter 9 for requiring a fire protection system shall also comply with Section 901.7.

Respectfully,

Ashley N. Duncan
Fire Prevention Officer
Midwest City Fire Department

The Midwest City Fire Department is committed to providing the highest level of public safety services for our community and citizens. We protect lives and property through fire suppression, emergency medical response, disaster management, fire prevention and public education.



To whom it may concern,

A General Walk-Through Inspection was conducted at 7901 NE 10th St. Ste. A209 on March 9, 2023 per your request. The Planning Division has provided the following notes:

- The property will be required to obtain a Special Use Permit in order to serve alcohol. Currently, the suite is zoned C-3, Community Commercial District, which does not permit the sale of alcohol. The Current Planning Manager, Emily Richey, made the applicant aware of the deadlines and application process for rezoning. She also gave the applicant hard copies of the calendar of deadlines as well as application.
- Ms. Richey recommended the applicant ensure the proposed rezone gets approved prior to continuance of construction and commercial additions to the space in the event the rezone is not approved by Council.
- The applicant was also asked to provide all the uses she intends on operating in the space, because that will determine the classification of use by the various departments.
- The applicant was asked to provide floor plan for staff to review as well after she determines what all her space will be used for.
- The appropriate state licensing will be required for submittal during the Certificate of Occupancy stage.

These notes are intended to provide a written assessment of a proposed occupancy for a particular location. This non-binding document is not a formal review or approval of any occupancy proposal. The information is provided to inform the customer of occupancy requirements for the City of Midwest City.

For further questions, please contact the appropriate department.

Thank you.

2143



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

REZONING APPLICATION

A209

Property Information

Location/Address of Property:	7901 NE 10 th St, Midwest City, OK 73110
Legal Description:	

Applicant Information

Name:	Cheryl Jackson	Company:	Shi'Sups Winery, Satellite Tasting Room
Mailing Address:	1417 NE 26 th St		
City:	Moore	State:	OK
Phone:	(405) 922-1565	Fax:	
		Email:	sbcis Cheryl@gmail.com
		Zip:	73160

Owner Information

Name:	John McHughes	Company:	
Mailing Address:	5805 Bruce Drive		
City:	Norman	State:	OK
Phone:	(405) 310-5252	Fax:	
		Email:	
		Zip:	73072

It is requested that the above noted property be rezoned

From: C3

To: C3 with a special use, to serve alcohol.

And it is further requested that the Comprehensive Plan be amended

From: _____

To: _____

The subject property has a frontage of _____ ft and a depth of _____ ft., and contains an area of 85,860.00 sq. ft.

3/27/23, 3:45 PM

WP50 Oklahoma County Assessor Real Account Detail



GREAT News!
Annual Oklahoma Tax Commission audit findings reveal accurate assessments

[Read more](#)

Larry Stein Oklahoma County Assessor (405) 713-1200 - Public Access System

Home Contact Us Guest Book Map Search New Search

Real Property Display - Screen Produced 3/27/2023 3:45:36 PM

Account: **R154711430** Type: **Commercial** Location: 7901 NE 10TH ST
 Building Name/Occupant: MIDWEST OFFICE PARK / A NATURAL TOUCH SALON MIDWEST CITY
 Owner Name 1: 7901 NE 10TH LLC 1/4 section #: 2506
 Owner Name 2: Parent Acct:
 Owner Name 3: Tax District:
 Billing Address: 2805 BROCE DR School System: Oklahoma City #89
 City, State, Zip: NORMAN, OK 73072 Land Size: 85,860.00 Square Feet
 Country: (If noted) Lot Dimensions: Width Depth

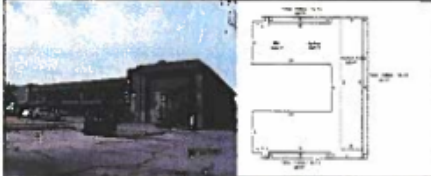
Personal Property

Land Value: 144,245

Treasurer:

Sec 27-T12N-R2W Qtr SE [SOLDIER CREEK ESTATES](#) Block 004 Lot 000

Full Legal Description: SOLDIER CREEK ESTATES 004 000

Photo & Sketch (if available)	Comp Sales Address/Date/Price (ordered by relevancy)	<input type="button" value="Report Coming Soon"/>
	No comparable sales returned.	

Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information [HERE](#))

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2023	642,700	642,700	70,697	0	70,697	110.02	\$7,778	\$0
2022	642,700	642,700	70,697	0	70,697	110.02	\$7,778	\$0
2021	816,770	816,770	89,844	0	89,844	109.95	\$9,878	\$0
2020	1,020,791	1,020,791	112,287	0	112,287	110.97	\$12,460	\$0
2019	1,020,791	1,020,791	112,287	0	112,287	108.84	\$12,221	\$0

-- -- > >| [1/5]

Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
R154711430	2019	5% Capped Account	0

Property Deed Transaction History ([Recorded in the County Clerk's Office](#))

Date	Type	Book	Page	Price	Grantor	Grantee
5/19/2017	Hmstd Off &	13442	302	0	IMAN JACK O & KONG H	MIDWEST SQUARE OFFICE PARK LLC
5/19/2017	Deeds	13442	303	700,000	MIDWEST SQUARE OFFICE PARK LLC	7901 NE 10TH LLC
9/8/2008	Hmstd Off &	10902	128	0	IMAN JACK O IMAN KONG H	MIDWEST SQUARE OFFICE PARK LLC
2/28/2007	Deeds	10407	1285	640,000	ROYALL ROBERT C & BETTI A	IMAN JACK O IMAN KONG H
1/29/2004	Deeds	9198	1504	340,000	MIDWEST SQUARE LLC	ROYALL ROBERT C & BETTI A

-- -- > >| [1/3]

Last Mailed Notice of Value (N.O.V.) Information/History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2019	04/05/2019	1,020,791	1,020,791	112,287	0	112,287
2017	03/03/2017	817,700	817,700	89,946		

7901 NE 10th LLC

2805 Broce Drive

Norman, OK 73072

Office: 405-310-5252

March 28, 2023

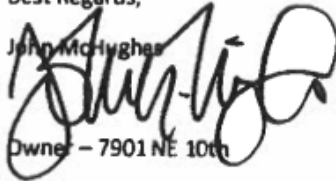
To Whom it May Concern:

I, John McHughes, Managing Partner of 7901 NE 10th LLC, gives consent to allow Cheryl Jackson with ShiSips Winery to rezone Suite A209 to use as a tasting room.

Best Regards,

John McHughes

Owner - 7901 NE 10th



AUDRA D OVERSTREET
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES OCT. 12, 2025
COMMISSION # 17009460

To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: July 5, 2023

Subject: (PC-2144) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Manufactured Home Park District (“R-MH-2”) and a resolution to amend the Comprehensive Plan from Single-Family Detached Residential (“SFD”) to Manufactured Home (“MH”), for the property described as a part of the Northwest Quarter (NW ¼) of Section Twenty-Five (25), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, also known as 2117 Randolph Ave., Midwest City, Oklahoma 73110.

Executive Summary: The applicant, Mr. John Carroll, is requesting to rezone the subject property from Single-Family Detached Residential District (“R-6”) to Manufactured Home Park District (“R-MH-2”) and to amend the Comprehensive Plan from Single Family Detached Residential (“SFD”) to Manufactured Home (“MH”).

Mr. Carroll is proposing a recreational vehicle resort for the property. He plans to have 106 lots and a swimming pool. The maximum intensity of development per Municipal Code for travel trailers are no more than fifteen (15) per gross acre for a travel trailer park, 105 lots would be the maximum allowed, and would have to meet all other development regulations.

The proposed recreational vehicle facility does not meet the criteria for on-site waste disposal (Midwest City Municipal Code Section 43-115, found on page 6 of report). Therefore, the property owner will be responsible for finding means of proper waste disposal outside of Midwest City limits.

The existing roadway is approximately 16’-18’ wide, asphalt, and in poor surface condition. The subject zoning would suggest a typical RV which is not necessarily suitable to the existing conditions and should be taken into consideration.

If rezone is approved, the applicant will then proceed with the preliminary and final plat processes, including all necessary public improvements. Building permits cannot be pulled until approval of the final plat.

Both state and public notification requirements were met.

At the time of this writing, staff has not received any comments regarding this case.

Action is at the discretion of the Planning Commission.

Dates of Hearing:



Planning Commission- July 5, 2023
City Council- July 25, 2023

Date of Pre-Development Meeting:

March 9, 2023

Council Ward: Ward 5, Sara Bana

Owner: Keith and Charonna Kay Peoples

Applicant: John Carroll

Proposed Use: Recreational Vehicle Resort

Size: The subject property has a frontage of 551 feet along Randolph Avenue, and a depth of 553 feet, and contains an area of 7 acres, more or less.

Development Proposed by Comprehensive Plan:

Area of Request- Single-Family Detached Residential
North- Single-Family Detached Residential; Commercial
South- Single-Family Detached Residential
East- Single-Family Detached Residential
West- Manufactured Home

Zoning Districts:

Area of Request- Single-Family Detached Residential (“R-6”)
North- Single-Family Detached Residential (“R-6”)
South- Planned Unit Development (“PUD”) governed by Two-Family Attached Residential District (“R-2F”)
East- Single-Family Detached Residential (“R-6”)
West- Planned Unit Development (“PUD”) governed by Medium Density Residential District (“R-MD”)

Land Use:

Area of Request- Vacant
North- Vacant
South- Vacant
East- Residential
West- Vacant

Comprehensive Plan Citation:

The future zoning land use for the subject lots are SFD, Single-Family Detached Land Use.

Single-Family Detached (SFD) Land Use

This use is representative of traditional, single-family detached dwelling units. Of the residential categories, it is recommended that single-family detached land use continue to account for the largest percentage. The areas designated for single-family detached residential land use are generally not adjacent to incompatible land uses, and are in proximity to existing single-family residential 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.

The proposed use is not supported by the Comprehensive Plan, therefore a resolution to the Comprehensive Plan must be made.

Municipal Code Citation:

2.12. – R-MH-2, Manufactured Home Park District

2.12.1. *General Description.* This district permits locations for manufactured home parks which, while providing a residential environment, are not generally compatible with normal single-family and two-family residential developments.

These parks are under single ownership and provide leased or rented manufactured home spaces.

This district should provide for an orderly arrangement of home sites in manufactured home parks that have been located and designed in a manner that will promote and protect the health, safety, and general welfare of the residents.

2.12.2. *District Use Regulations.* Property and buildings in the R-MH-2, Manufactured Home Park District shall be used only for the purposes listed within Table 4.9-1: Use Chart (Page 75).

2.12.3. *Development Regulations.* Property and buildings shall conform to the related standards listed within Table 3.2-1: Residential Area Regulations and Standards Chart (Page 47) and Section 5 Supplemental Regulations (Page 81).

(A) *Minimum manufactured home park size and standards.* The minimum area of any park shall be five (5) acres. In addition to the regulations contained within this section, Chapter 23 (Reference Chapter 35 of 1972 Code) Manufactured Home Parks and Subdivisions should also be consulted for regulations pertaining to manufactured homes.

(B) *Maximum intensity of development.* Intensity of development shall be limited to no more than ten (10) manufactured homes per gross acre for a manufactured home park and no more than fifteen (15) travel trailers per gross acre for a travel trailer park.

(C) *Manufactured home spaces.* Each manufactured home and travel trailer space shall have a minimum of not less than four thousand (4,000) square feet exclusive of parkland, access drive right-of-way and any other area which is a part of a community facility.

(D) *Screening and landscaping requirements.* Manufactured home subdivisions shall be screened and landscaped in accordance with the provisions in 5.2 Screening and Landscaping (Page 81).

(E) *Off-street parking, loading and access.* All uses shall contain adequate space on private property to provide for parking, loading, and maneuvering of vehicles in accordance with regulations established in 5.3 Parking and Loading (Page 91) of which Table 5.3-2: Specific Parking Requirements (Page 98) is included.

(F) *Site plan.* A site plan shall be prepared in accordance with 7.5 Site Plan (Page 183) for any 4.2.3.

Townhouse (Single-Family Attached) (Page 50), 4.2.4. Multifamily Residential (Page 50), or 4.2.8. Group Residential (Page 51) type use.

History:

1. This property is unplatted.
2. This property has historically been zoned residentially.

Next Steps:

If Council approves this rezone, the applicant will then proceed with the preliminary plat process, which begins with a pre-development meeting with applicant and City staff. After the preliminary plat is approved by Council, applicant can begin any public improvement requirements. When those requirements have been satisfied to City standards, the final plat can be applied for.

Building permits can be pulled after the final plat approval.

Staff Comments-

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There is a public water main bordering the proposed parcel, a six (6) inch line running along the west side of 2117 Randolph Avenue. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

At time of building, the water main will be required to be extended and potentially looped to eliminate dead ends per Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There is no sanitary sewer adjacent to this area. It is located approximately 350 feet east of the area of request. Any new building permit or plat application will require extension of the sanitary system and tying into the public sewer system as outlined in Municipal Code 43-109.

Recreational vehicles have additional requirements per Municipal Code 43-115.

Streets and Sidewalks

Access to the parcel is from Randolph Avenue. Randolph Avenue parallels the east side of the property and is classified as a local road in the 2008 Comprehensive Plan. Sidewalk and half street improvements will be required with a building permit along Randolph Avenue. The existing roadway is approximately 16-18' wide, asphalt, and in poor surface condition. Drainage in the area is by roadside ditch.

The subject zoning would suggest a typical RV which is not necessarily suitable to the existing conditions and should be taken into consideration.

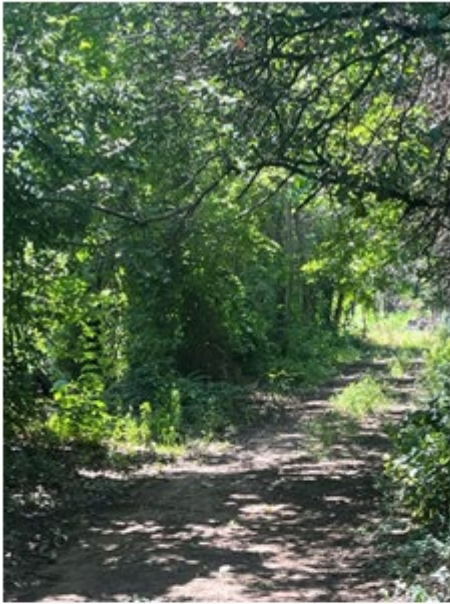
Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 40109C0310H, dated December 18, 2009. Public drainage and detention improvements are not required as part of this application.

Easements and Right-of-Way

No further easements or right of way would be required with this application.

Engineering Photos



Northern Part of the Area of Request



Southern Part of the Area of Request



South along Randolph Ave



North along Randolph Ave

Fire Marshal's Comments:

The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

Public Works' Comments:

Line Maintenance

Water

- Any required water main extension shall be a designed looped system to eliminate dead ends. Fire hydrant locations shall be installed per City of Midwest City's Code of Ordinances Section 15-22.
- Water main extension plans shall be approved by Oklahoma Department of Environmental Quality (ODEQ) and the City of Midwest City prior to Line Maintenance approval of building permit(s).
- Water meter(s) shall be installed in "green belt" per City of Midwest City's Code of Ordinances Section 43-54.

Sewer

- Sewer main extension plans shall be approved by Oklahoma Department of Environmental Quality (ODEQ) and the City of Midwest City prior to Line Maintenance approval of building permit(s).
- Recreational Vehicle facilities shall not allow disposal of waste excluding establishments that sell, perform maintenance or rejuvenate recreational vehicles per Midwest City Municipal Code.

Midwest City Municipal Code Section 43-115. - Recreational vehicles (R.V.'s) disposal station.

(a) Only establishments that sell, perform maintenance or rejuvenate recreational vehicles shall be authorized to install or operate a disposal station within the city limits of Midwest City. Owner/operators of disposal stations shall allow both Midwest City residents who own R.V.'s and transit recreational vehicle owners to utilize their facility. This service may be provided at no charge to the customer, or if there is a charge the city shall receive fifty (50) percent of said charge for utilizing the city's sewer facilities. Disposal sites for the general public shall be made available only during normal business hours.

(b) Only recreational vehicles shall be authorized to utilize disposal stations and shall be limited to a maximum of one hundred (100) gallons waste per recreational vehicle. No septic tanks, grease traps or port-o-pots shall be authorized to utilize any disposal site within Midwest City.

(c) Owner/operators shall display signs stating the following information: Hours of operation; for recreational vehicle use only; no commercial dumping; and users shall clean site after each use.

(d) Disposal sites shall be installed and maintained in accordance with the BOCA plumbing code. The pad shall be constructed in such a manner that drainage from roofs or water runoffs shall not enter the disposal opening. Such opening shall be watertight when not in use and be fitted with a foot operated flush valve. Potable water shall be made available through a frost free plug for cleaning of the disposal station after use.

(e) Disposal station shall be subject to inspection by Midwest City's plumbing inspector and/or industrial waste monitor.

- All unused sewer service(s) shall be made water tight to eliminate Inflow and Infiltration ("I&I").

Midwest City Municipal Code Section 43-272.- Prohibited discharge standards.

(12) Stormwater, surface water, groundwater, artesian well water, roof runoff, subsurface drainage, condensate, deionized water, noncontact cooling water and unpolluted wastewater, unless specifically authorized by the Environmental Services Director.

Sanitation

- The property is required to meet and maintain Midwest City Ordinance No. 3427 (attached, pages 13-14) regarding trash dumpster(s) and enclosure before Certificate of Occupancy can be approved.

Stormwater

- No additional comments with this case.

Planning Division:

Staff met with the applicant March 9, 2023 for a Pre-Development meeting.

Per Municipal Code, a recreational vehicle is defined as “vehicle which is (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projections; (iii) designed to be self-propelled or permanently towable by a light duty truck; and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.”

If this application is approved, the applicant will then go through the preliminary plat and final plat processes.

Building permits cannot be pulled until approval of final plat.

Please note, applicant will have to prove adequate off-site waste disposal outside of Midwest City limits.

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject the ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Manufactured Home Park District (“MH-2”) and to amend the Comprehensive Plan from Single-Family Detached Residential (“SFD”) to Manufactured Home (“MH”) for the property noted herein, subject to staff comments as found in the July 5, 2023 agenda packet and made part of PC-2144 file.

Suggested Motion:

“To approve the ordinance redistricting 2117 Randolph Avenue to the Manufactured Home Park zoning district, and a resolution to amend the Comprehensive Plan to Manufactured Home use subject to Staff Comments found in the July 5, 2023 Planning Commission agenda packet and made a part of the PC-2144 file.”

Please feel free to contact my office at (405) 739-1223 with any questions.

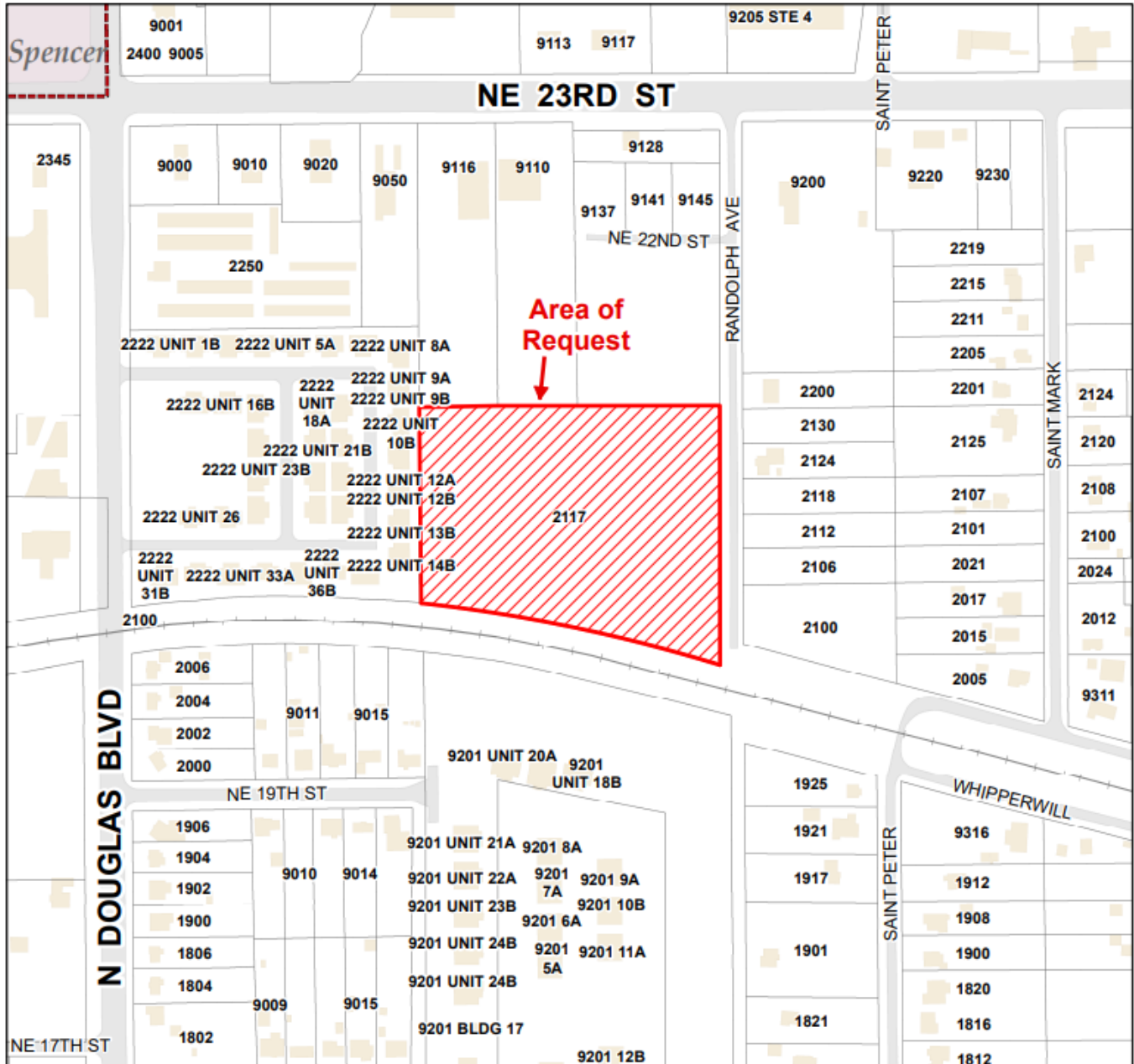


Emily Richey

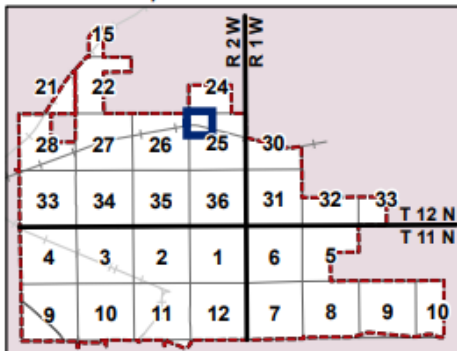
Current Planning Manager









Community Development / Information Technology - GIS



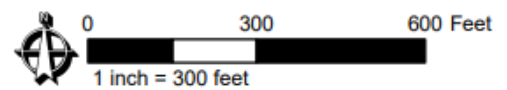
Locator Map



General Map Legend

-  Area of Request
-  Parcels with Addresses
-  Buildings
-  Edge of Pavement
-  MWC City Limits
- Railroads**
-  Active
-  Inactive / Closed

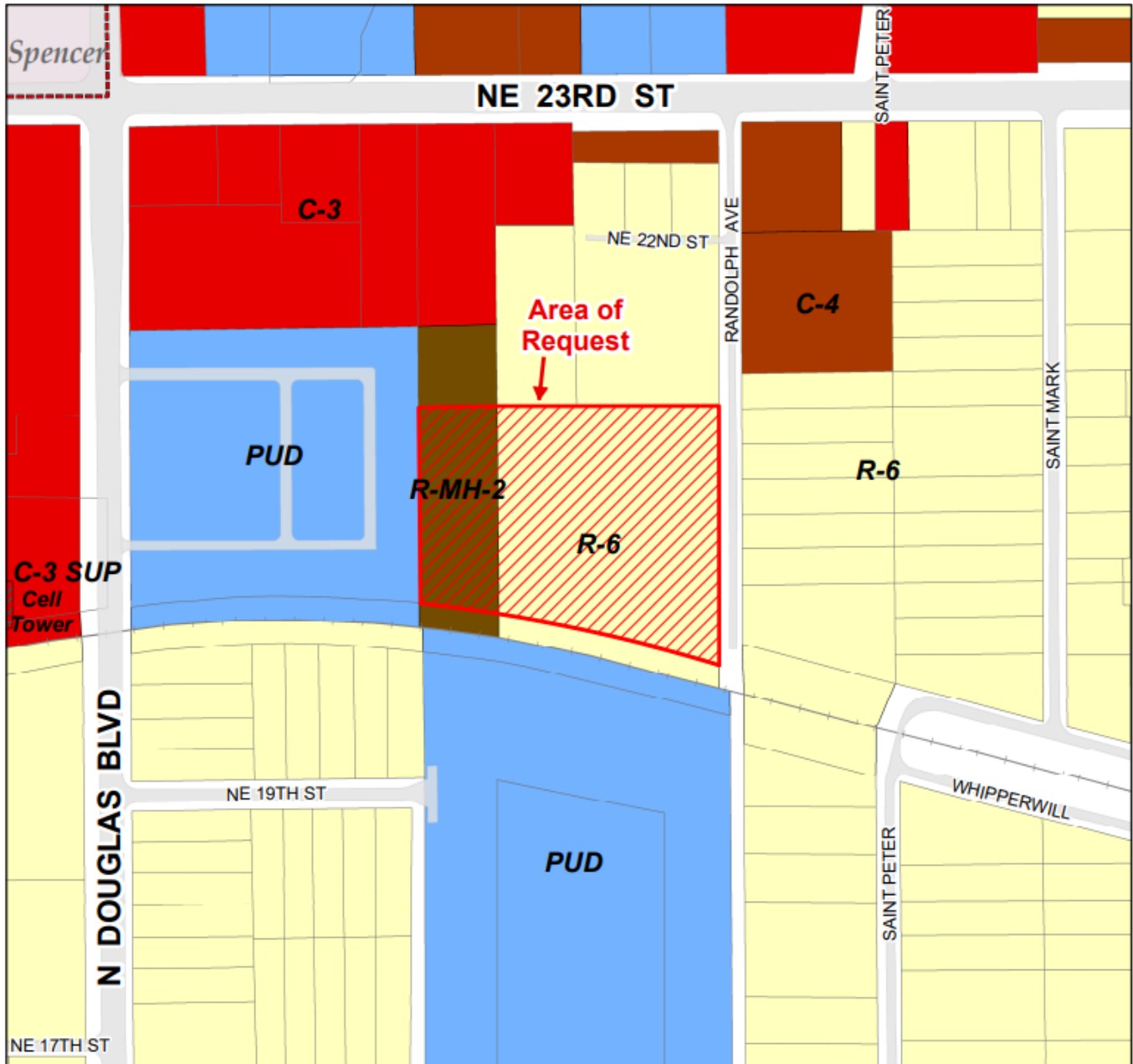
**GENERAL MAP FOR
PC-2144
(NW/4, Sec 25, T12N, R2W)**



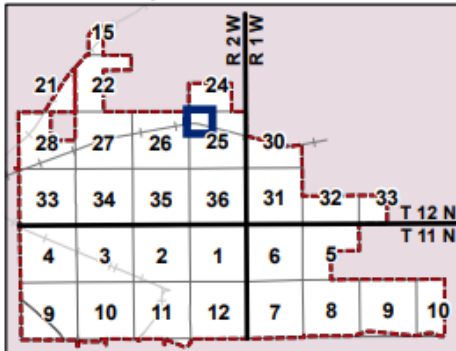
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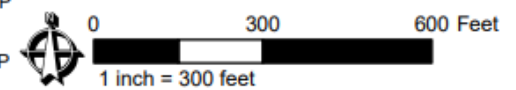
Locator Map



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

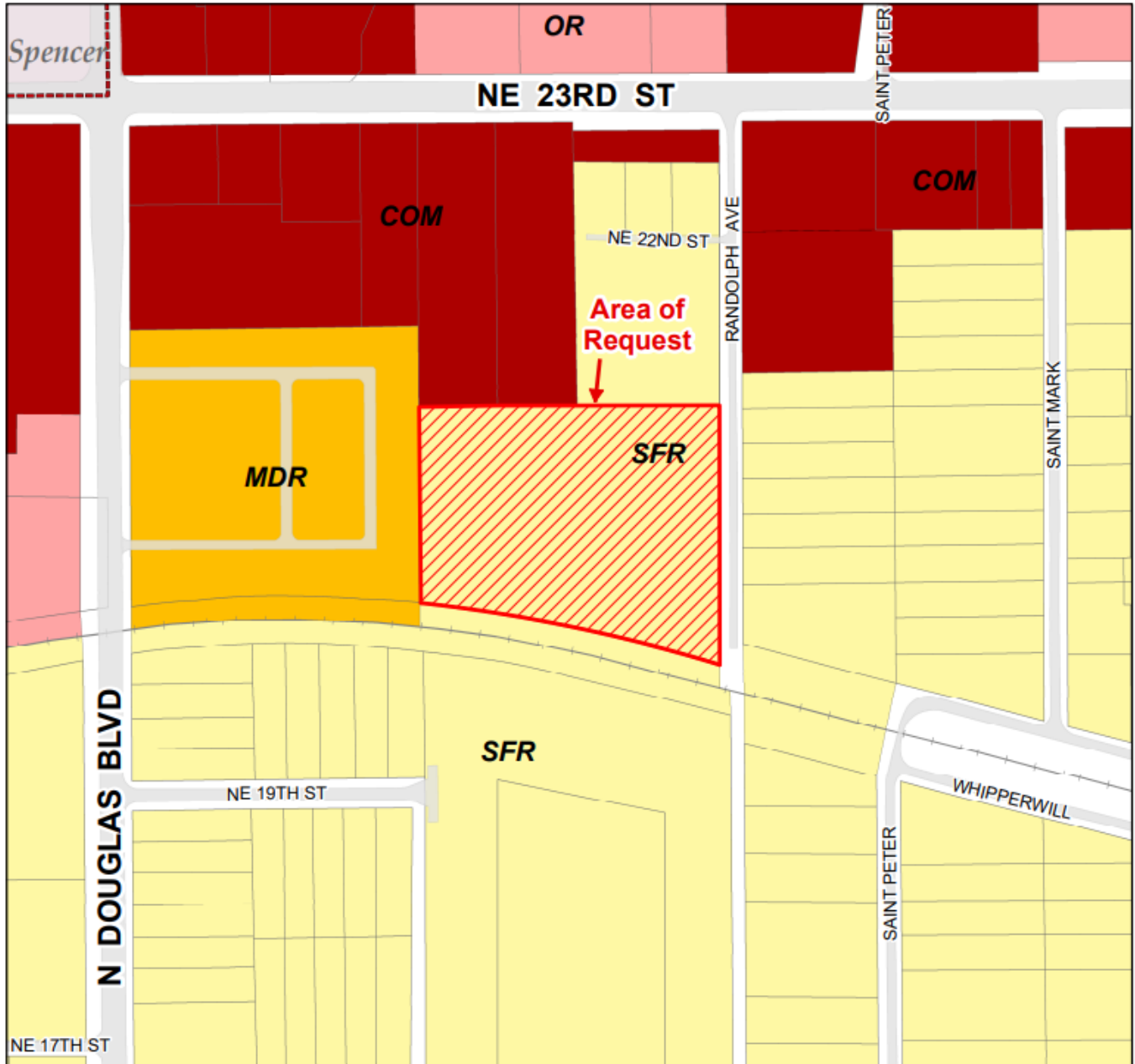
**ZONING MAP FOR
PC-2144
(NW/4, Sec 25, T12N, R2W)**



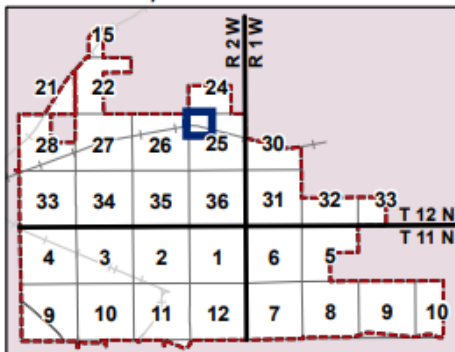
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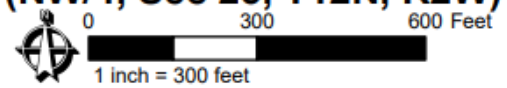
Locator Map



Future Land Use Legend

- Single-Family Detached Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home
- Public/Semi-Public
- Parks/Open Space
- Office/Retail
- Commercial
- Industrial
- Town Center

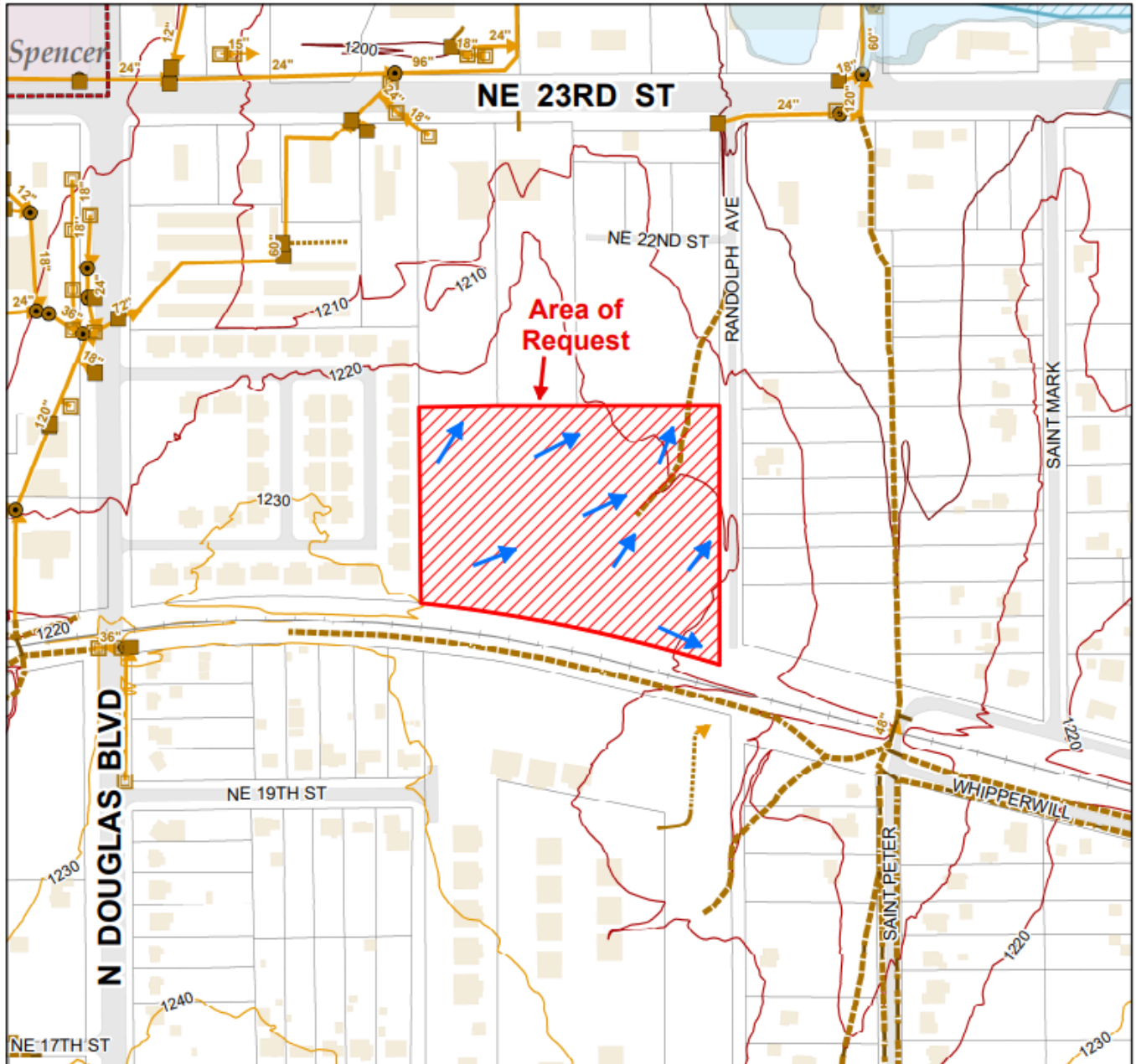
FUTURE LAND USE MAP FOR PC-2144 (NW/4, Sec 25, T12N, R2W)



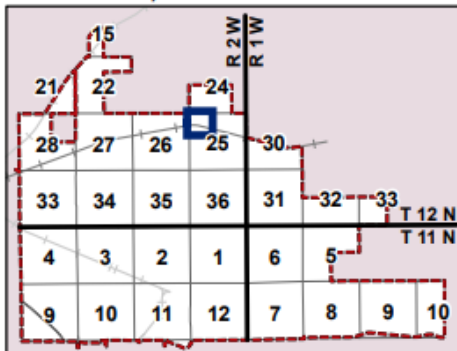
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Community Development / Information Technology - GIS



Locator Map



- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

2009 FEMA Floodplains

- 500-yr floodplain
- 100-yr floodplain
- 2009 FEMA Floodway
- FLOODWAY

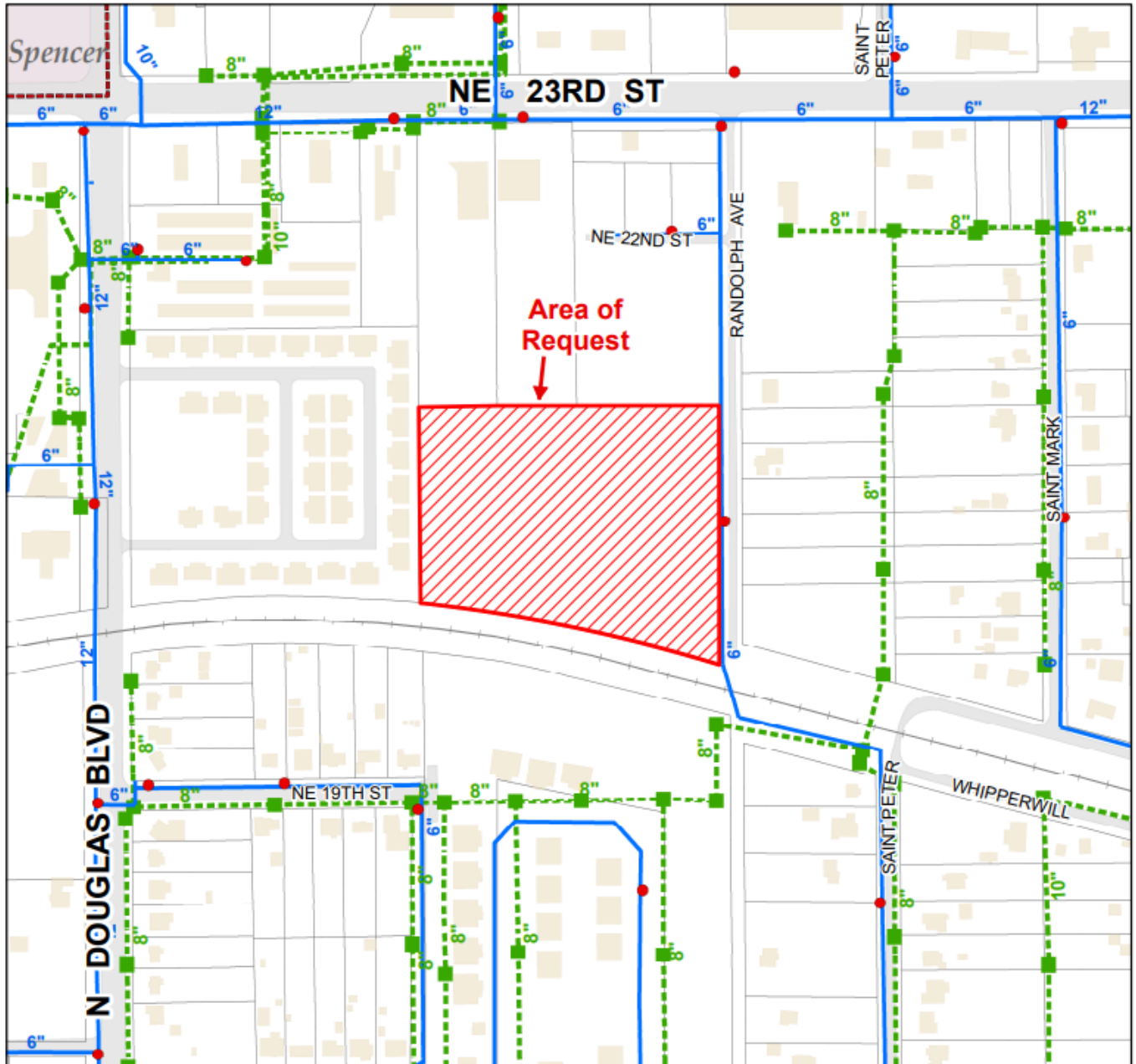
**DRAINAGE
LOCATION MAP FOR
PC-2144
(NW/4, Sec 25, T12N, R2W)**

1 inch = 300 feet

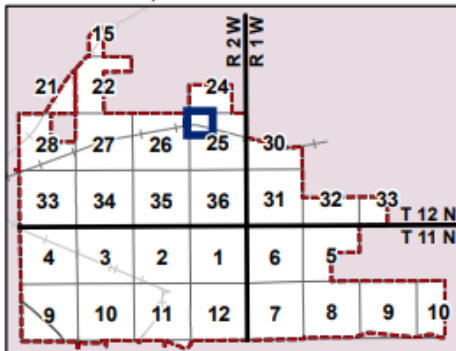
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Community Development / Information Technology - GIS



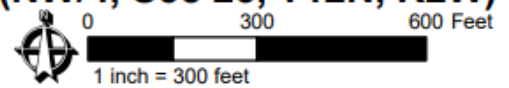
Locator Map



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-2144
(NW/4, Sec 25, T12N, R2W)**



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ORDINANCE NO. 3427

AN ORDINANCE AMENDING APPENDIX A, ZONING REGULATIONS, OF THE
MIDWEST CITY CODE, SECTION 5, SUPPLEMENTAL REGULATIONS, BY
AMENDING SUBSECTION 5.7.2., TRASH DUMPSTER(S) AND ENCLOSURE; AND
PROVIDING FOR REPEALER AND SEVERABILITY

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

ORDINANCE

SECTION 1. That Appendix A, Zoning Regulations, of the Midwest City Code, Section 5, Supplemental Regulations, by amending Subsection 5.7.2., Trash Dumpster(s) Enclosure, to read as follows:

5.7.2. Trash Dumpster(s) and Enclosure

(A) *Dumpster Requirements*

- (1) All new commercial buildings shall be served by a minimum of one (1) eight-yard capacity dumpster provided by the City, unless other arrangements are approved by the City's Environmental Services Director in compliance with code.
- (2) All dumpsters shall be screened/enclosed on three (3) sides by a minimum of eight (8) foot tall masonry walls.
- (3) Such enclosures shall have inside dimensions of no less than twelve (12) feet in width and fourteen (14) feet in length.
- (4) Gates shall be incorporated into the design of the enclosure and shall provide a twelve (12) -foot wide clear space when open.
- (5) A locking device shall be installed on the gates.
- (6) Keeper latches shall be installed to allow gates to remain open during the servicing of the refuse container.

(B) *Dumpster Site Location.*

- (1) At the time of preparing plans for new commercial buildings, land area on the site shall be designated as a location for the required dumpster(s) and enclosure, which shall be indicated on those plans.
 - a. Such location shall not occupy any designated parking space, dedicated right-of-way, easement and/or create any traffic sight hazard.
- (2) An unobstructed approach shall be provided to allow refuse collection trucks to maneuver on the property without the backing onto a public street.

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

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

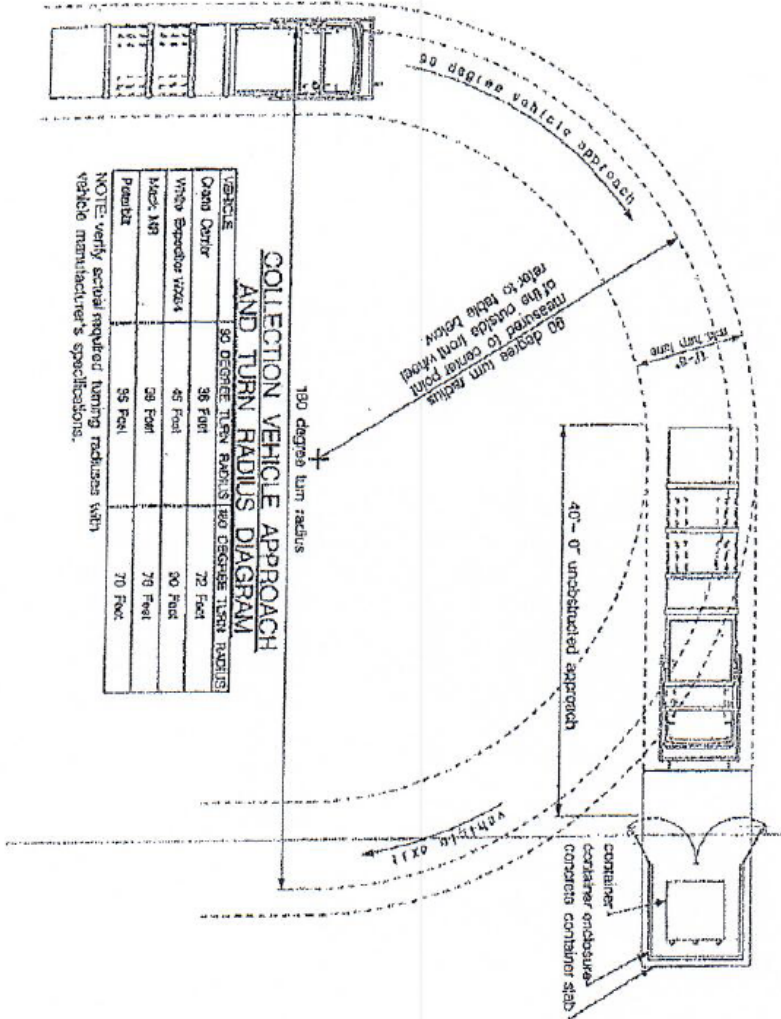
PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma, on the 29 day of October, 2020.

