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

November 7, 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 September 5, 2023 Planning Commission Meeting.

C. ANNOUNCEMENTS

D. DISCUSSION

1. (PC-2153) Public hearing, discussion, consideration, and possible action of approval of the Preliminary Plat of Eagle Landing for the property described as the Southeast Quarter (SE/4) of Section Six (6), Township Eleven (11) North, Range One (1) West of the Indian Meridian also addressed as 10601-10603-10607 SE 15th Street, Midwest City, OK 73130.
2. (PC-2154) Public hearing, discussion, consideration, and possible action for a Resolution amending the Comprehensive Plan from Office/ Retail Land Use to Commercial Land Use and; an Ordinance to Redistrict from C-3, Community Commercial District to C-4, General Commercial District for the property described as 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, located at 422 N. Air Depot Blvd., Midwest City, OK.
3. (PC-2155) Public hearing, discussion, consideration, and possible action for a Special Use Permit (SUP) to allow Automotive Equipment: Heavy in the (C-4) General Commercial District for the property described as 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, located at 422 N. Air Depot Blvd., Midwest City.
4. Public hearing, discussion, consideration, and possible action including any possible amendments, of a resolution to the Comprehensive Plan for the property at 9809 SE 15th Street to Office/Retail Land Use.
5. Public hearing, discussion, consideration, and possible action including any possible amendments, of a resolution to the Comprehensive Plan for the property at 7210 NE 36th Street to Industrial Land Use.

E. COMMISSION DISCUSSION

- Review calendar of 2024 Planning Commission dates.
- Change of meeting time to 5pm.

F. PUBLIC DISCUSSION

G. FURTHER INFORMATION

H. ADJOURN

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

September 5, 2023 - 6:00 p.m.

This regular meeting of the Midwest City Planning Commission was held in the City Council Chambers, 100 North Midwest Boulevard, Midwest City, Oklahoma County, Oklahoma, on September 5, 2023 at 6:00 p.m., with the following members present:

Commissioners present: Russell Smith
 Jess Huskey
 Jim Smith
 Dee Collins

Commissioner absent: Dean Hinton
 Rick Rice

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

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 J. Huskey seconded by D. Collins, to approve the minutes of the August, 2023 Planning Commission meeting as presented.
Voting aye: R. Smith, Huskey, Collins, J. Smith.
Nay: none. Motion carried.

C. ANNOUNCEMENTS

1. Chairman Russell Smith welcomed Matt Summers the new Director of Planning and Zoning. Matt gave a brief history of his background.

D. DISCUSSION

1. Discussion, consideration, and possible action of a resolution to the Comprehensive Plan for the property at 9809 SE 15th Street to Commercial Land Use.

Emily stated that a resolution to the Comprehensive Plan was not included in the PC-2122 case file. This is just a little house cleaning.

A motion was made by J. Huskey seconded by D. Collins to recommend approval of this item.
Voting aye: R. Smith, Huskey, Collins, & J. Smith.
Nay: None. Motion Carried.

2. Discussion, consideration, and possible action of a resolution to the Comprehensive Plan for the property at 7210 NE 36th Street to Industrial Land Use.

Emily stated that a resolution to the Comprehensive Plan was not included in the PC-2123 case file. This is just a little house cleaning.

A motion was made by J. Huskey seconded by D. Collins to recommend approval of this item.
Voting aye: R. Smith, Huskey, Collins, & J. Smith.
Nay: None. Motion Carried.

3. (PC-2152) Public hearing, discussion, consideration, and possible action of a resolution for a Special Use Permit (SUP) to allow the use of a Group Care Facility in the (R-6) Single-Family Detached Residential District for the property described as a part of the Southeast Quarter (SE/4) of Section Thirty-Six (36), Township Twelve (12) North, Range Two (2) West, located at 9737 Oak Tree Terrace, Midwest City, Oklahoma.

The applicant, Ms. Tyrica Jones of 9739 Oak Tree Terrace, Midwest City, was present and addressed the commission.