THE CITY OF MIDWEST CITY, OKLAHOMA


MATTHEW D. DUKES II, Mayor

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Front-Load Vehicle Access: Diagram



Turn Radius

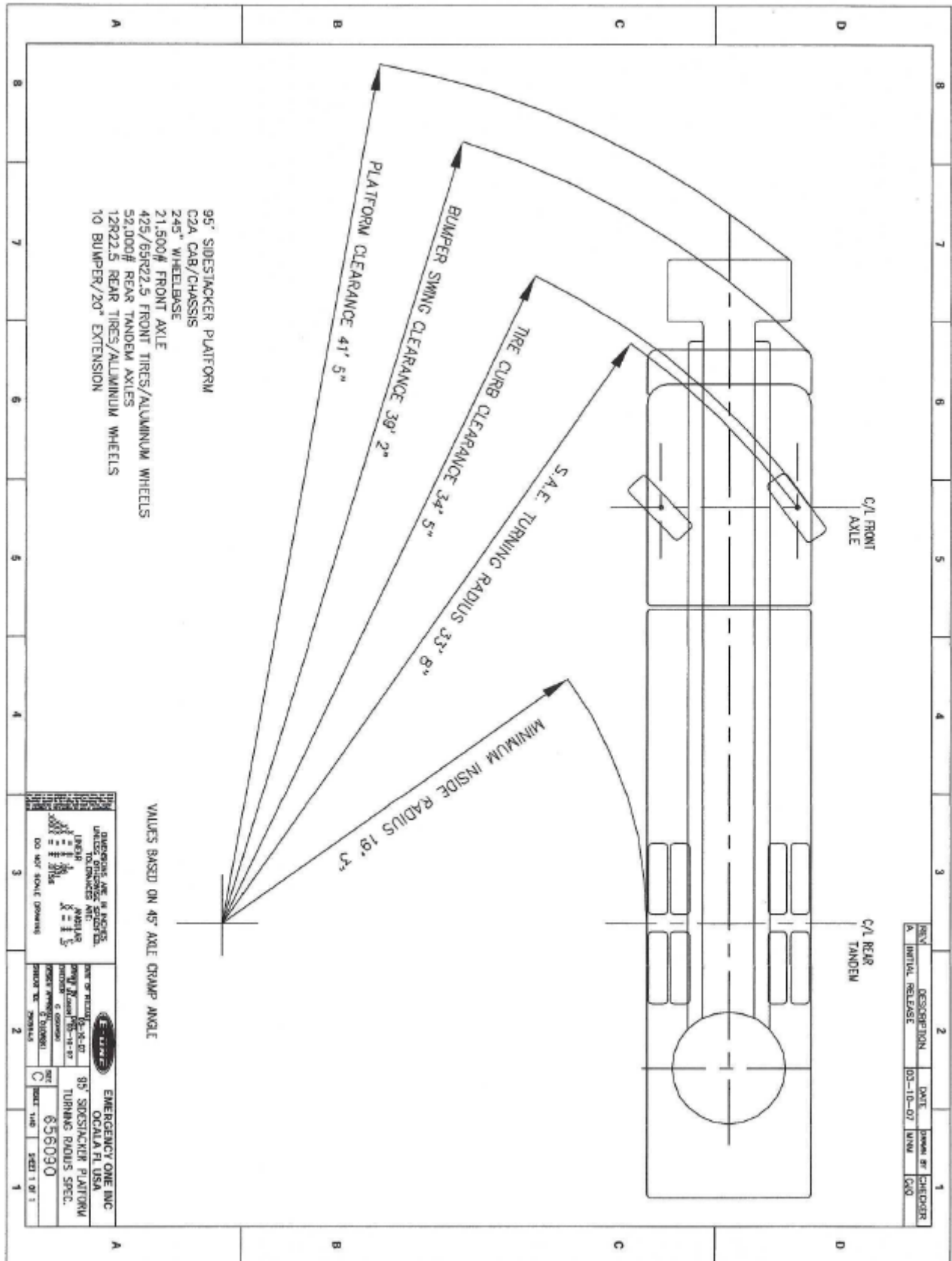
Page 1 of 1



142324

SAE Turning Radius Calculations for Quote No. 78405				
Wheelbase:	245"	Front Bumper Size:	10"	
Body Width:	100"	Front Bumper Extension:	20"	
Front Axle Kingpin Center:	70.66"	Front Wheel Type:	ALUMINUM	
Front Axle Track:	84.36"	Rear Wheel Type:	ALUMINUM	
Front Axle Tire Width:	16.2"	Tire Brand:	MICHELIN	
Dimension Over Rear Tires:	98.59"			
Body Front Overhang:	92"			
Inside Cramp Angle	S. A. E. Turning Radius	Tire Curb Clearance	Bumper Swing Clearance	Minimum Inside Radius
35	41.1'	41.8'	45.9'	28'
36	40.2'	40.9'	45'	26.9'
37	39.4'	40'	44.3'	25.9'
38	38.5'	39.2'	43.5'	25'
39	37.8'	38.5'	42.8'	24.1'
40	37'	37.7'	42.2'	23.2'
41	36.3'	37'	41.5'	22.3'
42	35.7'	36.4'	40.9'	21.5'
43	35'	35.7'	40.4'	20.7'
44	34.4'	35.1'	39.8'	20'
45	33.9'	34.5'	39.3'	19.3'
46	33.3'	34'	38.8'	18.6'
47	32.8'	33.5'	38.4'	17.9'
48	32.3'	33'	37.9'	17.2'
49	31.8'	32.5'	37.5'	16.6'
50	31.3'	32'	37.1'	16'
Nominal Cramp Angles:				
Meritor FL941 & FL943 axles: up to and including 425/65R22.5 tires			45 degrees	
Meritor FL941 & FL943 axles: 445/65R22.5 tires			38 degrees	
Dana I220W axle: up to and including 445/65R22.5 tires			42 degrees	
Reyco IFS: up to and including 385/65R22.5 tires			48 degrees	
Reyco IFS: 425/65R22.5 tires			45 degrees	
Reyco IFS: 445/65R22.5 tires without front intake			42 degrees	
Meritor Front Drive Axle: up to and including 425/65R22.5 tires			37 degrees	
Marmon Herrington Front Drive Axle: up to and including 425/65R22.5 tires			42 degrees	
This Turning Radius report reflects how the quote was configured. Any succeeding changes may slightly alter the turning radius of the vehicle and the data in this report.				

GENERAL BY MODEL





The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

Development Intent Statement

This Development Intent Statement is intended to provide a written description of a proposed development for a particular parcel of land. This non-binding document is not a formal review or approval of any development proposal. The information is provided in order to inform City staff of proposed developments so that staff may assist applicants by providing detailed information regarding Municipal Code requirements for new developments.

Name: John carroll

Phone number and email: 8064204241 johncarroll7205@gmail.com

Address of property proposed for development: 2117 Randolph midwest city

Please use the following lines to explain your proposed development. Please include information such as use (residential, multi-family, commercial, office, industrial, etc.), parking, signage, exterior building materials and any other useful information. _____

RV park all paved roads concrete spaces swimming pools a regular resort gated preferably

20213
2144



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

REZONING APPLICATION

Property Information

Location/Address of Property: 2117 Randolph Ave
Legal Description:

Applicant Information

Name: John carroll	Company: John carroll LLC	
Mailing Address: 9008 horsemanship		
City: Fort worth	State: TX	Zip: 76123
Phone:	Fax:	Email:

Owner Information

Name: Keith Peoples & Chavonna Kay Peoples	Company:	
Mailing Address: PO Box 373 Danville, IL 61834	IL	
City: PO Box 373 Danville, IL 61834	State:	Zip: 61834
Phone:	Fax:	Email:

It is requested that the above noted property be rezoned

From: _____

2117 Randolph Avenue, Midwest City, OK 73141

To: _____

And it is further requested that the Comprehensive Plan be amended

From: _____

To: _____

The subject property has a frontage of _____ ft and a depth of _____ ft., and contains an area of _____ sq. ft.

Approximate Frontage 551FT
Depth Approx (Not a Square Lot) 553FT
(Please see attached screenshot from Google Earth.)

Applicant: _____

SF of property 304,920 (From Oklahoma County Records)

100 N. Midwest Boulevard • Midwest City, Oklahoma 73110

Community Development Department (405) 739-1220 • FAX (405) 739-1399 • TDD (405) 739-1359

An Equal Opportunity Employer

Revision date 04/22/14



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Larry Stein Oklahoma County Assessor (405) 713-1200 - Public Access System

Home	Contact Us	Guest Book	Map Search	New Search
------	------------	------------	------------	------------

Real Property Display - Screen Produced 5/31/2023 5:27:37 PM

Account: R156201400	Type: Residential		Location:	0 UNKNOWN
Building Name/Occupant:			<input type="button" value="Map Parcel"/>	MIDWEST CITY
Owner Name 1:	PEOPLES KEITH DEONTA		1/4 section #:	2500
Owner Name 2:	PEOPLES CHAVONNA KAY		Parent Acct:	
Owner Name 3:			Tax District:	<input type="button" value="TXD 589"/>
Billing Address:	PO BOX 373		School System:	Oklahoma City #89
City, State, Zip	DANVILLE, IL 61834		Land Size:	7.00 Acres
Country: (If noted)	UNITED STATES			
<input type="button" value="Personal Property"/>	Land Value: 90,624		<input type="button" value="Treasurer:"/>	<input type="button" value="Click to View Taxes"/>
Sect 25-T12N-R2W Qtr NW	UNPLTD PT SEC 25 12N 2W Block 000 Lot 000		<input type="button" value="Subdivision Sales"/>	

Full Legal Description: UNPLTD PT SEC 25 12N 2W 000 000 PT OF NW4 SEC 25 12N 2W BEG 1318.72FT E & 660FT S OF NW/C OF NW4 TH S TO RR R/W TH NWLY ALONG R/W 674.26FT N415.3FT E659.36FT TO BEG LESS E25FT

<input type="button" value="Photo & Sketch (if available)"/>	Comp Sales Address/Date/Price (ordered by relevancy)	<input type="button" value="Report Coming Soon"/>
--	--	---

		No comparable sales returned.
--	--	-------------------------------

Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information [HERE](#))

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2023	90,624	43,164	4,747	0	4,747	110.02	\$522	\$574
2022	56,113	41,109	4,521	0	4,521	110.02	\$498	\$182
2021	56,113	39,152	4,306	0	4,306	109.95	\$474	\$205
2020	56,113	37,288	4,101	0	4,101	110.97	\$455	\$230
2019	56,113	35,513	3,906	0	3,906	108.84	\$425	\$247

-- -- > >| [1/5]

Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
R156201400	2006	5% Capped Account	0

Property Deed Transaction History (Recorded in the County Clerk's Office)

Date	Type	Book	Page	Price	Grantor	Grantee
1/28/2009	> Deeds	11001	221	0	PEOPLES RENAE	PEOPLES RONALD
1/28/2009	> Hmstd Off &	11001	226	0	PEOPLES RONALD	PEOPLES KEITH DEONTA
11/18/2004	> Deeds	9559	1322	15,000	ELOISE DOYLE TRS ELOISE DOYLE 1990 REV TRUST	PEOPLES RONALD & RENAE
5/19/1992	> Historical	6292	1482	0	ELOISE DOYLE 1990 REV TRUST	ELOISE DOYLE TRS
3/26/1991	> Historical	6151	768	0	RAY GEORGE H JR	ELOISE DOYLE 1990 REV TRUST

-- -- > >| [1/2]

Last Mailed Notice of Value (N.O.V) Information/History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2023	02/14/2023	90,624	43,164	4,747	0	4,747
2022	03/15/2022	56,113	41,109	4,521	0	4,521
2021	03/19/2021	56,113	39,152	4,306	0	4,306
2020	03/10/2020	56,113	37,288	4,101	0	4,101
2019	04/02/2019	56,113	35,513	3,906	0	3,906

-- -- > >| [1/3]

Property Building Permit History

Keith Peoples & Charonna Kay Peoples

PO Box 373
Danville, IL 61834

(217) 597- 1361
keith.peoples12@gmail.com

May 2, 2023

Midwest City Planning Zoning Department

100 N Midwest Boulevard
Oklahoma City, OK 73110

Re: John Carroll's Re-zoning Request for 2117 N Randolph Avenue

Dear Sir or Madame,

We, Keith Peoples and Chavonna Kay Peoples, as the owners of the subject property located at 2117 N Randolph Avenue/Tax ID 156201400 hereby consent to Mr. John Carroll submitting a development/re-zoning application for the subject property.

The subject property's legal description is UNPLTD PT SEC 25 12N 2W 000 000 PT OF NW4 SEC 25 12N 2W BEG 1318.72FT E & 660FT S OF NW/C OF NW4 TH S TO RR R/W TH NWLY ALONG R/W 674.26FT N415.3FT E659.36FT TO BEG LESS E25FT. The nature of the proposed request is to change the zoning of a portion of the property to match the western third's R-MH-2 zoning.

Sincerely,

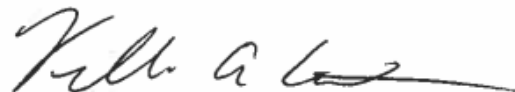


Keith Peoples & Charonna Kay Peoples

Owners

STATE OF ILLINOIS
COUNTY OF VERMILION

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THE 4th of MAY, 2023 BY KEITH D PEOPLES.



Keith Peoples & Charonna Kay Peoples

PO Box 373
Danville, IL 61834

(217) 597- 1361
keith.peoples12@gmail.com

May 2, 2023

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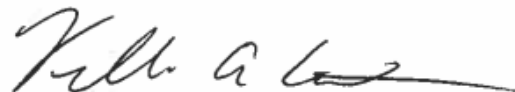


Keith Peoples & Charonna Kay Peoples

Owners

STATE OF ILLINOIS
COUNTY OF VERMILION

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THE 4th of MAY, 2023 BY KEITH D PEOPLES.



Conceptual Photos





To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: July 5, 2023

Subject: (PC-2145) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Planned Unit Development (“PUD”) governed by Medium Density Residential District (“R-MD”) to Community Commercial District (“C-3”); and consideration for a resolution to amend the Comprehensive Plan from Office/Retail (“OR”) to Commercial (“COM”), for the property described as a tract of land lying in the Southwest Quarter (SW ¼) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of said Section 34; Thence N 89°51’43” E along the South line of said SW/4 a distance of 798.49 feet; Thence N 00°36’11” W and parallel with the West line of said SW/4 a distance of 249.09 feet to the Point of Beginning; Thence continuing N 00°36’11” W and parallel to the West line of said SW/4 a distance of 140.70 feet; Thence 89°23’49” E a distance 147.92 feet; Thence S 45°36’11” E a distance of 35.36 feet; Thence S 00°36’11” E and a distance of 115.70 feet; Thence S 89°23’49” W a distance of 172.92 feet to the POINT OF BEGINNING.

Executive Summary: The applicant, Grubbs Consulting (on behalf of owner), is requesting to rezone the subject property from Planned Unit Development (“PUD”) governed by Medium Density Residential District (“R-MD”) to Community Commercial District (“C-3”), and to amend the Comprehensive Plan Residential from Office/Retail (“OR”) to Commercial (“COM”).

The applicant’s request for rezone is for accommodation to permit a carwash. If approved, any allowable use classification within the Community Commercial District (“C-3”) would be permitted.

The applicant hired Traffic Engineering Consultants, Inc. to conduct a comparison of the traffic impacts between the originally proposed Glenhaven Residential Development and the revised Glenhaven Development. The study is attached to this case packet.

At the time of this writing, there has been one surrounding property owner in opposition to the proposed rezone due to there not being a buffer between the residential and commercial areas and added traffic.

Property abutting a residential district shall be screened and landscaped in accordance with Municipal Code.

Both state and local public notification requirements were met.

Action is at the discretion of the Planning Commission.

Dates of Hearing:



Planning Commission- July 5, 2023
City Council- July 25, 2023

Date of Pre-Development Meeting:
May 9, 2023

Council Ward: Ward 4, Sean Reed

Owner: Bentwood Investments, LLC.

Applicant: Grubbs Consulting (on behalf of owner)

Proposed Use: Carwash

Size: The subject property has a frontage of 115 feet along E. Reno Avenue, and a depth of 172 feet, and contains an area of 24,017 square feet, more or less.

Development Proposed by Comprehensive Plan:

Area of Request- Office/Retail

North- Single-Family Detached Residential

South- Office/Retail

East- Office/Retail

West- Office/Retail

Zoning Districts:

Area of Request- Planned Unit Development (“PUD”) governed by Medium Density Residential District (“R-MD”)

North- Planned Unit Development (“PUD”) governed by Medium Density Residential District (“R-MD”)

South- Community Commercial District (“C-3”)

East- Community Commercial District (“C-3”)

West- Community Commercial District (“C-3”)

Land Use:

Area of Request- Vacant

North- Vacant

South- Residential

East- Mark’s Pharmacy; Just me and the Kidz Daycare

West- Vacant commercial building

Comprehensive Plan Citation:

The future zoning land use for the subject lot is Office/Retail (“OR”).

Office/Retail Land Use

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

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

The proposed use is not supported by the Comprehensive Plan, therefore a resolution to the Comprehensive Plan must be approved.

Municipal Code Citation:

2.20. – C-3, Community Commercial District

2.20.1. *General Description.* This commercial district is intended for the conduct of business activity which is located at the edge of residential areas but which serves a larger trade area than the immediately surrounding residential neighborhoods.

Business uses will most often be found in a wide variety of commercial structures, normally on individual sites with separate ingress, egress, and parking. Because of the varied uses permitted, it is important to be separated as much as possible visually and physically from any nearby residential areas and to limit the harmful effects of increased traffic, noise, and general nonresidential activity which will be generated.

Limited outdoor storage and limited open display, shall be permitted.

Traffic generated by the uses permitted shall be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

History:

1. (PC-2099) December 2021- Northern portion of subject property was included in rezone from Community Commercial District (“C-3”) to Planned Unit Development (“PUD”) governed by Medium Density Residential (“R-MD”).
2. (PC-2124) September 2022- Northern portion of subject property was rezoned back to Community Commercial District (“C-3”).

Next Steps:

If Council approves this rezone, the subsequent preliminary plat application (PC-2145) can be heard, discussed, considered, with possible action to be taken.

Staff Comments-

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There is a public water main bordering the proposed parcel, a six (6) inch line running along the east side of North Glenhaven Drive. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There is a public sewer main adjacent to but not bordering the proposed parcel, an eight (8) inch line is approximately forty feet south from the southeast corner of the property. The existing sewer main previously

located along the south side of the property is being abandoned. The area of request will be combined with the adjacent southern parcel and the newly formed lot will have sewer access along the southeast side of the new parcel. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the parcel is from North Glenhaven Drive. North Glenhaven Drive is classified as a local road in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application.

Previous concerns have been raised about the development's impact on the intersection and the signal located there. The attached traffic study has been revised to evaluate the proposed car wash's impact on the traffic flow through the signal. The increases to the p.m. peak traffic flows are noted and the applicant has brought along the traffic engineering firm that created and revised the report to provide further clarity about the numbers.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 40109C0310H, dated December 18th, 2009. Public drainage and detention improvements are not required as part of this application.

Easements and Right-of-Way

No further easements or right of way would be required with this application.

Fire Marshal's Comments:

- There are no fire code violations currently noted for the address listed
- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

Public Works' Comments:

Line Maintenance

Water

- Any required water main extension shall be a designed looped system to eliminate dead ends. Fire hydrant locations shall be install per Midwest City Municipal Code Section 15-22.
- Water main extension plans shall be approved by Oklahoma Department of Environmental Quality (ODEQ) and the City of Midwest City prior to Line Maintenance approval of building permit(s).
- Water meter(s) shall be installed in "Green Belt" per Midwest City Municipal Code Section 43-54.

Sanitary Sewer

- Sewer mains shall be installed in front easements.

Sanitation

- The property is required to meet and maintain Midwest City Ordinance No. 3427 (attached, pages 15-16) regarding trash dumpster(s) and enclosure before Certificate of Occupancy can be approved.

Stormwater

- No additional comments with this case.

Planning Division:

Staff met with the applicant May 9, 2023 for a Pre-Development meeting.

Per Municipal Code, because of the varied uses permitted, it is important to be separated as much as possible visually and physically from any nearby residential areas and to limit the harmful effects of increased traffic, noise, and general nonresidential activity which will be generated.

Screening and landscaping requirements. Property abutting a residential district shall be screened and landscaped in accordance with all the provisions of 5.2 Screening and Landscaping.

If this application is approved, the applicant's subsequent preliminary plat application (PC-2146) can be heard and voted on by Council.

Use types permitted by right within the Community Commercial zoning district:

- 4.3.1. Public Service or Utility: Light
- 4.3.2. Public Service or Utility: Moderate
- 4.3.6. Low Impact Institutional: Neighborhood Related
- 4.3.9. Cultural Exhibits
- 4.3.10. Library Services and Community Centers
- 4.3.11. Community Recreation: Restricted
- 4.3.12. Community Recreation: General
- 4.3.13. Community Recreation: Property Owners' Association
- 4.4.1. Administrative and Professional Office
- 4.4.4. Alcoholic Beverage Retail Sales
- 4.4.6. Animals: Grooming and Sales
- 4.4.8. Animal Sales and Services: Kennels and Veterinary, General
- 4.4.15. Building Maintenance Services
- 4.4.16. Business Support Services
- 4.4.17. Child Care Center and Adult Day Care Center
- 4.4.18. Communication Services: Limited
- 4.4.20. Construction Sales and Services
- 4.4.21. Convenience Sales and Personal Services
- 4.4.23. Eating Establishments: Drive-In
- 4.4.24. Eating Establishments: Fast Foods
- 4.4.26. Eating Establishments: Sit-Down, Alcoholic Beverages not Permitted
- 4.4.29. Food and Beverage Retail Sales
- 4.4.34. Funeral and Internment Services: Undertaking
- 4.4.35. Gasoline Sales: General
- 4.4.37. Health Clubs
- 4.4.38. Laundry Services
- 4.4.40. Medical Services: Restricted
- 4.4.41. Medical Services: General
- 4.4.42. Participant Recreation and Entertainment: Indoor Permitted
- 4.4.45. Personal Services: Restricted
- 4.4.46. Personal Services: General
- 4.4.47. Personal Storage
- 4.4.48. Repair Services: Consumer

- 4.4.49. Research Services
- 4.4.50. Retail Sales and Services: General
- 4.4.53. Spectator Sports and Entertainment: Restricted
- 4.4.57. Tourist Accommodations: Lodging
- 4.4.58. Off-Street Parking: Accessory Parking
- 4.4.59. Off-Street Parking: Commercial Parking
- 4.5.8. Wholesaling, Storage and Distribution: Restricted
- 4.7.6. Horticulture

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject the ordinance to redistrict to Community Commercial District and a resolution to amend the Comprehensive Plan to Commercial for the property noted herein, subject to staff comments as found in the July 5, 2023 agenda packet and made part of PC-2145 file.

Suggested Motion:

“To approve the ordinance redistricting subject property to the Community Commercial zoning district and resolution to amend the Comprehensive Plan to Commercial, subject to Staff Comments found in the July 5, 2023 Planning Commission agenda packet and made a part of the PC-2145 file.”

Please feel free to contact my office at (405) 739-1223 with any questions.

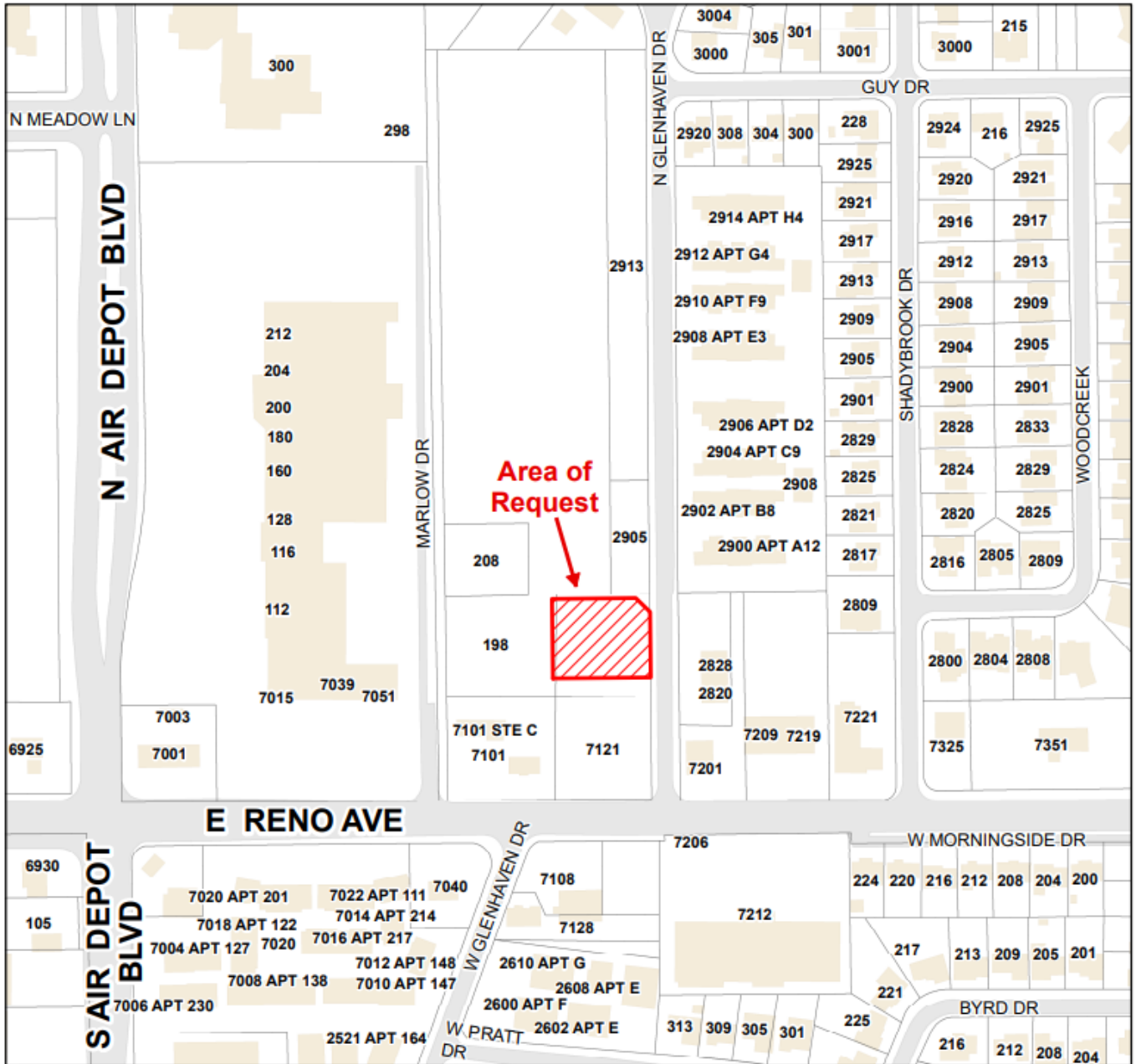


Emily Richey

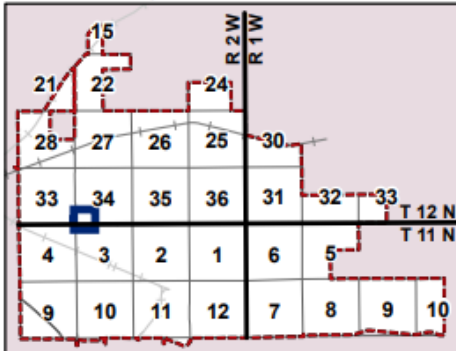
Current Planning Manager



Community Development / Information Technology - GIS



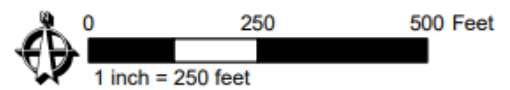
Locator Map



General Map Legend

- Area of Request
- Parcels with Addresses
- Buildings
- Edge of Pavement
- MWC City Limits
- Railroads**
- Active
- Inactive / Closed

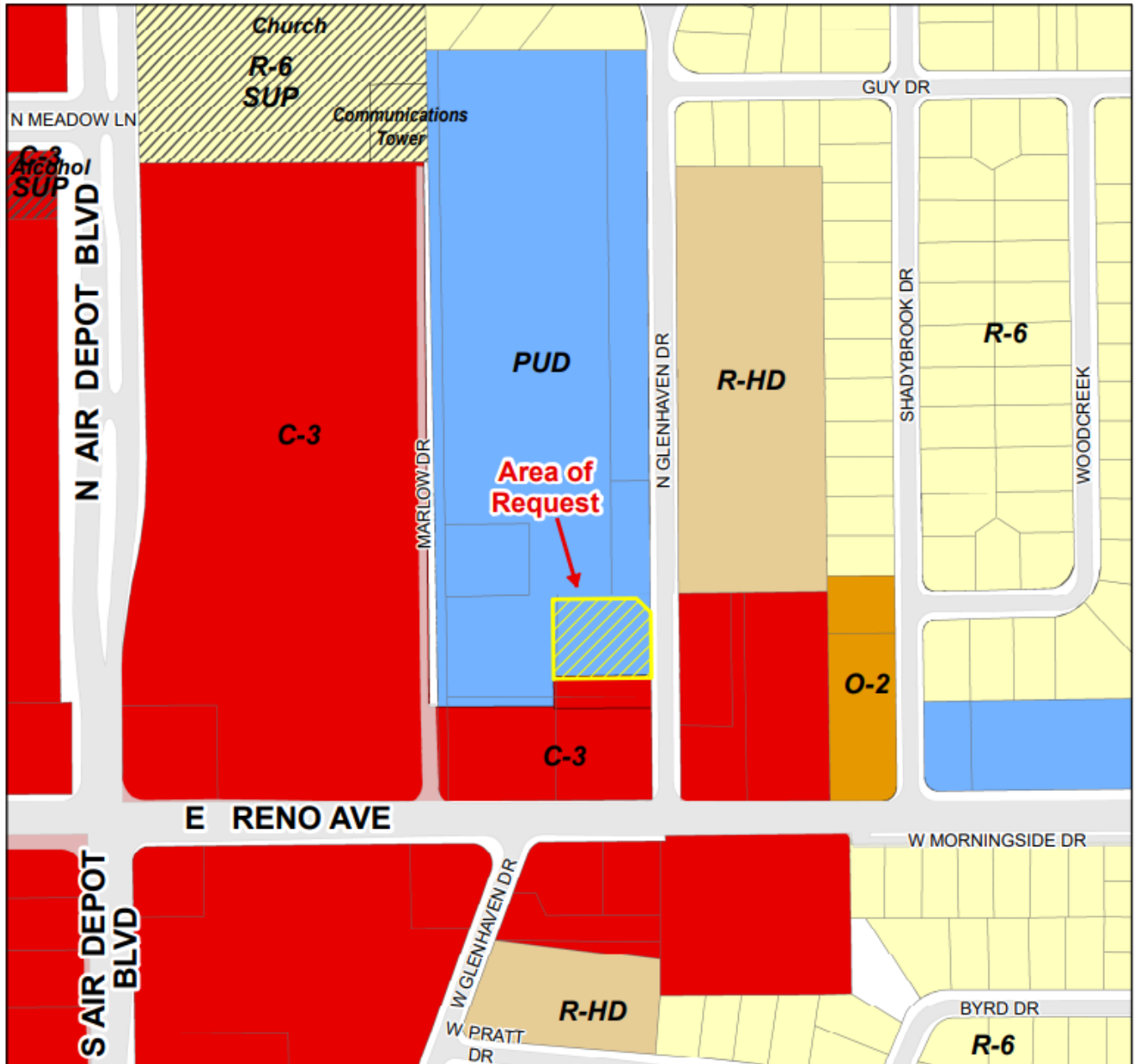
**GENERAL MAP FOR
PC-2145
(SW/4, Sec 34, T12N, R2W)**



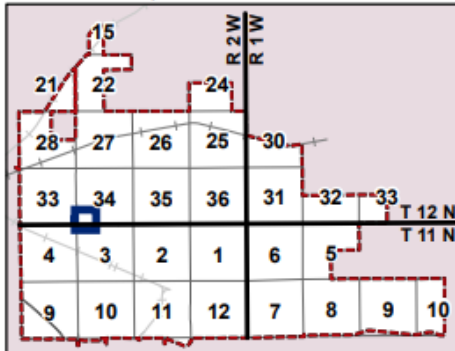
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Community Development / Information Technology - GIS



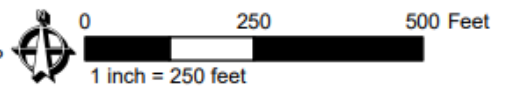
Locator Map



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

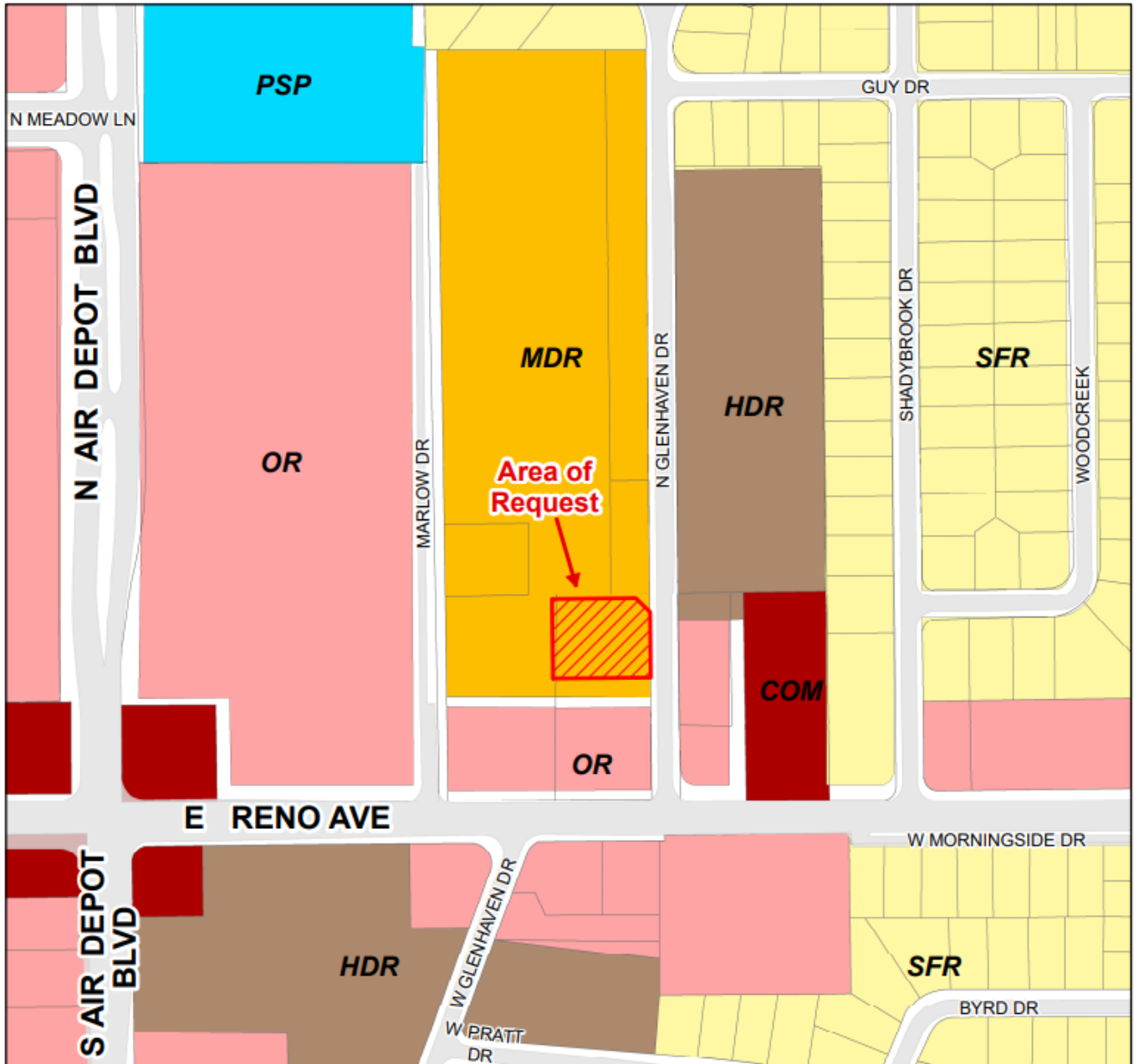
**ZONING MAP FOR
PC-2145
(SW/4, Sec 34, T12N, R2W)**



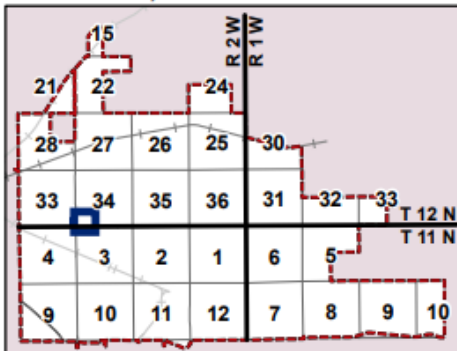
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Community Development / Information Technology - GIS



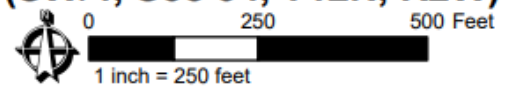
Locator Map



Future Land Use Legend

- Single-Family Detached Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home
- Public/Semi-Public
- Parks/Open Space
- Office/Retail
- Commercial
- Industrial
- Town Center

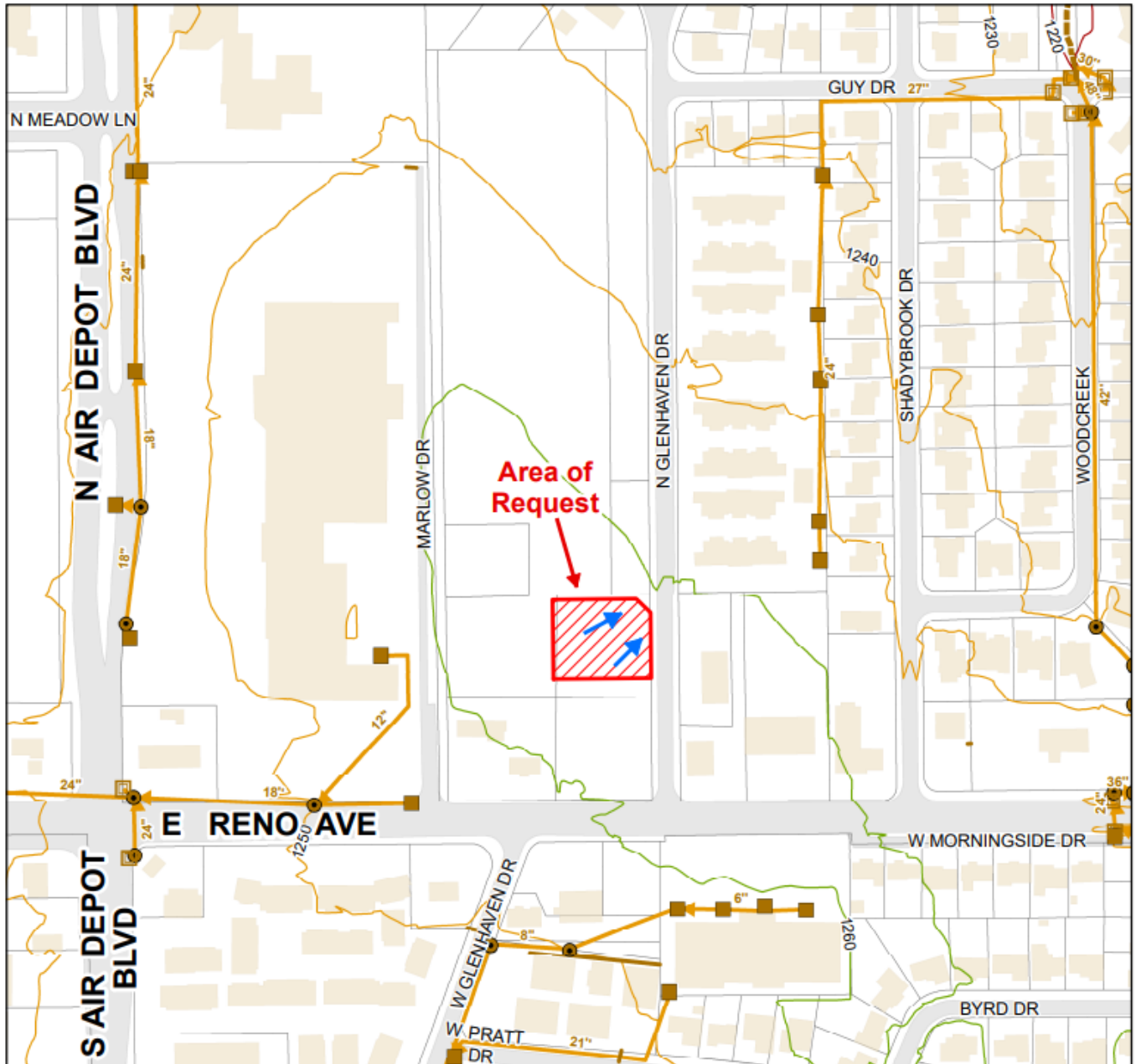
**FUTURE LAND USE
MAP FOR
PC-2145
(SW/4, Sec 34, T12N, R2W)**



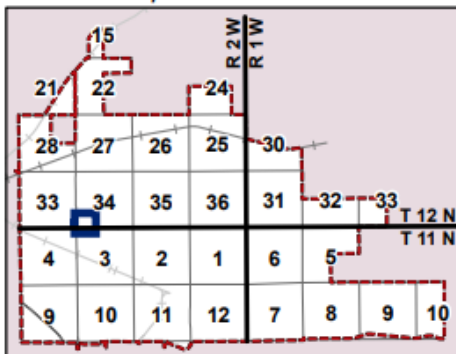
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Community Development / Information Technology - GIS



Locator Map

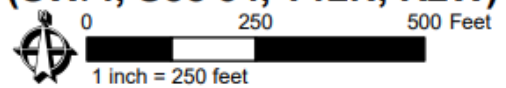


- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

2009 FEMA Floodplains

- 500-yr floodplain
- 100-yr floodplain
- 2009 FEMA Floodway

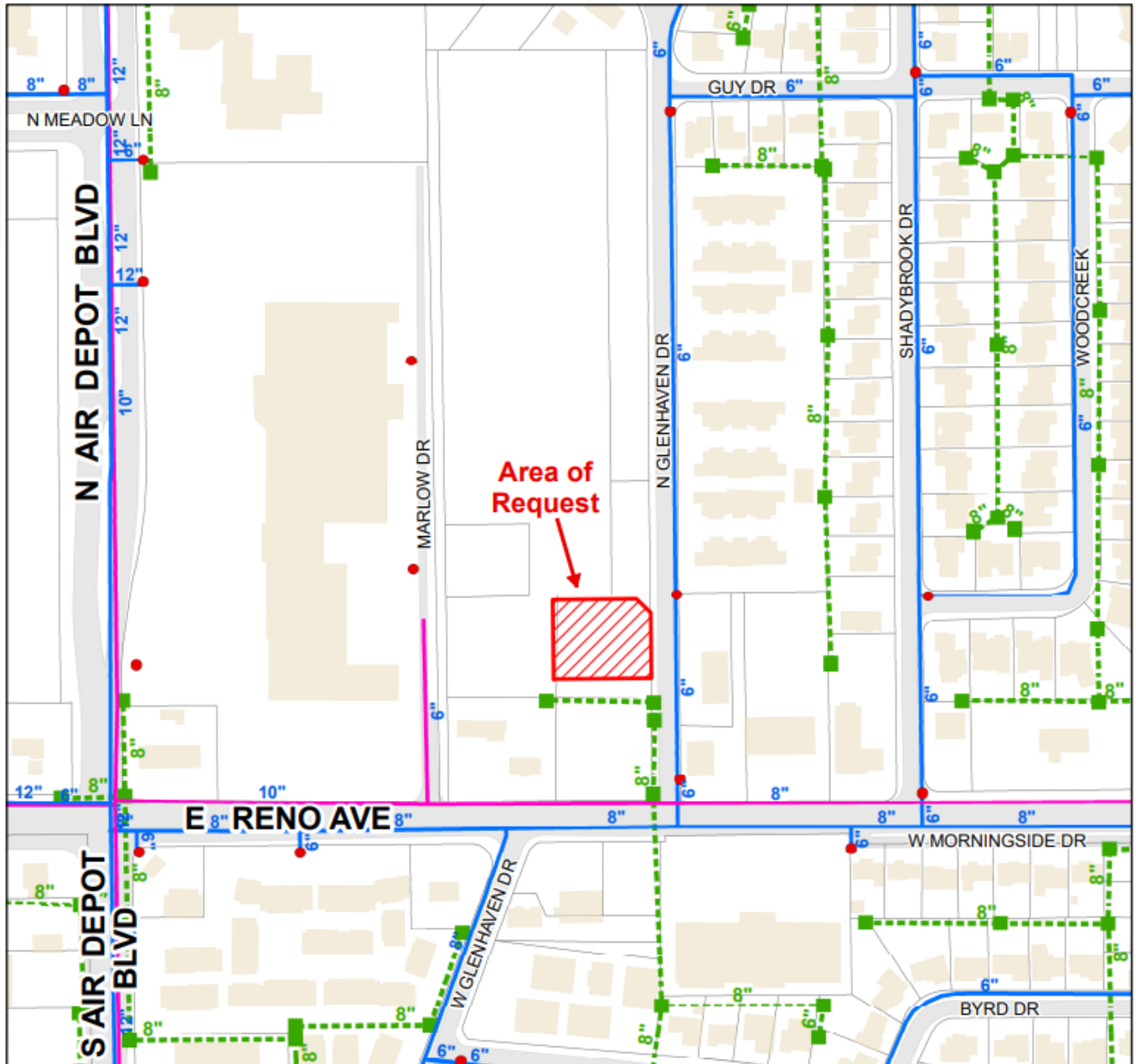
**DRAINAGE
LOCATION MAP FOR
PC-2145
(SW/4, Sec 34, T12N, R2W)**



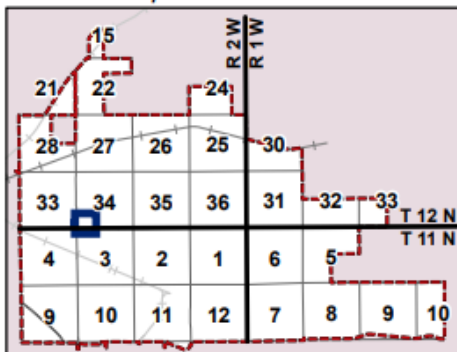
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Community Development / Information Technology - GIS



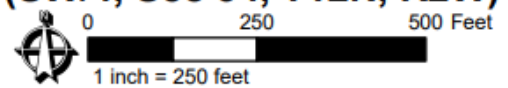
Locator Map



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-2145
(SW/4, Sec 34, T12N, R2W)**



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The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

Development Inquiry/Pre-Development Meeting Form

This Development Inquiry Form is intended to provide a written assessment of a proposed development for a particular parcel of land. This non-binding document is not a formal review or approval of any development proposal. The information is provided in order to inform the customer of development requirements and application process required by The City of Midwest City. A copy of this form will be given to the customer and the original will remain on file in the Community Development Office.

Date of Contact: 5/9/23

Staff Present: Emily Richey, Robert Coleman, Brandon Bundy, Patrick Menefee

Property Owner: Perkins Family, LLC

Developer/Applicant: Mark Grubbs; Grubbs Consulting, LLC

Contact number(s) for Applicant: 405-265-0641 ext. 101

Applicant's e-mail address: mark.grubbs@gc-okc.com

Land Use Information:

Site address or legal description: 7121 E. Reno (for proposed rezone)

Existing Zoning: PUD

Proposed Zoning: C-3

Existing Land Use: Vacant

Requested Future Land Use: Carwash

Water Location/Size: East/ 6" line

Sewer Location: _____



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

Street Type: Local

Drainage Channels Present: Applicant proposed detention and drainage improvements.

Drainage Flow: _____

Drainage Improvements Present: No

Flood Plain Present: No

Zoning

Subdivision – Planning

- Minor Plat
- Preliminary Plat
- Final Plat
- Amending Plat
- Replat

Subdivision – Engineering

Water improvement requirements: Applicant plans to extend water to site.

Sewer improvement requirements: Extend to properties.

Street improvement requirements: Yes

Drainage/detention requirements: Yes

Floodplain requirements: No

Right-of-way/easement requirements: Yes



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

Fire Department Requirements:

Fire Hydrant required: Shall comply w/ Sec 15-22 of MWC Ordinance

Additional Notes

*This Pre-Development meeting fulfills the requirement for the C-3 Rezone request as well as Preliminary Plat.

- The two applications can be submitted simultaneously. Applicant's choice if the easement vacation is submitted with the above mentioned applications or separately.

*Sewer relocation- determine if it's considered minor or major change for ODEQ.

*New easement will need to provide access to Reno.

*Staff recommended to exclude the proposed commercial tract from HOA covenants; applicant made the recommendation of having the parcels labeled by sections and can exclude that way (staff is good with the suggestion).

ORDINANCE NO. 3427

AN ORDINANCE AMENDING APPENDIX A, ZONING REGULATIONS, OF THE
MIDWEST CITY CODE, SECTION 5, SUPPLEMENTAL REGULATIONS, BY
AMENDING SUBSECTION 5.7.2., TRASH DUMPSTER(S) AND ENCLOSURE; AND
PROVIDING FOR REPEALER AND SEVERABILITY

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

ORDINANCE

SECTION 1. That Appendix A, Zoning Regulations, of the Midwest City Code, Section 5, Supplemental Regulations, by amending Subsection 5.7.2., Trash Dumpster(s) Enclosure, to read as follows:

5.7.2. Trash Dumpster(s) and Enclosure

(A) *Dumpster Requirements*

- (1) All new commercial buildings shall be served by a minimum of one (1) eight-yard capacity dumpster provided by the City, unless other arrangements are approved by the City's Environmental Services Director in compliance with code.
- (2) All dumpsters shall be screened/enclosed on three (3) sides by a minimum of eight (8) foot tall masonry walls.
- (3) Such enclosures shall have inside dimensions of no less than twelve (12) feet in width and fourteen (14) feet in length.
- (4) Gates shall be incorporated into the design of the enclosure and shall provide a twelve (12) -foot wide clear space when open.
- (5) A locking device shall be installed on the gates.
- (6) Keeper latches shall be installed to allow gates to remain open during the servicing of the refuse container.

(B) *Dumpster Site Location.*

- (1) At the time of preparing plans for new commercial buildings, land area on the site shall be designated as a location for the required dumpster(s) and enclosure, which shall be indicated on those plans.
 - a. Such location shall not occupy any designated parking space, dedicated right-of-way, easement and/or create any traffic sight hazard.
- (2) An unobstructed approach shall be provided to allow refuse collection trucks to maneuver on the property without the backing onto a public street.

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

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

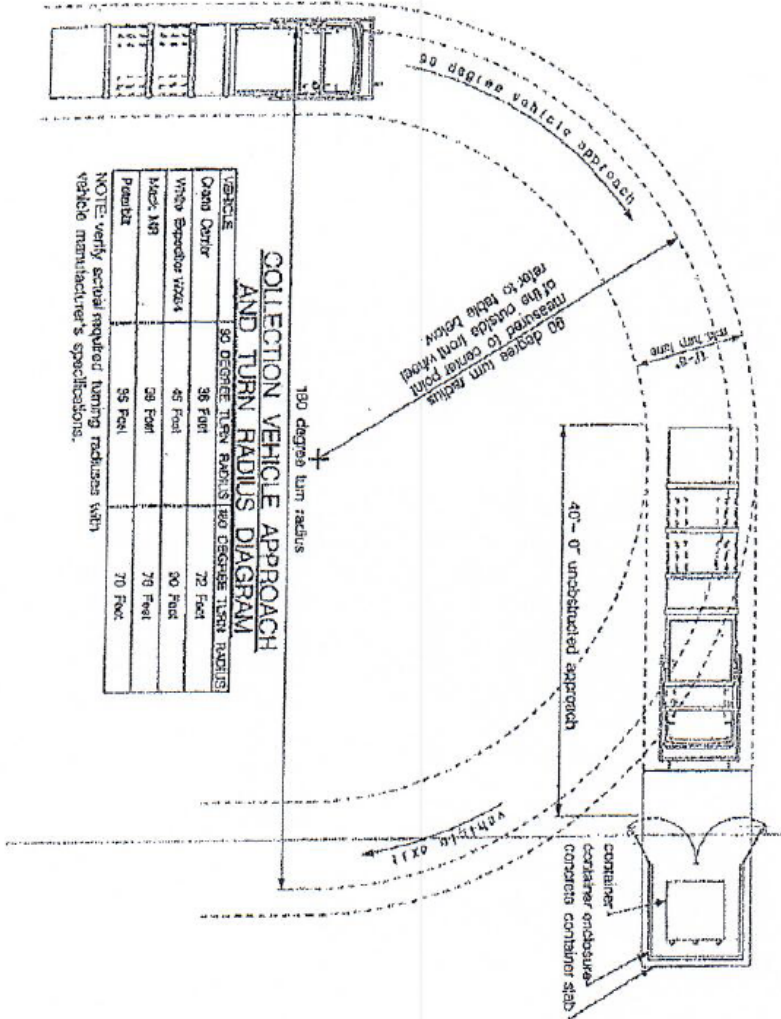
PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma, on the 29 day of October, 2020.

THE CITY OF MIDWEST CITY, OKLAHOMA


MATTHEW D. DUKES II, Mayor

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Front-Load Vehicle Access: Diagram



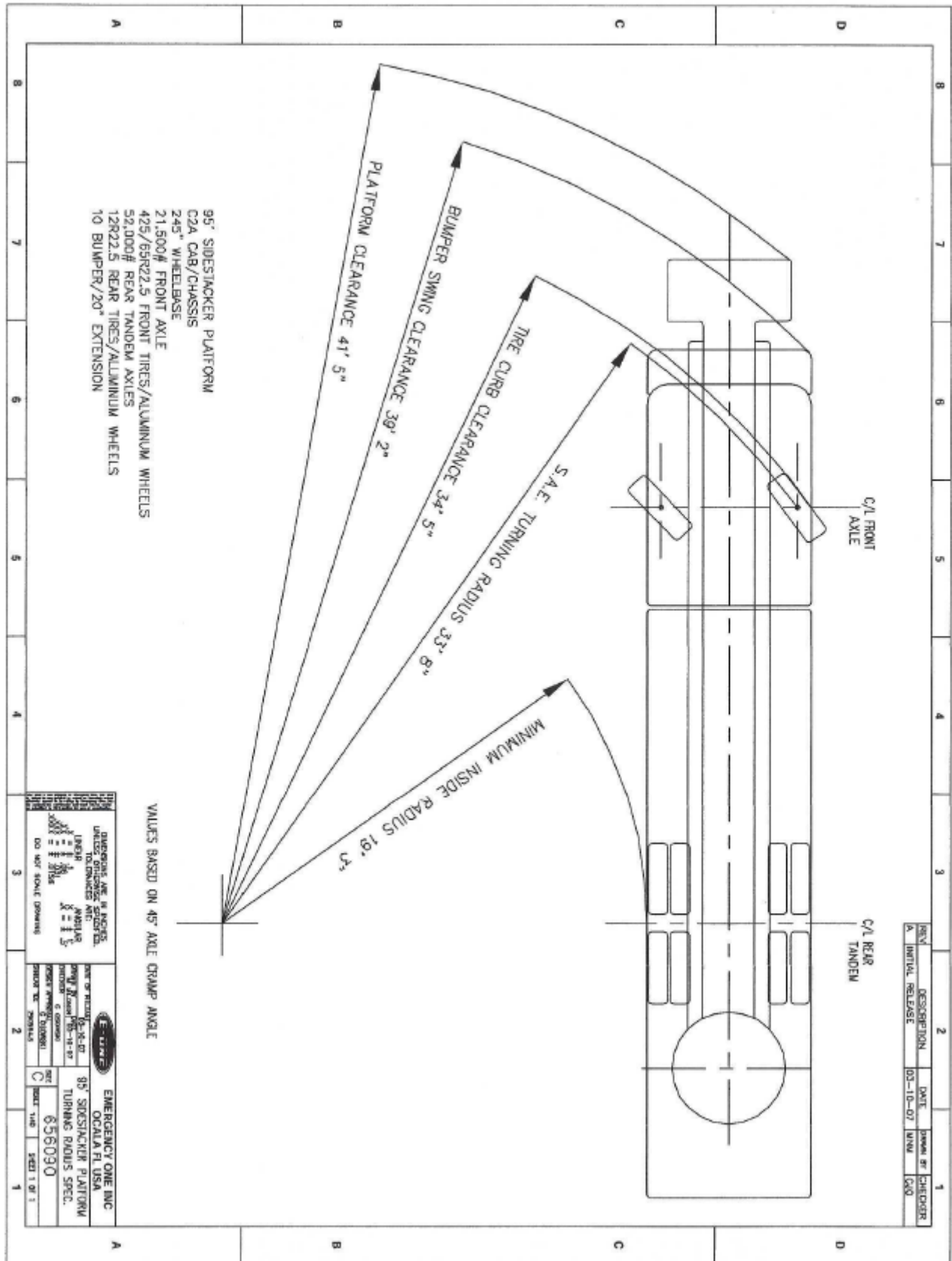
Turn Radius



142324

SAE Turning Radius Calculations for Quote No. 78405				
Wheelbase:	245"	Front Bumper Size:	10"	
Body Width:	100"	Front Bumper Extension:	20"	
Front Axle Kingpin Center:	70.66"	Front Wheel Type:	ALUMINUM	
Front Axle Track:	84.36"	Rear Wheel Type:	ALUMINUM	
Front Axle Tire Width:	16.2"	Tire Brand:	MICHELIN	
Dimension Over Rear Tires:	98.59"			
Body Front Overhang:	92"			
Inside Cramp Angle	S. A. E. Turning Radius	Tire Curb Clearance	Bumper Swing Clearance	Minimum Inside Radius
35	41.1'	41.8'	45.9'	28'
36	40.2'	40.9'	45'	26.9'
37	39.4'	40'	44.3'	25.9'
38	38.5'	39.2'	43.5'	25'
39	37.8'	38.5'	42.8'	24.1'
40	37'	37.7'	42.2'	23.2'
41	36.3'	37'	41.5'	22.3'
42	35.7'	36.4'	40.9'	21.5'
43	35'	35.7'	40.4'	20.7'
44	34.4'	35.1'	39.8'	20'
45	33.9'	34.5'	39.3'	19.3'
46	33.3'	34'	38.8'	18.6'
47	32.8'	33.5'	38.4'	17.9'
48	32.3'	33'	37.9'	17.2'
49	31.8'	32.5'	37.5'	16.6'
50	31.3'	32'	37.1'	16'
Nominal Cramp Angles:				
Meritor FL941 & FL943 axles: up to and including 425/65R22.5 tires			45 degrees	
Meritor FL941 & FL943 axles: 445/65R22.5 tires			38 degrees	
Dana I220W axle: up to and including 445/65R22.5 tires			42 degrees	
Reyco IFS: up to and including 385/65R22.5 tires			48 degrees	
Reyco IFS: 425/65R22.5 tires			45 degrees	
Reyco IFS: 445/65R22.5 tires without front intake			42 degrees	
Meritor Front Drive Axle: up to and including 425/65R22.5 tires			37 degrees	
Marmon Herrington Front Drive Axle: up to and including 425/65R22.5 tires			42 degrees	
This Turning Radius report reflects how the quote was configured. Any succeeding changes may slightly alter the turning radius of the vehicle and the data in this report.				

GENERAL BY MODEL





The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

REZONING APPLICATION

Property Information

Location/Address of Property: 2829 N. Glenhaven Dr.
Legal Description: see attached Exhibit A

Applicant Information

Name: Bentwood Investments, LLC	Company:	
Mailing Address: 3117 N. Sooner Rd., Suite 150		
City: Edmond, OK 73034	State:	Zip:
Phone:	Fax:	Email:

Owner Information

Name: same as above	Company:	
Mailing Address:		
City:	State:	Zip:
Phone:	Fax:	Email:

It is requested that the above noted property be rezoned

From: PUD (PC-2099/R-MD)

To: C-3 Community Commercial

And it is further requested that the Comprehensive Plan be amended

From: N/A

To: _____

The subject property has a frontage of 115 ft and a depth of 172 ft., and contains an area of 24,017 sq. ft.

Applicant: 

Commercial Tract Boundary – Legal Description

A tract of land lying in the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the Southwest corner of the SW/4 of said Section 34; Thence N 89°51'43" E along the South line of said SW/4 a distance of 798.49 feet; Thence N 00°36'11" W and parallel with the West line of said SW/4 a distance of 249.09 feet to the Point of Beginning; Thence continuing N 00°36'11" W and parallel to the West line of said SW/4 a distance of 140.70 feet; Thence N 89°23'49" E a distance of 147.92 feet; Thence S 45°36'11" E a distance of 35.36 feet; Thence S 00°36'11" E and a distance of 115.70 feet; Thence S 89°23'49" W a distance of 172.92 feet to the POINT OF BEGINNING.

Containing 24,017.91 Sq. Ft. or 0.551 Acres, more or less.

Legal Description prepared on May 5th, 2023 by Troy Dee, Registered Professional Land Surveyor No. 1745.

2022041401056973 B: 15123 P: 1805
04/14/2022 11:31:31 AM Pgs: 3
Fee: \$22.00 Doc Stamp: \$1012.50
David B. Hooten, County Clerk
Oklahoma County - State of Oklahoma



Return To:
Bentwood Investments, LLC
39004 West MacArthur, Suite 100
Shawnee, OK 74804

WARRANTY DEED
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **825.00**
Filed/insured by: First American Title Insurance Company
File No.: **2695150-OK15 (MM)**

Tax ID#: **2535-15-040-7235**

That **Perkins Family, LLC, an Oklahoma limited liability company**, (the "Grantor"), in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **Bentwood Investments, LLC, an Oklahoma limited liability company**, (the "Grantee"), the following described real property and premises situated in **Oklahoma County, State of Oklahoma**, to wit:

TRACT I: A part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the I.M., Oklahoma County, Oklahoma, being more particularly described as follows: Beginning 898.5 feet east and 597 feet north of the southwest corner; Thence north 760 feet; Thence east 96.31 feet; Thence south 760 feet; Thence west 96.31 feet to the point of beginning. EXCEPT the east 25 feet thereof; AND

TRACT II: A part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at a point 898.50 feet east and 397.00 feet north of the southwest corner of said Section 34; Thence north 200.00 feet; Thence east a distance of 96.31 feet; Thence south a distance of 200.00 feet; Thence west a distance of 96.31 feet to the point of beginning; AND

TRACT III: A part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as beginning at a point 798.5 feet east and 197 feet north of the southwest corner of the SW/4; Thence north 200 feet; Thence east 171.31 feet; Thence south 200 feet; Thence west 171.31 feet to the point or place of beginning, according to the government survey thereof; AND

TRACT IV: The Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the I.M., Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point 577.5 feet east of the southwest corner of said SW/4; Thence north and parallel with the west line of said SW/4 a distance of 1357 feet; Thence east and parallel with the south line of said SW/4 a distance of 321 feet; Thence south and parallel with the west line of said SW/4 a distance of 960 feet; Thence west and parallel with the south line of said SW/4 a distance of 100 feet; Thence south and parallel with the west line of said SW/4 a distance of 364 feet; Thence west and parallel with the south line of said SW/4 a distance of 221 feet to the point or place of beginning; LESS AND EXCEPT the following described property: Part of the Southwest Quarter (SW/4) of Section 34, Township 12 North, Range 2 West of the I.M., more particularly described as follows: Beginning at a point 577.5 feet east and 397 feet north of the southwest corner of said SW/4; Thence north and parallel with the west line of said SW/4 a distance of 180 feet; Thence east and parallel with the south line of said SW/4 a distance of 170 feet; Thence south and parallel with the west line of said SW/4 a distance of 130 feet; Thence west and parallel with the south line of said SW/4 a distance of 170 feet to the point or place of beginning;

AND LESS AND EXCEPT

A part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, more particularly described as follows to-wit; Beginning at a point on the South line of said SW/4 577 1/2 feet East of the Southwest corner thereof; Thence North and parallel to the West line of said SW/4 200 feet; Thence East and parallel to the South line of said quarter section 221 feet; Thence South and parallel to the West line of said SW/4 200 feet to the South line thereof; Thence West along said South line of said quarter section 221 feet to the Point of Beginning; AND

TRACT V: Part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the I.M., Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point 577.5 feet east and 397 feet north of the southwest corner of said SW/4; Thence north and parallel with the west line of said SW/4 a distance of 130 feet; Thence east and parallel with the south line of said SW/4 a distance of 178 feet; Thence south and parallel with the west line of said SW/4 a distance of 130 feet; Thence west and parallel with the south line of said SW/4 a distance of 170 feet to the point or place of beginning.

TRACT VI: A part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the government survey thereof, and more particularly described as follows, to-wit: Beginning at a point on the south line of said SW/4 798.5 feet east of the southwest corner of said SW/4; Thence north parallel to the west line of said SW/4 a distance of 197 feet; Thence east parallel to the south line of said SW/4 a distance of 171.31 feet; Thence south a distance of 197 feet; Thence west along the south line of said SW/4 a distance of 171.31 feet to the point or place of beginning.


Property Address: **PT SW4 34-12N-2W, Midwest City, OK**

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this **April 13, 2022**.

Perkins Family, LLC, an Oklahoma limited liability company

By: 
Name: Cy Perkins
Title: Manager

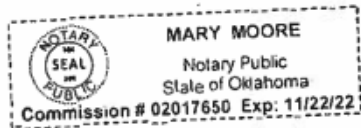


2022041401056973 B: 15123 P: 1807 04/14/2022 11:31 AM Page 3 of 3

ACKNOWLEDGMENT - OKLAHOMA FORM

STATE OF **OKLAHOMA** }
 } **ss.**
COUNTY OF **OKLAHOMA** }

This instrument was acknowledged before me on **April 13, 2022**, by **Cy Perkins** as **Manager of Perkins Family, LLC** an **Oklahoma limited liability company**.



(Signature)

NOTARY PUBLIC
My Commission Expires:

Mail Tax Statements To:
First National Bank
2911 S. Air Depot
Midwest City, OK 73140-1600

UNOFFICIAL

CERTIFICATE

The undersigned bonded abstractor in and for Oklahoma County, Oklahoma, does hereby certify that attached as Exhibit "B" hereto is a list of owners and their addresses of property adjoining within 300 feet of the land described on Exhibit "A" attached hereto according to the records maintained in the Office of the County Treasurer of Oklahoma County, Oklahoma.

Executed at Oklahoma City, Oklahoma this 4th day of May, 2023.

AMERICAN EAGLE TITLE INSURANCE COMPANY


JESSICA LOUK
ABSTRACT MANAGER

State of Oklahoma)
) ss.
County of Oklahoma)

This instrument was acknowledged before me on May 11, 2023, by Jessica Louk, Abstract Manager.



NOTARY PUBLIC

My commission expires:
Order No.: 2305-0051-20





June 7, 2023

TO: Mark C. Grubbs, P.E.
Grubbs Consulting, LLC
FROM: Todd E. Butler, P.E., PTOE
SUBJECT: Glenhaven Development
Traffic Impact Review
LOCATION: Reno Avenue and Glenhaven Drive,
Midwest City, Oklahoma



INTRODUCTION

Traffic Engineering Consultants, Inc. (TEC) was retained to conduct a traffic impact review on the revised Glenhaven Residential Development. The proposed development is located north of Reno Avenue, along the west side of Glenhaven Drive in Midwest City, Oklahoma. The comparison of the original and revised developments are indicated in **Figure 1** in **Attachment A**.

The proposed residential development as presented to the City in January 2022 was proposed to include 14 single family residential lots and 62 duplex units. Access to the residential development was proposed via two full-access driveways on Glenhaven Drive. The revised development is now proposed to include a total of 12 single family residential lots, 58 duplex units, and a car wash to be located on the northwest corner of the intersection of Glenhaven Drive and Reno Avenue. Access to the residential lots is proposed to remain along Glenhaven Drive as originally proposed. Access to the car wash is proposed to be provided via a single driveway along Glenhaven Drive and a single driveway along Reno Avenue. The access to Reno Avenue is proposed to be located as currently provided to that commercial lot.

The residential portion of the development remains on the same area as originally proposed with the exception of the elimination of two duplex lots and two single family residential lots in the southeast corner of the development. The residential lots that have been removed, and the added commercial lot on the northwest corner of the intersection of Glenhaven Drive and Reno Avenue are to be used for the car wash location.

Glenhaven Drive is a two-lane north/south collector street with a posted speed limit of 25 mph and has an approximate average daily traffic (ADT) of 1,300 vehicles per day (vpd). Glenhaven Drive intersects with Reno Avenue south of the development site and Crest Foods store south of Reno Avenue. Reno Avenue is a four-lane arterial with a posted speed limit of 35 mph and has an approximate average daily traffic (ADT) of 20,500 vpd. The intersection of Reno Avenue and Glenhaven Drive is currently signalized with dedicated eastbound and westbound left-turn lanes.



June 7, 2023

TRAFFIC DATA

Traffic data included in the previous traffic review was utilized to conduct the comparison of the impacts between the original development and the revised development. Existing turning movement traffic volume data was collected at the intersection of Reno Avenue and Glenhaven Drive in January 2022. The raw traffic volume data, included in **Attachment B** was used to develop the 2030 future background traffic by applying an average annual growth rate (AGR) of 1%. The AGR was determined by reviewing the available historical traffic data at locations east and west of Glenhaven Drive along Reno Avenue.

SITE GENERATED TRAFFIC

To determine the effects a new development will have on an existing street system, the new or additional traffic must be projected. The latest edition of the *Trip Generation Manual*, published by the Institute of Transportation Engineers, was used to determine the amount of traffic the development is expected to generate. The report is a nationally accepted reference which provides trip rates for determining the traffic expected to be generated by different land use types. Available information was utilized regarding the anticipated land use to determine the site generated traffic. The *Single-Family Detached Housing and Single-Family Attached Housing* land use categories were selected as the most applicable to determine the trip generation of the proposed development. The resulting traffic volumes projected to be generated by the originally proposed development and the revised development are indicated in **Table 1**.

The original development was expected to generate 557 vehicle trips per day with 42 trips occurring during the a.m. peak hour and 51 trips occurring during the p.m. peak hour. Since no total daily or a.m. peak hour trip rate information is currently available for the automated car wash land use, the p.m. peak hour traffic data will be used to conduct the comparison. The projected p.m. peak hour traffic volume for the revised development is 124 trips.

FUTURE TRAFFIC

The traffic expected to be generated by the original and revised development were distributed among the eastbound and westbound movements at the intersection of Reno Avenue and Glenhaven Drive and added to the 2030 future background traffic. The 2030 future total traffic was used to conduct the traffic impact review comparison. The traffic data is summarized in **Figure 2**.



June 7, 2023

TABLE 1
PROJECTED SITE GENERATED TRAFFIC VOLUMES
ORIGINAL Glenhaven Residential Development

Area	Building Type (Land Use)	ITE Land Use Code	Approximate Gross Floor Area or Other	Average Weekday Vehicle Trip Ends			Average AM Peak Hour Directional Distribution		Average PM Peak Hour Directional Distribution		Average PM Peak Hour Directional Volume (vph)			
				Per Day	Per Peak Hour of Adjacent Street Traffic		IN	OUT	IN	OUT	IN	OUT		
					One Hour Between 7am & 9am	One Hour Between 4pm & 6pm							(vpd)	(vph)
Single Family Lots	Trip Rate ² Single-Family	210	(Dwelling Units)	11.81	0.89	1.12	0.26	0.74	3	9	0.63	0.37	11	6
	14		165	12	16									
Duplex Units	Trip Rate ² Single-Family	215	(Dwelling Units)	7.20	0.48	0.57	0.31	0.69	9	21	0.57	0.43	20	15
	62		446	30	35									
TOTAL				611	42	51			12	31			31	21

² Trip Rates from "TRIP GENERATION MANUAL", 11th Ed., Institute of Transportation Engineers.

REVISED Glenhaven Residential Development

Area	Building Type (Land Use)	ITE Land Use Code	Approximate Gross Floor Area or Other	Average Weekday Vehicle Trip Ends			Average AM Peak Hour Directional Distribution		Average PM Peak Hour Directional Distribution		Average PM Peak Hour Directional Volume (vph)			
				Per Day	Per Peak Hour of Adjacent Street Traffic		IN	OUT	IN	OUT	IN	OUT		
					One Hour Between 7am & 9am	One Hour Between 4pm & 6pm							(vpd)	(vph)
Single Family Lots	Trip Rate ² Single-Family	210	(Dwelling Units)	11.88	0.90	1.12	0.26	0.74	3	8	0.63	0.37	9	5
	12		143	11	13									
Duplex Units	Trip Rate ² Single-Family	215	(Dwelling Units)	7.20	0.48	0.57	0.31	0.69	9	19	0.57	0.43	18	14
	58		418	28	33									
Car Wash	Trip Rate ² Automated Car Wash	948	(Tunnel)	N.A.	N.A.	77.50	N.A.	N.A.	0	0	0.50	0.50	39	39
	1		---	---	78									
TOTAL				---	---	124			---	---			66	58

² Trip Rates from "TRIP GENERATION MANUAL", 11th Ed., Institute of Transportation Engineers.

CAPACITY ANALYSIS

The capacity analyses were conducted using *Synchro 11*, which is a software package for modeling and optimizing traffic signal timings at signalized intersections and analyzing unsignalized intersections in accordance with the methodology of the latest edition of the *Highway Capacity Manual*. The *Highway Capacity Manual* is published by the Transportation Research Board of the National Research Council, Washington, D.C. The information has been widely accepted throughout the U.S. as a guide for defining and solving transportation challenges. The information is approved and distributed by the U.S. Department of Transportation, Federal Highway Administration. The average control delay for signalized



June 7, 2023

intersections is estimated for each lane group and aggregated for each approach and for the intersection as a whole. The level-of-service for this type of traffic control is directly related to the control delay value. The criteria for stop controlled or unsignalized intersections have different threshold values than do those for signalized intersections. A higher level of control delay has been determined to be acceptable at a signalized intersection for the same level-of-service. The level-of-service criteria are summarized in Table 2. An overall intersection level-of-service "D" or better is considered acceptable for the intersection operations.

TABLE 2

Level-of-Service Criteria

Level of Service	Average Delay (seconds/vehicle)		Traffic Condition
	Unsignalized	Signalized	
A	≤10	≤10	Free Flow
B	> 10 - 15	> 10 - 20	Stable Flow (slight delays)
C	> 15 - 25	> 20 - 35	Stable Flow (acceptable delays)
D	> 25 - 35	> 35 - 55	Approaching Unstable Flow (tolerable delay, occasionally wait through more than one signal cycle before proceeding)
E	> 35 - 50	> 55 - 80	Unstable Flow (intolerable delay)
F	> 50	> 80	Forced Flow (congested and queues fail to clear)

The capacity analysis comparison was conducted for the p.m. peak hour at the intersection of Reno Avenue and Glenhaven Drive under the 2030 future traffic conditions. The 2030 future total traffic conditions included the new development traffic. All analyses were conducted utilizing the existing street and traffic signal conditions for the intersection. The results of the capacity analysis comparison conducted is summarized in Table 3 and the raw analysis data sheets have been included in Attachment C.

TABLE 3.

CAPACITY ANALYSIS SUMMARY

Intersection	Type of Traffic Control	PM Peak Hour				
		Critical Approach			Intersection	
		Approach	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
2030 Future Total Traffic (Background Traffic + Original Development Site Traffic)						
Reno Ave and Glenhaven Dr	Signalized	EB	45.7	D	38.0	D
2030 Future Total Traffic (Background Traffic + REVISED Development Site Traffic)						
Reno Ave and Glenhaven Dr	Signalized	EB	46.7	D	39.5	D



June 7, 2023

SUMMARY

Traffic Engineering Consultants, Inc. (TEC) was retained to conduct a comparison of the traffic impacts between the originally proposed Glenhaven Residential Development and the revised Glenhaven development. The development is proposed to be located north of Reno Avenue, along the west side of Glenhaven Drive in Midwest City, Oklahoma. The original residential development was proposed to include 13 single family residential lots and 56 duplex units. The revised development, to be located in the same area is proposed to include 41 single family residential lots, no duplex units, and an automated car wash. The traffic impact review provides a comparison of the traffic operations between the original development and the revised development.

The results of the intersection capacity analyses conducted indicate that the revised development is expected to have a relatively minor increase in the overall delay of the intersection of Glenhaven Drive and Reno Avenue of less than 2 seconds. The resultant delay is expected to remain acceptable at a level-of-service "D". Due to the low amount of traffic projected to be generated by the new development, no appreciable differences in the operations of the intersection are expected to occur. The current level-of-service of the intersection is expected to be maintained after the completion of the development.

Should you have any question or require additional information regarding these findings, please contact me.

ATTACHMENT A

FIGURES

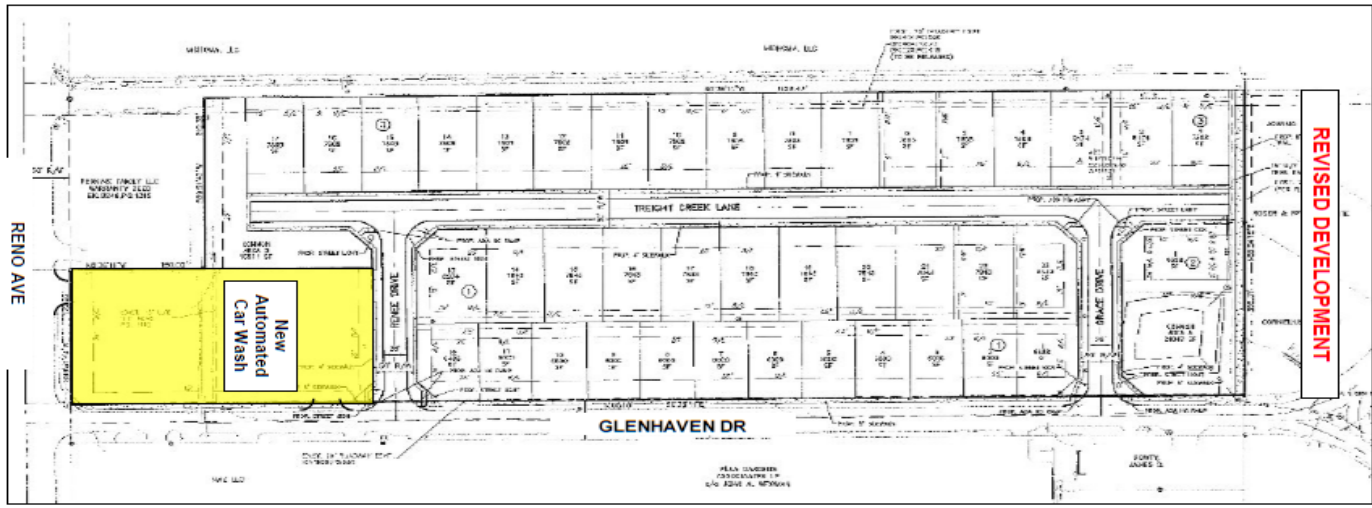
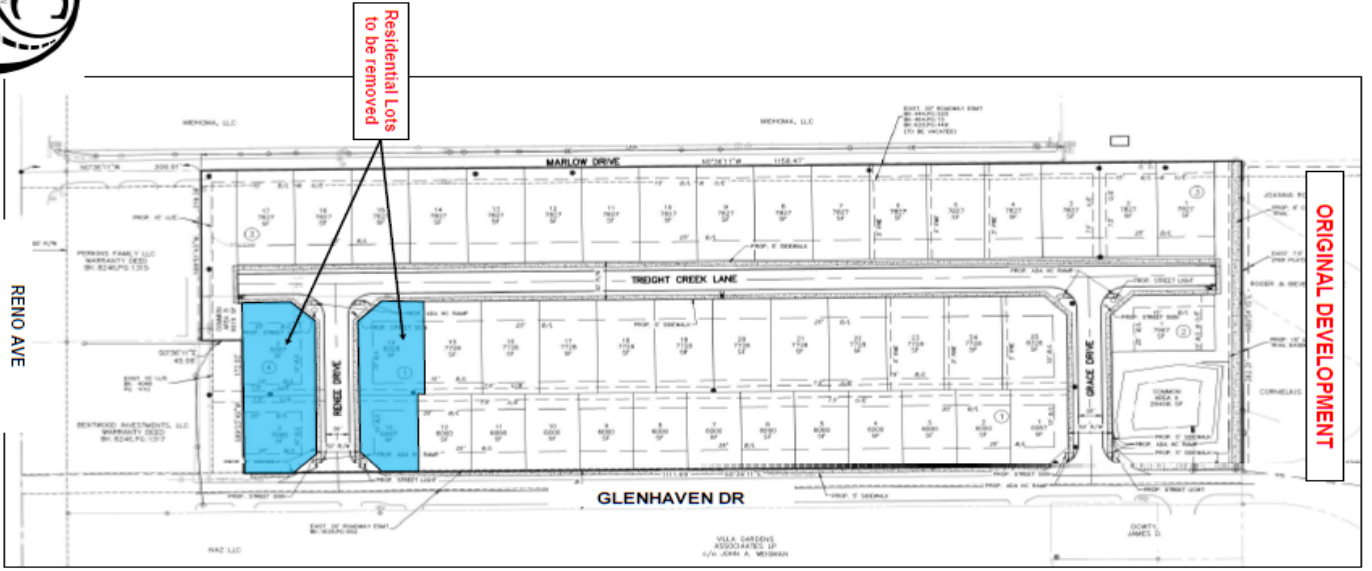
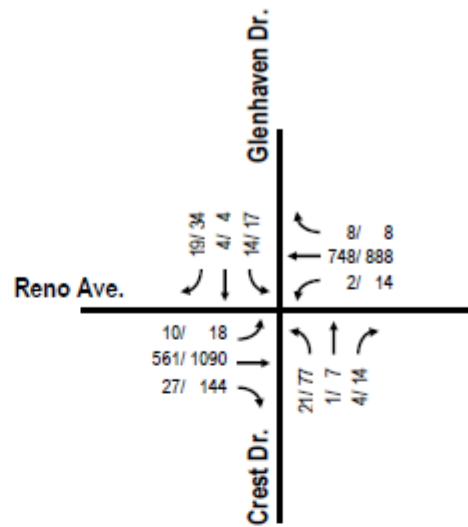
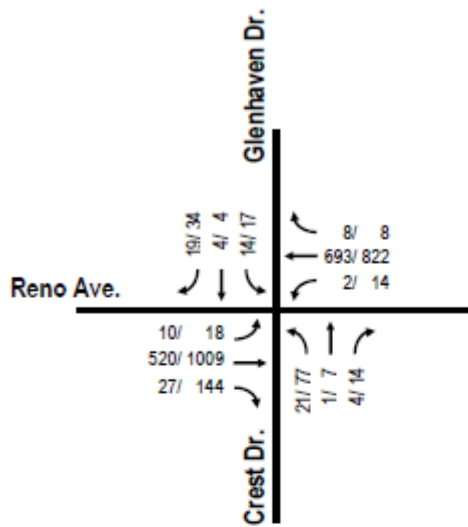


FIGURE 1. Development Plan Comparison

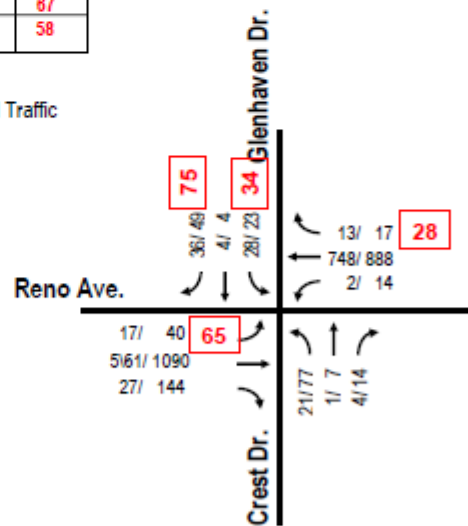
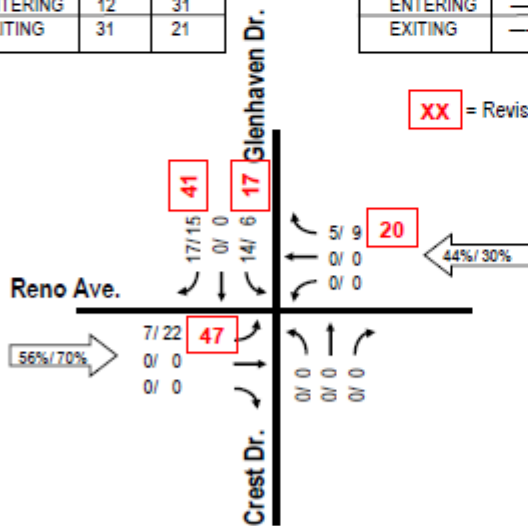




PROJECTED SITE GENERATED TRAFFIC ORIGINAL DEVELOPMENT		
	A.M.	P.M.
ENTERING	12	31
EXITING	31	21

PROJECTED SITE GENERATED TRAFFIC REVISED DEVELOPMENT		
	A.M.	P.M.
ENTERING	—	87
EXITING	—	58

XX = Revised Traffic



Projected Distribution of Site Generated Traffic

2030 Future Background Traffic (Applied 1% AGR)

LEGEND	
XXX/XXX	P.M. PEAK HOUR
XXX/XXX	A.M. PEAK HOUR
XXX%/XXX%	PEAK HOUR % DIST.

FIGURE 2. Traffic Data



ATTACHMENT B

TRAFFIC DATA



Reno Ave. & Glenhaven Dr. - TMC
 Mon Jan 10, 2022
 Full Length (2 PM-2 PM (+1))
 All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)
 All Movements
 ID: 914536, Location: 35,464092, -97,402912

Provided by: Traffic Engineering Consultants, Inc.
 6000 S. Western Ave, Suite 300, Oklahoma City, OK, 73139, US

Leg Direction	Northbound						Eastbound						Southbound						Westbound					
	R	T	L	U	App	Int	R	T	L	U	App	Int	R	T	L	U	App	Int	R	T	L	U	App	Int
2022-01-10 2:00PM	4	0	2	0	6	6	4	140	4	0	156	1	1	0	8	0	9	25	172	3	0	0	200	371
2:15PM	5	1	3	0	9	9	3	165	2	0	170	5	5	1	13	0	19	15	175	4	0	0	194	392
2:30PM	5	0	4	0	9	9	1	153	1	0	155	5	5	1	12	0	18	19	197	3	0	0	219	401
2:45PM	2	0	1	0	3	3	2	180	0	0	182	3	0	7	7	0	10	21	193	3	0	0	217	412
Hourly Total	16	1	10	0	27	27	10	646	7	0	663	14	2	40	0	0	56	80	737	13	0	0	830	1576
3:00PM	2	1	3	0	6	6	4	185	2	0	191	3	3	3	15	0	21	22	201	2	0	0	225	443
3:15PM	2	1	6	0	9	9	4	218	1	0	223	3	0	16	0	0	19	22	219	3	0	0	245	496
3:30PM	5	0	4	0	9	9	3	227	2	0	232	1	2	20	0	0	23	24	214	5	0	0	243	507
3:45PM	8	1	1	0	10	10	6	224	3	0	233	2	1	10	0	0	13	34	221	6	0	0	261	517
Hourly Total	17	3	14	0	34	34	17	854	8	0	879	9	6	61	0	0	76	102	855	16	1	0	974	1963
4:00PM	8	1	6	0	15	15	1	177	1	0	179	3	1	12	0	0	16	29	194	4	0	0	227	437
4:15PM	7	0	7	0	14	14	2	184	2	0	188	3	2	14	0	0	19	29	229	3	0	0	261	482
4:30PM	8	1	3	0	12	12	0	199	6	0	205	3	1	16	0	0	20	27	252	2	0	0	281	518
4:45PM	13	2	5	0	20	20	5	227	3	0	235	5	2	15	0	0	22	37	259	5	0	0	301	578
Hourly Total	36	4	21	0	61	61	8	787	12	0	807	14	6	57	0	0	77	122	934	14	0	0	1070	2015
5:00PM	5	1	8	0	14	14	0	195	3	0	198	2	3	27	0	0	32	37	247	6	0	0	290	534
5:15PM	8	0	1	0	9	9	3	201	2	0	206	4	1	19	0	0	24	43	251	5	0	0	299	538
5:30PM	10	1	6	0	17	17	1	189	2	0	192	6	4	16	0	0	26	28	238	1	0	0	267	502
5:45PM	2	0	3	0	5	5	4	179	2	0	185	2	2	21	0	0	25	41	222	8	0	0	271	486
Hourly Total	25	2	18	0	45	45	8	754	9	0	781	14	10	83	0	0	107	149	958	20	0	0	1127	2080
6:00PM	5	1	2	0	8	8	5	153	2	0	160	2	0	23	0	0	25	26	207	3	0	0	236	429
6:15PM	3	1	1	0	5	5	3	141	3	0	147	4	2	10	0	0	16	29	178	3	0	0	210	378
6:30PM	1	0	0	0	1	1	2	129	3	0	134	1	0	16	0	0	17	22	137	1	0	0	160	312
6:45PM	4	1	2	0	7	7	2	117	0	0	119	1	1	15	0	0	17	23	129	2	0	0	154	297
Hourly Total	13	3	5	0	21	21	12	540	8	0	560	8	3	64	0	0	75	100	651	9	0	0	780	1416
7:00PM	2	0	0	0	2	2	1	114	3	0	118	0	1	7	0	0	8	20	111	0	0	0	131	259
7:15PM	1	0	4	0	5	5	0	100	1	0	101	0	0	4	0	0	4	13	120	0	0	0	133	243
7:30PM	2	0	0	0	2	2	4	94	1	0	99	1	1	8	0	0	10	18	109	1	0	0	128	239
7:45PM	1	0	1	0	2	2	0	89	1	0	90	2	0	6	0	0	8	15	114	2	0	0	131	231
Hourly Total	6	0	5	0	11	11	5	397	6	0	408	3	2	25	0	0	30	66	454	3	0	0	523	972
8:00PM	0	1	0	0	1	1	1	79	0	0	80	0	0	9	0	0	9	7	78	2	0	0	87	177
8:15PM	4	0	0	0	4	4	0	67	1	0	68	0	1	7	0	0	8	16	67	3	0	0	86	166
8:30PM	1	2	1	0	4	4	2	54	0	0	56	1	0	2	0	0	3	8	70	0	0	0	78	141
8:45PM	1	2	1	0	4	4	2	59	0	0	61	0	0	8	0	0	8	7	71	0	0	0	78	151
Hourly Total	6	5	2	0	13	13	5	259	1	0	265	1	1	26	0	0	28	38	286	5	0	0	329	635
9:00PM	0	0	0	0	0	0	2	46	0	0	49	2	1	3	0	0	6	12	70	1	0	0	83	138
9:15PM	0	1	0	0	1	1	0	47	0	0	47	0	2	6	0	0	8	8	52	0	0	0	60	116
9:30PM	4	0	0	0	4	4	2	52	0	0	54	0	0	2	0	0	2	7	43	4	0	0	54	114

Leg Direction Time	North Southbound					East Westbound					South Northbound					West Eastbound					
	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	In
9-45PM	0	0	0	0	0	2	40	2	0	44	2	1	6	0	9	8	38	4	0	50	103
Hourly Total	4	1	0	0	5	6	185	3	0	194	4	4	17	0	25	35	203	9	0	247	471
10-00PM	0	0	1	0	1	1	37	0	0	38	1	0	8	0	9	6	31	1	0	38	86
Hourly Total	1	0	0	0	1	1	34	0	0	35	0	0	2	0	2	2	43	1	0	46	84
10-30PM	2	0	0	0	2	2	33	1	0	36	0	0	2	0	2	3	22	1	0	26	66
Hourly Total	2	0	0	0	2	0	16	1	0	17	0	0	3	0	3	7	28	1	0	36	58
10-45PM	5	0	1	0	6	4	120	2	0	126	1	0	15	0	16	18	124	4	0	146	294
Hourly Total	5	0	0	0	3	0	32	0	0	32	0	0	4	0	4	11	31	0	0	42	81
11-00PM	3	0	0	0	3	0	31	0	0	31	1	0	2	0	3	1	26	1	0	28	64
Hourly Total	1	1	0	0	2	0	17	0	0	18	0	0	3	0	3	6	31	1	0	38	59
11-30PM	0	0	0	0	0	1	25	0	0	25	0	0	3	0	3	4	24	1	0	29	58
Hourly Total	1	0	0	0	1	0	25	0	0	25	0	0	3	0	3	4	24	1	0	29	58
11-45PM	5	1	0	0	6	1	105	0	0	106	1	0	12	0	13	22	112	3	0	137	282
Hourly Total	5	1	0	0	1	0	13	1	0	14	1	0	4	0	5	3	15	2	0	20	40
2022-01-11 12:00AM	1	0	0	0	1	0	10	0	0	10	0	0	2	0	2	6	14	0	0	20	32
Hourly Total	0	0	0	0	0	0	18	0	0	18	1	0	4	0	5	2	18	0	0	20	43
12-30AM	0	0	0	0	0	0	11	1	0	12	0	0	0	0	0	1	6	1	0	8	20
Hourly Total	1	0	0	0	1	0	52	2	0	54	2	0	10	0	12	12	53	3	0	68	135
13:00AM	1	0	0	0	1	0	3	0	0	3	0	0	1	0	1	2	3	0	0	5	10
Hourly Total	0	0	0	0	0	1	8	0	0	9	0	0	0	0	0	1	9	0	0	10	19
13:30AM	0	0	0	0	0	1	3	0	0	4	0	0	1	0	1	2	8	0	0	10	15
Hourly Total	2	1	0	0	3	0	4	1	0	5	0	0	2	0	2	3	7	0	0	10	20
14:55AM	3	1	0	0	4	2	18	1	0	21	0	0	4	0	4	8	27	0	0	35	64
Hourly Total	1	0	0	0	1	1	4	0	0	5	1	0	1	0	2	2	8	0	0	10	18
20:00AM	0	0	0	0	0	0	8	0	0	8	0	0	1	0	1	0	5	0	0	5	14
Hourly Total	0	1	0	0	1	0	10	0	0	10	0	0	0	0	0	1	6	1	0	8	19
23:00AM	0	0	0	0	0	0	4	0	0	4	0	0	1	0	1	0	6	0	0	6	11
Hourly Total	1	1	0	0	2	1	26	0	0	27	1	0	3	0	4	3	25	1	0	29	62
30:00AM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	1	1	1	0	3	5
Hourly Total	1	0	0	0	1	0	6	0	0	6	0	0	0	0	0	3	3	0	0	6	13
31:55AM	0	0	0	0	0	1	7	1	0	9	1	0	0	0	1	3	3	0	0	6	16
Hourly Total	0	0	0	0	0	0	9	1	0	10	0	0	1	0	1	2	7	1	0	10	21
34:55AM	0	0	0	0	0	0	9	1	0	10	0	0	1	0	1	2	7	1	0	10	21
Hourly Total	1	0	0	0	1	1	24	2	0	27	1	0	1	0	2	9	14	2	0	25	55
40:00AM	0	1	0	0	1	0	9	0	0	9	0	0	2	0	2	3	8	1	0	12	24
Hourly Total	2	0	0	0	2	0	22	0	0	22	0	1	0	0	1	4	8	0	0	12	37
43:00AM	2	0	0	0	2	0	15	0	0	15	0	0	3	0	3	0	11	0	0	11	31
Hourly Total	1	0	1	0	2	0	22	0	0	22	0	0	0	0	0	2	12	0	0	14	38
44:55AM	5	1	1	0	7	0	69	0	0	69	0	1	5	0	6	9	39	1	0	49	130
Hourly Total	2	0	0	0	2	0	35	0	0	35	0	0	2	0	2	0	17	0	0	17	56
50:00AM	3	0	1	0	4	0	33	0	0	33	1	2	0	0	3	3	22	0	0	25	65
Hourly Total	0	0	1	0	1	0	54	0	0	54	0	0	1	0	1	2	29	0	0	31	87
54:55AM	1	0	0	0	1	0	47	0	0	47	0	0	2	0	2	11	37	0	0	48	98
Hourly Total	6	0	2	0	8	0	169	0	0	169	1	2	5	0	8	16	105	0	0	121	306
60:00AM	5	0	0	0	5	2	75	0	0	77	0	0	2	0	2	1	51	0	0	52	136
Hourly Total	2	0	0	0	2	0	90	0	0	90	1	0	2	0	3	2	38	1	0	41	136
61:55AM	3	0	1	0	4	0	102	0	0	102	0	0	0	0	0	6	73	0	0	79	185