General conversation regarding this item: Some of the concerns with this were the parking mitigation plan – as it would be a time slotted (2 hour visitation). No additional parking added. Ms. Tyrica is a registered nurse and will have another certified Medical aid on site. The ratio of staff to patient is 1:4. Emily Richey did mention that they did a walk through with several of the other departments and it was well received and Ms. Jones knows she will need to make any changes to the accommodations per the staff report notes if approved.

Chairman Russel was concerned on the level of care – the applicant was very adamant that it will improve for the level of care, it will be a 24/7 home care.

A motion was made by R. Smith, seconded by D. Collins to recommend Denial of this item.
Voting aye: R. Smith, Collins
Nay: J. Huskey, and J. Smith

Due a lack of majority in the vote on the motion and lack of additional motions from the Planning Commission, this item will be advanced to City Council on September 26th with no recommendation.

E. COMMISSION DISCUSSION:

Planning Commission Board has asked the staff to look further into the ordinance regarding the Group home care facility. The zoning for Group homes.

F. PUBLIC DISCUSSION: None

G. FURTHER INFORMATION: None

H. ADJOURNMENT:

A motion to adjourn was made by J. Smith Seconded by J. Huskey.
Voting aye: R. Smith, Huskey, Collins, J. Smith.
Nay: None. Motion Carried.
The meeting adjourned at 6:28 p.m.

Chairman Russel Smith

(ta)

To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: November 7, 2023
Subject: (PC-2153) Public hearing, discussion, consideration, and possible action of approval of the Preliminary Plat of Eagle Landing for the property described as a part of the Southeast Quarter (SE/4) of Section Six (6), Township Eleven (11) North, Range One (1) West of the Indian Meridian also addressed as 10601-10603-10607 SE 15th Street, Midwest City, OK 73130.

Executive Summary: This item is a request to approve the Preliminary Plat of Eagle Landing. This plat would subdivide the parcel into nineteen (19) lots; two (2) commercial lots, sixteen (16) residential lots, and one (1) lot used for common area/stormwater detention.

There are currently two (2) commercial structures on the lot that have received Certificates of Occupancy and no structures on the proposed residential lots. If approved, all development standards and regulations for Single-Family Detached (“R-6”) must be observed for the residential lots.

The Applicant is requesting a waiver of Section 38-48.6(b) of the Subdivision Regulations regarding lot orientation restrictions. The proposed layout has seven (7) lots backing onto Lynn Fry Boulevard, a local street, which the Subdivision Regulations do not permit. Upon review of the layout, staff agrees the proposal would not cause any detriment to the surrounding area and is similar to surrounding subdivisions. Staff makes the recommendations that the final plat denotes vehicular access should not derive from the rear of properties backing onto Lynn Fry Boulevard and include the maintenance plan for the area between rear property fence and the street.



The development meets the threshold requirement to provide land to be dedicated for parks and open space. The applicant, Mr. Joel Bryant, was present at the Park Land Review Committee meeting October 17, 2023 and addressed the committee. Due to the minimal space, the applicant does not feel it would be a usable park and requested to pay a fee-in-lieu of park land. The Park Land Review Committee approved the request for fee-in-lieu.

Both state and local public notice requirements were met.

At the time of this writing, staff has not received any comments from surrounding property owners.

Staff recommends approval of this item and the requested waiver.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- November 7, 2023

City Council- December 12, 2023

Date of Pre-Development Meeting: July 27, 2023

Date of Park Land Review Committee Meeting: October 17, 2023

Council Ward: Ward 6, Rick Favors

Owner: Joel Bryant, 1400 Post LLC

Applicant: Joel Bryant, 1400 Post LLC

Engineer: Grubbs Consulting

Proposed Use: Mix of commercial and single-family residential

Size: The subject property contains an area of 4.53 acres, 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- Restricted Commercial District (“C-1”); Single-Family Detached Residential (“R-6”)

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

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

East- Planned Unit Development (“PUD”) governed by Single-Family Detached Residential (“R-6”)

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

Land Use:

Area of Request- Residential Tract – Vacant; Commercial Tract – Two multi-suite buildings

North- Residential (Willow Ridge Estates)

South- Residential (Windsong Addition)

East- Residential (Riverwind Estates)

West- Residential

Comprehensive Plan Citation:

The future zoning land use for the subject lots are Single-Family Detached Residential and Office/Retail.