Leg Direction Time	North					East					South					West								
	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	R	T	L	U
6:45AM	6	0	0	0	6	1	87	2	0	90	1	1	2	0	4	5	72	2	0	79	179			
Hourly Total	16	0	1	0	17	3	354	2	0	359	2	1	6	0	9	14	234	3	0	251	636			
7:00AM	4	0	3	0	7	0	145	0	0	145	1	0	2	0	3	6	80	2	0	88	243			
7:15AM	6	1	3	0	10	3	180	1	0	184	0	0	2	0	2	6	97	0	0	103	299			
7:30AM	1	0	5	0	6	0	190	1	0	191	1	1	3	0	5	4	113	1	0	118	320			
7:45AM	10	1	1	0	12	2	182	1	0	185	0	0	4	0	4	8	143	4	0	155	356			
Hourly Total	21	2	12	0	35	5	697	3	0	705	2	1	11	0	14	24	433	7	0	464	1218			
8:00AM	3	1	5	0	9	2	149	0	0	151	2	0	8	0	10	6	128	1	0	135	305			
8:15AM	5	2	3	0	10	4	172	0	0	176	1	0	6	0	7	9	135	4	0	140	342			
8:30AM	7	0	0	0	7	0	155	0	0	155	5	0	6	0	11	8	130	2	0	140	313			
8:45AM	11	0	2	0	13	1	130	0	0	131	0	1	6	0	7	7	125	2	0	134	285			
Hourly Total	26	3	10	0	39	7	605	0	0	613	8	1	26	0	35	30	519	9	0	538	1245			
9:00AM	6	0	2	0	8	2	151	0	0	153	1	0	2	0	3	9	89	2	0	100	264			
9:15AM	3	1	3	0	7	1	134	0	0	135	2	0	5	0	7	13	100	3	0	116	265			
9:30AM	4	0	5	0	9	3	137	1	0	141	1	0	10	0	11	15	126	2	0	143	304			
9:45AM	5	0	3	0	8	4	144	2	0	150	0	0	7	0	7	6	125	3	0	134	299			
Hourly Total	18	1	13	0	32	10	566	3	0	579	4	0	24	0	28	43	440	10	0	483	1132			
10:00AM	11	1	2	0	14	0	118	2	0	120	2	0	4	0	6	10	107	3	0	120	280			
10:15AM	3	0	1	0	4	2	119	0	0	121	0	0	4	0	4	18	122	1	0	141	270			
10:30AM	6	1	1	0	8	2	125	1	0	128	3	0	9	0	12	14	130	2	0	146	294			
10:45AM	1	1	1	0	3	1	147	0	0	148	3	0	5	0	8	10	141	1	0	152	311			
Hourly Total	21	3	5	0	29	5	509	3	0	517	8	0	22	0	30	52	500	7	0	559	1135			
11:00AM	3	0	4	0	7	2	166	2	0	170	2	0	7	0	9	14	127	3	0	144	330			
11:15AM	6	0	0	0	6	3	179	0	0	182	2	1	7	0	10	16	158	1	0	175	373			
11:30AM	3	0	2	0	5	3	146	1	0	150	1	1	7	0	9	20	146	6	0	172	336			
11:45AM	4	1	0	0	5	4	145	1	0	150	3	1	13	0	17	18	154	1	0	173	345			
Hourly Total	16	1	6	0	23	12	636	4	0	652	8	3	34	0	45	68	585	11	0	664	1384			
12:00PM	5	2	4	0	11	2	183	0	0	185	2	1	10	0	13	15	145	2	0	162	371			
12:15PM	6	2	0	0	8	4	148	1	0	153	1	1	13	0	15	7	164	6	0	177	353			
12:30PM	4	0	3	0	7	3	161	2	0	166	3	0	8	0	11	13	154	3	1	171	365			
12:45PM	10	0	3	0	13	1	163	0	0	164	1	0	7	0	8	23	199	2	0	224	409			
Hourly Total	25	4	10	0	39	10	655	3	0	668	7	2	38	0	47	58	662	13	1	734	1488			
1:00PM	3	0	2	0	5	5	152	1	0	158	2	0	12	0	14	13	167	4	0	184	361			
1:15PM	6	0	1	0	7	3	160	1	0	164	1	0	6	0	7	24	157	1	0	182	360			
1:30PM	6	0	3	0	9	0	159	3	0	162	1	0	12	0	13	17	163	3	0	183	367			
1:45PM	4	1	0	0	5	2	172	1	0	175	0	1	8	0	9	16	176	3	0	195	384			
Hourly Total	19	1	6	0	26	10	643	6	0	659	4	1	38	0	43	70	663	11	0	744	1472			
Total	312	38	142	0	492	142	9490	85	0	9907	117	46	627	0	790	1148	9613	174	2	10957	22126			
% Approach	63.4%	7.7%	28.9%	0%	-	1.4%	97.7%	0.9%	0%	-	14.8%	5.8%	79.4%	0%	-	10.5%	87.9%	1.6%	0%	-	-			
% Total	1.4%	0.2%	0.6%	0%	2.2%	0.6%	43.7%	0.4%	0%	44.8%	0.5%	0.2%	2.8%	0%	3.6%	5.2%	43.4%	0.8%	0%	49.4%	-			
Legs	308	38	142	0	488	138	9544	81	0	9763	113	46	619	0	778	1139	9473	170	1	10783	21812			
% Legs	98.7%	100%	100%	0%	99.2%	97.2%	98.6%	95.3%	0%	98.5%	96.6%	100%	98.7%	0%	98.5%	99.2%	98.5%	97.7%	50.0%	98.6%	98.6%			
Anteched Trucks	1	0	0	0	1	0	26	2	0	28	2	0	2	0	4	3	18	1	1	23	56			
% Anteched Trucks	0.3%	0%	0%	0%	0.2%	0%	0.3%	2.4%	0%	0.2%	1.7%	0%	0.3%	0%	0.5%	0.3%	0.2%	0.6%	50.0%	0.2%	0.3%			
Buses and Single-Trip Trucks	3	0	0	0	3	4	110	2	0	116	2	0	6	0	8	6	122	3	0	131	258			

Leg Direction Time	North Southbound				East Westbound				South Northbound				West Eastbound							
	R	T	L	U	R	T	L	U	R	T	L	U	R	T	L	U				
% Buses and Single-Unit Trucks	1.0%	0%	0%	0%	2.8%	1.1%	2.4%	0%	1.2%	1.7%	0%	1.0%	0%	1.0%	0.5%	1.3%	1.7%	0%	1.2%	1.2%

*L: Left, R: Right, T: Thru, U: U-Turn

Reno Ave. & Glenhaven Dr. - TMC

Mon Jan 10, 2022

Full Length (2 PM-2 PM (+1))

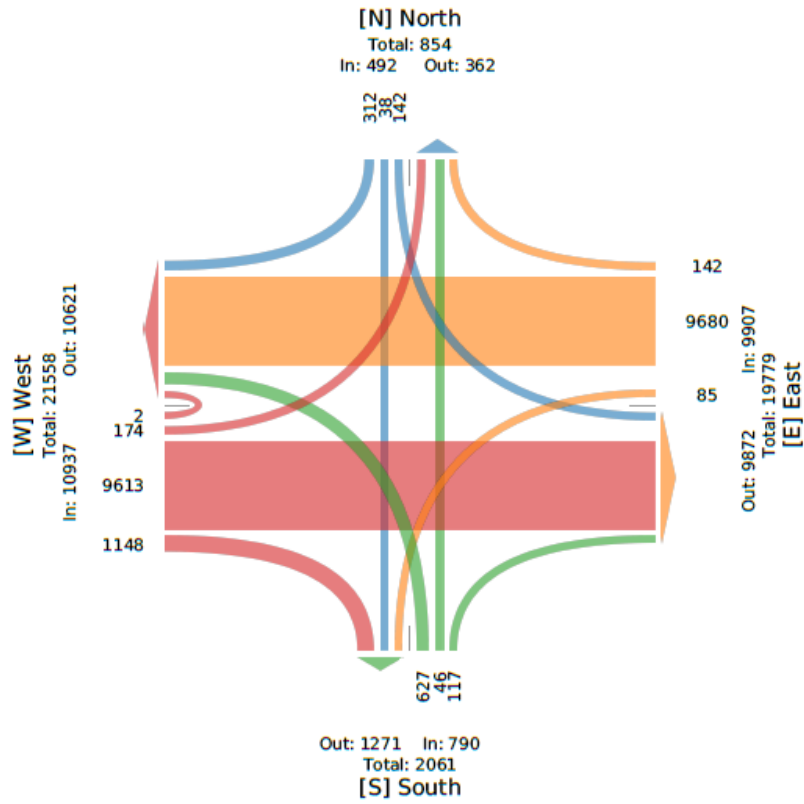
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 914536, Location: 35.464092, -97.402912



Provided by: Traffic Engineering Consultants, Inc.
6000 S. Westem Ave, Suite 300, Oklahoma City, OK, 73139, US





Reno Ave. & Glenhaven Dr. - TMC
 Mon Jan 10, 2022
 PM Peak (Jan 10 2022 4:30PM - 5:30 PM) - Overall Peak Hour
 All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)
 All Movements
 ID: 914536, Location: 35.464092, -97.402912

Provided by: Traffic Engineering Consultants, Inc.
 6000 S. Western Ave, Suite 300, Oklahoma City, OK, 73139, US

Leg Direction	North Southbound					East Westbound					South Northbound					West Eastbound					
	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	Int
2022-01-10 4:30PM	8	1	3	0	12	0	199	6	0	205	3	1	16	0	20	27	252	2	0	281	518
4:45PM	13	2	5	0	20	5	227	3	0	235	5	2	15	0	22	37	259	5	0	301	578
5:00PM	5	1	8	0	14	0	195	3	0	198	2	3	27	0	32	37	247	6	0	290	534
5:15PM	8	0	1	0	9	3	201	2	0	206	4	1	19	0	24	43	251	5	0	299	538
Total	34	4	17	0	55	8	822	14	0	844	14	7	77	0	98	144	1009	18	0	1171	2168
% Approach	61.8%	7.3%	30.9%	0%	-	0.9%	97.4%	1.7%	0%	-	14.3%	7.1%	78.6%	0%	-	12.3%	86.2%	1.5%	0%	-	-
% Total	1.6%	0.2%	0.8%	0%	2.5%	0.4%	37.9%	0.6%	0%	38.9%	0.6%	0.3%	3.6%	0%	4.5%	6.6%	46.5%	0.8%	0%	54.0%	-
PHF	0.654	0.500	0.531	-	0.688	0.400	0.905	0.583	-	0.698	0.700	0.583	0.713	-	0.766	0.837	0.974	0.750	-	0.973	0.938
Lights	34	4	17	0	55	8	816	14	0	838	14	7	77	0	98	144	1006	18	0	1168	2159
% Lights	100%	100%	100%	0%	100%	100%	99.3%	100%	0%	99.3%	100%	100%	100%	0%	100%	100%	99.7%	100%	0%	99.7%	99.6%
Articulated Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
% Articulated Trucks	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Buses and Single-Unit Trucks	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	0	2	0	0	0	2
% Buses and Single-Unit Trucks	0%	0%	0%	0%	0%	0%	0.7%	0%	0%	0.7%	0%	0%	0%	0%	0%	0%	0.2%	0%	0%	0%	0.4%

*L: Left, R: Right, T: Thru, U: U-Turn

Reno Ave. & Glenhaven Dr. - TMC

Mon Jan 10, 2022

PM Peak (Jan 10 2022 4:30PM - 5:30 PM) - Overall Peak Hour

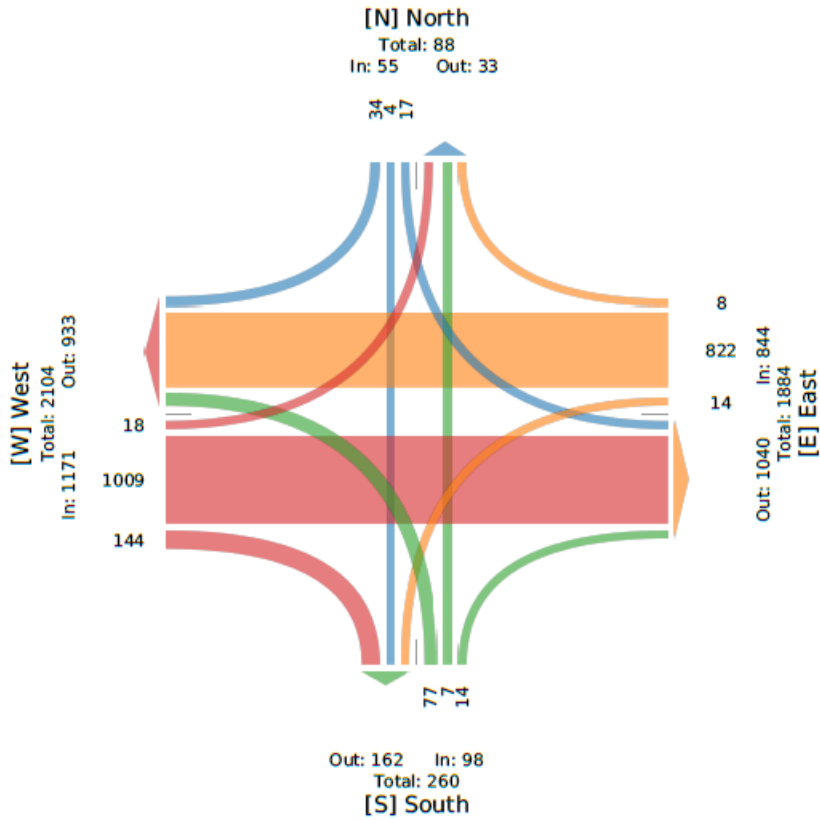
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 914536, Location: 35.464092, -97.402912



Provided by: Traffic Engineering Consultants, Inc.
6000 S. Westem Ave, Suite 300, Oklahoma City, OK, 73139, US





Reno Ave. & Glenhaven Dr. - TMC
 Tue Jan 11, 2022
 AM Peak (Jan 11 2022 7:30AM - 8:30 AM)
 All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)
 All Movements
 ID: 914536, Location: 35.464092, -97.402912

Provided by: Traffic Engineering Consultants, Inc.
 6000 S. Western Ave, Suite 300, Oklahoma City, OK, 73139, US

Leg Direction	North Southbound					East Westbound					South Northbound					West Eastbound					
	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	Int
Time	2022-01-11 7:30AM																				
	1	0	5	0	6	0	190	1	0	191	1	1	3	0	5	4	113	1	0	118	300
7:45AM	10	1	1	0	12	2	182	1	0	185	0	0	4	0	4	8	143	4	0	155	366
8:00AM	3	1	5	0	9	2	149	0	0	151	2	0	8	0	10	6	128	1	0	135	305
8:15AM	5	2	3	0	10	4	172	0	0	176	1	0	6	0	7	9	136	4	0	149	342
Total	19	4	14	0	37	8	693	2	0	703	4	1	21	0	26	27	520	10	0	557	1323
% Approach	51.4%	10.8%	37.8%	0%	-	1.1%	98.6%	0.3%	0%	-	15.4%	3.8%	80.8%	0%	-	4.8%	93.4%	1.8%	0%	-	-
% Total	1.4%	0.3%	1.1%	0%	2.8%	0.6%	52.4%	0.2%	0%	53.1%	0.3%	0.1%	1.6%	0%	2.0%	2.0%	39.3%	0.8%	0%	42.1%	-
PHF	0.475	0.500	0.700	-	0.771	0.500	0.912	0.500	-	0.920	0.500	0.250	0.656	-	0.650	0.750	0.909	0.625	-	0.898	0.929
Lights	19	4	14	0	37	8	693	1	0	699	3	1	19	0	23	27	504	10	0	541	1290
% Lights	100%	100%	100%	0%	100%	100%	98.1%	50.0%	0%	98.0%	75.0%	100%	90.5%	0%	88.5%	100%	96.9%	100%	0%	97.1%	97.2%
Articulated Trucks	0	0	0	0	0	0	1	0	0	1	0	0	1	0	1	0	0	0	0	0	0
% Articulated Trucks	0%	0%	0%	0%	0%	0%	0.1%	0%	0%	0.1%	0%	0%	4.8%	0%	3.6%	0%	0%	0%	0%	0%	0.2%
Buses and Single-Unit Trucks	0	0	0	0	0	0	12	1	0	13	1	0	1	0	2	0	16	0	0	0	16
% Buses and Single-Unit Trucks	0%	0%	0%	0%	0%	0%	1.7%	50.0%	0%	1.8%	25.0%	0%	4.8%	0%	7.7%	0%	3.1%	0%	0%	2.9%	2.3%

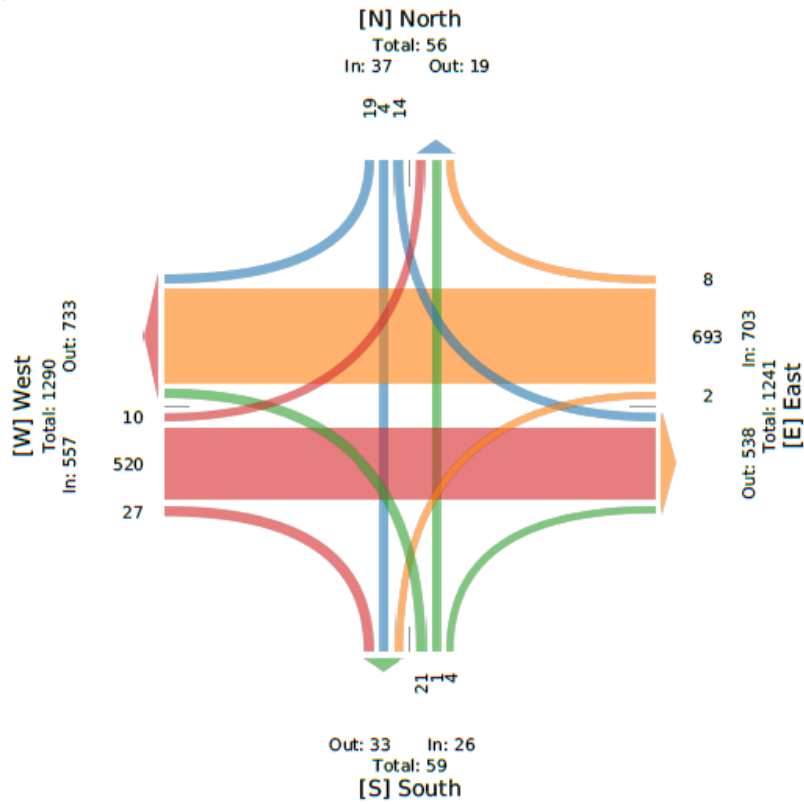
*L: Left, R: Right, T: Thru, U: U-Turn

Reno Ave. & Glenhaven Dr. - TMC

Tue Jan 11, 2022
AM Peak (Jan 11 2022 7:30AM - 8:30 AM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)
All Movements
ID: 914536, Location: 35.464092, -97.402912



Provided by: Traffic Engineering Consultants, Inc.
6000 S. Western Ave, Suite 300, Oklahoma City, OK, 73139, US





Reno Ave. & Glenhaven Dr. - TMC

Tue Jan 11, 2022

Midday Peak (Jan 11 2022 12:45PM - 1:45 PM)

All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 914536, Location: 35.464092, -97.402912

6000 S. Western Ave, Suite 300, Oklahoma City, OK, 73139, US

Provided by: Traffic Engineering Consultants, Inc.

Leg Direction Time	North Southbound					East Westbound					South Northbound					West Eastbound								
	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	R	T	L	U
2022-01-11 12:45PM	10	0	3	0	13	1	163	0	0	164	1	0	7	0	8	23	199	2	0	224	409			
1:00PM	3	0	2	0	5	5	152	1	0	158	2	0	12	0	14	13	167	4	0	184	361			
1:15PM	6	0	1	0	7	3	160	1	0	164	1	0	6	0	7	24	157	1	0	182	390			
1:30PM	6	0	3	0	9	0	159	3	0	162	1	0	12	0	13	17	163	3	0	183	367			
Total	25	0	9	0	34	9	634	5	0	648	5	0	37	0	42	77	696	10	0	773	1497			
% Approachs	73.5%	0%	26.5%	0%	-	1.4%	97.8%	0.8%	0%	-	11.9%	0%	88.1%	0%	-	10.0%	88.7%	1.3%	0%	-	-			
% Total	1.7%	0%	0.6%	0%	2.3%	0.6%	42.4%	0.3%	0%	43.3%	0.3%	0%	2.5%	0%	2.8%	5.1%	45.8%	0.7%	0%	51.6%	-			
PHF	0.625	-	0.750	-	0.654	0.450	0.972	0.417	-	0.988	0.625	-	0.771	-	0.750	0.802	0.862	0.625	-	0.863	0.915			
Lights	24	0	9	0	33	9	620	5	0	634	5	0	37	0	42	77	676	10	0	783	1472			
% Lights	96.0%	0%	100%	0%	97.1%	100%	97.8%	100%	0%	97.8%	100%	0%	100%	0%	100%	100%	98.5%	100%	0%	98.7%	98.3%			
Articulated Trucks	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	1	0	0	1	5			
% Articulated Trucks	0%	0%	0%	0%	0%	0%	0.6%	0%	0%	0.6%	0%	0%	0%	0%	0%	0%	0.1%	0%	0%	0.1%	0.3%			
Buses and Single-Unit Trucks	1	0	0	0	1	0	10	0	0	10	0	0	0	0	0	0	9	0	0	9	9			
% Buses and Single-Unit Trucks	4.0%	0%	0%	0%	2.9%	0%	1.6%	0%	0%	1.5%	0%	0%	0%	0%	0%	0%	1.3%	0%	0%	1.2%	1.3%			

*L: Left, R: Right, T: Thru, U: U-Turn

Reno Ave. & Glenhaven Dr. - TMC

Tue Jan 11, 2022

Midday Peak (Jan 11 2022 12:45PM - 1:45 PM)

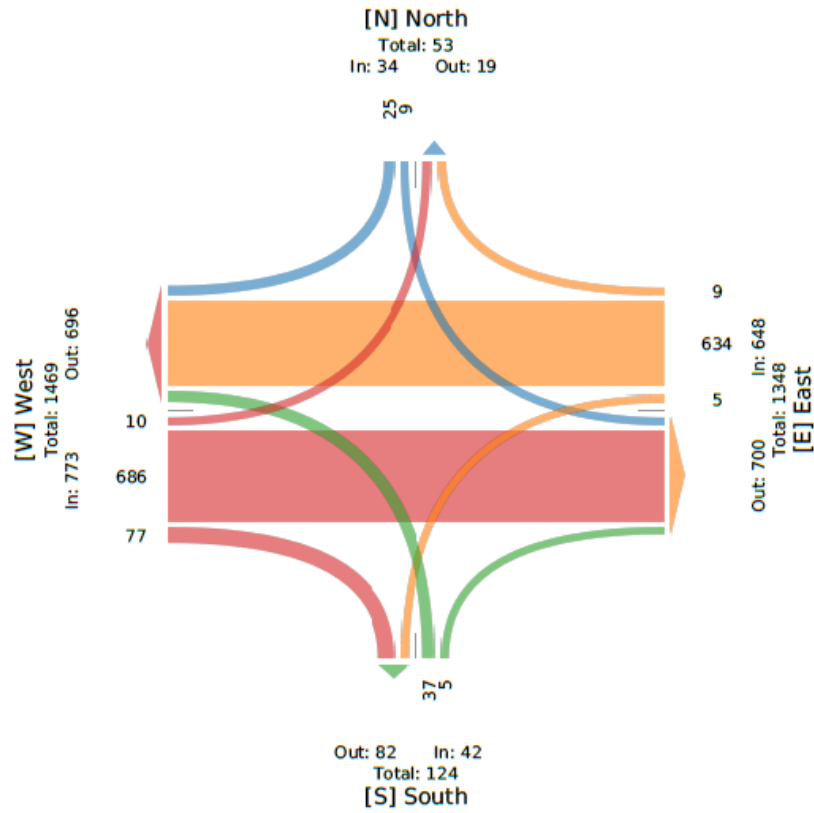
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks)

All Movements

ID: 914536, Location: 35.464092, -97.402912



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




















ATTACHMENT C

ANALYSIS RESULTS

HCM 6th Signalized Intersection Summary
1: Crest Dr/Glenhaven Dr & Reno Ave

Original T-2914 Glenhaven Dev
2030 Future Total PM Pk Hr

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	40	1090	144	14	888	17	77	7	14	23	4	49
Future Volume (veh/h)	40	1090	144	14	888	17	77	7	14	23	4	49
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	43	1185	157	15	965	18	84	8	15	25	4	53
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	63	1275	168	31	1376	26	329	31	320	95	15	202
Arrive On Green	0.04	0.40	0.40	0.02	0.39	0.39	0.20	0.20	0.20	0.19	0.19	0.19
Sat Flow, veh/h	1781	3155	417	1781	3569	67	1633	156	1585	504	81	1068
Grp Volume(v), veh/h	43	666	676	15	480	503	92	0	15	82	0	0
Grp Sat Flow(s),veh/h/ln	1781	1777	1795	1781	1777	1858	1789	0	1585	1653	0	0
Q Serve(g_s), s	2.3	34.2	34.5	0.8	21.8	21.8	4.1	0.0	0.7	4.1	0.0	0.0
Cycle Q Clear(g_c), s	2.3	34.2	34.5	0.8	21.8	21.8	4.1	0.0	0.7	4.1	0.0	0.0
Prop In Lane	1.00		0.23	1.00		0.04	0.91		1.00	0.30		0.65
Lane Grp Cap(c), veh/h	63	718	725	31	685	717	361	0	320	313	0	0
V/C Ratio(X)	0.68	0.93	0.93	0.49	0.70	0.70	0.26	0.00	0.05	0.26	0.00	0.00
Avail Cap(c_a), veh/h	102	733	741	95	726	759	361	0	320	313	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	45.6	27.2	27.3	46.6	24.8	24.8	32.2	0.0	30.8	33.1	0.0	0.0
Incr Delay (d2), s/veh	12.0	17.7	18.4	11.6	2.8	2.7	1.7	0.0	0.3	2.0	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	17.1	17.5	0.4	9.3	9.7	2.0	0.0	0.3	1.8	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	57.6	44.9	45.7	58.2	27.6	27.5	33.9	0.0	31.1	35.1	0.0	0.0
LnGrp LOS	E	D	D	E	C	C	C	A	C	D	A	A
Approach Vol, veh/h		1385			998			107			82	
Approach Delay, s/veh		45.7			28.0			33.5			35.1	
Approach LOS		D			C			C			D	
Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		23.8	6.1	43.2		22.6	7.9	41.4				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		19.3	5.1	39.5		18.1	5.5	39.1				
Max Q Clear Time (g_c+I1), s		6.1	2.8	36.5		6.1	4.3	23.8				
Green Ext Time (p_c), s		0.4	0.0	2.2		0.3	0.0	5.5				
Intersection Summary												
HCM 6th Ctrl Delay				38.0								
HCM 6th LOS				D								

Map - T-2914 Glenhaven Dev
Volumes

T-2914 Glenhaven Dev
REV 2030 Future Total PM Pk Hr



HCM 6th Signalized Intersection Summary
1: Crest Dr/Glenhaven Dr & Reno Ave

T-2914 Glenhaven Dev
REV 2030 Future Total PM Pk Hr

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	65	1090	144	14	888	28	77	7	14	34	4	75
Future Volume (veh/h)	65	1090	144	14	888	28	77	7	14	34	4	75
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	71	1185	157	15	965	30	84	8	15	37	4	82
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	91	1275	168	31	1302	40	329	31	320	94	10	208
Arrive On Green	0.05	0.40	0.40	0.02	0.37	0.37	0.20	0.20	0.20	0.19	0.19	0.19
Sat Flow, veh/h	1781	3155	417	1781	3518	109	1633	156	1585	496	54	1099
Grp Volume(v), veh/h	71	666	676	15	487	508	92	0	15	123	0	0
Grp Sat Flow(s), veh/h/ln	1781	1777	1795	1781	1777	1851	1789	0	1585	1648	0	0
Q Serve(g_s), s	3.8	34.2	34.5	0.8	22.8	22.8	4.1	0.0	0.7	6.3	0.0	0.0
Cycle Q Clear(g_c), s	3.8	34.2	34.5	0.8	22.8	22.8	4.1	0.0	0.7	6.3	0.0	0.0
Prop In Lane	1.00		0.23	1.00		0.06	0.91		1.00	0.30		0.67
Lane Grp Cap(c), veh/h	91	718	725	31	658	685	361	0	320	312	0	0
V/C Ratio(X)	0.78	0.93	0.93	0.49	0.74	0.74	0.26	0.00	0.05	0.39	0.00	0.00
Avail Cap(c_a), veh/h	102	733	741	95	726	756	361	0	320	312	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	44.9	27.2	27.3	46.6	26.2	26.2	32.2	0.0	30.8	34.0	0.0	0.0
Incr Delay (d2), s/veh	28.2	17.7	18.4	11.6	3.7	3.5	1.7	0.0	0.3	3.7	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.4	17.1	17.5	0.4	9.8	10.2	2.0	0.0	0.3	2.8	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	73.1	44.9	45.7	58.2	29.9	29.7	33.9	0.0	31.1	37.7	0.0	0.0
LnGrp LOS	E	D	D	E	C	C	C	A	C	D	A	A
Approach Vol, veh/h		1413			1010			107			123	
Approach Delay, s/veh		46.7			30.2			33.5			37.7	
Approach LOS		D			C			C			D	
Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		23.8	6.1	43.2		22.6	9.4	39.9				
Change Period (Y+Rc), s		4.5	4.5	4.5		4.5	4.5	4.5				
Max Green Setting (Gmax), s		19.3	5.1	39.5		18.1	5.5	39.1				
Max Q Clear Time (g_c+I1), s		6.1	2.8	36.5		8.3	5.8	24.8				
Green Ext Time (p_c), s		0.4	0.0	2.2		0.4	0.0	5.4				
Intersection Summary												
HCM 6th Ctrl Delay	39.5											
HCM 6th LOS	D											

Community Development Department

To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: July 5, 2023

Subject: (PC-2146) Public hearing, discussion, consideration, and possible action of approval of the Preliminary Plat of Glenhaven described as a tract of land lying in the Southwest Quarter (SW ¼) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of said Section 34; Thence N 89°51'43" E along the South line of said SW/4 a distance of 798.49 feet; Thence N 00°36'11" W and parallel with the West line of said SW/4 a distance of 249.09 feet to the Point of Beginning; Thence continuing N 00°36'11" W and parallel to the West line of said SW/4 a distance of 140.70 feet; Thence 89°23'49" E a distance 147.92 feet; Thence S 45°36'11" E a distance of 35.36 feet; Thence S 00°36'11" E and a distance of 115.70 feet; Thence S 89°23'49" W a distance of 172.92 feet to the POINT OF BEGINNING.

Executive Summary: This item is a request to a preliminary plat for one (1) parcel for the development of one (1) commercial lot. This item is in conjunction with the simultaneous application (PC-2145) request to rezone the tract to Community Commercial District ("C-3"), and is contingent upon the preceding case's approval.

The proposed lot has frontage on E. Reno Avenue.

The applicant is to submit easement vacation before final plat can be approved.

At the time of this writing, there has been one surrounding property owner in opposition to the preliminary plat due to drainage issues he says have been affecting his property.

Both state and local public notification requirements were met.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- July 5, 2023

City Council- July 25, 2023

Date of Pre-Development Meeting:

May 9, 2023

Council Ward: Ward 4, Sean Reed

Owner: Bentwood Investments, LLC.



Applicant: Grubbs Consulting, on behalf of owner

Proposed Use: Carwash

Preliminary Plat Expiration: If approved, expiration of preliminary plat will be 2 years from date of approval in accordance with Section 38.18.8. of the City of Midwest City's Subdivision Regulations.

Size: The subject property has a frontage of 115 feet along E. Reno Avenue, and a depth of 172 feet, and contains an area of 24,017 square feet, more or less.

Development Proposed by Comprehensive Plan:

Area of Request*: Office/Retail ("OR")

*At time of writing; if PC-2145 is approved, the Area of Request is now Commercial ("COM").

North- Single-Family Detached Residential ("SFD")

South- Office/Retail ("OR")

East- Office/Retail ("OR")

West- Office/Retail ("OR")

Zoning Districts:

Area of Request*- Planned Unit Development ("PUD") governed by Medium Density Residential District ("R-MD")

*At time of writing; if PC-2145 is approved, the Area of Request is now Community Commercial District ("C-3")

North- Planned Unit Development ("PUD") governed by Medium Density Residential District ("R-MD")

South- Community Commercial District ("C-3")

East- Community Commercial District ("C-3")

West- Community Commercial District ("C-3")

Land Use:

Area of Request- Vacant

North- Residential

South- House of Dank

East- Residential

West- Town and Country Shopping Center

Comprehensive Plan Citation:

The future zoning land use for the subject lot is Office/Retail ("OR").

Office/Retail Land Use

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

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

History:

1. (PC-2099) December 2021- Northern portion of subject property was included in rezone from Community Commercial District (“C-3”) to Planned Unit Development (“PUD”) governed by Medium Density Residential (“R-MD”).
2. (PC-2124) September 2022- Northern portion of subject property was rezoned back to Community Commercial District (“C-3”).

Next Steps:

If Council approves this preliminary plat, the applicant will then proceed with the final plat process if all conditions are imposed at the time of approval of the preliminary plat, as applicable, have been satisfied.

Staff Comments-

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There is a public water main bordering the proposed parcel, a six (6) inch line running along the east side of North Glenhaven Drive. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There is a public sewer main adjacent to but not bordering the proposed parcel, and eight (8) inch line is approximately forty feet south from the southeast corner of the property. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the parcel is from North Glenhaven Drive. North Glenhaven Drive is classified as a local road in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 40109C0310H, dated December 18th, 2009. Public drainage and detention improvements are not required as part of this application.

Easements and Right-of-Way

No further easements or right of way would be required with this application.

Fire Marshal’s Comments:

- There are no fire code violations currently noted for the address listed
- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

Public Works’ Comments:

Line Maintenance

Water

- Any required water main extension shall be a designed lopped system to eliminate dead ends. Fire hydrant locations shall be installed per the City of Midwest City’s Code of Ordinances Section 15-22.
- Water main extension plans shall be approved by Oklahoma Department of Environmental Quality (ODEQ) and the City of Midwest City prior to Line Maintenance approval of building permit(s).

- Water meter(s) shall be installed in “Green Belt” per City of Midwest City’s Code of Ordinances Section 43-54.

Sanitary Sewer

- Existing sewer line relocation detail has not been submitted. Sewer mains shall be install in front of easements.

Sanitation

- No additional comments with this case.

Stormwater

- No additional comments with this case.

Planning Division:

Staff met with the applicant May 9, 2023 for a Pre-Development meeting.

The purpose of this preliminary plat is to determine the preliminary layout of the subdivision and ensure that the development plans are following the City of Midwest City’s Subdivision Regulations.

If this proposed subdivision is approved, all development will be required to meet the requirements of the governing zone.

Per Subdivision Regulation Code, Article III, Section 38-18.9. Preliminary plat expiration.

(a) *Two-year validity.*

(1) The approval of a preliminary plat shall remain in effect for a period of two (2) years following the date of approval, during which period the applicant shall submit and receive approval for construction plans and a final plat for the land area shown on the preliminary plat.

(2) If construction plans and a final plat application have not been approved within the two-year period, the preliminary plat shall expire.

(b) *Phased developments—Partial construction plans and final plat.* If construction plans and a final plat for only a portion of the land area shown on the preliminary plat are approved by the end of the two-year period, then the preliminary plat for the remainder of the land not included on the construction plans or final plat shall expire on such date.

(c) *Relationship to construction plans.* A preliminary plat shall remain valid for two (2) years or the period of time in which approved construction plans are valid, whichever is greater.

(d) *Action on final plat.* Should a final plat application be submitted within the two-year period, but not be acted upon by the city council within the two-year period, the preliminary plat shall expire unless an extension is granted as provided in section 38-18.9., Preliminary plat extension.

(e) *Void if not extended.* If the preliminary plat is not extended as provided in section 38-18.9., Preliminary plat extension, it shall expire and shall become null and void.

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject the Glenhaven Preliminary Plat for the property noted herein, subject to staff comments as found in the July 5, 2023 agenda packet and made part of PC-2146 file.

Suggested Motion:

“To approve the Glenhaven Preliminary Plat for the property noted herein, subject to Staff Comments found in the July 5, 2023 Planning Commission agenda packet and made a part of the PC-2146 file subject to vacation of easement.”

Please feel free to contact my office at (405) 739-1223 with any questions.

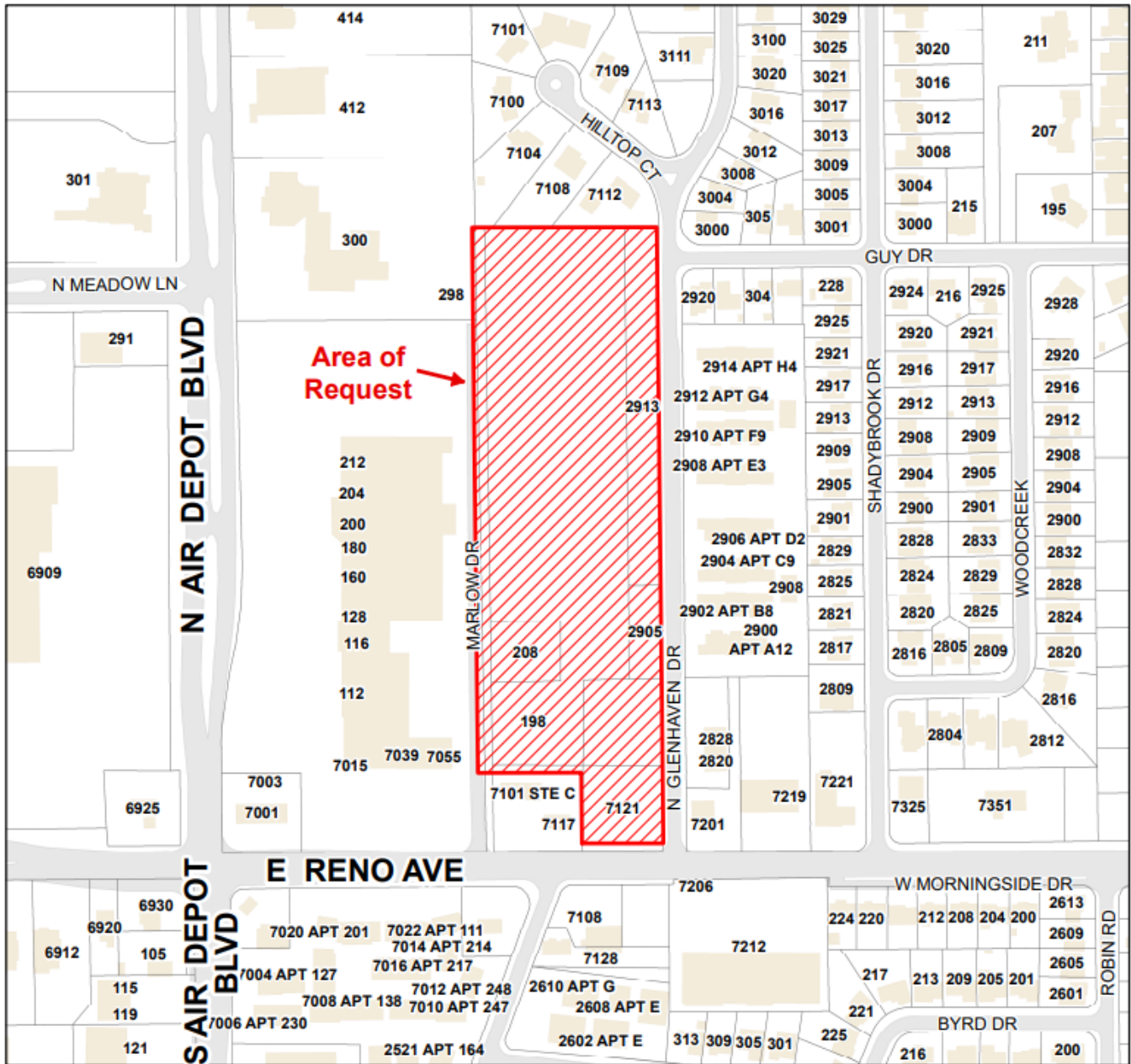


Emily Richey

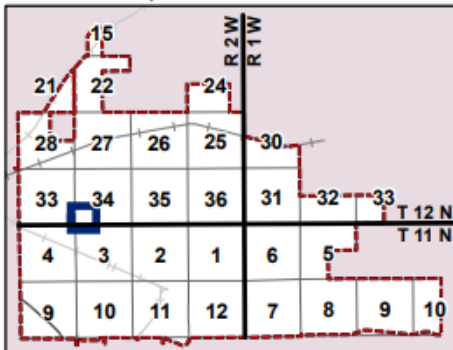
Current Planning Manager









Community Development / Information Technology - GIS



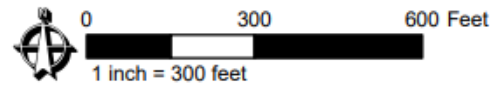
Locator Map



General Map Legend

-  Area of Request
-  Parcels with Addresses
-  Buildings
-  Edge of Pavement
-  MWC City Limits
- Railroads**
-  Active
-  Inactive / Closed

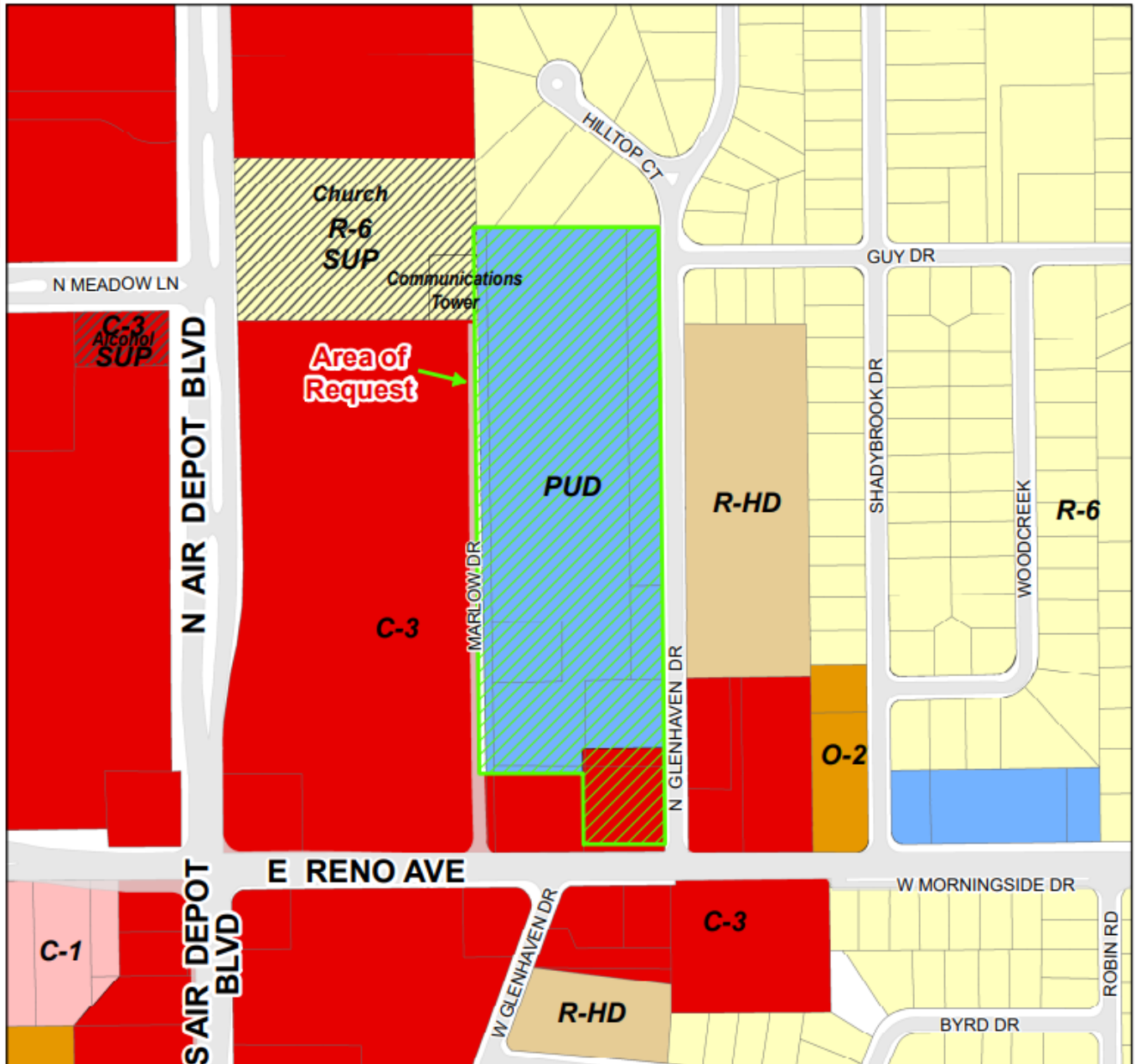
**GENERAL MAP FOR
PC-2146
(SW/4, Sec 34, T12N, R2W)**



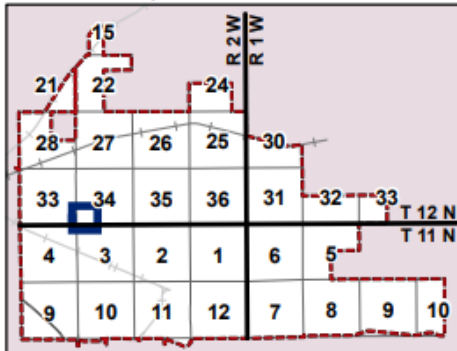
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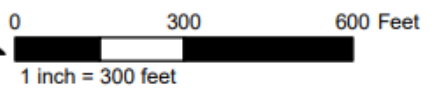
Locator Map



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

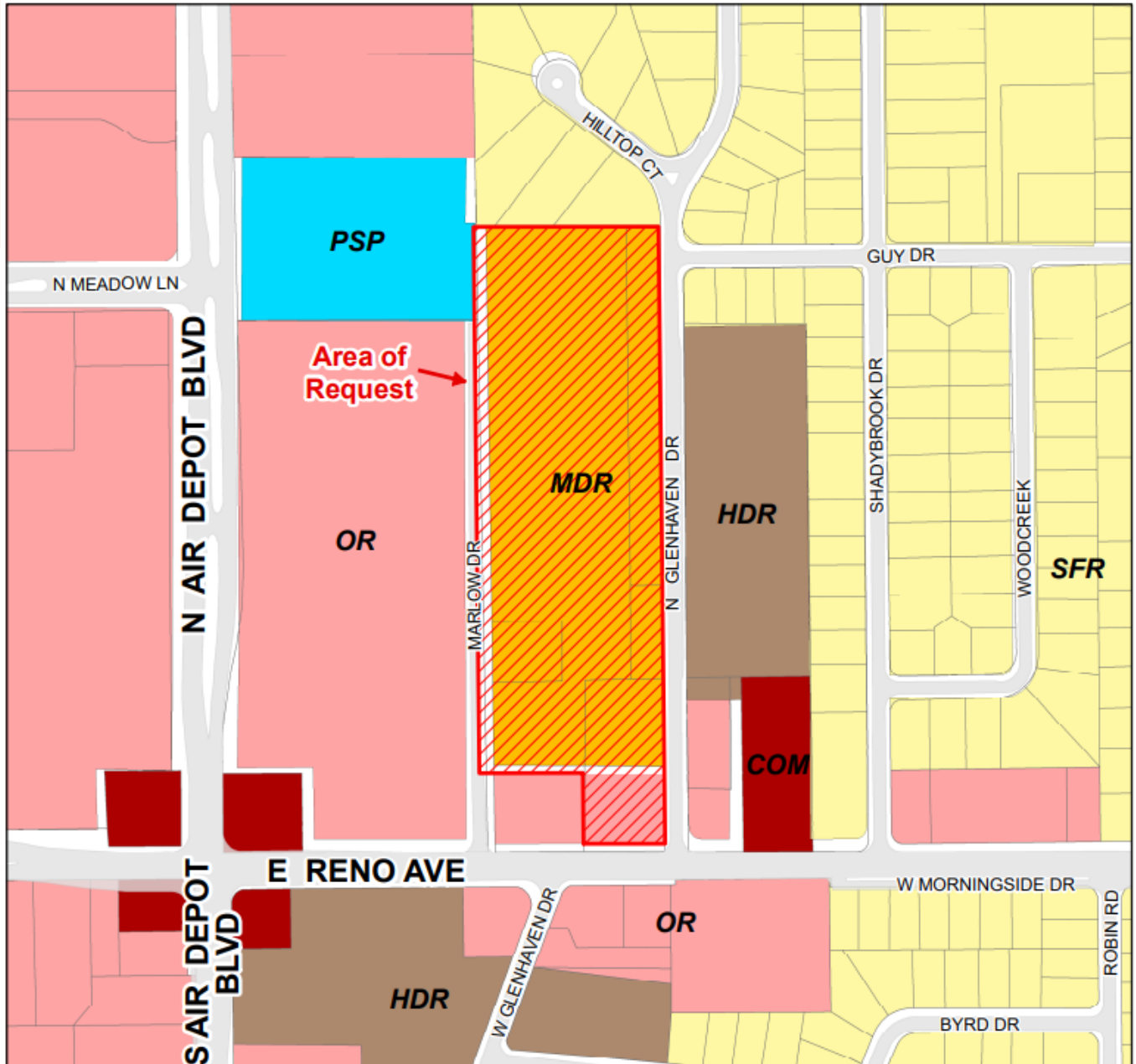
**ZONING MAP FOR
PC-2146
(SW/4, Sec 34, T12N, R2W)**



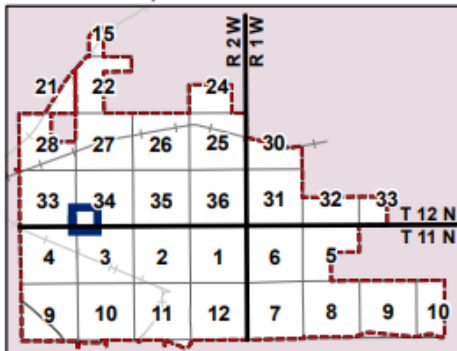
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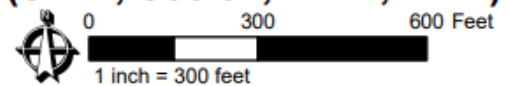
Locator Map



Future Land Use Legend

- Single-Family Detached Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home
- Public/Semi-Public
- Parks/Open Space
- Office/Retail
- Commercial
- Industrial
- Town Center

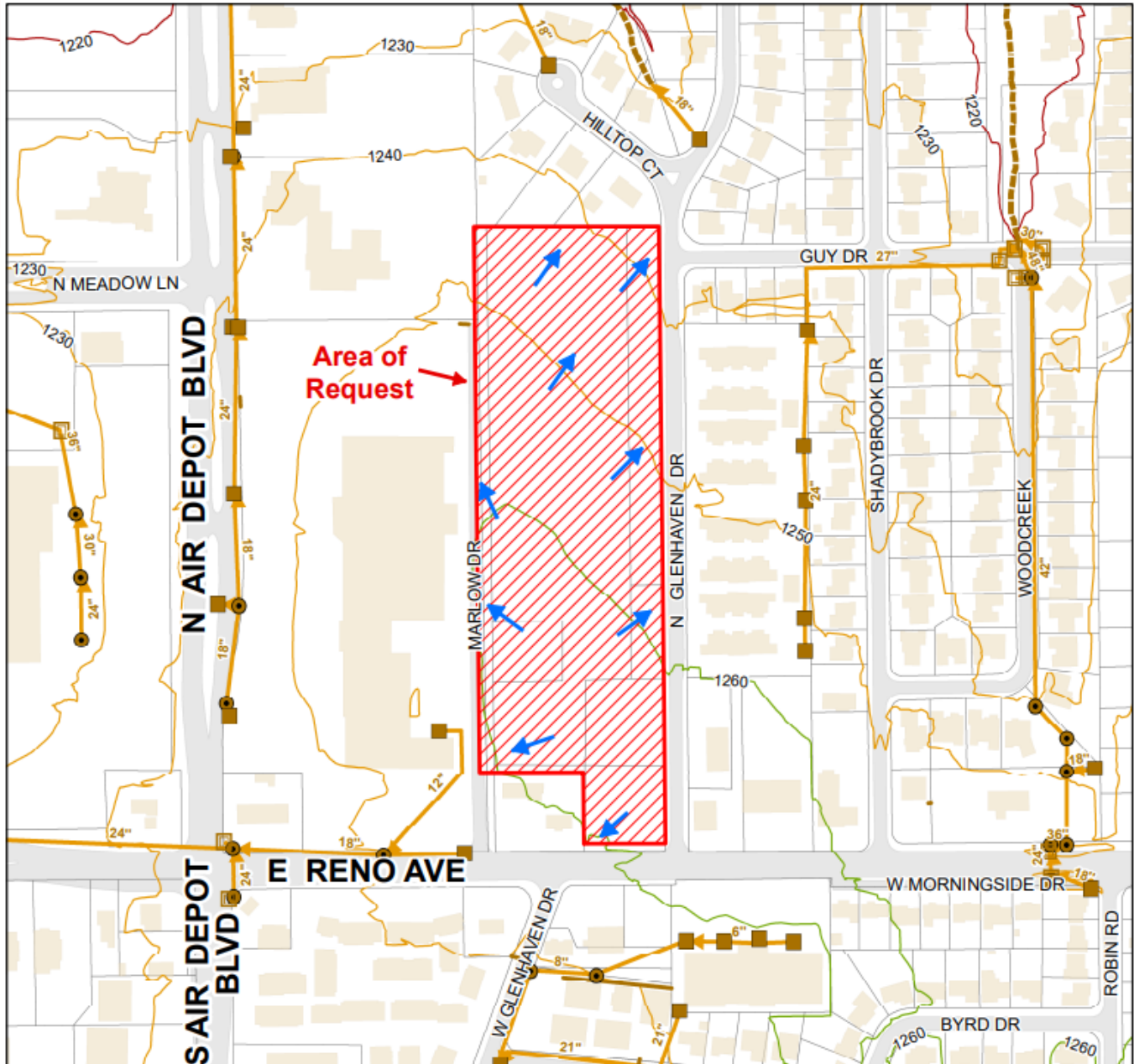
**FUTURE LAND USE
MAP FOR
PC-2146
(SW/4, Sec 34, T12N, R2W)**



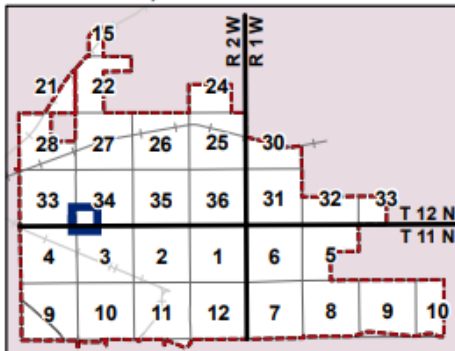
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Community Development / Information Technology - GIS



Locator Map

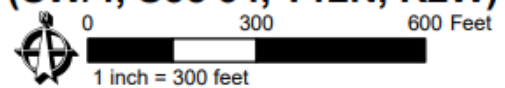


- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

2009 FEMA Floodplains

- 500-yr floodplain
- 100-yr floodplain
- 2009 FEMA Floodway
- FLOODWAY

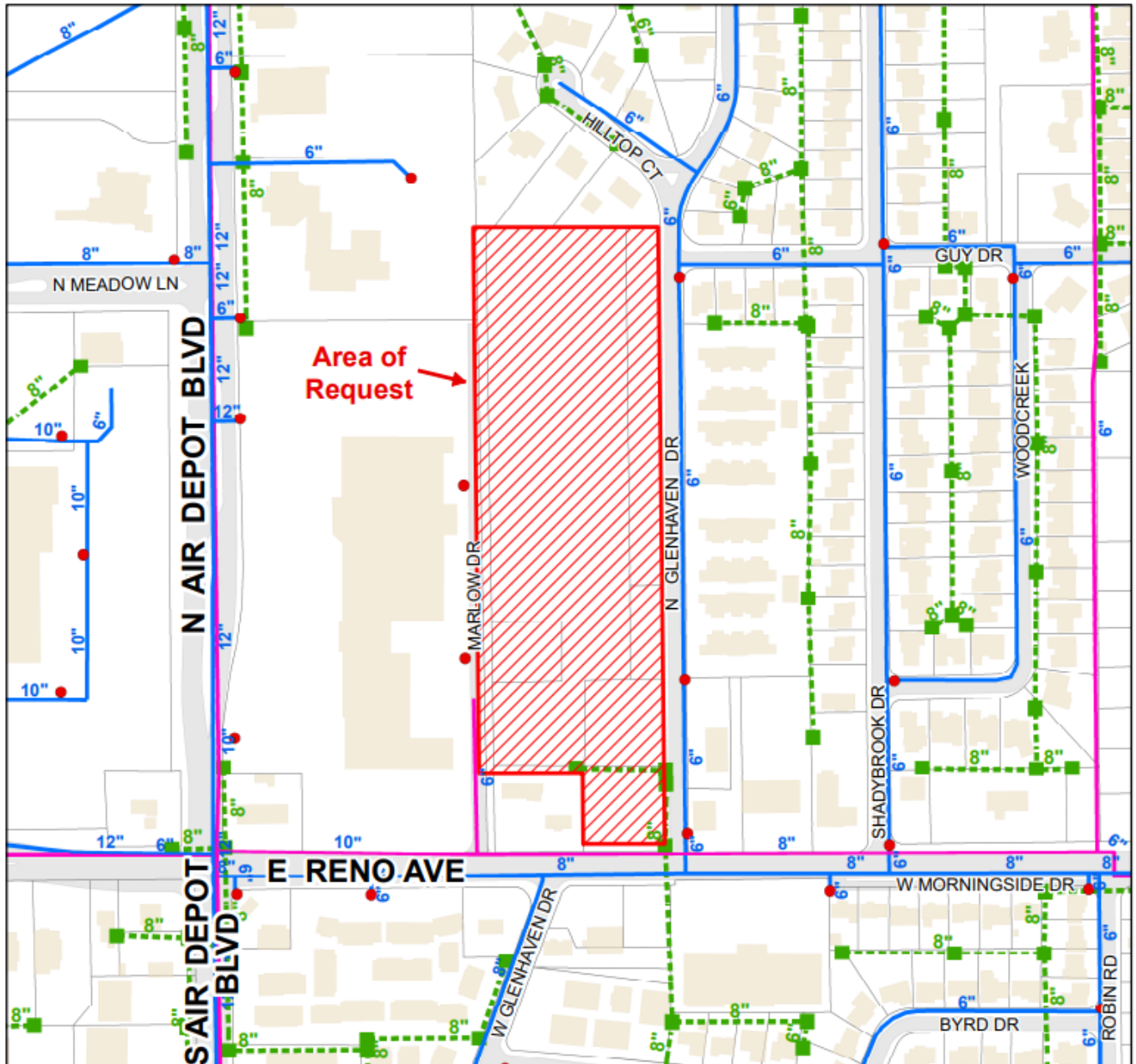
DRAINAGE LOCATION MAP FOR PC-2146 (SW/4, Sec 34, T12N, R2W)



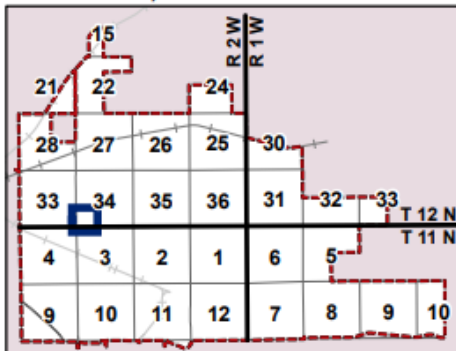
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Community Development / Information Technology - GIS



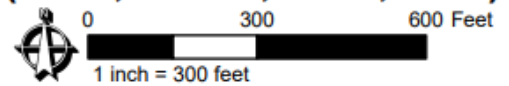
Locator Map



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-2146
(SW/4, Sec 34, T12N, R2W)**



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Turn Radius

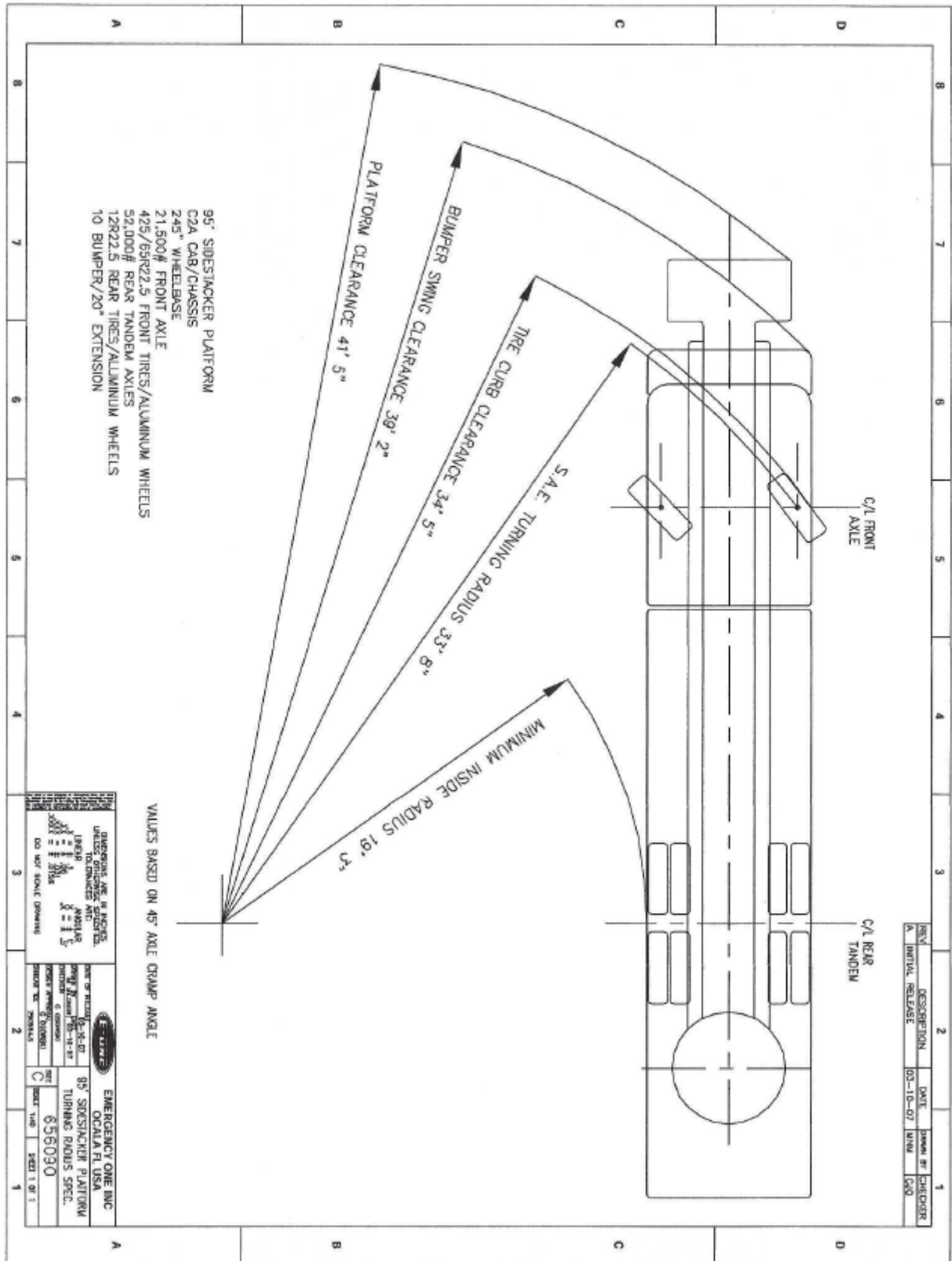
Page 1 of 1



142324

SAE Turning Radius Calculations for Quote No. 78405				
Wheelbase:	245"	Front Bumper Size:	10"	
Body Width:	100"	Front Bumper Extension:	20"	
Front Axle Kingpin Center:	70.66"	Front Wheel Type:	ALUMINUM	
Front Axle Track:	84.36"	Rear Wheel Type:	ALUMINUM	
Front Axle Tire Width:	16.2"	Tire Brand:	MICHELIN	
Dimension Over Rear Tires:	98.59"			
Body Front Overhang:	92"			
Inside Cramp Angle	S. A. E. Turning Radius	Tire Curb Clearance	Bumper Swing Clearance	Minimum Inside Radius
35	41.1'	41.8'	45.9'	28'
36	40.2'	40.9'	45'	26.9'
37	39.4'	40'	44.3'	25.9'
38	38.5'	39.2'	43.5'	25'
39	37.8'	38.5'	42.8'	24.1'
40	37'	37.7'	42.2'	23.2'
41	36.3'	37'	41.5'	22.3'
42	35.7'	36.4'	40.9'	21.5'
43	35'	35.7'	40.4'	20.7'
44	34.4'	35.1'	39.8'	20'
45	33.9'	34.5'	39.3'	19.3'
46	33.3'	34'	38.8'	18.6'
47	32.8'	33.5'	38.4'	17.9'
48	32.3'	33'	37.9'	17.2'
49	31.8'	32.5'	37.5'	16.6'
50	31.3'	32'	37.1'	16'
Nominal Cramp Angles:				
Meritor FL941 & FL943 axles: up to and including 425/65R22.5 tires			45 degrees	
Meritor FL941 & FL943 axles: 445/65R22.5 tires			38 degrees	
Dana I220W axle: up to and including 445/65R22.5 tires			42 degrees	
Reyco IFS: up to and including 385/65R22.5 tires			48 degrees	
Reyco IFS: 425/65R22.5 tires			45 degrees	
Reyco IFS: 445/65R22.5 tires without front intake			42 degrees	
Meritor Front Drive Axle: up to and including 425/65R22.5 tires			37 degrees	
Marmon Herrington Front Drive Axle: up to and including 425/65R22.5 tires			42 degrees	
This Turning Radius report reflects how the quote was configured. Any succeeding changes may slightly alter the turning radius of the vehicle and the data in this report.				

GENERAL BY MODEL





The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

Development Inquiry/Pre-Development Meeting Form

This Development Inquiry Form is intended to provide a written assessment of a proposed development for a particular parcel of land. This non-binding document is not a formal review or approval of any development proposal. The information is provided in order to inform the customer of development requirements and application process required by The City of Midwest City. A copy of this form will be given to the customer and the original will remain on file in the Community Development Office.

Date of Contact: 5/9/23

Staff Present: Emily Richey, Robert Coleman, Brandon Bundy, Patrick Menefee

Property Owner: Perkins Family, LLC

Developer/Applicant: Mark Grubbs; Grubbs Consulting, LLC

Contact number(s) for Applicant: 405-265-0641 ext. 101

Applicant's e-mail address: mark.grubbs@gc-okc.com

Land Use Information:

Site address or legal description: 7121 E. Reno (for proposed rezone)

Existing Zoning: PUD

Proposed Zoning: C-3

Existing Land Use: Vacant

Requested Future Land Use: Carwash

Water Location/Size: East/ 6" line

Sewer Location: _____



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

Street Type: Local

Drainage Channels Present: Applicant proposed detention and drainage improvements.

Drainage Flow: _____

Drainage Improvements Present: No

Flood Plain Present: No

Zoning

Subdivision – Planning

- Minor Plat
- Preliminary Plat
- Final Plat
- Amending Plat
- Replat

Subdivision – Engineering

Water improvement requirements: Applicant plans to extend water to site.

Sewer improvement requirements: Extend to properties.

Street improvement requirements: Yes

Drainage/detention requirements: Yes

Floodplain requirements: No

Right-of-way/easement requirements: Yes



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

Fire Department Requirements:

Fire Hydrant required: Shall comply w/ Sec 15-22 of MWC Ordinance

Additional Notes

*This Pre-Development meeting fulfills the requirement for the C-3 Rezone request as well as Preliminary Plat.

- The two applications can be submitted simultaneously. Applicant's choice if the easement vacation is submitted with the above mentioned applications or separately.

*Sewer relocation- determine if it's considered minor or major change for ODEQ.

*New easement will need to provide access to Reno.

*Staff recommended to exclude the proposed commercial tract from HOA covenants; applicant made the recommendation of having the parcels labeled by sections and can exclude that way (staff is good with the suggestion).



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

PLAT APPLICATION

Property Information


Addition Name: GLENHAVEN		Address/Location: Northwest Corner of Reno Avenue & Glenhaven Drive	
Lot(s): Part of the SW/4, Sec 34, T12N, R2W	Block:	Current Zoning: PUD,RMD,C	Proposed Zoning: C-3 on a portion
# of Acres: 11.03	# of Lots: 42	# of Units: 70	

Applicant Information

Name: Bentwood Investments, LLC		Company:	
Mailing Address: 3117 N. Sooner Rd , Suite 150			
City: Edmond, OK 73034		State:	Zip:
Phone: 405-600-4914	Fax:	Email:	

Owner Information

Name: Bentwood Investments, LLC		Company:	
Mailing Address: 3117 N. Sooner Rd , Suite 150			
City: Edmond, OK 73034		State:	Zip:
Phone:	Fax:	Email:	



Signature of Applicant Date

FOR OFFICE USE ONLY			
Type of Plat	Fee	Required Meetings:	Date:
Preliminary Plat 0-10 acres - \$300.00 plus \$2.00 per lot 10-40 acres - \$400.00 plus \$2.00 per lot 40 acres or more - \$500.00 plus \$2.00 per lot		Pre Application Meeting:	
		Parkland Review Committee:	
		Planning Commission Meeting:	
Final Plat	\$300.00	City Council Meeting:	
Minor Plat	\$100.00		
Replat	\$300.00		
Amending Plat	\$150.00	Reviewed by:	

"EXHIBIT A"

A tract of land lying in the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, being more particularly described as follows:

Commencing at the Southwest corner of the SW/4 of said Section 34; Thence N 89°51'43" E along the South line of said SW/4 a distance of 798.49 feet; Thence N 00°36'11" W and parallel with the West line of said SW/4 a distance of 50.00 feet to the Point of Beginning; Thence continuing N 00°36'11" W and parallel to the West line of said SW/4 a distance of 150.00 feet; Thence S 89°51'43" W a distance of 219.38 feet; Thence N 00°36'11" W a distance of 1158.47 feet; Thence N 89°54'15" E a distance of 392.31 feet; Thence S 00°36'11" E and a distance of 1308.18 feet to a point on the North Right-of-Way line of E Reno Avenue; Thence along said Right-of-Way line S 89°51'43" W a distance of 172.93 feet to the POINT OF BEGINNING.

2022041401056973 B: 15123 P: 1805
04/14/2022 11:31:31 AM Pgs: 3
Fee: \$22.00 Doc Stamp: \$1012.50
David B. Hooten, County Clerk
Oklahoma County - State of Oklahoma



Return To:
Bentwood Investments, LLC
39004 West MacArthur, Suite 100
Shawnee, OK 74804

WARRANTY DEED
(OKLAHOMA STATUTORY FORM)

Tax ID#: 2535-15-040-7235

Doc Stamps: **825.00**
Filed/insured by: First American Title Insurance Company
File No.: **2695150-OK15 (MM)**

That **Perkins Family, LLC**, an Oklahoma limited liability company, (the "Grantor"), in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **Bentwood Investments, LLC**, an Oklahoma limited liability company, (the "Grantee"), the following described real property and premises situated in Oklahoma County, State of Oklahoma, to wit:

TRACT I: A part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the I.M., Oklahoma County, Oklahoma, being more particularly described as follows: Beginning 898.5 feet east and 397 feet north of the southwest corner; Thence north 760 feet; Thence east 96.31 feet; Thence south 760 feet; Thence west 96.31 feet to the point of beginning. EXCEPT the east 25 feet thereof; AND

TRACT II: A part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at a point 898.50 feet east and 397.00 feet north of the southwest corner of said Section 34; Thence north 200.00 feet; Thence east a distance of 96.31 feet; Thence south a distance of 200.00 feet; Thence west a distance of 96.31 feet to the point of beginning; AND

TRACT III: A part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as beginning at a point 798.5 feet east and 197 feet north of the southwest corner of the SW/4; Thence north 200 feet; Thence east 171.31 feet; Thence south 200 feet; Thence west 171.31 feet to the point or place of beginning, according to the government survey thereof; AND

TRACT IV: The Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the I.M., Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point 577.5 feet east of the southwest corner of said SW/4; Thence north and parallel with the west line of said SW/4 a distance of 1357 feet; Thence east and parallel with the south line of said SW/4 a distance of 321 feet; Thence south and parallel with the west line of said SW/4 a distance of 960 feet; Thence west and parallel with the south line of said SW/4 a distance of 100 feet; Thence south and parallel with the west line of said SW/4 a distance of 364 feet; Thence west and parallel with the south line of said SW/4 a distance of 221 feet to the point or place of beginning; LESS AND EXCEPT the following described property: Part of the Southwest Quarter (SW/4) of Section 34, Township 12 North, Range 2 West of the I.M., more particularly described as follows: Beginning at a point 577.5 feet east and 397 feet north of the southwest corner of said SW/4; Thence north and parallel with the west line of said SW/4 a distance of 130 feet; Thence east and parallel with the south line of said SW/4 a distance of 170 feet; Thence south and parallel with the west line of said SW/4 a distance of 130 feet; Thence west and parallel with the south line of said SW/4 a distance of 170 feet to the point or place of beginning;

AND LESS AND EXCEPT

A part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, more particularly described as follows to-wit; Beginning at a point on the South line of said SW/4 577 1/2 feet East of the Southwest corner thereof; Thence North and parallel to the West line of said SW/4 200 feet; Thence East and parallel to the South line of said quarter section 221 feet; Thence South and parallel to the West line of said SW/4 200 feet to the South line thereof; Thence West along said South line of said quarter section 221 feet to the Point of Beginning; AND

TRACT V: Part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the I.M., Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point 577.5 feet east and 397 feet north of the southwest corner of said SW/4; Thence north and parallel with the west line of said SW/4 a distance of 130 feet; Thence east and parallel with the south line of said SW/4 a distance of 170 feet; Thence south and parallel with the west line of said SW/4 a distance of 130 feet; Thence west and parallel with the south line of said SW/4 a distance of 170 feet to the point or place of beginning.

TRACT VI: A part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, according to the government survey thereof, and more particularly described as follows, to-wit: Beginning at a point on the south line of said SW/4 798.5 feet east of the southwest corner of said SW/4; Thence north parallel to the west line of said SW/4 a distance of 197 feet; Thence east parallel to the south line of said SW/4 a distance of 171.31 feet; Thence south a distance of 197 feet; Thence west along the south line of said SW/4 a distance of 171.31 feet to the point or place of beginning.

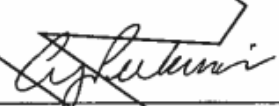
Property Address: PT SW4 34-12N-2W, Midwest City, OK

Together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same. LESS AND EXCEPT any interest in and to oil, gas, coal, metallic ores and other minerals therein and thereunder previously reserved or conveyed of record and all rights, interests and estates of whatsoever nature incident thereto or arising thereunder, and SUBJECT TO easements, rights of way, restrictive covenants of record.

TO HAVE AND TO HOLD said described premises unto the Grantee, and to the heirs, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Signed and delivered this April 13, 2022.

Perkins Family, LLC, an Oklahoma limited liability company

By: 
Name: Cy Perkins
Title: Manager



CERTIFICATE

The undersigned bonded abstractor in and for Oklahoma County, Oklahoma, does hereby certify that attached as Exhibit "B" hereto is a list of owners and their addresses of property abutting the land described on Exhibit "A" attached hereto according to the records maintained in the Office of the County Treasurer of Oklahoma County, Oklahoma.

Executed at Oklahoma City, Oklahoma this 4th day of May, 2023.

AMERICAN EAGLE TITLE INSURANCE COMPANY


JESSICA LOUK
ABSTRACT MANAGER

State of Oklahoma)
) ss.
County of Oklahoma)

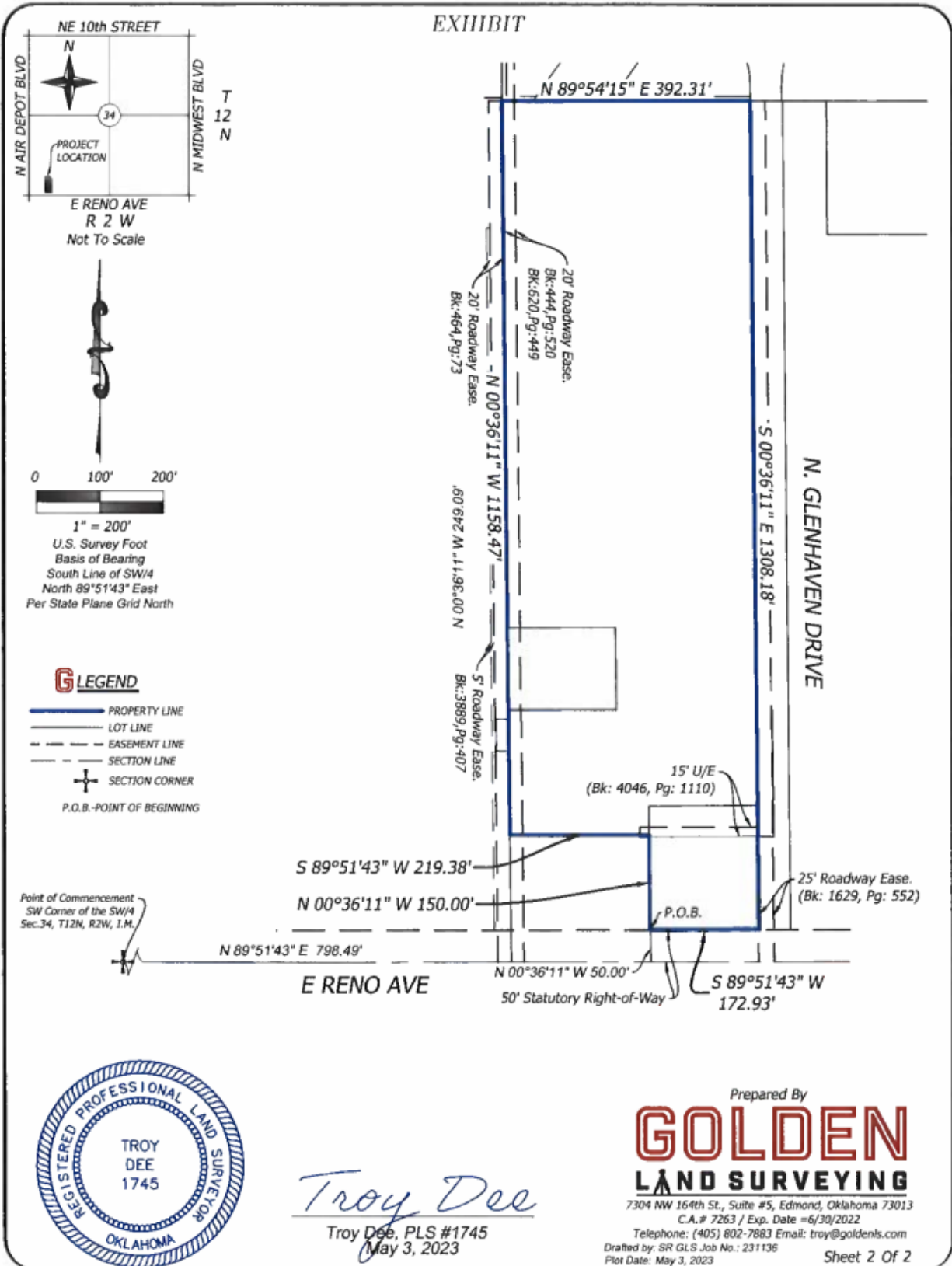
This instrument was acknowledged before me on May 11, 2023, by Jessica Louk, Abstract Manager.



NOTARY PUBLIC

My commission expires:
Order No.: 2305-0052-20





To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: July 5, 2023

Subject: (PC-2147) Public hearing, discussion, consideration, and possible action of approval of the Preliminary Plat of Urban Edge for the property described as the East Half (E/2) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, also addressed as 8610 - 8620 - 8700 E. Main St., Midwest City, OK 73130.

Executive Summary: This item is a request to a preliminary plat for sixteen (16) total lots. There are three (3) existing structures on the property that are included in the plat, and the applicant, Mr. Emmanuel Acquaaah, is proposing to subdivide the remaining property into thirteen (13) lots for a mix of duplexes/single-family homes.

Engineering and Construction Services and Planning performed their review, and applicant has satisfied all necessary revisions requested by staff.

Stormwater reviewed and discovered there is a drainage flume coming off of St. George's Way, from the south on the west end that is not represented on the Stormwater Management Plan. Stormwater Manager is good with the applicant submitting an updated plan after this case is heard and prior to final plat approval.

Both state and local public notification requirements were met.

At the time of this writing, staff has not received any comments regarding this case.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- July 5, 2023

City Council- July 25, 2023

Date of Pre-Development Meeting:

May 1, 2023

Council Ward: Ward 3, Vacant

Owner: Don & Gail Laughlin

Applicant: Emmanuel Acquaaah

Engineer: Jon Doyle, PE



Proposed Use: Duplexes

Size: The subject property has a frontage of 115 feet along E. Reno Avenue, and a depth of 172 feet, and contains an area of 24,017 square feet, more or less.

Preliminary Plat Expiration: If approved, expiration of preliminary plat will be 2 years from date of approval in accordance with Section 38.18.8. of the City of Midwest City's Subdivision Regulations.

Development Proposed by Comprehensive Plan:

Area of Request- Medium Density Residential
North- Single Family Detached Residential
South- Medium Density Residential
East- Single Family Detached Residential
West- Single Family Detached Residential

Zoning Districts:

Area of Request- Medium Density Residential District ("R-MD")
North- Single-Family Detached Residential District ("R-6")
South- High Density Residential District ("R-HD")
East- High Density Residential District with Special Use Permit ("R-HD" w/ "SUP")
West- Single-Family Detached Residential District ("R-6")

Land Use:

Area of Request- Vacant
North- Church; Residential (Single-Family)
South- Residential (Duplexes)
East- Residential (Duplexes)
West- Residential (Single-Family)

Comprehensive Plan Citation:

The future zoning land use for the subject lots are Medium Density Residential (MDR)

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

Municipal Code Citation:

Sec. 38.18. – Preliminary Plat
38.18.1. *Purpose*

The purpose of a preliminary plat shall be to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of this Subdivision Ordinance.

History:

1. This property was zoned as R-1-D in the 1985 Zoning Atlas.

2. (PC-2140) Property was rezoned to Medium Density Residential (“R-MD”) and the Comprehensive Plan was amended to Medium Density Residential (MDR).

Next Steps:

If Council approves this preliminary plat, the applicant will then proceed with the final plat process if all conditions are imposed at the time of approval of the preliminary plat, as applicable, have been satisfied.

Staff Comments-

Engineering Staff Comments:

Note: This application is for the preliminary plat for the Urban Edge Addition located at 8610 E. Main Street.

Section 38-18 in the Subdivision Regulations requires all existing and proposed utility lines and public improvements be reflected on the preliminary plat or accompanying plan. The proposed public utility line installations required with this application are shown on the plat, must be constructed and will be dedicated to the City prior to final plat application.

Water Supply and Distribution

There are public water mains bordering the proposed parcel, a six (6) inch line running along the north side of East Main Street and a six (6) inch line running along the south side of Patriot Drive terminated in the south east corner of the parcel.

The applicant is proposing public water main extensions throughout the development serving all of the proposed lots. The proposed lines will connect to Patriot Drive in the southeast and will extend to the north side of the property connecting to East Main Street. The lines will be within dedicated right of way reflected on the final plat.

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

There are multiple public sewer mains servicing the proposed parcel, an eight (8) inch line running along the west side of the property and an eight (8) inch line running to the north east corner of the property.

The applicant is proposing public sewer main extensions throughout the development serving all of the proposed lots. The proposed lines will extend to the west side of the property connecting to the existing eight (8) inch public sanitary sewer. The lines will be within dedicated utility easements and right of way reflected on the final plat.

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

Streets and Sidewalks

Access to the parcel is from East Main Street and Patriot Drive.

All of the lots located in the proposed development will front either onto East Main Street or onto new public roads the applicant proposes to construct within the development providing access to every proposed lot.

There is currently no sidewalk along East Main Street. Sidewalk will be constructed along the existing frontage. The applicant is proposing sidewalk throughout the development along all of the proposed frontages and will connect to the Patriot Drive sidewalks located at the southeast corner of the parcel.

Improvement plans for the streets and sidewalks 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

The parcel currently generally sheet flows from the southwest part of the area of request to the northwest part draining into an existing drainage inlet located at the northwest corner of the site.

The area of request is shown to be in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 40109C0310H, dated December 18th, 2009.

The applicant has proposed to construct a common detention pond to collect most of the onsite runoff. The proposed roadways will collect the surface runoff and carry it to the detention facility. The detention pond outlet will discharge runoff into underground storm pipe that will convey the water to the City's existing drainage infrastructure located at the northwest corner of the site. The proposed detention pond will create a net decrease in the flow rate of the water flowing to the City's existing infrastructure.

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 right of way for the area of request are illustrated on the preliminary plat and will be dedicated to the city when the final plat is filed.

All easements and right of way dedications are to comply with Municipal Code Sections 38-43, 38-44, and 38-45.

Engineering Photos



West from Patriot Drive



Northwest from Patriot Drive



West along Patriot Drive



East along East Main



South along the west side of the property



South along the east side of the property



West along East Main

Fire Marshal's Comments:

- There are no fire code violations currently noted for the address listed as the site is currently not developed.
- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

Public Works' Comments:

Line Maintenance

Water

- Any required water main extension shall be a designed looped system to eliminate dead ends. Fire hydrant locations shall be installed per City of Midwest City's Code of Ordinances Section 15-22.
- Water main extension plans shall be approved by Oklahoma Department of Environmental Quality and the City of Midwest City prior to Line Maintenance of building permit(s).
- Water meter(s) shall be installed in "green belt" per City of Midwest City's Code of Ordinances Section 43-54.

Sanitary Sewer

- Sewer main extension plans shall be approved by Oklahoma Department of Environmental Quality and The City of Midwest City prior to Line Maintenance approval of building permit(s).

Sanitation

- No further comments with this case.

Stormwater

- Drainage flume coming off of St. George's Way from the south is not represented on the Stormwater Management Plan.

Applicant's engineer provided updated Stormwater Management Plan with the drainage flume, but there is one on the west end not indicated. Stormwater Manager is good with allowing the applicant to submit update after case is heard, but prior to submission of final plat.

Planning Division:

Staff met with the applicant May 1, 2023 for a Pre-Development meeting.

The purpose of this preliminary plat is to determine the preliminary layout of the subdivision and ensure that the development plans are following the City of Midwest City's Subdivision Regulations.

If this proposed subdivision is approved, all development will be required to meet the requirements of the governing zone.

Per Subdivision Regulation Code, Article III, Section 38-18.9. Preliminary plat expiration.

(a) *Two-year validity.*

(1) The approval of a preliminary plat shall remain in effect for a period of two (2) years following the date of approval, during which period the applicant shall submit and receive approval for construction plans and a final plat for the land area shown on the preliminary plat.

(2) If construction plans and a final plat application have not been approved within the two-year period, the preliminary plat shall expire.

(b) *Phased developments—Partial construction plans and final plat.* If construction plans and a final plat for only a portion of the land area shown on the preliminary plat are approved by the end of the two-year period, then the preliminary plat for the remainder of the land not included on the construction plans or final plat shall expire on such date.

(c) *Relationship to construction plans.* A preliminary plat shall remain valid for two (2) years or the period of time in which approved construction plans are valid, whichever is greater.

(d) *Action on final plat.* Should a final plat application be submitted within the two-year period, but not be acted upon by the city council within the two-year period, the preliminary plat shall expire unless an extension is granted as provided in section 38-18.9., Preliminary plat extension.

(e) *Void if not extended.* If the preliminary plat is not extended as provided in section 38-18.9., Preliminary plat extension, it shall expire and shall become null and void.

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject the Urban Edge Preliminary Plat for the property noted herein, subject to staff comments as found in the July 5, 2023 agenda packet and made part of PC-2147 file.

Suggested Motion:

“To approve Urban Edge Preliminary Plat for the property noted herein, subject to Staff Comments found in the July 5, 2023 Planning Commission agenda packet and made a part of the PC-2147 file contingent upon the delineation of the before mentioned unrepresented drainage flume on the Stormwater Management Plan.”

Please feel free to contact my office at (405) 739-1223 with any questions.