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.

Office/Retail Land Use

Retail land uses 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 uses are supported by the Comprehensive Plan.

Municipal Code Citation:

Sec. 38-18 – Preliminary plat.

Sec. 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.

Sec. 38-16.6. Criteria for preliminary plat approval.

The following criteria shall be used to determine whether the preliminary plat application shall be approved, approved with conditions, or denied:

(a) *Approval criteria.*

- (1) The preliminary plat is consistent with all zoning requirements for the property, including any applicable planned unit development (PUD) zoning standards;
- (2) The proposed provision and configuration of public improvements including, but not limited to, roads, water, wastewater, storm drainage, park facilities, open spaces, habitat restoration, easements and right-of-way are adequate to serve the development, meet applicable standards of this Subdivision Ordinance, and conform to the city's adopted master plans for those facilities;
- (3) The preliminary plat has been duly reviewed by applicable city staff;
- (4) The preliminary plat conforms to design requirements and construction standards as set forth in the Engineering Standards Manual and construction details;
- (5) The preliminary plat is consistent with the adopted comprehensive plan; and
- (6) The proposed development represented on the preliminary plat does not endanger public health, safety or welfare.

Sec. 38-18.7. Effect of preliminary plat approval.

(a) *Continuation of the development process.* The approval of a preliminary plat by the city council shall allow the applicant to proceed with the development and platting process by submitting construction plans and a final plat.

(b) *General approval of layout only.* Approval of the preliminary plat shall be deemed general approval of the subdivision's layout only, and shall not constitute approval or acceptance of construction plans or a final plat.

Sec. 38-48.6 Lot orientation restrictions.

- (a) *Arterial street.* No single-family, two-family, or townhome lot(s) shall front onto or have a driveway onto any arterial street, as described within the comprehensive plan.
- (b) *Local street.* Lots are prohibited from backing to local streets.

History:

1. The property is unplatted.
2. In January 2021, Council approved the rezone of the southern portion of property of approximately 0.81 acres, more or less, to C-1, Restricted Commercial District, while the northern portion remain R-6, Single-Family Detached Residential District (PC-2066).

Next Steps:

If Council approves this preliminary plat, the applicant can begin construction of required public improvement for the development. Applicant must pull all necessary permits through Engineering and Construction Services and any required through the State.

The final plat can be applied for after all requirements for preliminary plat have been satisfied and approved by City staff. A pre-application meeting is required before submittal.

Preliminary Plat Expiration:

Sec. 38-18.8. 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.

*** If approved, Eagle Landing Preliminary Plat expires December 12, 2025 if the required criteria is not met or an extension has not been granted.**

Staff Comments-

Engineering Staff Code Citations and Comments:

Note: This application is for the preliminary plat of the Eagle Landing Addition located at 10601 S.E. 15th 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 the 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 Lou Anna Place and a six (6) inch line running along the west side of Lynn Fry Boulevard.

The applicant is proposing public water main extensions throughout the development serving all of the proposed lots. The proposed lines will connect to Lynn Fry Boulevard in the southeast and will extend to the north side of the property connecting to Lou Anna Place. 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 public sewer mains servicing the proposed parcel, an eight (8) inch line running along the south side 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 south 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 Lynn Fry Boulevard and Lou Anna Place.

All of the lots located in the proposed development will front onto new public roads the applicant proposes to construct within the development providing access to every proposed lot. A limits of no access will deny access onto Lynn Fry Boulevard from the lots.