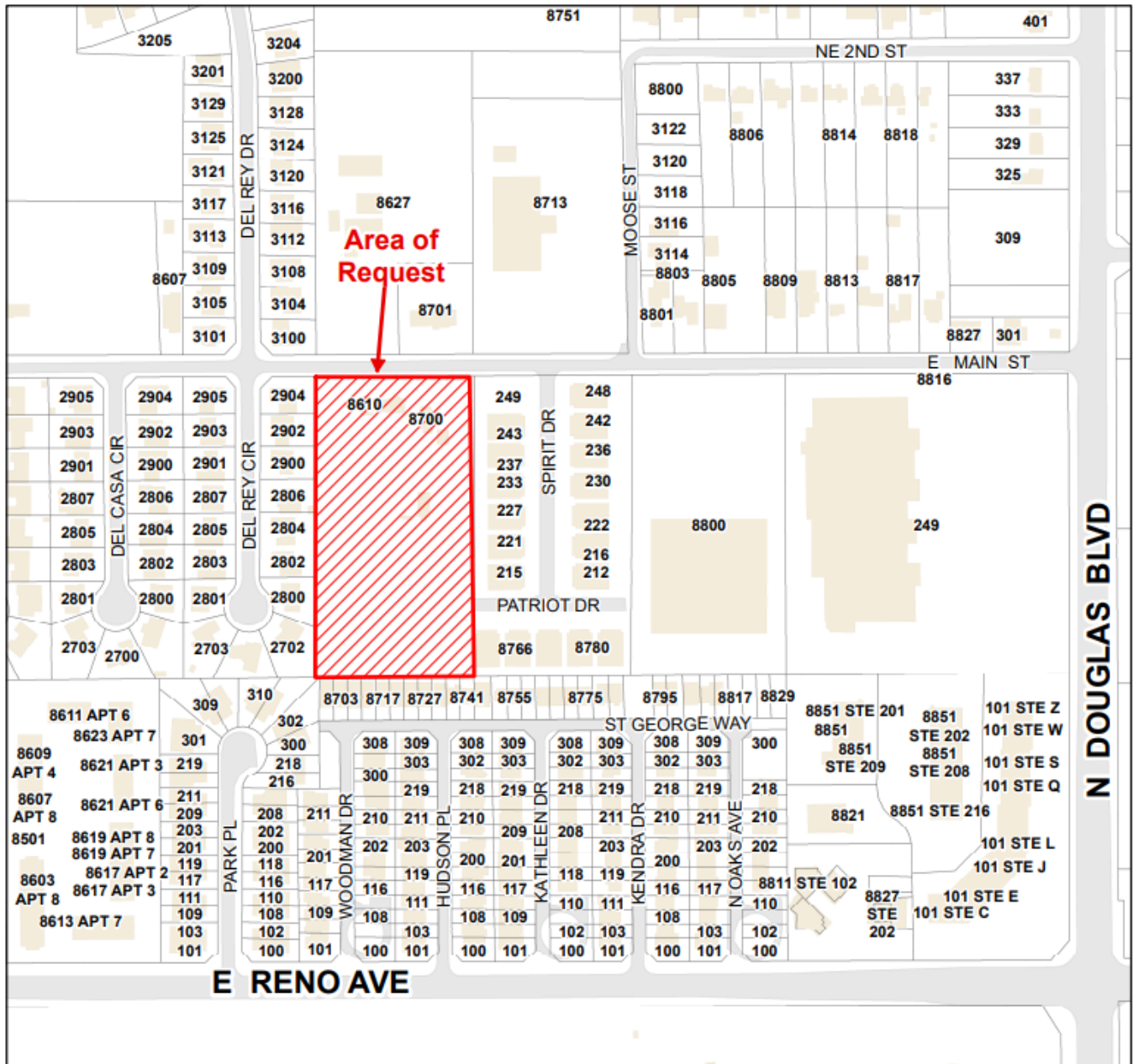


Emily Richey

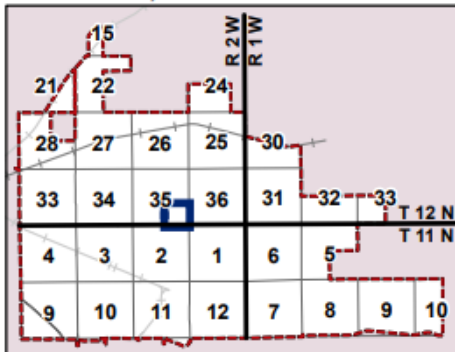
Current Planning Manager










Community Development / Information Technology - GIS



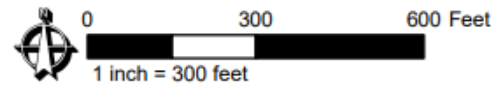
Locator Map



General Map Legend

-  Area of Request
-  Parcels with Addresses
-  Buildings
-  Edge of Pavement
-  MWC City Limits
- Railroads**
-  Active
-  Inactive / Closed

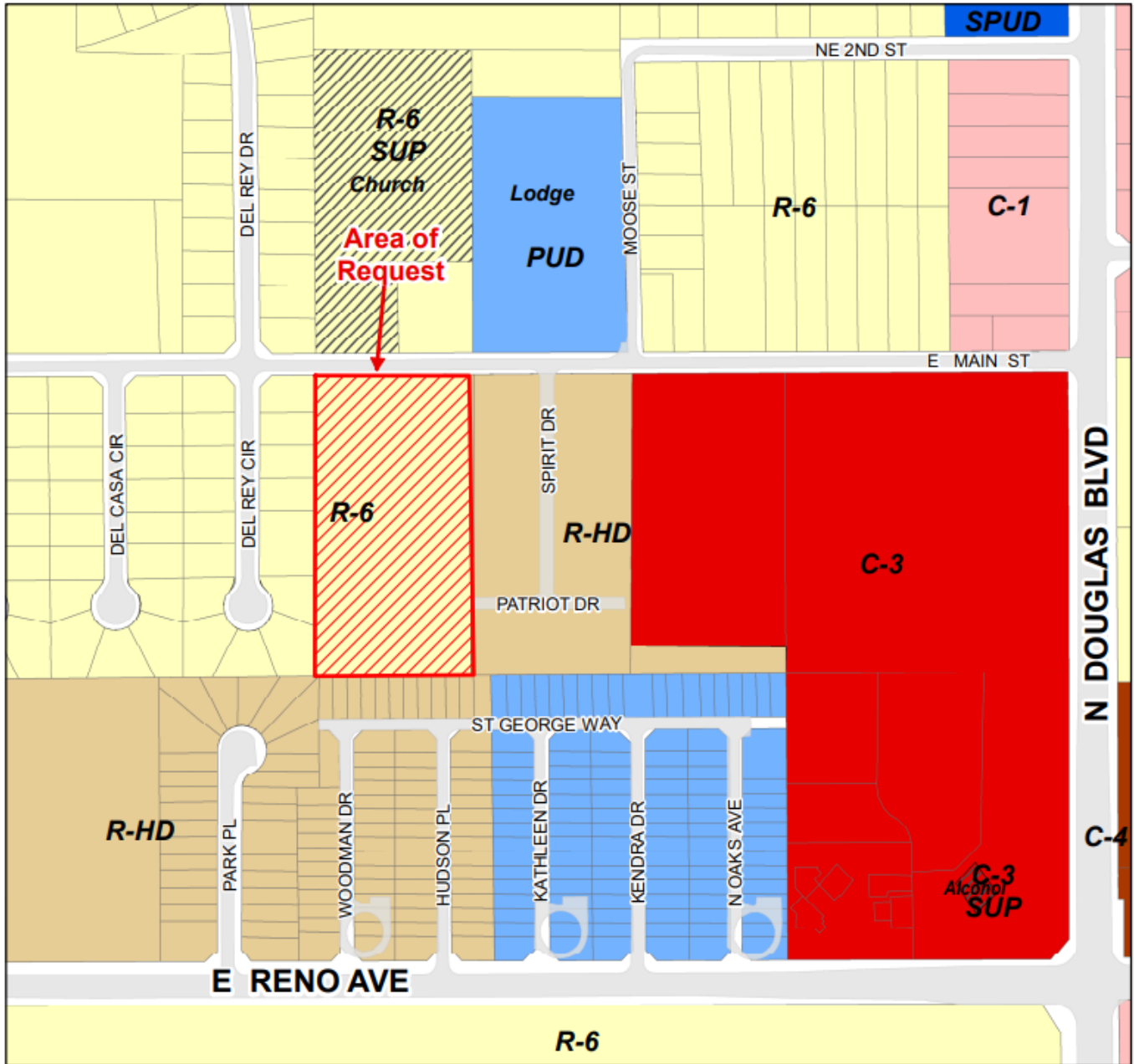
**GENERAL MAP FOR
PC-2147
(SE/4, Sec 35, T12N, R2W)**



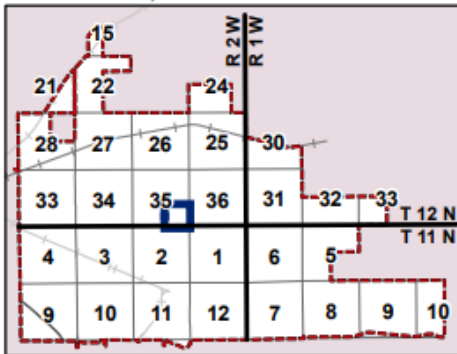
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Community Development / Information Technology - GIS



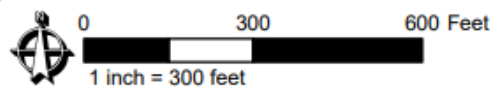
Locator Map



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

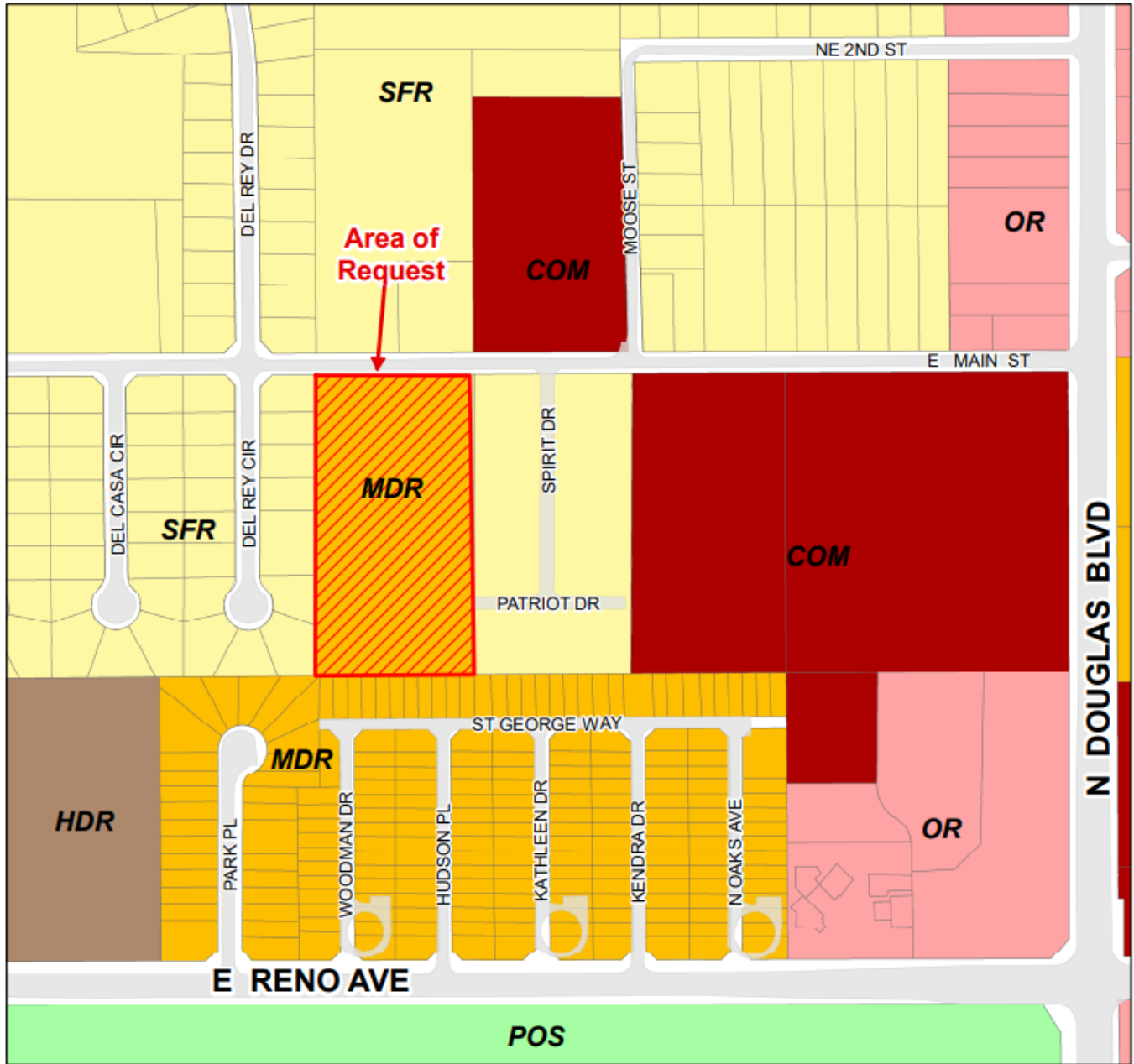
ZONING MAP FOR
PC-2147
(SE/4, Sec 35, T12N, R2W)



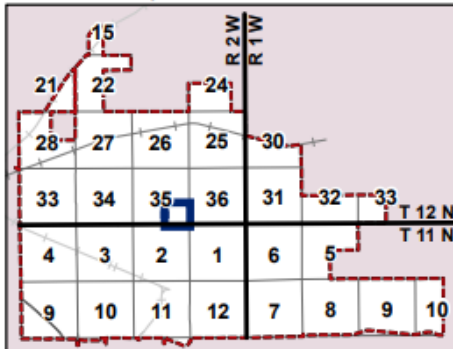
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Community Development / Information Technology - GIS



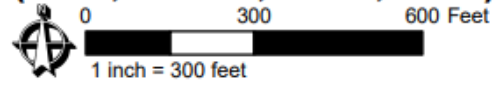
Locator Map



Future Land Use Legend

- Single-Family Detached Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home
- Public/Semi-Public
- Parks/Open Space
- Office/Retail
- Commercial
- Industrial
- Town Center

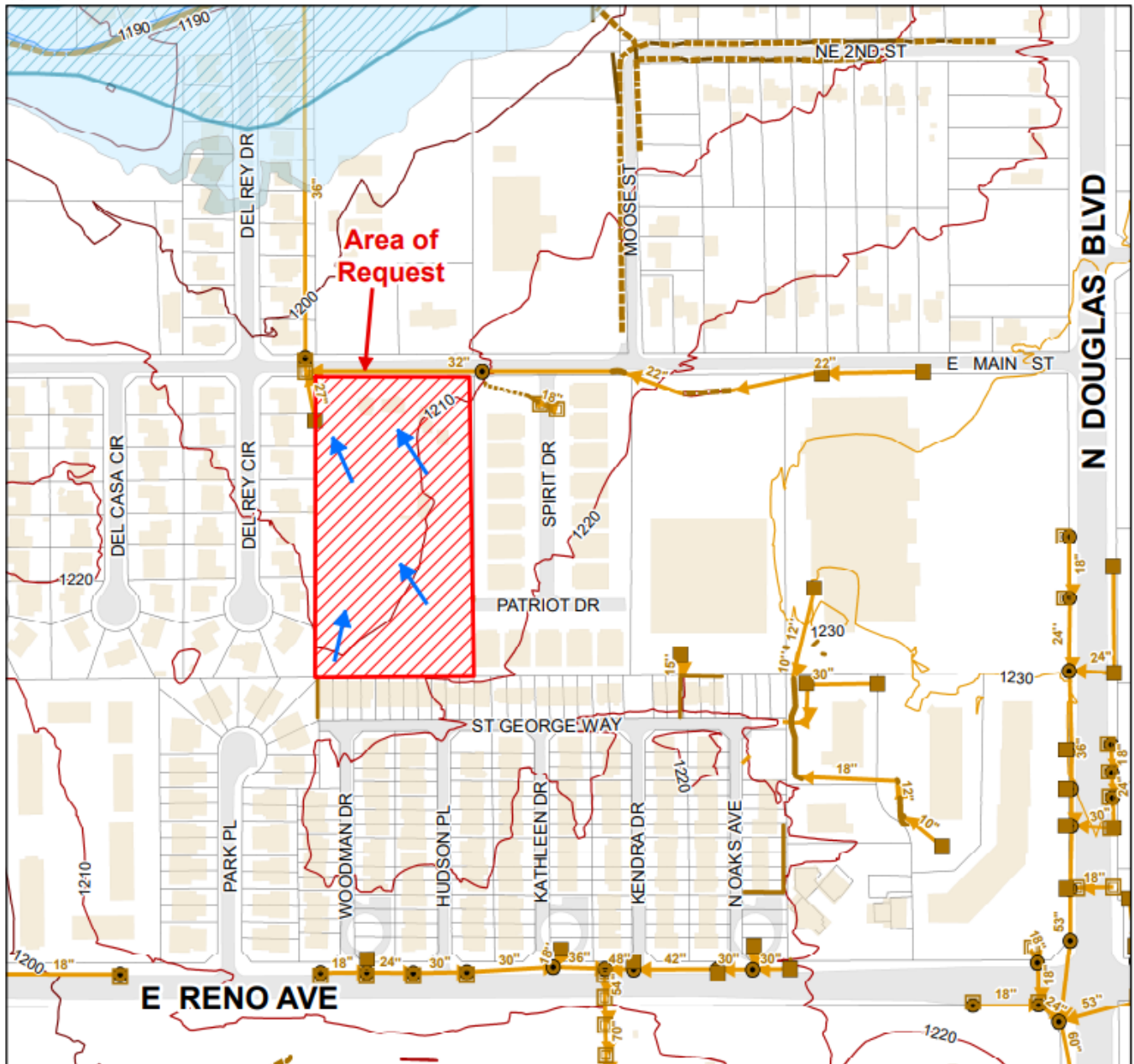
**FUTURE LAND USE
MAP FOR
PC-2147
(SE/4, Sec 35, T12N, R2W)**



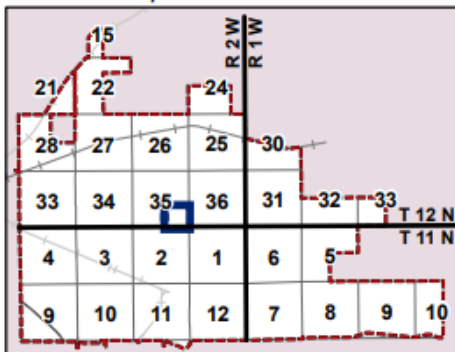
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Community Development / Information Technology - GIS



Locator Map



- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

2009 FEMA Floodplains

- 500-yr floodplain
- 100-yr floodplain
- 2009 FEMA Floodway

DRAINAGE LOCATION MAP FOR PC-2147 (SE/4, Sec 35, T12N, R2W)

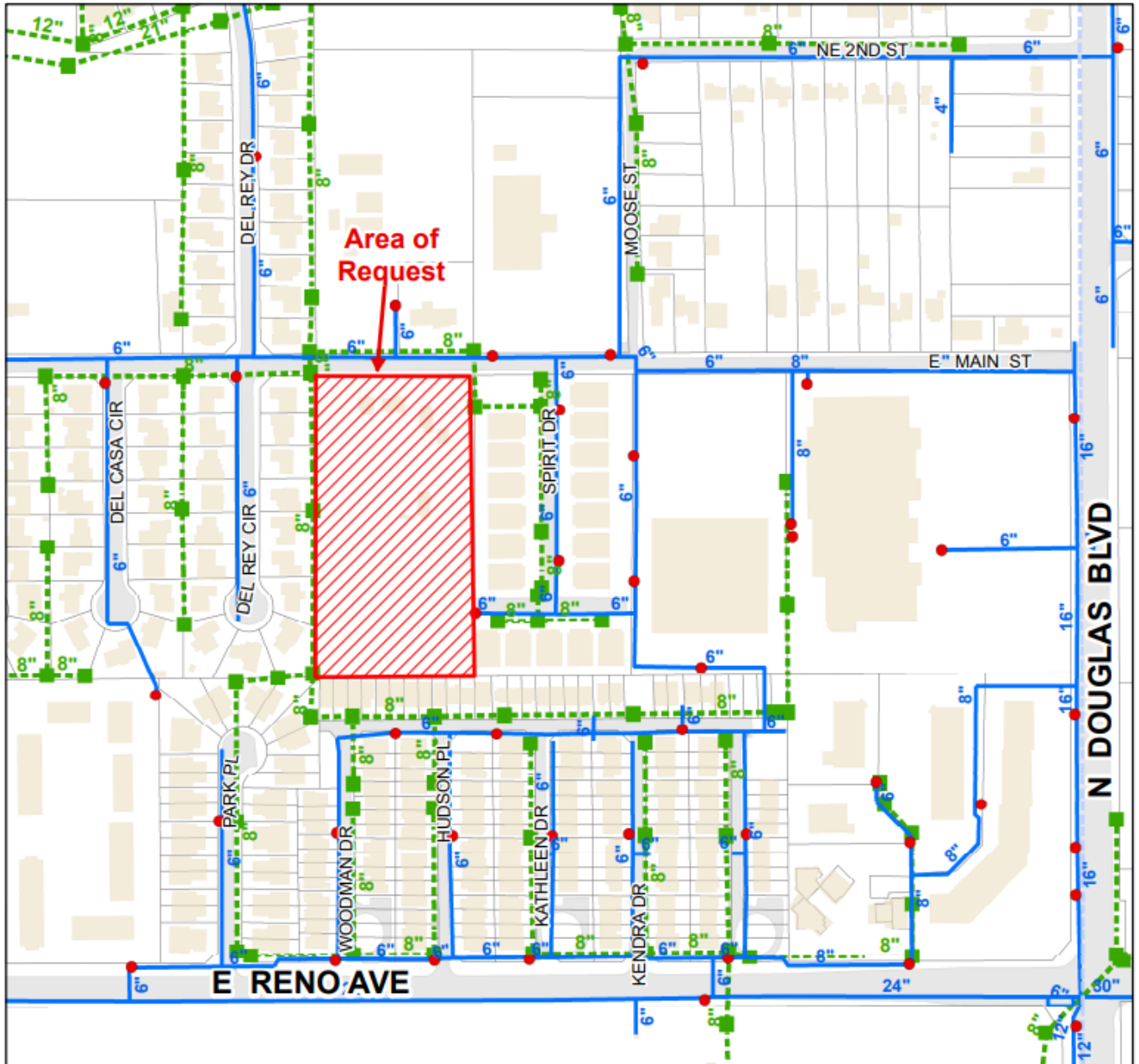
0 300 600 Feet

1 inch = 300 feet

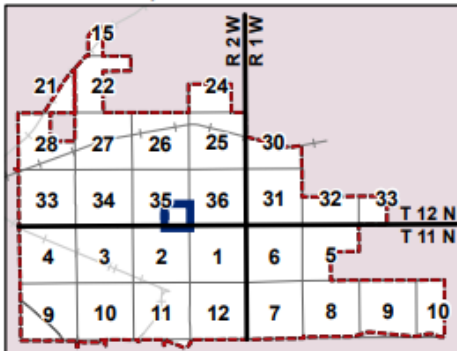
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Community Development / Information Technology - GIS



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-2147
(SE/4, Sec 35, T12N, R2W)**

0 300 600 Feet
1 inch = 300 feet

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2147



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

PLAT APPLICATION

Property Information

Addition Name: URBAN EDGE ADDITION		Address/Location: 8610-8620-8700 E. MAIN ST, MWC	
Lot(s):	Block:	Current Zoning: R-MD	Proposed Zoning:
# of Acres: 5.0477	# of Lots: 17	# of Units: 29	

Applicant Information

Name: EMMANUEL ACQUAATH		Company: AMANI DEVELOPERS LLC	
Mailing Address: 1617 SW 157TH ST			
City: OKLAHOMA CITY		State: OK	Zip: 73170
Phone: 7174068891	Fax:	Email: AMANI.MIDWESTCITY@GMAIL.COM	

Owner Information

Name: DON & GAIL LAUGHLIN		Company:	
Mailing Address: 10500 S JODY WAY			
City: OKLAHOMA CITY		State: OK	Zip: 73165
Phone: 405 650 9705	Fax:	Email:	

Signature of Applicant

05/25/2023 Date

FOR OFFICE USE ONLY

Type of Plat	Fee	Required Meetings:	Date:
Preliminary Plat 0-10 acres - \$300.00 plus \$2.00 per lot 10-40 acres - \$400.00 plus \$2.00 per lot 40 acres or more - \$500.00 plus \$2.00 per lot		Pre Application Meeting:	
		Parkland Review Committee:	
		Planning Commission Meeting:	
Final Plat	\$300.00	City Council Meeting:	
Minor Plat	\$100.00		
Replat	\$300.00		
Amending Plat	\$150.00	Reviewed by:	

Exhibit "A"
Legal Description

The East Half (E/2) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section 35, Township 12 North, Range 2 West of the Indian Meridian, According to the Government Survey thereof.

LETTER OF AUTHORIZATION

Don & Gail Laughlin, (the property owner of record) or (an agent of the property owner of record) authorize the firm of Cedar Creek Engineering, to make application for municipal approvals and to do all things necessary for the advancement of such application with respect to the property at the following location 8610 E Main St., Midwest City, OK 73110

By: Don Laughlin

Title: Owner

Date: 5/23/23

Emma Conaughty
#01016602
Exp 10/02/25



2021062901115407 B: 14801 P: 1400
06/29/2021 02:21:53 PM Pgs: 2
Fee: \$20.00 Doc Stamp: \$345.00
David B. Hooten, County Clerk
Oklahoma County - State of Oklahoma



JOINT TENANCY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Breck E. Stogsdill and Patricia A. Stogsdill, Husband and Wife, party of the first part, in consideration of the sum of TEN AND NO/100 DOLLARS, and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged do hereby grant, bargain, sell and convey unto Don Laughlin and Gail Laughlin, husband and wife as joint tenants and not as tenants in common, with right of survivorship, the whole estate to vest in the survivor, parties of the second part, the following described real property situated in Oklahoma County, State of Oklahoma, to wit:

THE EAST HALF (E/2) OF THE NORTHEAST QUARTER (NE/4) OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 35, TOWNSHIP 12 NORTH, RANGE 2 WEST OF THE INDIAN MERIDIAN, ACCORDING TO THE GOVERNMENT SURVEY THEREOF.

Less and except all oil, gas, and other minerals in and under the land

Property Address: 8610 - 8620 - 8700 E. Main Street; Midwest City, OK

Together with all the improvements thereon and the appurtenances thereunto belonging and warrant the title to the same to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, made or suffered to be made by the parties of the first part.

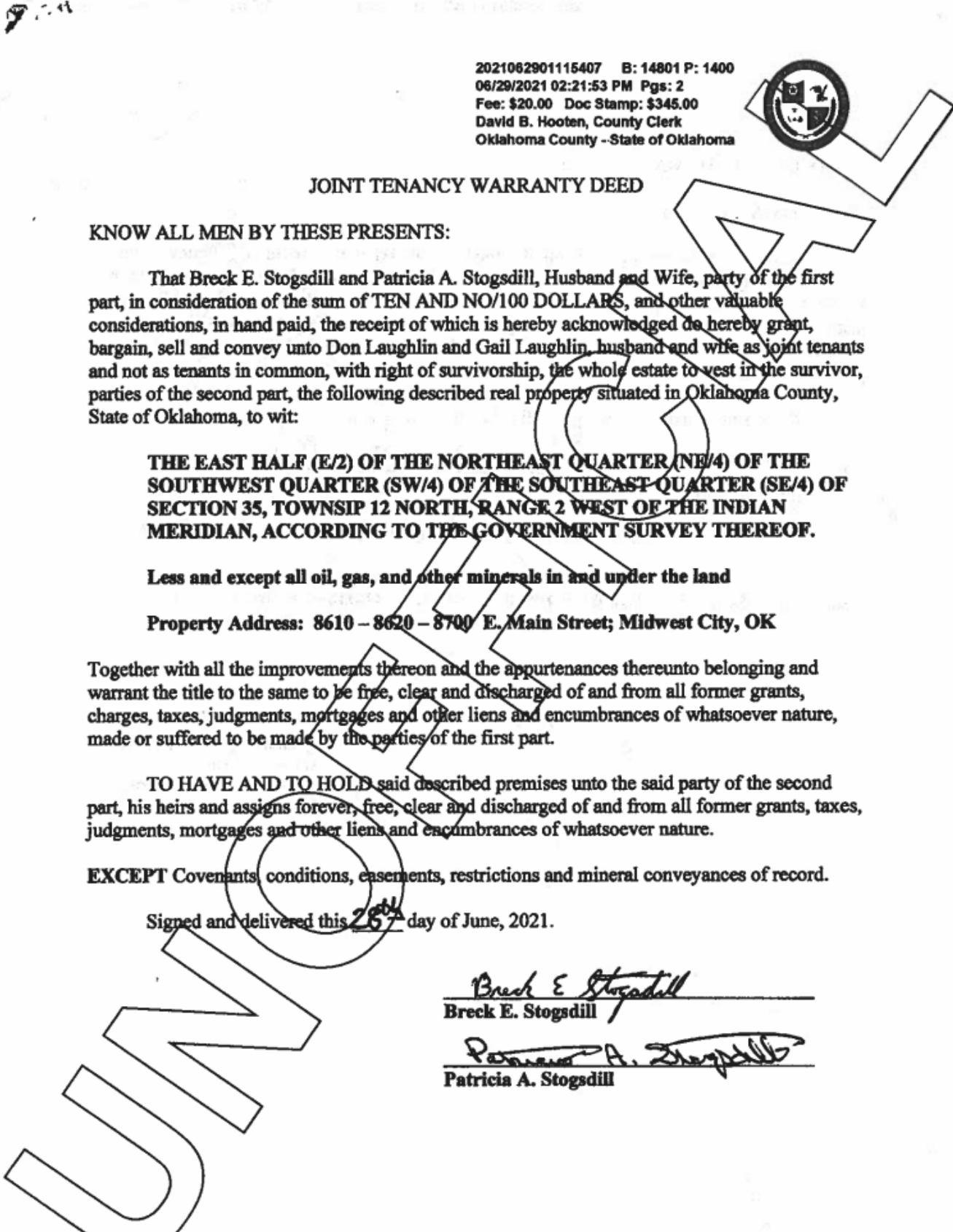
TO HAVE AND TO HOLD said described premises unto the said party of the second part, his heirs and assigns forever, free, clear and discharged of and from all former grants, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

EXCEPT Covenants, conditions, easements, restrictions and mineral conveyances of record.

Signed and delivered this 26th day of June, 2021.

Breck E. Stogsdill
Breck E. Stogsdill

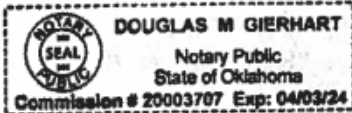
Patricia A. Stogsdill
Patricia A. Stogsdill



STATE OF OKLAHOMA)
)
OKLAHOMA COUNTY) SS.

Before me, a Notary Public in and for the State of Oklahoma, on this 28th day of June, 2021, personally appeared Breck E. Stogsdill and Patricia A. Stogsdill, husband and wife, to me known to be the identical persons who subscribed the name of the maker thereof to the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Witness my hand and official seal the day and year last above written.



Douglas M Gierhart

Notary Public

My Commission Expires: 04/03/2024 My Commission Number: 20003707

Return to: Don & Gail Laughlin; 10500 S. Jody Way; Oklahoma City, OK 73165

KENNETH R. MASSEY
PO BOX 1142
CHOCTAW, OK 73020

UNOFFICIAL

To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: July 5, 2023

Subject: (PC-2148) Public hearing, discussion, consideration, and possible action of approval of the Final Plat of 29th & Douglas Apartments described as a tract of land being a part of the Southwest Quarter (SW/4) of Section Twelve (12), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma.

Executive Summary: This case is for the approval of the 29th Street and Douglas Avenue Apartments final plat.

The applicant has opted to submit bonds for cost of water and sewer installation instead of the initially agreed upon letter of credit to fulfill the water and sewer requirements which meets the provision as outlined in the Midwest City Municipal Code.

The standard review for final plats was unable to be performed fully by staff from Engineering and Construction and Current Planning Division due to the construction of public improvements being satisfied after application is accepted.

The floodway and floodplain are not indicated on the final plat and will need to be delineated prior to final approval.

Oklahoma Department of Environmental Quality (“ODEQ”) has rejected both water and sewer plans submitted by applicant. Applicant has submitted the requested revisions, and is awaiting approval.

Staff would like noted again that formal review for the submitted permits will not begin until the above requirements have been satisfied.

Staff recommends approval contingent upon ODEQ’s acceptance of revisions and the delineation of the floodway and floodplain on final plat.

At the time of this writing, staff has not received any comments regarding this case.

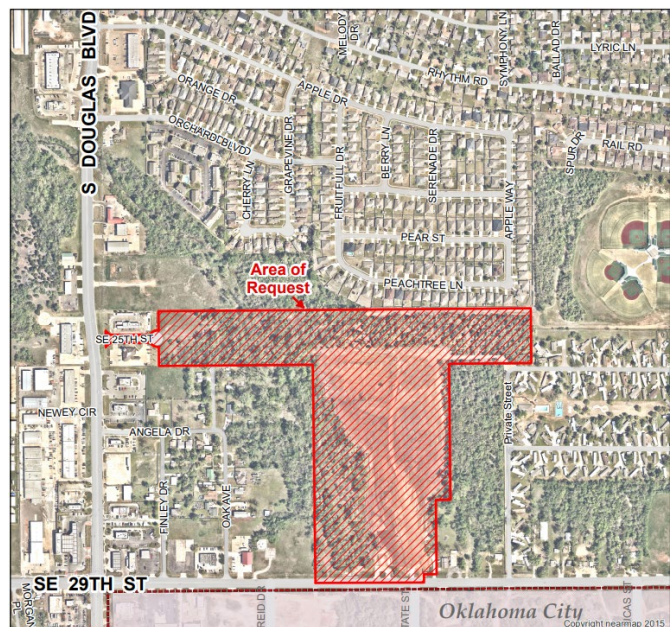
Both state and local public notification requirements were met.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- July 5, 2023

City Council- July 25, 2023; August 11, 2023 (if item is unable to be heard July 25, 2023)



Date of Pre-Development Meeting:

May 5, 2023

Council Ward: Ward 2, Pat Byrne

Owner: JLOU Properties, LLC

Applicant: Mark W. Zitzow, AICP- Johnson & Associates

Proposed Use: Apartments and commercial lot

Size: The area of request has frontage along SE 29th Street as well as access off SE 25th Street, a depth of approximately 1600 feet, and an area of approximately 32.3 acres more or less.

Development Proposed by Comprehensive Plan:

Area of Request- Office/Retail

North- Parks/Open Space

South- Oklahoma City

East- Office/Retail

West- Office/Retail

Zoning Districts:

Area of Request- Planned Unit Development (“PUD”), governed by High Density Residential District (“R-HD”) and Community Commercial District (“C-3”)

North- High Density Residential District (“R-HD”), Single-Family Detached Residential District (“R-6”), and Community Commercial District (“C-3”)

South- Oklahoma City

East- Single-Family Detached Residential District (“R-6”); Manufactured Home Park District (“R-MH-2”)

West- Single-Family Detached Residential District (“R-6”)

Land Use:

Area of Request- Vacant

North- The Orchard Addition

South- Oklahoma City

East- Village Oaks Addition

West- Finley’s Meadow Gardens

Comprehensive Plan Citation:

The future zoning land use for the subject property is High Density Residential Land Use (“HDR”)

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

History:

1. May 2022, Council approved an ordinance to redistrict the property from R-6, Single-Family Residential, to PUD, Planned Unit Development, governed by the R-HD, High Density Residential District, as well as a tract governed by C-3, Community Commercial District, and a resolution to amend the Comprehensive Plan from POS, Parks and Open Spaces, and OR, Office Retail, to HDR, High Density Residential.

2. (PC-2134) Preliminary Plat was approved February 28, 2023.

Next Steps:

If Council approves this final plat, the review process for submitted building plans can proceed.

Staff Comments-

Engineering Staff Code Citations and Comments:

Note: This application is for a final plat of the 29th and Douglas Apartments subdivision located off S.E. 29th Street.

Public Improvements

The requirements of the public improvements can be found in the Subdivision Regulations under:

Sec. 38-19. - Final plat.

Sec. 38-19.1. Purpose.

The purpose of a final plat is to ensure:

- (a) *Consistency with standards.* That the proposed subdivision and development of the land is consistent with all standards of this Subdivision Ordinance pertaining to the adequacy of public facilities;
- (b) *Provide for public improvements.* That public improvements to serve the subdivision or development have been installed and accepted by the city or that provision for such installation has been made; and
- (c) *Other requirements and conditions.* That all other requirements and conditions have been satisfied or provided for to allow the final plat to be recorded

The applicant has met provision (b) by providing the City financial documentation insuring the construction of the public improvements after this application is accepted.

The final plat will not be heard until the Oklahoma Department of Environmental Quality's review of the water and sewer extensions servicing the project is approved and complete.

Fire Marshal's Comments:

- There are no fire code violations currently noted for the address listed as the site is currently not developed.
- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

Public Works' Comments:

Line Maintenance

Water

- Need Oklahoma Department of Environmental Quality (ODEQ) approved plans prior to review.
- Any required water main extensions shall be a designed looped system to eliminate dead ends. Fire hydrant locations shall be installed per Midwest City Municipal Code Section 15-22.
- Water main extension plans shall be approved by Oklahoma Department of Environmental Quality (ODEQ) and the City of Midwest City prior to Line Maintenance approval of building permit(s).
- Water meter(s) shall be installed in "Green Belt" per Midwest City Municipal Code Section 43-54.

Sanitary Sewer

- Needing Oklahoma Department of Environmental Quality (ODEQ) approved plans that show public and private split.

- Sewer main extension/relocation plans shall be approved by Oklahoma Department of Environmental Quality (ODEQ) and/or the City of Midwest City prior to Line Maintenance approval of building permit(s).

Sanitation

- No additional comments with this case.

Stormwater

- No additional comments with this case.

Planning Division:

Staff met with the applicant May 5, 2023 for a Pre-Development meeting.

The floodway and floodplain are not indicated on the submitted final plat, they will need to be added.

Planning will begin its formal review for the building permits that were submitted in October 2022 when all contingent requirements have been satisfied.

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject the final plat for the 29th Street & Douglas Avenue apartments for the property noted herein, subject to staff comments as found in the July 5, 2023 agenda packet and made part of PC-2148 file.

Suggested Motion:

“To approve the final plat for the 29th Street and Douglas Avenue Apartments for the property noted herein, subject to Staff Comments found in the July 5, 2023 Planning Commission agenda packet and made a part of the PC-2148 file contingent upon receipt of approved water and sewer permits from Oklahoma Department of Environmental Quality and the delineation of the floodway and floodplain on final plat.”

Please feel free to contact my office at (405) 739-1223 with any questions.

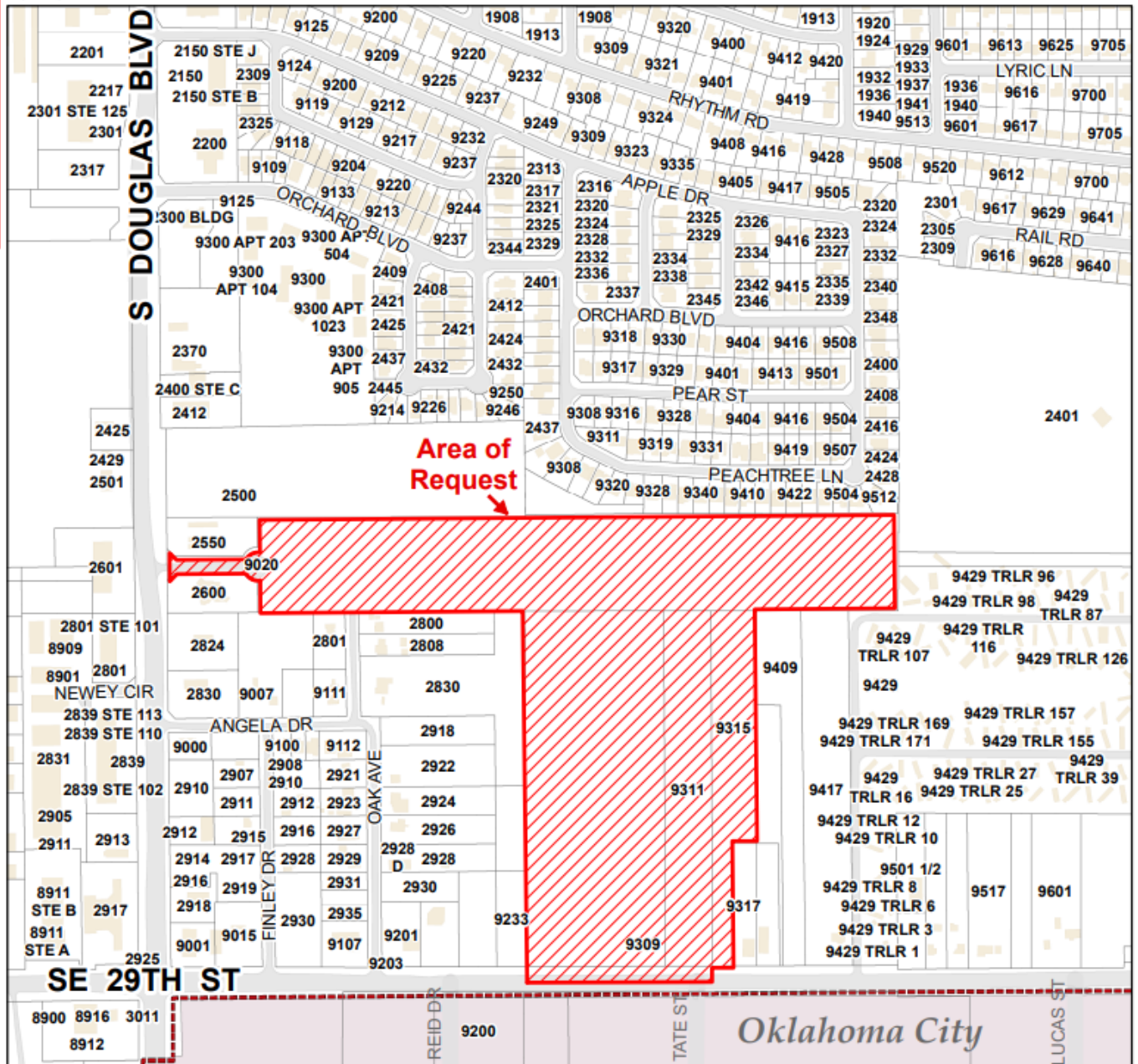


Emily Richey

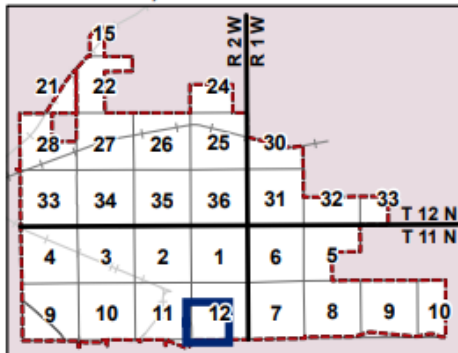
Current Planning Manager



Community Development / Information Technology - GIS



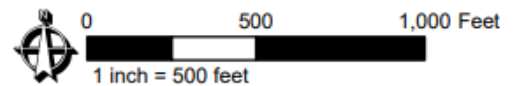
Locator Map



General Map Legend

- Area of Request
- Parcels with Addresses
- Buildings
- Edge of Pavement
- MWC City Limits
- Railroads**
- Active
- Inactive / Closed

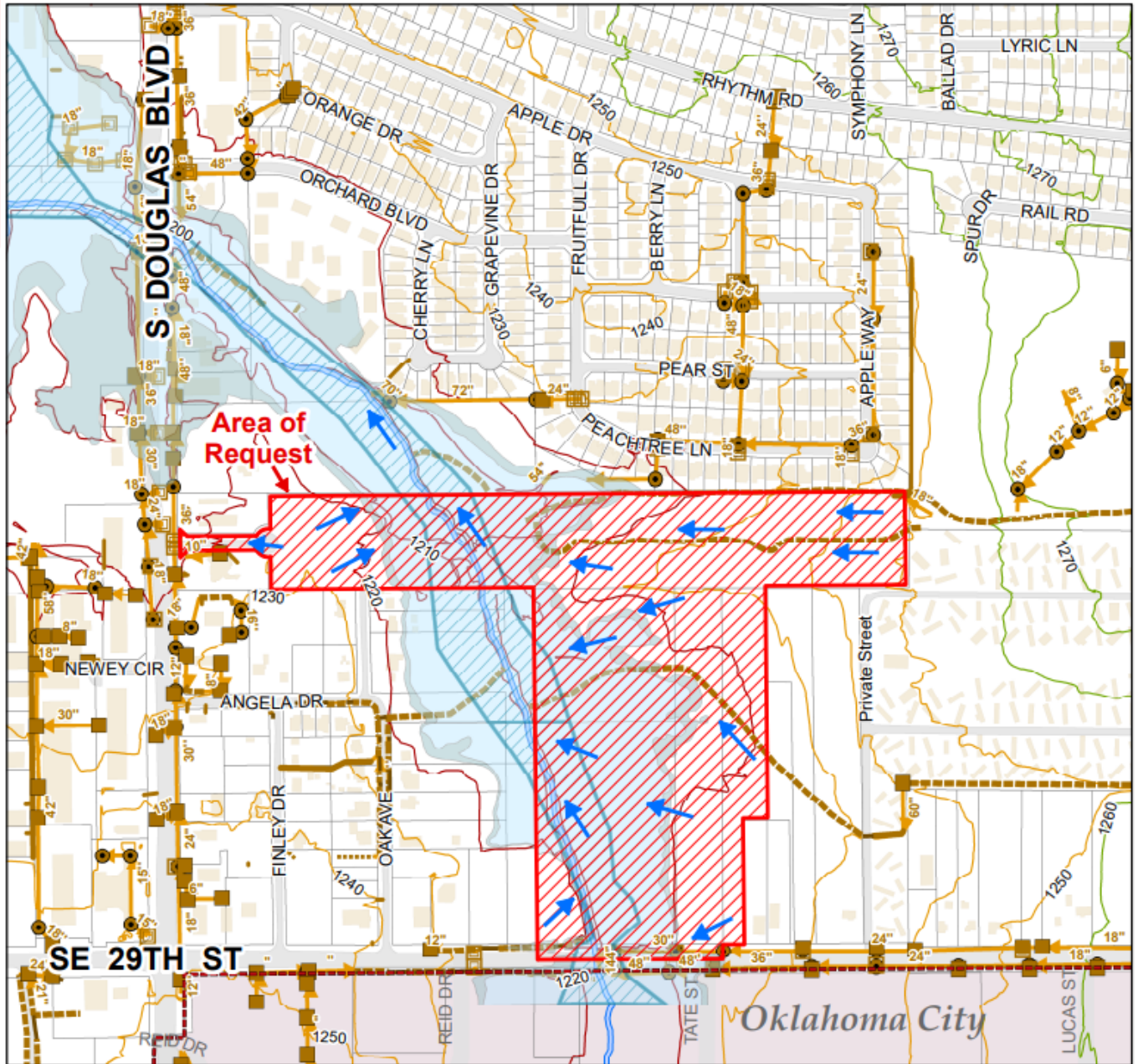
**GENERAL MAP FOR
PC-2148
(SW/4, Sec 12, T11N, R2W)**



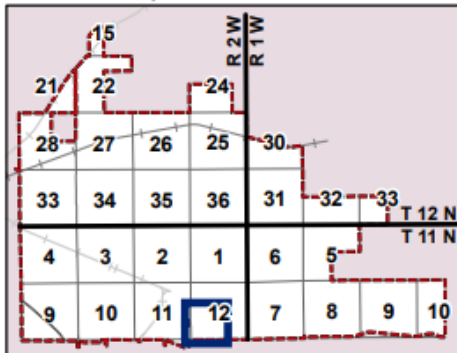
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.



Community Development / Information Technology



Locator Map



- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

- 2009 FEMA Floodplains**
- 500-yr floodplain
 - 100-yr floodplain
 - 2009 FEMA Floodway

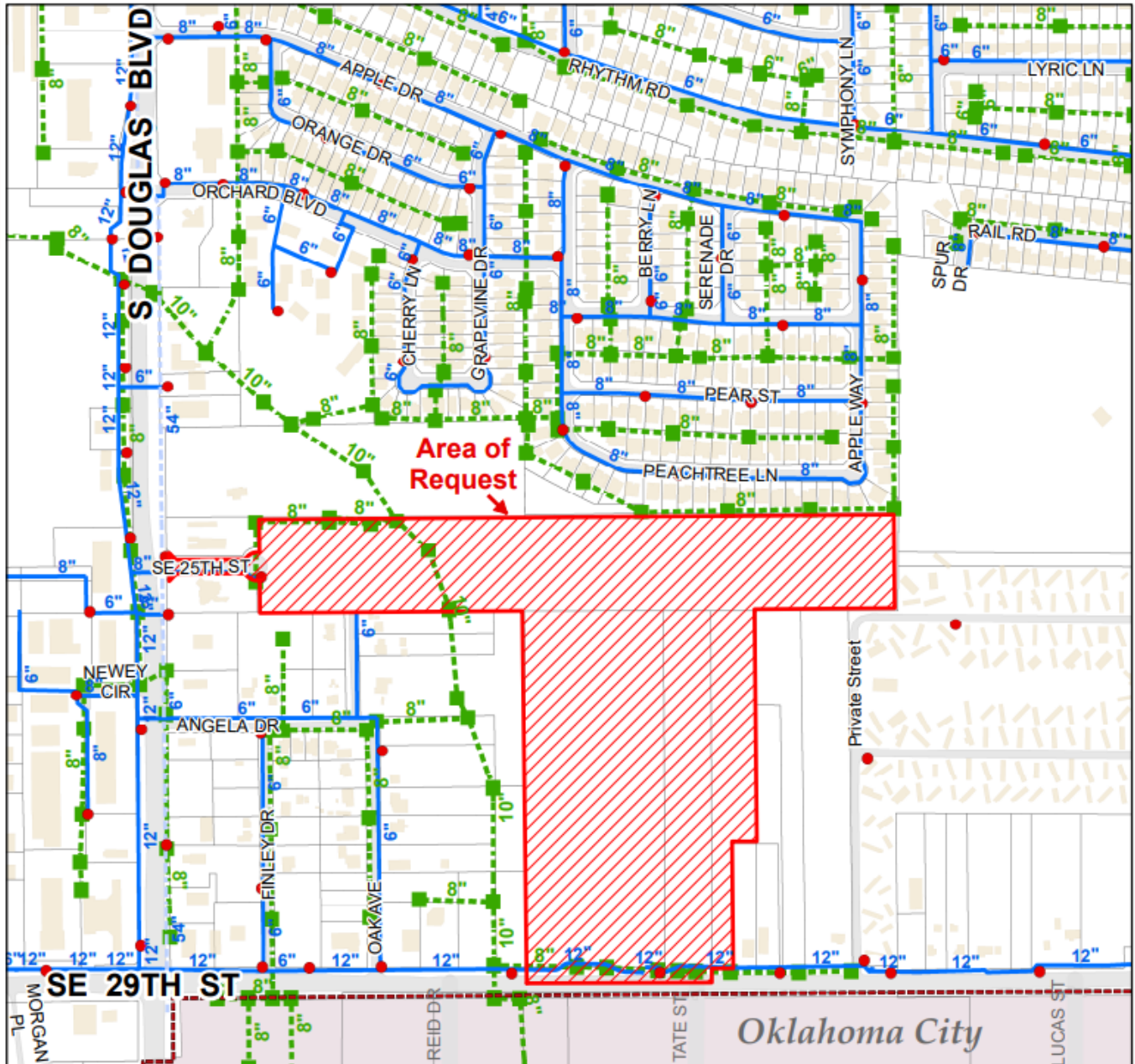
DRAINAGE LOCATION MAP FOR PC-2148 (SW/4, Sec. 12, T11N, R2W)

0 500 1,000 Feet
1 inch = 500 feet

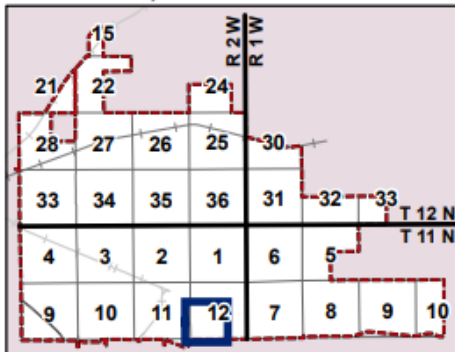
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Community Development / Information Technology - GIS



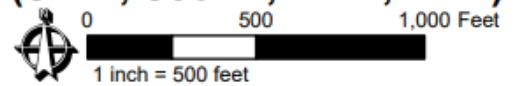
Locator Map



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-2148
(SW/4, Sec 12, T11N, R2W)**



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The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

PLAT APPLICATION

Property Information

Addition Name: 29th & Douglas Apartments		Address/Location: 9309 SE 29th Street	
Lot(s):	Block:	Current Zoning: PUD (R-HD & C-3)	Proposed Zoning: N/A
# of Acres: 41.1146	# of Lots: 3	# of Units: 296	

Applicant Information

Name: Mark W. Zitzow, AICP		Company: Johnson & Associates	
Mailing Address: 1 E Sheridan Ave, Suite 200			
City: Oklahoma City	State: OK	Zip: 73104	
Phone: (405) 235-8075	Fax:	Email: mzitzow@jaokc.com	

Owner Information

Name:		Company: RAMWC, LLC	
Mailing Address: 204 N Robinson, Suite 2211			
City: Oklahoma City	State: OK	Zip: 73102	
Phone: (405) 613-1297	Fax:	Email:	

[Handwritten Signature] _____ *5/25/23*
Signature of Applicant Date

FOR OFFICE USE ONLY

Type of Plat	Fee	Required Meetings:	Date:
Preliminary Plat 0-10 acres - \$300.00 plus \$2.00 per lot 10-40 acres - \$400.00 plus \$2.00 per lot 40 acres or more - \$500.00 plus \$2.00 per lot		Pre Application Meeting:	
		Parkland Review Committee:	
		Planning Commission Meeting:	
Final Plat	\$300.00	City Council Meeting:	
Minor Plat	\$100.00		
Replat	\$300.00		
Amending Plat	\$150.00	Reviewed by:	

LEGAL DESCRIPTION

29th & Douglas Apartments
Overall Tract

October 24, 2022

A tract of land being a part of Southwest Quarter (SW/4) of Section Twelve (12), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma, and being all of a tract of land recorded in Book 14005, Page 741 (Brawdy Tract), all of a tract of land recorded in Book 13574, Page 1223 (J Lou North Tract), and a portion of a tract of land recorded in Book 11100, Page 971 (J Lou East Tract) being more particularly described as follows:

Commencing at the Southwest (SW) Corner of said Southwest Quarter (SW/4);

THENCE North 89°46'29" East, along and with the South line of said Southwest Quarter (SW/4), a distance of 1,310.30 feet to the Southwest (SW) Corner of said Brawdy Tract, said point being the POINT OF BEGINNING;

THENCE North 00°39'56" West, along and with the West line of said Brawdy Tract, a distance of 1,315.40 feet to Northwest (NW) Corner of said Brawdy Tract, said point also being a point on the South line of said J Lou North Tract;

THENCE along and with the South and West line of said J Lou North Tract the following Six calls:

1. THENCE South 89°33'42" West, a distance of 927.70 feet;
2. THENCE North 00°33'15" West, a distance of 115.54 feet;
3. THENCE on a non-tangent curve to the right having a radius of 50.00 feet, a chord bearing of North 64°24'14" West, a chord length of 55.70 feet and an arc length of 59.08 feet;
4. THENCE South 89°33'42" West, a distance of 245.00 feet;
5. THENCE South 44°30'13" West, a distance of 35.32 feet;
6. THENCE North 00°33'15" West, a distance of 100.00 feet to the Northwest (NW) Corner of said J Lou North Tract;

THENCE along and with the North and West line of said J Lou North Tract the following Five calls:

1. THENCE South 45°29'47" East, a distance of 35.39 feet;
2. THENCE North 89°33'42" East, a distance of 245.00 feet;

3. THENCE on a non-tangent curve to the right having a radius of 50.00 feet, a chord bearing of North 63°17'44" East, a chord length of 55.70 feet and an arc length of 59.08 feet;
4. THENCE North 00°33'15" West, a distance of 115.34 feet
5. THENCE North 89°33'42" East, a distance of 2,243.82 feet to the Northeast (NE) Corner of said J Lou North Tract;

THENCE South 00°39'30" East, along and with the East line of said J Lou North Tract, a distance of 329.98 feet to the Southeast (SE) Corner of said J Lou North Tract;

THENCE South 89°33'42" West, along and with the South line of said J Lou North Tract, a distance of 496.31 feet to the Northeast (NE) Corner of said J Lou East Tract;

THENCE along and with the East and South line of said J Lou East Tract the following Four calls:

1. THENCE South 00°35'36" East, a distance of 820.61 feet;
2. THENCE South 89°46'29" West, a distance of 87.50 feet;
3. THENCE South 00°35'36" East, a distance of 447.83 feet;
4. THENCE South 89°46'29" West, a distance of 76.36 feet to the Southwest (SW) Corner of said J Lou East Tract, said point also being a point on the East line of said Brawdy Tract;

THENCE South 00°39'53" East, along and with the East line of said Brawdy Tract, distance of 50.00 feet to the Southeast (SE) Corner of said Brawdy Tract;

THENCE South 89°46'29" West, along and with the South line of said Brawdy Tract, a distance of 654.97 feet to the POINT OF BEGINNING;

Containing 1,790,952 square feet or 41.1146 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)

2022120901185199 B: 16342 P: 1756
12/09/2022 03:09:19 PM Pgs: 4
Fee: \$24.00
Kerrie Hudson, Deputy County Clerk
Oklahoma County - State of Oklahoma



After Recording Return to:
Hand Development
204 N. Robinson Street
OKC, OK 73102

Chicago Title Oklahoma
210 Park Ave., Suite 210
Oklahoma Tower
Oklahoma City, OK 73102
71070220005

EXEMPTION DOCUMENTARY STAMP
TAX O.S. TITLE 68, ARTICLE 32,
SECTION 3202 PAR 4

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That J. LOU PROPERTIES, LLC, an Oklahoma limited liability company, aka JLOU Properties, LLC ("Grantor"), in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey to RAMWC LLC, an Oklahoma limited liability company ("Grantee") having a notice address of _____, the real property and premises situated in Oklahoma County, Oklahoma, and more particularly described in Exhibit A attached hereto, together with any and all buildings, structures and improvements thereon and any and all interests appurtenant to the above-described land, less and except all interests in oil, gas and other minerals thereunder previously reserved or conveyed of record, and subject to the matters described in Exhibit B attached hereto, and warrants title to the same to be free, clear, and discharged of and from all former grants, charges, taxes, judgments, liens, and encumbrances of whatsoever nature created by, through or under Grantor.

TO HAVE AND TO HOLD the above-described property unto Grantee, its successors and assigns, forever. The appurtenant interests which this instrument conveys and quitclaims to Grantee shall include any and all right, title and interest of Grantor in and to adjacent streets, alleys, easements and rights-of-way, rights of ingress and egress, any reversionary interests thereto, any and all strips and gores between the above-described land and abutting properties, any and all related permits and/or licenses, together with any subsurface, air, water and/or utility and drainage rights incidental to the above-described Property.

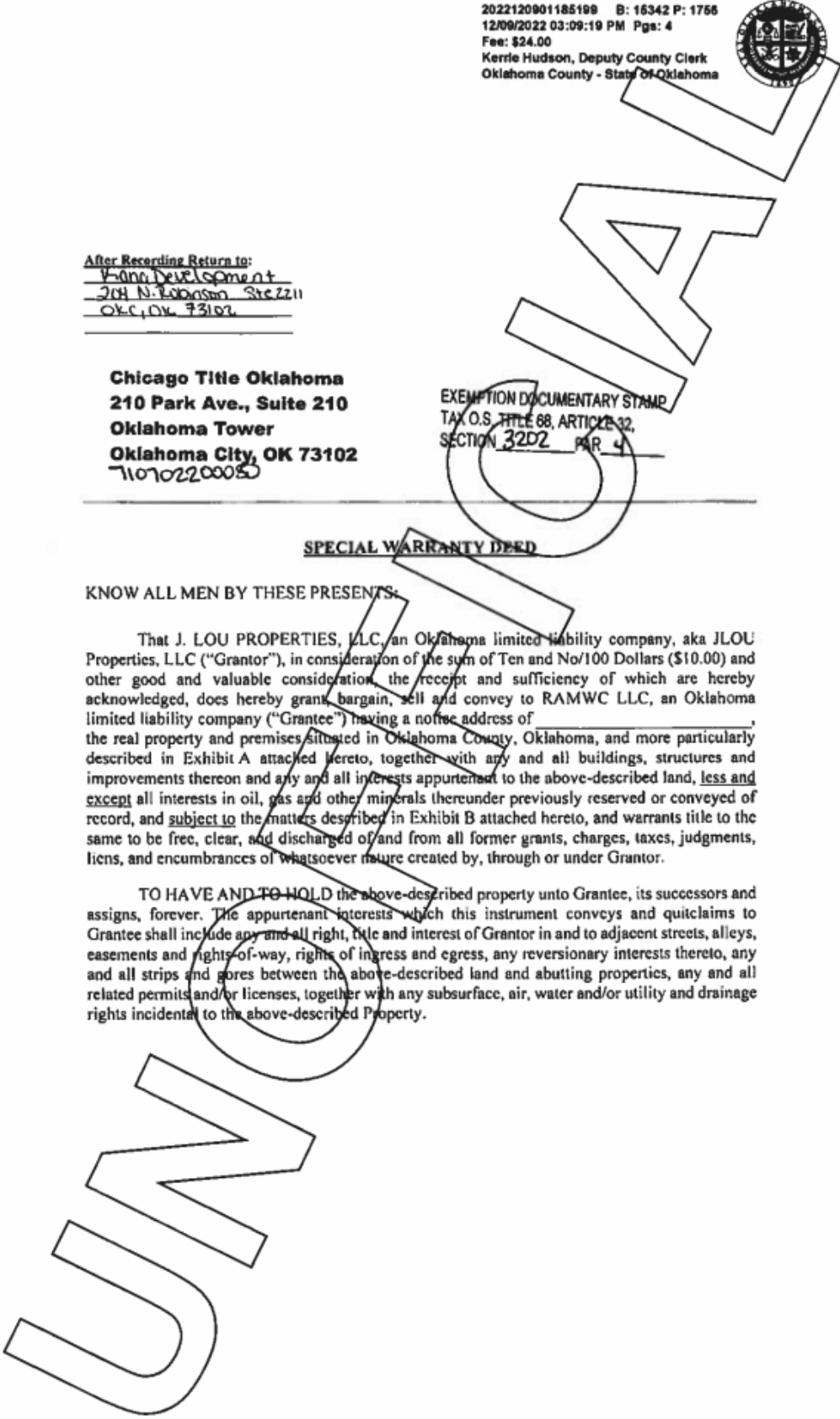


EXHIBIT A

A tract of land being a part of Southwest Quarter (SW/4) of Section Twelve (12), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma, and being all of a tract of land recorded in Book 11100, Page 971 (JLOU East Tract) and a portion of a tract of land recorded in Book 13574, Page 1223 (JLOU North Tract), being more particularly described as follows:

Commencing at the Southwest (SW) Corner of said Southwest Quarter (SW/4);

THENCE North 89°46'29" East, along and with the South line of said Southwest Quarter (SW/4), a distance of 1,985.27 feet to the Southwest (SW) Corner of the East Half (E/2) of the Southeast Quarter (SE/4) of said Southwest Quarter (SW/4);

THENCE North 00°39'53" West, along and with the West line of the East Half (E/2) of the Southeast Quarter (SE/4) of said Southwest Quarter (SW/4), a distance of 50.00 feet to the Southwest (SW) Corner of said JLOU East Tract, said point being the POINT OF BEGINNING;

THENCE continuing North 00°39'53" West, along and with the West line of the East Half (E/2) of the Southeast Quarter (SE/4) of said Southwest Quarter (SW/4) and the West line of said JLOU East Tract, a distance of 1,267.84 feet to the Northwest (NW) Corner of the East Half (E/2) of the Southeast Quarter (SE/4) of said Southwest Quarter (SW/4) and the Northwest (NW) Corner of said JLOU East Tract, said point lying on the South line of said JLOU North Tract;

THENCE South 89°33'42" West, along and with the North line of the Southeast Quarter (SE/4) of said Southwest Quarter (SW/4) and the South line of said JLOU North Tract, a distance of 654.98 feet to the Northwest (NW) Corner of the Southeast Quarter (SE/4) of said Southwest Quarter (SW/4);

THENCE North 00°35'36" West, departing said South line, a distance of 101.18 feet;

THENCE North 89°24'24" East, a distance of 840.92 feet;

THENCE South 00°26'18" East, a distance of 103.45 feet to a point on the North line of the Southeast Quarter (SE/4) of said Southwest Quarter (SW/4) and a point on the South line of said JLOU North Tract;

THENCE South 89°33'42" West, along and with the North line of the Southeast Quarter (SE/4) of said Southwest Quarter (SW/4) and the South line of said JLOU North Tract, a distance of 20.23 feet to the Northeast (NE) Corner of said JLOU East Tract;

THENCE along and with the East line of said JLOU East Tract, the following three (3) calls:

1. South 00°35'36" East, a distance of 820.61 feet;
2. South 89°46'29" West, a distance of 87.50 feet;
3. South 00°35'36" East, a distance of 447.83 feet to the Southeast (SE) Corner of said JLOU East Tract;

THENCE South 89°46'29" West, along and with the South line of said JLOU East Tract, a distance of 76.36 feet to the POINT OF BEGINNING.

EXHIBIT B

Ad Valorem taxes for 2022, and subsequent years, amounts of which are not ascertainable, due or payable.

Statutory Roadway Easement in favor of the State of Oklahoma across all Section lines.

Right of Way Contract in favor of Prairie Pipe Line Company recorded in Book 98, Page 420; as affected by Partial Release of Right of Way Contracts recorded in Book 4072, Page 355 and Partial Release of Right of Way recorded in Book 10498, Page 570.

Right of Way Contract in favor of Sinclair Refining Company recorded in Book 478, Page 554; as affected by Partial Release of Right of Way recorded in Book 10454, Page 1312.

Easement in favor of the State of Oklahoma recorded in Book 434, Page 593.

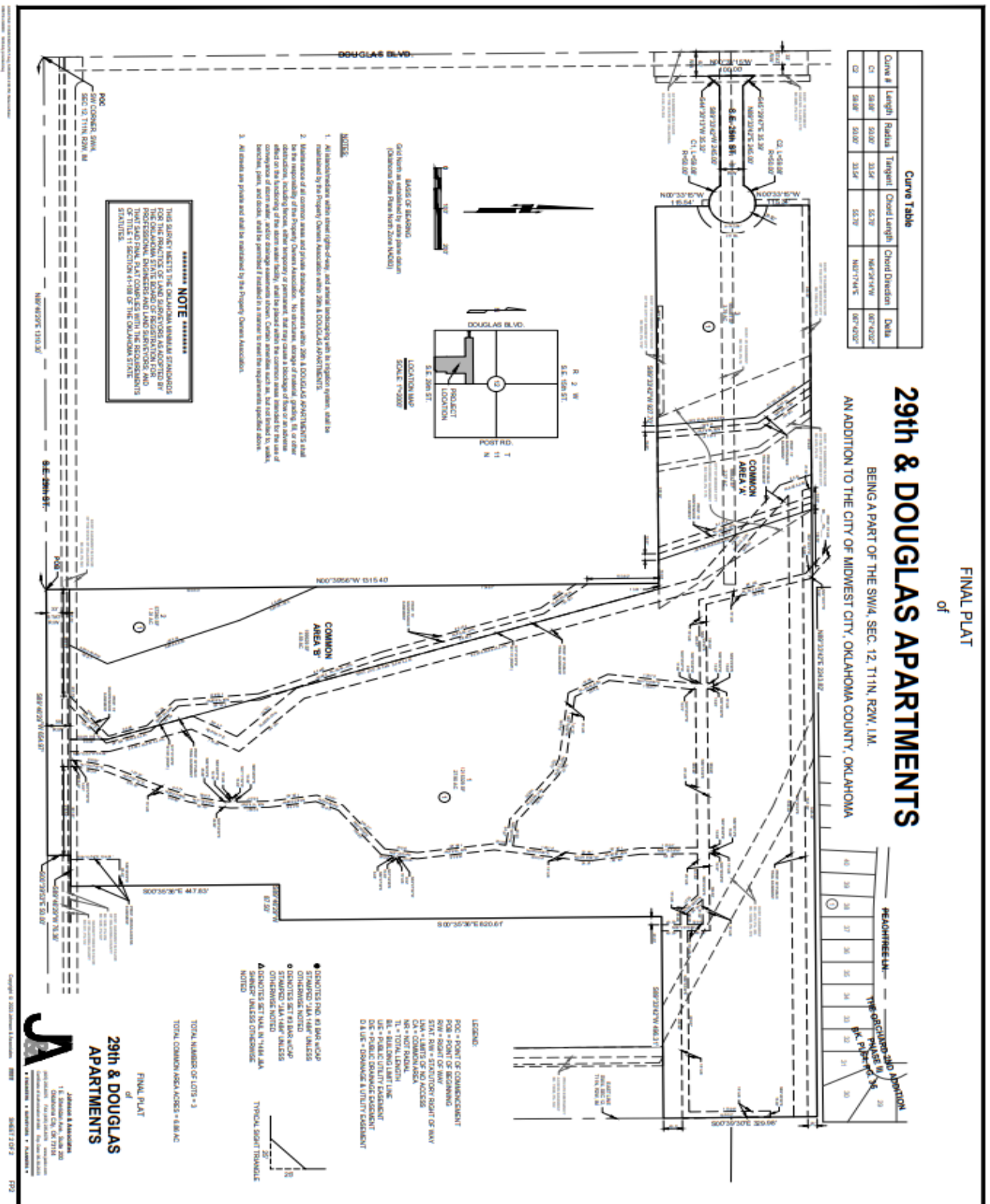
Final Order Establishing Prior Water Ground Water Rights in Oklahoma County recorded in Book 4840, Page 601.

Driveway Easement recorded in Book 7589, Page 564.

Easement in favor of the Prairie Pipe Line Company recorded in Book 98, Page 433.

Easement in favor of Sinclair Refining Company recorded in Book 478, Page 553.

Easement in favor of the City of Midwest City recorded in Book 10400, Page 1175.



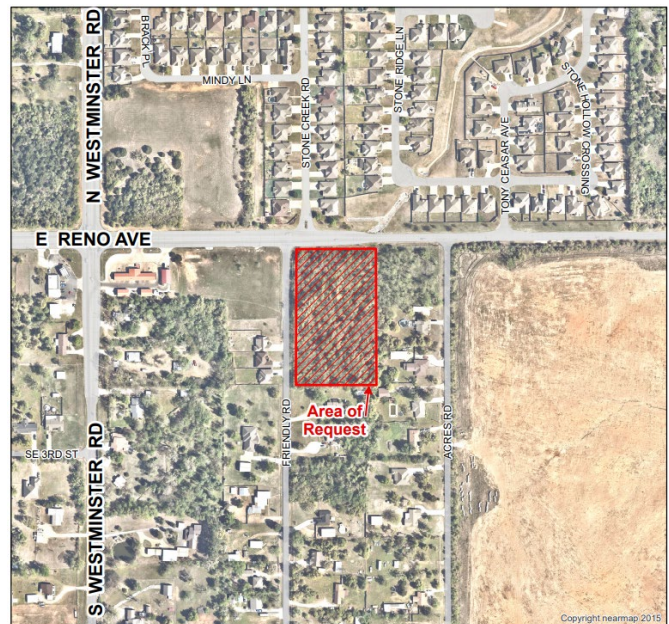
Community Development Department

To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: July 5, 2023
Subject: (PC-2149) Public hearing, discussion, consideration, and possible action of approval of the Replat of all of Lots 3 & 4 in Block 1 of Friendly Acres Addition, being more particularly described as follows: Commencing at the Northwest Corner of the Northwest Quarter (NW/4) of Section Five (5), Township Eleven (11) North, Range One (1) West of the Indian Meridian (I.M.), Oklahoma County, Oklahoma.

Executive Summary: This item is a request to approve a replat of all of Lots 3 & 4 in Block 1 of Friendly Acres. This would subdivide the parcel into nine (9) lots; eight (8) buildable lots, and one (1) lot used for common area.

There are currently no structures on the lot. If approved, all development standards and regulations for Single-Family Detached (“R-6”) must be observed.

The area of request is located in the east side collection area currently under evaluation. The applicant has been advised that the City has this area under evaluation and that the impacts of further developments are unknown. Impacts found by the study will also need careful consideration as to the funding mechanisms and related proposed developments.



Both state and local public notice requirements were met.

At the time of this writing, staff has received two (2) comments from surrounding property owners, both are in favor of the proposal. One of the surrounding owners wanted to express the mailbox situation for the west side of street. Residents on the west side had erected mailboxes on their properties, the Post Office told them they would not deliver mail on west side, so they required the residents to put mailboxes on east side of the street. The resident calling is concerned with their mail not getting delivered because the applicant will have to take them down for his proposed development.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- July 5, 2023

City Council- July 25, 2023

Date of Pre-Development Meeting:

November 22, 2022

Council Ward: Ward 3, vacant

Owner: Bryan Funderburgh, Sycamore Custom Homes

Applicant: Bryan Funderburgh

Engineer: Keith Cook, PE

Proposed Use: Single-family homes

Size: The subject property has a frontage of 115 feet along E. Reno Avenue, and a depth of 172 feet, and contains an area of 24,017 square feet, more or less.

Development Proposed by Comprehensive Plan:

Area of Request- Single-Family Detached Residential

North- Single-Family Detached Residential

South- Single-Family Detached Residential

East- Single-Family Detached Residential

West- Office/Retail

Zoning Districts:

Area of Request- Single-Family Detached Residential (“R-6”)

North- Single-Family Detached Residential (“R-6”)

South- Single-Family Detached Residential (“R-6”)

East- Single-Family Detached Residential (“R-6”)

West- Single-Family Detached Residential (“R-6”)

Land Use:

Area of Request- Vacant

North- Residential

South- Residential

East- Vacant; Residential

West- Vacant; Residential

Comprehensive Plan Citation:

The future zoning land use for the subject lot is Single-Family Detached Residential

Single-Family Detached (SFD) Land Use

This use is representative of traditional, single-family detached dwelling units. Of the residential categories, it is recommended that single-family detached land use continue to account for the largest percentage. The areas designated for single-family detached residential land use are generally not adjacent to incompatible land uses, and are in proximity to existing single-family residential 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.

The proposed use is not supported by the Comprehensive Plan, therefore a resolution to the Comprehensive Plan must be made.

Municipal Code Citation:

3.6. – Replat

3.6.1. Purpose & Applicability.

A **Replat** of all or a portion of a recorded Plat may be approved without vacation of the recorded **Plat**, if the Replat meets the following criteria:

(A) Replat Criteria

- a. The **Replat** is signed and acknowledged by the owners of the property being replatted; and
- b. The **Replat** does not propose to amend or remove any covenants or restrictions previously incorporated in the recorded plat.

Please note, replats were eliminated with the adoption of new Subdivision Regulations, but applicant submitted application prior to new Subdivision Regulations, so had the option to proceed with replat or adhere to new regulations.

History:

1. The Plat of the Friendly Acres Addition was approved in 1937.

Staff Comments-

Engineering Staff Code Citations and Comments:

Note: This application is for the replat of a portion of the Friendly Acres subdivision located at 200 Friendly Road.

Section 38-21 in the Subdivision Regulations requires all utility lines and public improvements be reflected on the replat or accompanying engineered construction plans. The proposed public installations must be constructed and must be dedicated to the city prior to the filing of the replat with the County.

Water Supply and Distribution

There is a public water main bordering the proposed parcel, an eight (8) inch main running along the west side of Friendly Road. 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

There's a public sewer main servicing the proposed parcel, an eight (8) inch main running along the west side of Friendly Road.

The area of request is located in the east side collection area currently under evaluation. The applicant has been advised that the City has this area under evaluation and that the impacts of further developments are unknown. Impacts found by the study will also need careful consideration as to the funding mechanisms and related proposed developments.

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

Streets and Sidewalks

Access to the parcel is from Friendly Road.

Friendly Road is an underdeveloped roadway that has no curbing. The applicant is proposing half street improvements along the frontage of Friendly Road.

There is also currently no sidewalk along Friendly Road. The applicant is proposing a sidewalk along the frontage of Friendly Road.

Improvement plans for the streets and sidewalks 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

The parcel currently has an undeveloped secondary channel that bisects the area of request from the southwest to the northeast draining into a structure under East Reno Avenue.

The area of request is shown to be in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009.

The applicant has proposed to construct a detention pond to collect the onsite runoff. The proposed roadway improvements will also collect surface runoff and carry it to the detention facility. The pond discharges into the unimproved channel that drains to Reno Avenue. The applicant is proposing doing landscape and channel work to the transition area to help promote flow and prevent standing water in the area.

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 right of way for the area of request are illustrated on the preliminary plat and will be dedicated to the city when the replat is filed.

A 25 foot, right of way sight triangle at the intersection of Friendly Drive and East Reno Avenue is required.

All easements and right of way dedications are to comply with Municipal Code Sections 38-43, 38-44, and 38-45.

Fire Marshal's Comments:

- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

Public Works' Comments:

Line Maintenance

Water

- No additional comments with this case.

Sanitary Sewer

- No additional comments with this case.

Sanitation

- No additional comments with this case.

Stormwater

- No additional comments with this case.

Planning Division:

Staff met with the applicant May 8, 2023 for a Pre-Development meeting.

During Planning Division's review, the following revisions were requested:

- Show lot easements
- Bearing for each lot needs to be shown.
- The north/south bearing is not visible on submitted hard copy, please move it to where it can be seen.

The applicant satisfied all the requested revisions.

The proposed lots meet the minimum standard of 6,000 square feet. If this application is approved, the homes built on the lots must meet the requirements of the Zoning Ordinance, including, but not limited to; minimum house size of 1,200 square feet, 85% masonry exterior materials (100% facing the street), and 7' side setbacks.

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject the replat of all of Lots 3 & 4 in Block 1 of Friendly Acres subject to the staff comments as found in the July 5, 2023 agenda packet and made a part of PC-2149 file.

Suggested Motion:

"To approve the replat for R&B Acres for the property noted herein, subject to Staff Comments found in the July 5, 2023 Planning Commission agenda packet and made a part of the PC-2149 file."

Please feel free to contact my office at (405) 739-1223 with any questions.

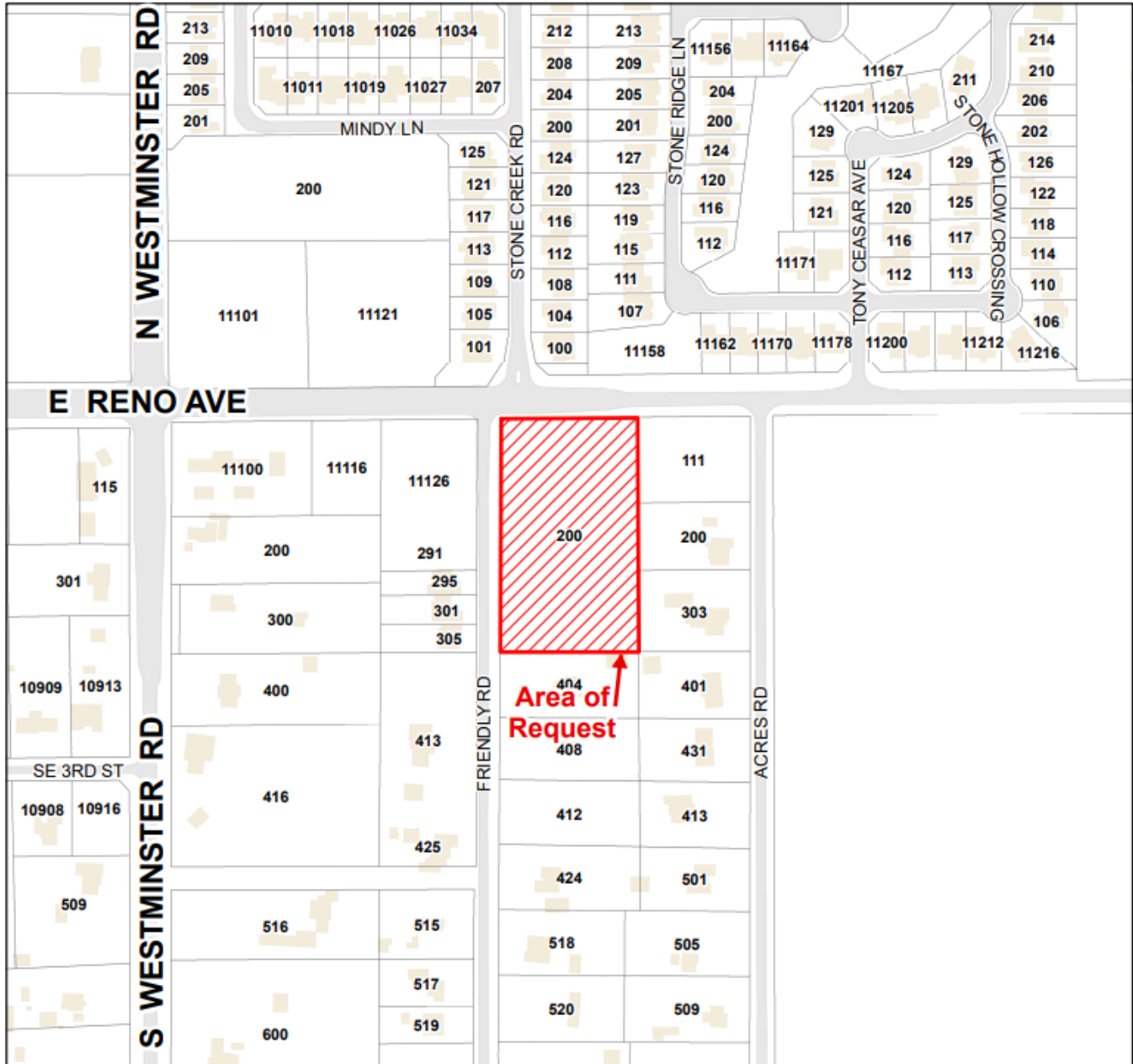


Emily Richey

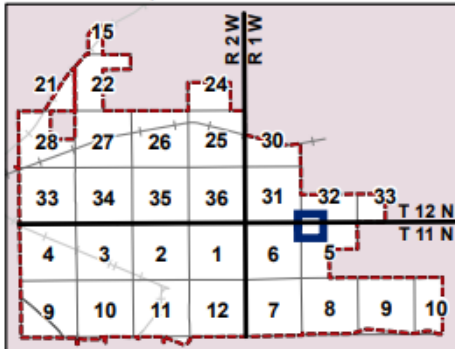
Current Planning Manager










Community Development / Information Technology - GIS



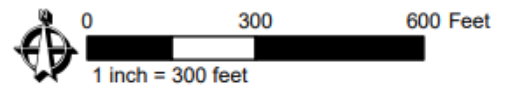
Locator Map



General Map Legend

-  Area of Request
-  Parcels with Addresses
-  Buildings
-  Edge of Pavement
-  MWC City Limits
- Railroads**
-  Active
-  Inactive / Closed

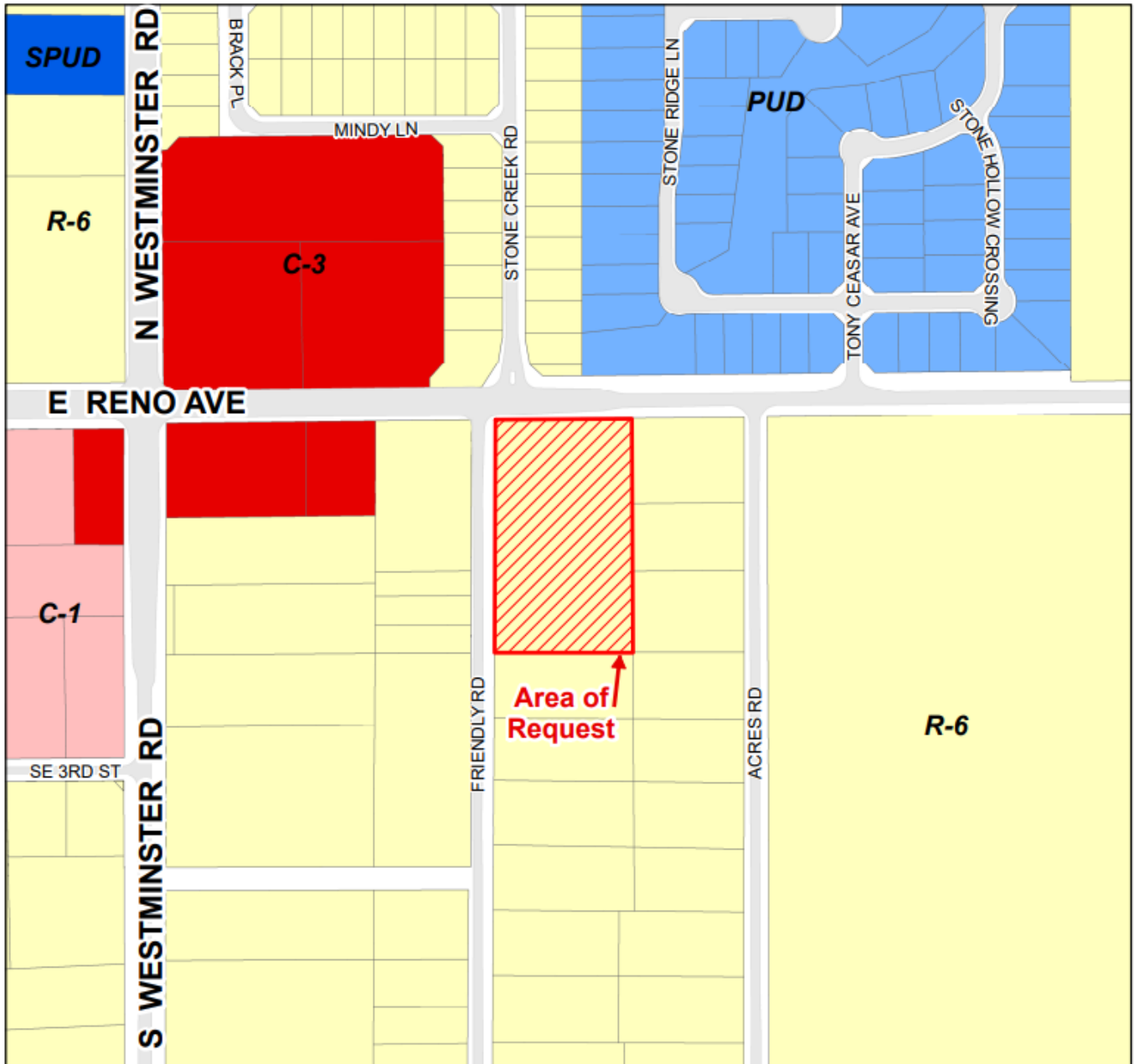
**GENERAL MAP FOR
PC-2149
(NW/4, Sec 25, T11N, R1W)**



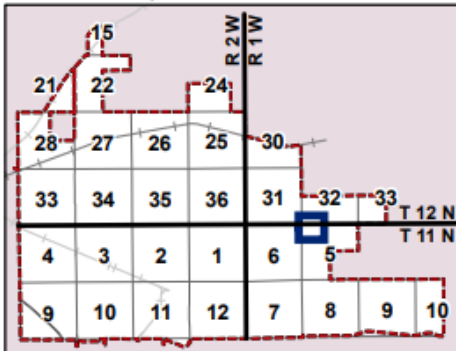
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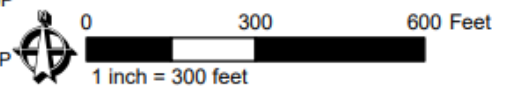
Locator Map



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

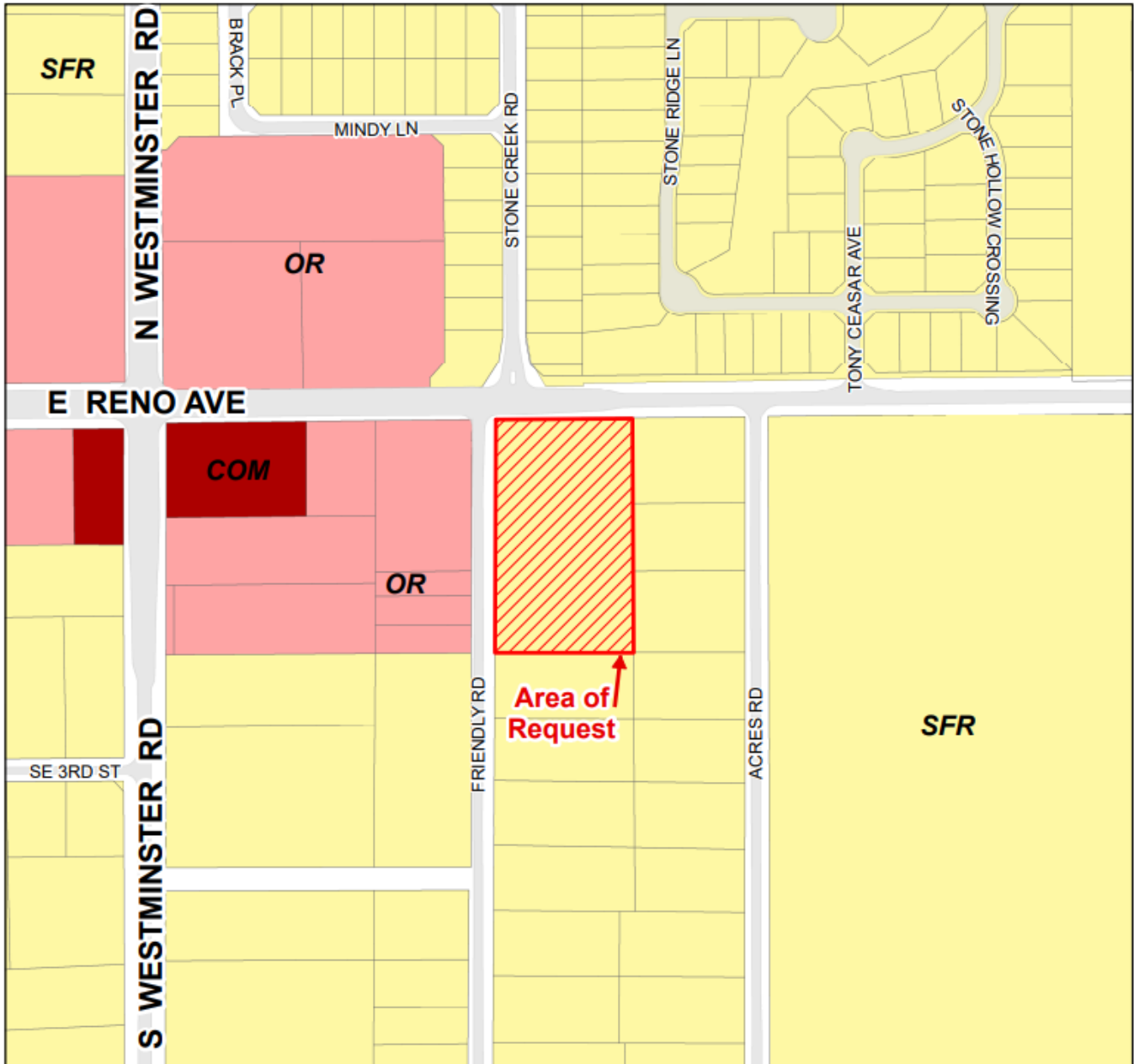
**ZONING MAP FOR
PC-2149
(NW/4, Sec 25, T11N, R1W)**



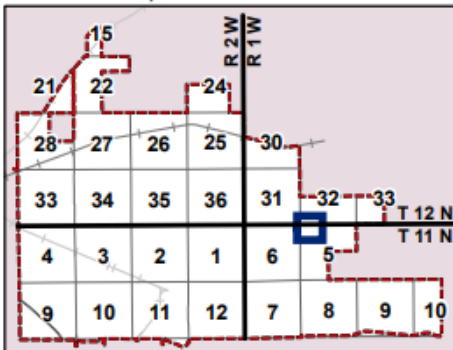
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Locator Map



Future Land Use Legend

- Single-Family Detached Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home
- Public/Semi-Public
- Parks/Open Space
- Office/Retail
- Commercial
- Industrial
- Town Center

**FUTURE LAND USE
MAP FOR
PC-2149
(NW/4, Sec 25, T11N, R1W)**



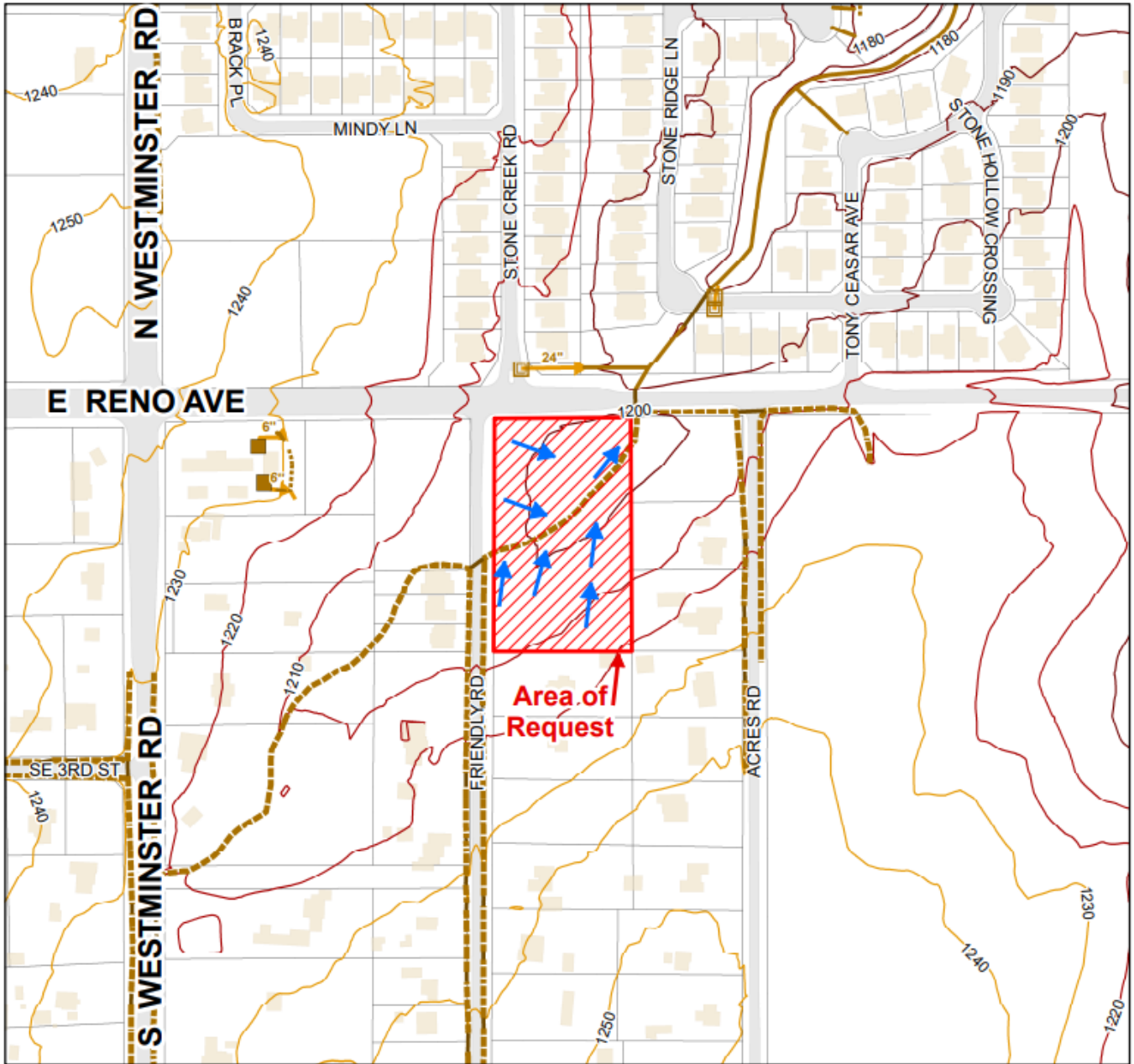
0 300 600 Feet

1 inch = 300 feet

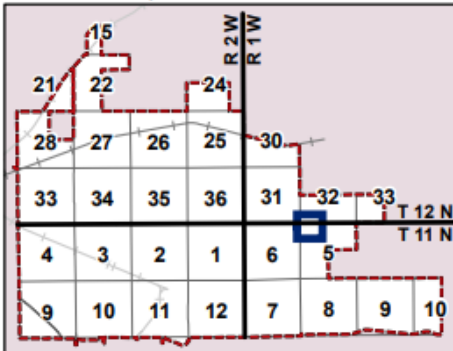
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Community Development / Information Technology - GIS



Locator Map

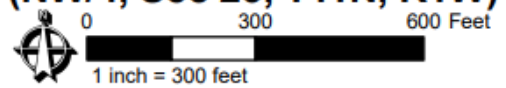


- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
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2009 FEMA Floodplains

- 500-yr floodplain
- 100-yr floodplain
- 2009 FEMA Floodway

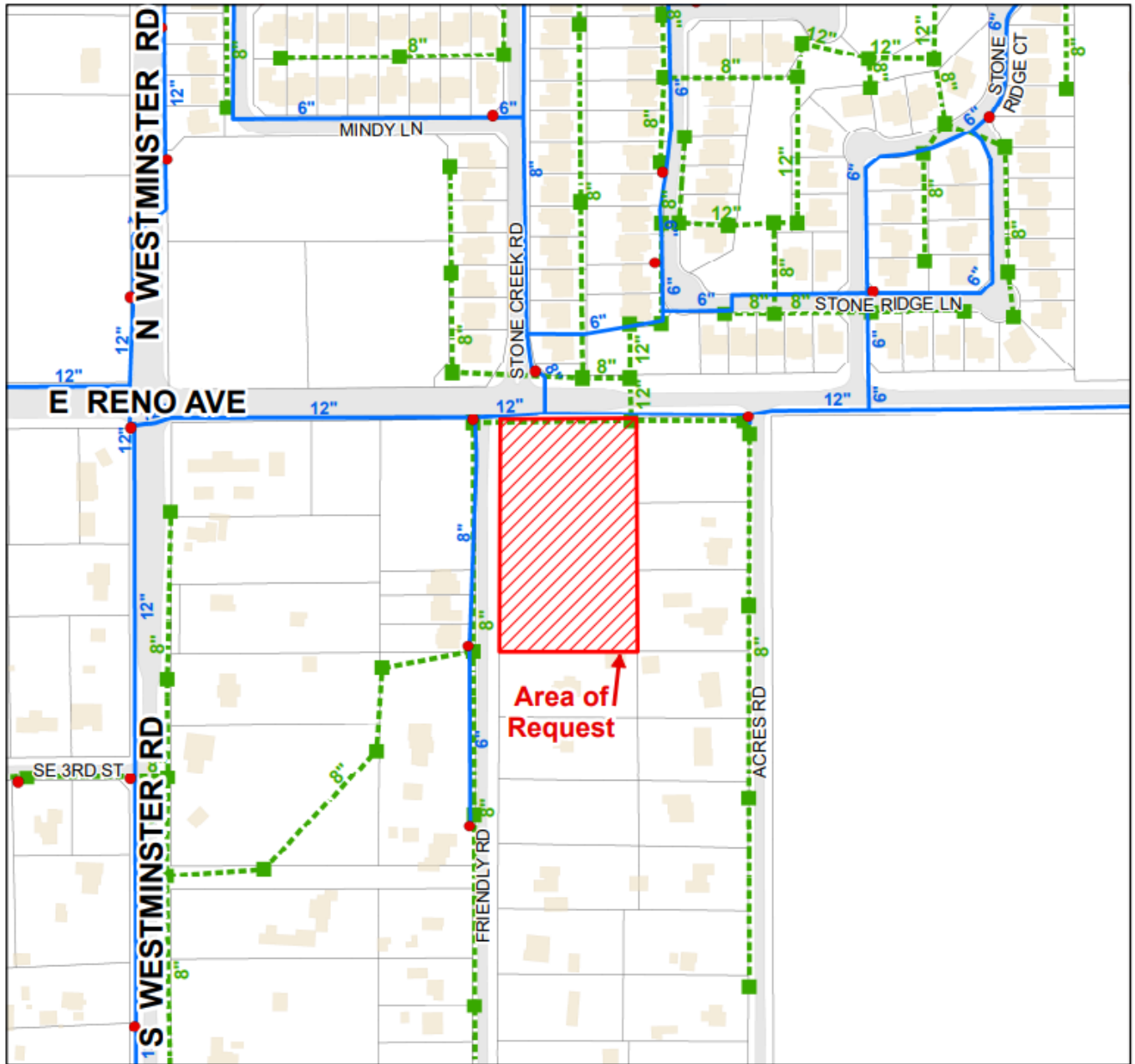
DRAINAGE LOCATION MAP FOR PC-2149 (NW/4, Sec 25, T11N, R1W)



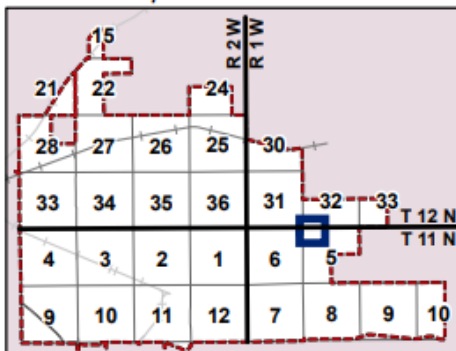
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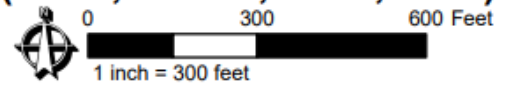
Locator Map



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-2149
 (NW/4, Sec 25, T11N, R1W)**



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To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: July 5, 2023
Subject: (PC-2150) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Community Commercial District (“C-3”) to Medium-Density Residential (“R-MD”) and a resolution to amend the Comprehensive Plan from Single-Family Detached Residential (“SFD”) to Medium-Density Residential (“MDR”).

Executive Summary: The applicant, Mr. Al Sahli, is requesting to rezone the subject property from Community Commercial District (“C-3”) to Medium-Density Residential, and a resolution to amend the Comprehensive Plan from Single-Family Detached Residential (“SFD”) to Medium-Density Residential (“MDR”).

Mr. Sahli is proposing six (6), one-bedroom, one-story 576 square foot units for residential rental properties. The exterior of the building(s) will be cohesive with the adjacent neighborhood.

Applicant owns existing parking to the west of proposed development, and would like to add a few spots to the south side. Staff has verified the parking requirements for the businesses in the shared parking lot for subject property still fulfills City’s parking requirements.



The conceptual site plan meets the development regulations for the Medium Density Residential zoning district.

If rezone is approved, the applicant can submit for the necessary building permits.

At the time of this writing, staff has received one phone call from a surrounding property owner regarding concerns of trash. Citizen voiced there are constant issues of trash surrounding the enclosure due to it not being closed and trash blowing around. Citizen thinks proposal will worsen the trash issue.

Planning Division reached out to the Sanitation Department to monitor the situation.

Both state and local notification requirements were met.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- July 5, 2023

City Council- July 25, 2023

Date of Pre-Development Meetings:

November 16, 2022
January 4, 2023

Council Ward: Ward 1, Susan Eads

Owner: Al Sahli; Air Depot Properties, LLC

Applicant: Al Sahli; Air Depot Properties, LLC

Proposed Use: Residential rental units

Size: The subject property contains an area of 304,920 square feet, more or less.

Development Proposed by Comprehensive Plan:

Area of Request- Single-Family Detached Residential (“SFD”)

North- Single-Family Detached Residential (“SFD”)

South- Single-Family Detached Residential (“SFD”)

East- Single-Family Detached Residential (“SFD”)

West- Single-Family Detached Residential (“SFD”)

Zoning Districts:

Area of Request- Community Commercial District (“C-3”)

North- Single-Family Detached Residential (“R-6”)

South- Single-Family Detached Residential (“R-6”)

East- Single-Family Detached Residential (“R-6”)

West- Single-Family Detached Residential (“R-6”)

Land Use:

Area of Request- Vacant

North- Residential

South- Residential

East- Residential

West- Parking lot

Comprehensive Plan Citation:

The future zoning land use for the subject lot is SFD, Single-Family Detached Land Use.

Single-Family Detached (SFD) Land Use

This use is representative of traditional, single-family detached dwelling units. Of the residential categories, it is recommended that single-family detached land use continue to account for the largest percentage. The areas designated for single-family detached residential land use are generally not adjacent to incompatible land uses, and are in proximity to existing single-family residential 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.

The proposed use is not supported by the Comprehensive Plan, therefore a resolution to the Comprehensive Plan must be made.

Municipal Code Citation:

2.9. – R-MD, Medium Density Residential District

2.9.1. *General Description.* This is a residential district to provide for medium density housing ranging from ten (10) to twenty (20) dwelling units per gross acre. The principal use of land is for townhouses and low-rise multifamily dwellings.

Related recreational, religious, and educational uses normally located to service residential areas are also permitted to provide the basic elements of convenient, balanced, and attractive living areas.

History:

1. This property has been zoned Single-Family Detached Residential District since the adoption of the 1985 zoning code.
2. (PC-1915) The property was rezoned to Community Commercial District in September of 2017.

Next Steps:

If Council approves this rezone, the applicant can proceed with the submission of the appropriate building permits.

Staff Comments-

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There is a public water main bordering the proposed parcel, a six (6) inch line running along the south side of West Fairchild Drive. Any new building permit will require tying to the public water system outline in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There is a public sewer main servicing the proposed parcel, a six (6) inch line running along the north side of the property. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the parcel is from West Fairchild Drive. West Fairchild Drive parallels the south side of the property and is classified as a local road in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 40109C0310H, dated December 18, 2009. Public drainage and detention improvements are not required as part of this application.

Easements and Right-of-Way

No further easements or right of way would be required with this application.

Engineering Photos



McArthur Frontage



South to North of the area of request



North to South of the area of request



Parking Area

Fire Marshal's Comments:

The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

Public Works' Comments:

Line Maintenance

Water

- Water meter(s) shall be installed in "Green Belt" per Midwest City Municipal Code Section 43-54.

Sanitary Sewer

- Sewer main is available to the North.

Sanitation

- The property is required to meet and maintain Midwest City Ordinance No. 3427 (attached, pages 11-12) regarding trash dumpster(s) and enclosure before Certificate of Occupancy can be approved.
- The City's Solid Waste Manager would like to discuss with owner to propose extension of the current enclosure to accommodate two dumpsters side-by-side.

Stormwater

- No additional comments with this case.

Planning Division:

Staff met with the applicant November 16, 2022 and January 4, 2023 for a Pre-Development meeting.

The conceptual plans show that the proposed project fits all development regulations within the Medium Density Residential District ("R-MD") without needing any modifications, therefore, a Simplified Planned Unit Development ("SPUD") is not needed. Formal review by applicable City departments will be conducted after plans have been submitted.

Carburetor Alley is part of a Revitalization Plan for the Air Depot Corridor to promote walkability, community, and "keeping it local." Mr. Sahli owns the property where Tropical Smoothie Café and The Catch are located, and expressed enthusiastic interest in partnering with the City for Carburetor Alley. His proposed units complement the plan.

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject the ordinance to redistrict from Community Commercial District ("C-3") to Medium Density Residential ("R-MD") and to amend the Comprehensive Plan from Single-Family Detached Residential ("SFD") to Medium Density Residential ("RMD") for the property noted herein, subject to staff comments as found in the July 5, 2023 agenda packet and made part of PC-2144 file.

Suggested Motion:

"To approve the ordinance redistricting 227 W. Fairchild Drive to the Medium Density Residential zoning district, and a resolution to amend the Comprehensive Plan to Medium Density Residential use subject to Staff Comments found in the July 5, 2023 Planning Commission agenda packet and made a part of the PC-2150 file."

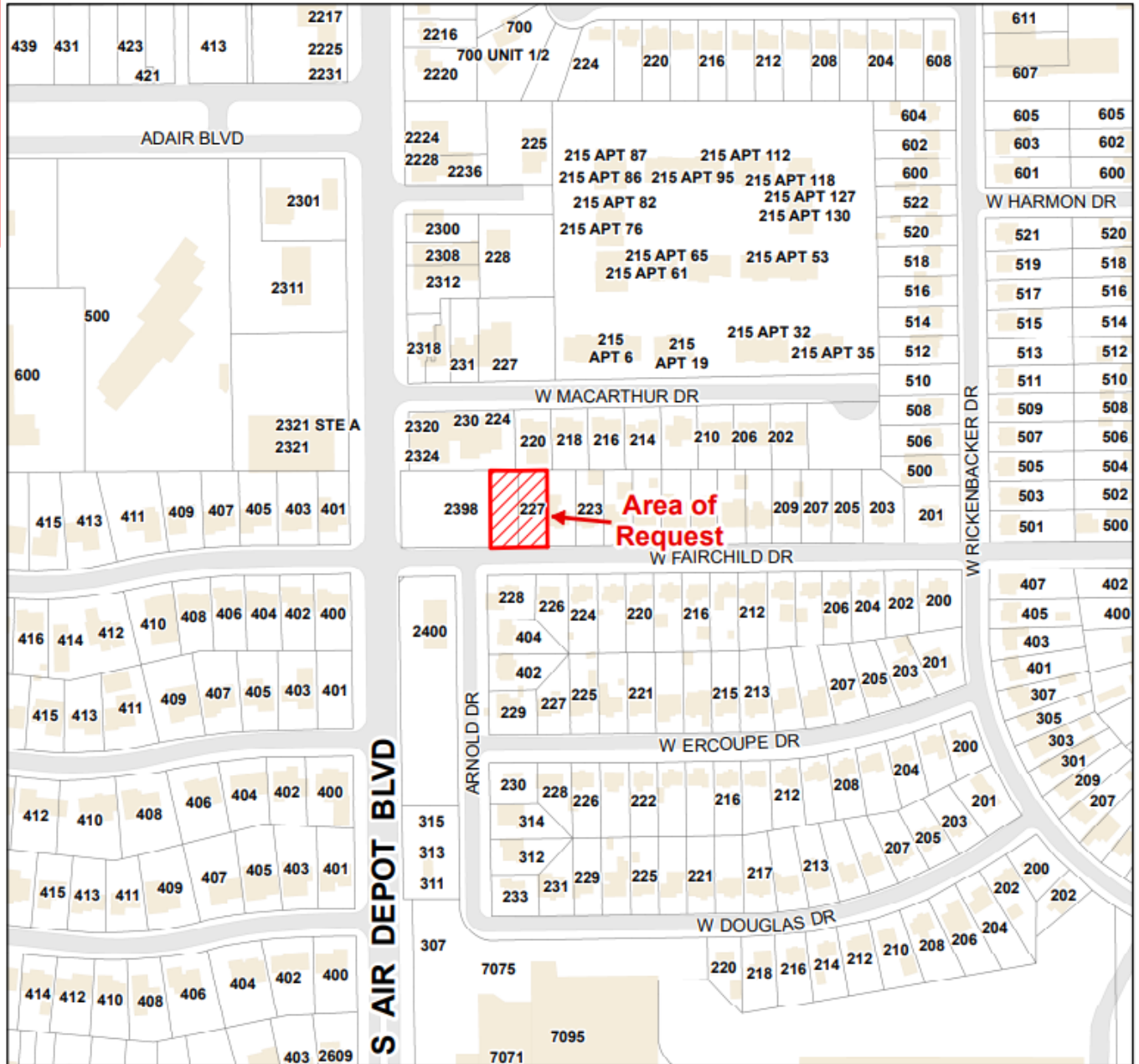
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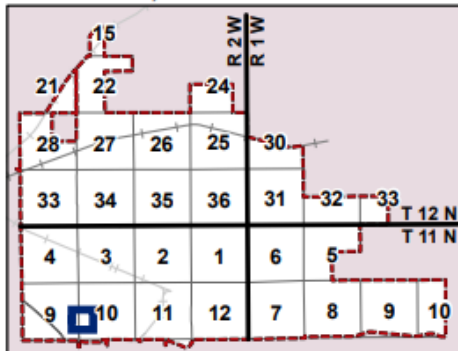
Emily Richey
Current Planning Manager



Community Development / Information Technology - GIS



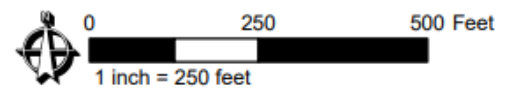
Locator Map



General Map Legend

- Area of Request
- Parcels with Addresses
- Buildings
- Edge of Pavement
- MWC City Limits
- Railroads**
- Active
- Inactive / Closed

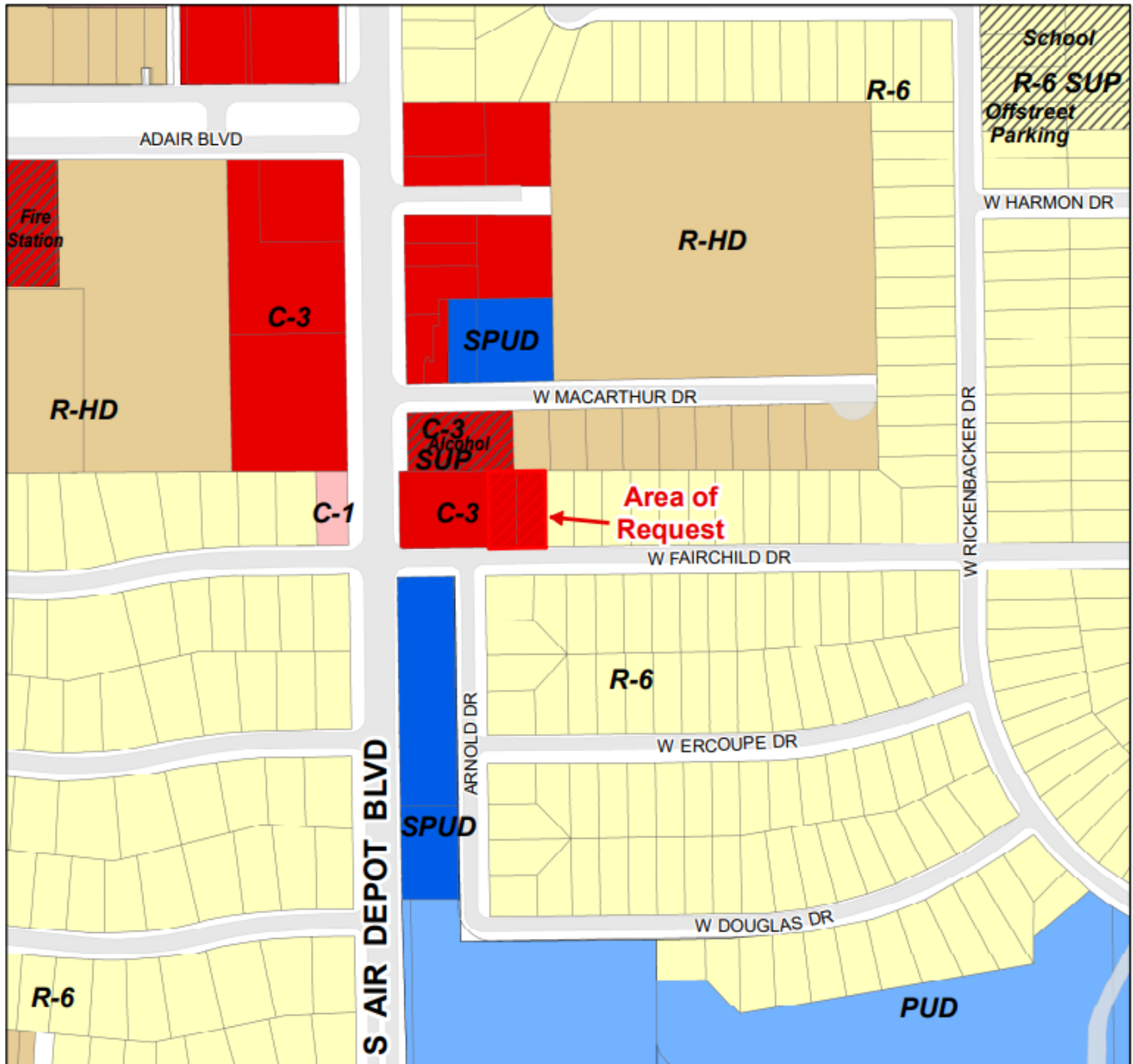
**GENERAL MAP FOR
PC-2150
(SW/4, Sec 10, T11N, R2W)**



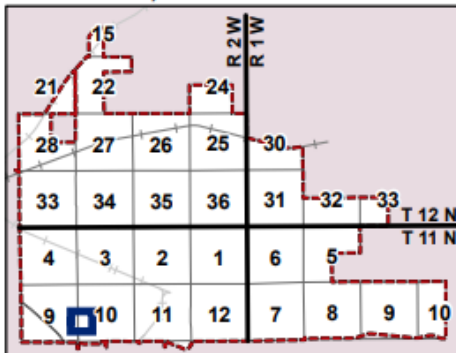
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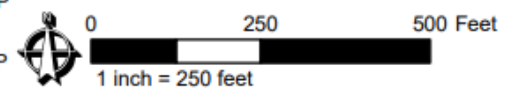
Locator Map



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

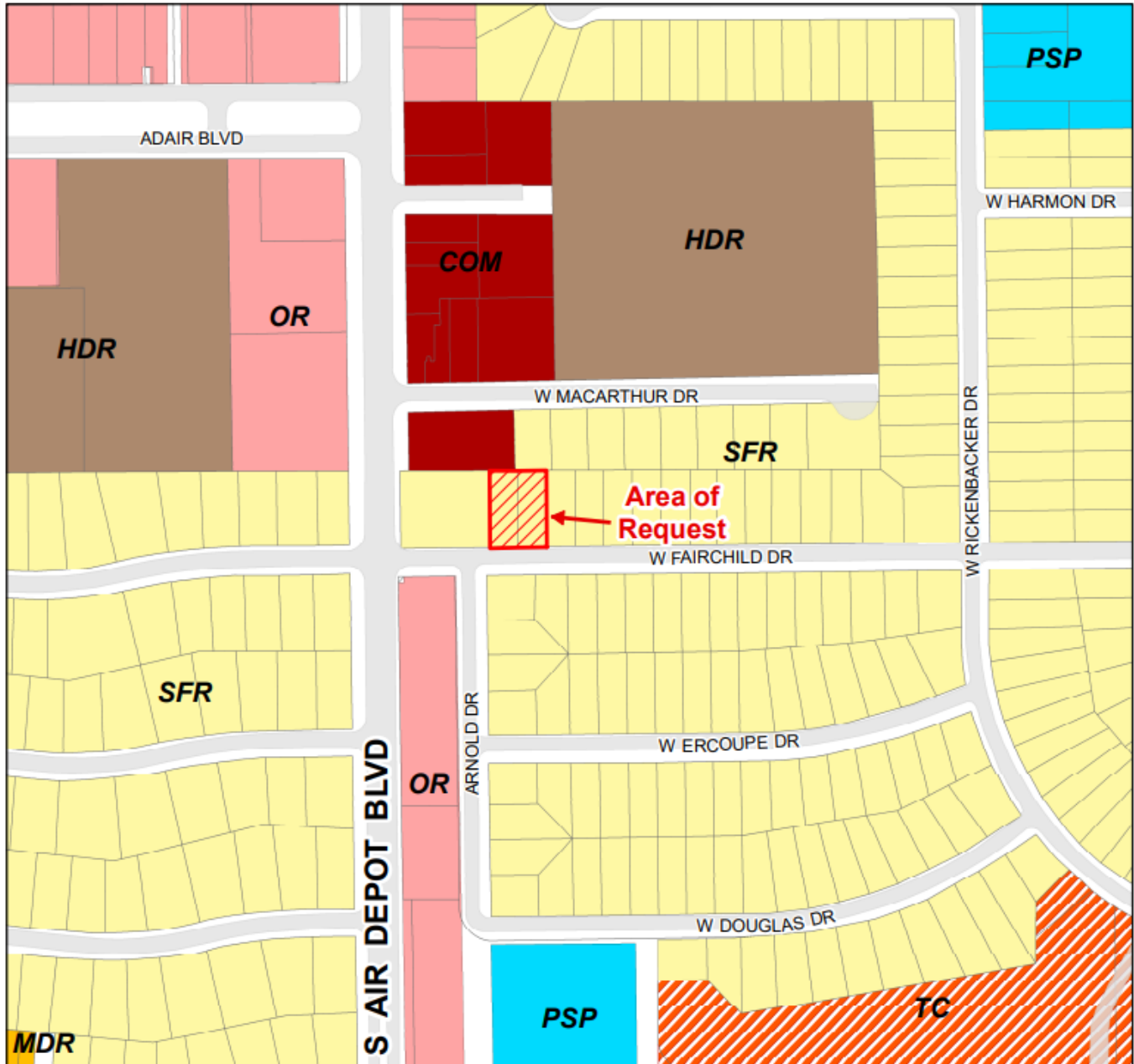
**ZONING MAP FOR
PC-2150
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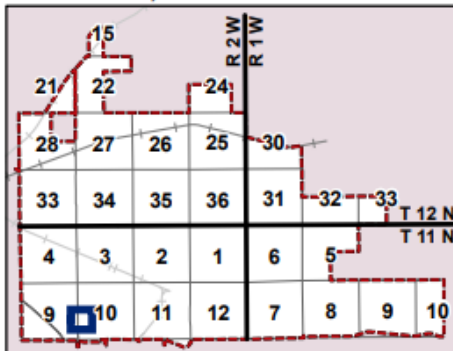
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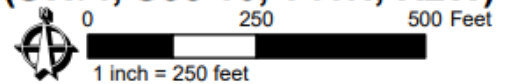
Locator Map



Future Land Use Legend

- Single-Family Detached Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home
- Public/Semi-Public
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- Commercial
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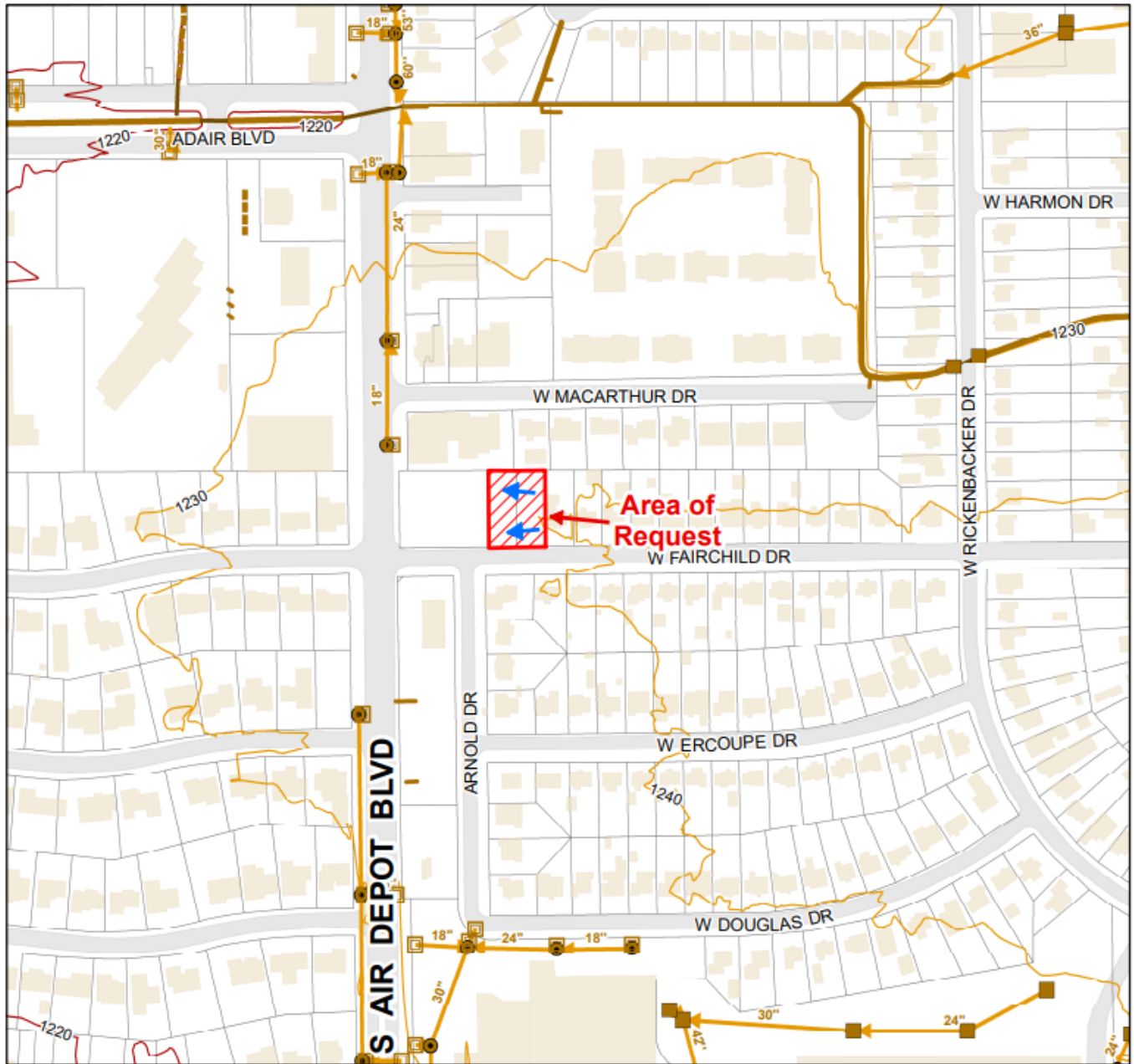
**FUTURE LAND USE
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PC-2150
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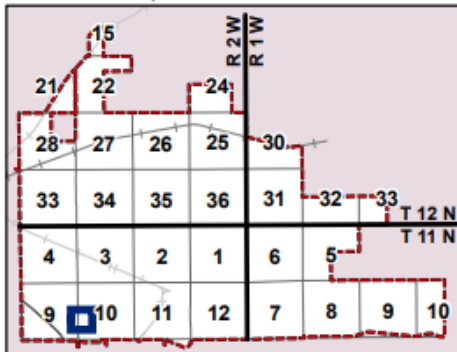
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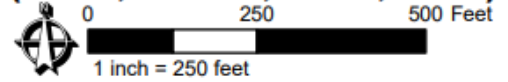


- Drainage Legend**
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 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
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- 500-yr floodplain
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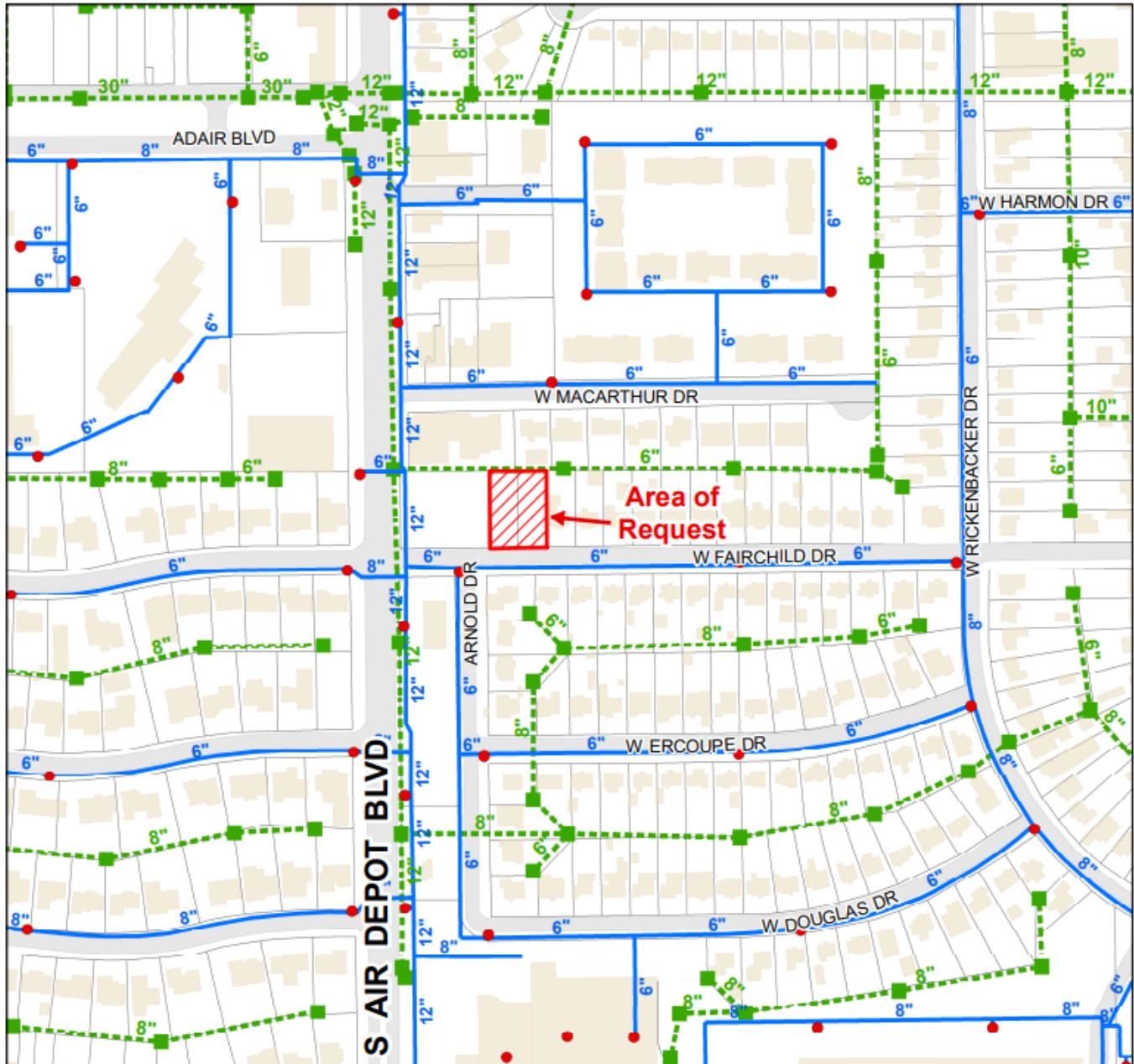
DRAINAGE LOCATION MAP FOR PC-2150 (SW/4, Sec 10, T11N, R2W)



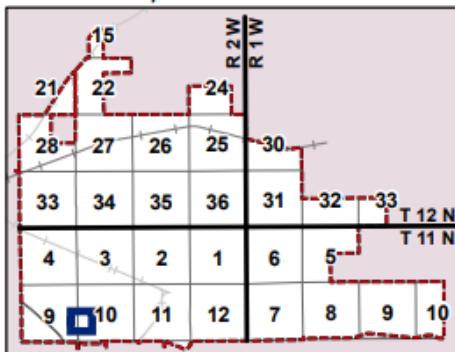
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Community Development / Information Technology - GIS



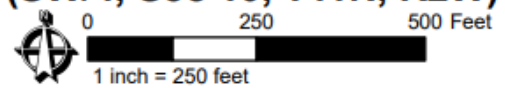
Locator Map



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-2150 (SW/4, Sec 10, T11N, R2W)



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ORDINANCE NO. 3427

AN ORDINANCE AMENDING APPENDIX A, ZONING REGULATIONS, OF THE
MIDWEST CITY CODE, SECTION 5, SUPPLEMENTAL REGULATIONS, BY
AMENDING SUBSECTION 5.7.2., TRASH DUMPSTER(S) AND ENCLOSURE; AND
PROVIDING FOR REPEALER AND SEVERABILITY

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

ORDINANCE

SECTION 1. That Appendix A, Zoning Regulations, of the Midwest City Code, Section 5, Supplemental Regulations, by amending Subsection 5.7.2., Trash Dumpster(s) Enclosure, to read as follows:

5.7.2. Trash Dumpster(s) and Enclosure

(A) *Dumpster Requirements*

- (1) All new commercial buildings shall be served by a minimum of one (1) eight-yard capacity dumpster provided by the City, unless other arrangements are approved by the City's Environmental Services Director in compliance with code.
- (2) All dumpsters shall be screened/enclosed on three (3) sides by a minimum of eight (8) foot tall masonry walls.
- (3) Such enclosures shall have inside dimensions of no less than twelve (12) feet in width and fourteen (14) feet in length.
- (4) Gates shall be incorporated into the design of the enclosure and shall provide a twelve (12) -foot wide clear space when open.
- (5) A locking device shall be installed on the gates.
- (6) Keeper latches shall be installed to allow gates to remain open during the servicing of the refuse container.

(B) *Dumpster Site Location.*

- (1) At the time of preparing plans for new commercial buildings, land area on the site shall be designated as a location for the required dumpster(s) and enclosure, which shall be indicated on those plans.
 - a. Such location shall not occupy any designated parking space, dedicated right-of-way, easement and/or create any traffic sight hazard.
- (2) An unobstructed approach shall be provided to allow refuse collection trucks to maneuver on the property without the backing onto a public street.

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

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

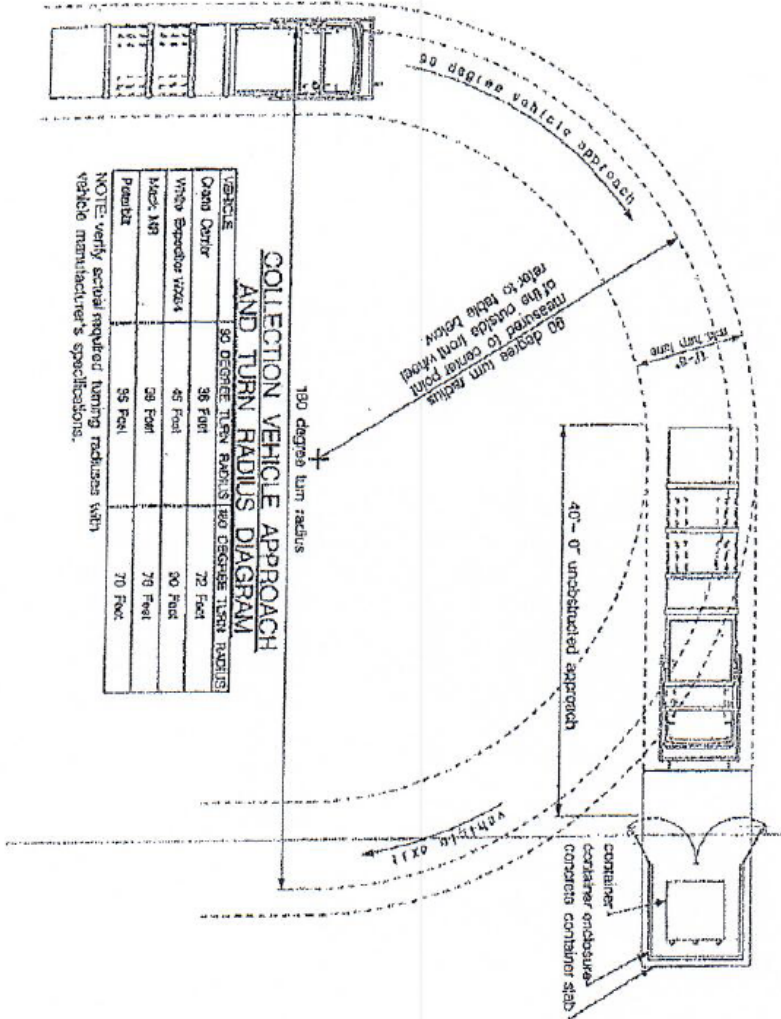
PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma, on the 29 day of October, 2020.

THE CITY OF MIDWEST CITY, OKLAHOMA


MATTHEW D. DUKES II, Mayor

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Front-Load Vehicle Access: Diagram





The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

Development Intent Statement

This Development Intent Statement is intended to provide a written description of a proposed development for a particular parcel of land. This non-binding document is not a formal review or approval of any development proposal. The information is provided in order to inform City staff of proposed developments so that staff may assist applicants by providing detailed information regarding Municipal Code requirements for new developments.

Name: Al Sahli

Phone number and email: sahliproperties@yahoo.com
405-326-1323

Address of property proposed for development: 227 W Fairchild

Please use the following lines to explain your proposed development. Please include information such as use (residential, multi-family, commercial, office, industrial, etc.), parking, signage, exterior building materials and any other useful information.

The property is behind our parking lot at 227 W Fairchild, our intention is to develop it by building 6 one Bedroom, one story 576 SQFT units for rental. These will be great for students or Tinker employees, etc.

We have the parking on the west of the building already exist, and we like to add a few on the south side.

The exterior of the building will match the neighbor hood around. We could use siding or brick

QUIT-CLAIM DEED

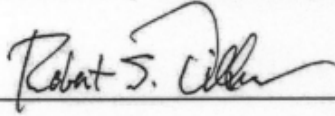
THIS INDENTURE, made this 6th day of December, 2021, between 2320 S. Air Depot, LLC, an Oklahoma Limited Liability Company, of Oklahoma County, State of Oklahoma, (hereinafter referred to as "Assignor" and "Party of the First Part"), in consideration of the sum of Ten and no/100 Dollars (\$10.00), in hand paid, the receipt of which is hereby acknowledged, does hereby quit claim, grant, bargain, sell and convey unto Air Depot Properties, LLC (hereinafter referred to as "Assignee" and "Party of the Second Part"), all of the Part of the First Part's right, title, interest and estate, both at law and in equity, of, in and to the following described real estate, situated in the County of Oklahoma, and the State of Oklahoma, to wit:

Lot Twenty-seven (27), in Block Two (2), of REPLAT OF ATKINSON HEIGHTS, to Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof, and

Lot Twenty-eight (28), in Block Two (2), of REPLAT OF ATKINSON HEIGHTS, to Midwest City, Oklahoma County, Oklahoma, according to the recorded plat thereof,

together with all and singular the hereditaments and appurtenances thereunto belonging.

To have and to hold the above granted premises unto the said Party of the Second Part, their heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. Signed and delivered this 6th day of December, 2021.



2320 S. Air Depot, LLC
By Robert S. Dillon, Manager

STATE OF OKLAHOMA)
) SS.
COUNTY OF OKLAHOMA)

2021120801216973 B: 14993 P: 1779
12/08/2021 12:32:20 PM Pgs: 1
Fee: \$ 18.00
David B. Hooten, Oklahoma County Clerk
Oklahoma County - State of Oklahoma

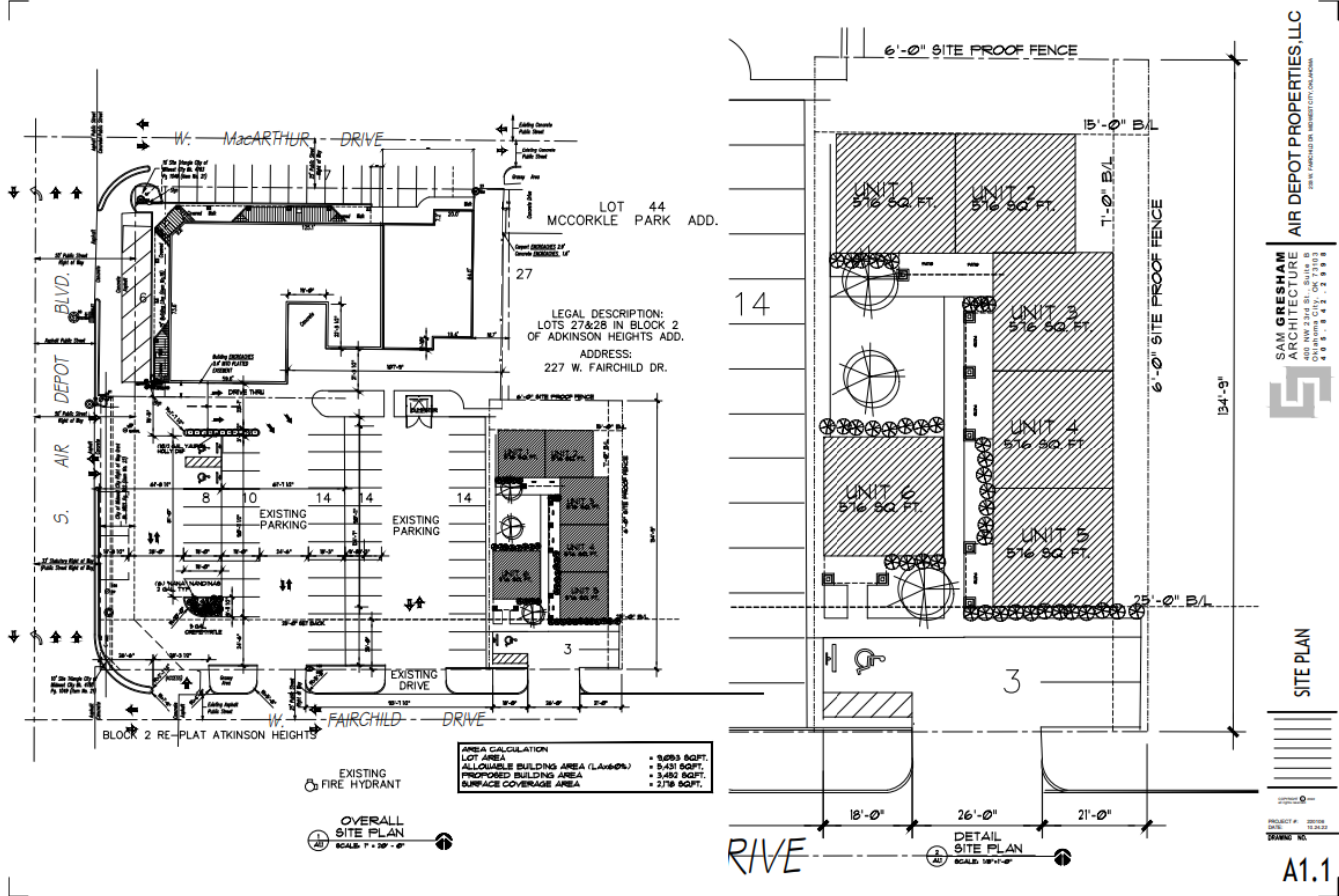


Signature executed before me this 6th day of December, 2021, the above named, Robert S. Dillon who executed the foregoing instrument and acknowledged the same.



NOTARY PUBLIC Amanda Beam
Commission Expires: 03-09-24
Commission No.: 16002574

WI
Robert S. Dillon
1401 S. Douglas Blvd., STE A
Midwest City, OK 73130



SAM GRESHAM ARCHITECTURE
AIR DEPOT PROPERTIES, LLC
1000 W. FAIRCHILD DR., SUITE 100
DALLAS, TX 75241-1111
TEL: 214.747.1111



SITE PLAN

A1.1