There is currently no sidewalk along Lynn Fry Boulevard and Lou Anna Place. Sidewalk will be constructed along the existing frontage. The applicant is also proposing sidewalk throughout the development along all of the proposed frontages.

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 southeast part of the area of request to the northwest part draining into the gutter of Lynn Fry Boulevard.

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 common detention pond to collect most of the onsite runoff. The proposed roadways and storm inlets will collect the surface runoff and carry it to the detention facility. The detention pond outlet will discharge runoff onto Lynn Fry Boulevard that will convey the water to the City's existing drainage infrastructure located further north from 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.

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Engineering Photos



South along West Boundary



Northwest from the Southeast Corner



North along Lynn Fry Boulevard



West along Lou Anna Place



East along Lou Anna Place



South along Lynn Fry Boulevard

Fire Marshal's Comments:

- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.
- This occupancy must adhere to the requirements of International Fire Code (2018).

Key boxes

- *Section 506.1 Where Required:* Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, the fire code official is authorized to require a key box to be installed in an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. (This applies for gates entries for communities, community / share space buildings, and all commercial properties.)

Fire Apparatus Access Roads

- *Section 503.1.1 Buildings and facilities:* Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

- Sections 503.2.1 Dimensions: Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.
- Sections 503.3 Marking: Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
- Section D 103.4 Dead Ends: Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4

Table D103.4

Requirements for Dead-End Fire Apparatus Access Roads

Length (feet)	Width (feet)	Turnarounds Required
0-150	20	None required
151-500	20	120-foot hammerhead, 60-foot "Y", or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot hammerhead, 60-foot "Y", or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

- D103.6 Signs: Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be posted on both sides of the fire apparatus road as required by Sections D103.6.1 or D103.6.2

Public Works' Comments:

Line Maintenance

Water

- Any required water main extension shall be a designed looped system to eliminate dead ends. Future development dead ends shall be installed per Midwest City Municipal Code Section 15-22 with a water hammer/surge arrestor installed.
- Fire hydrant locations shall be installed per Midwest City Municipal Code Section 15-22. Clearance around fire hydrants shall be installed per Midwest City Municipal Code Sections 15-20 and 43-54 (b).
- Need to verify clearance between light pole(s) and fire hydrant, valves, etc.
- Water 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).
- Water meter(s) shall be installed in "green belt" per Midwest City Municipal Code Section 43-54.

Sanitary Sewer

- Sewer main extension plans shall be approved by Oklahoma Department of Environmental Quality prior to Line Maintenance approval of building permit(s).
- Sewer manhole clearance shall meet Midwest City Municipal Code Section 43-106 (b).

Sanitation

- No additional comments with this case.

Stormwater

- State and City stormwater permits to be obtained.

Planning Division:

Staff met with the applicant July 27, 2023 for a Pre-Development meeting.

During Planning & Zoning Division and Engineering & Construction Services' review, the following items were noted:

- Lots are prohibited from backing to local streets.
- The common lot needs a lot number.
- Minimum side setbacks to be shown/noted on preliminary plat.
- Take D/E (drainage easement) off common area or show as private.
- Commercial building setback abutting residential area shall be at least 10'.

The applicant satisfied all the requested revisions but has requested a waiver for the lots backing to Lynn Fry. Staff recommends approval of the waiver request with the recommendations that the final plat denotes vehicular access should not derive from the rear of properties backing onto Lynn Fry Boulevard and include the maintenance plan for the area between rear property fence and the street (e.g., requiring gates for mowing accessibility, or HOA maintained).

Screening is required between the commercial and residential lots.

Park Land Review Committee was held October 17, 2023 and the committee unanimously approved for the applicant to pay a fee-in-lieu of park land. This fee is required to be paid to the City prior to the recording of the Final Plat.

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject the Preliminary Plat of Eagle Landing subject to the staff comments as found in the November 7, 2023 agenda packet and made a part of PC-2153 file.

Suggested Motion:

“To approve the Preliminary Plat and the requested waiver for Eagle Landing for the property noted herein, subject to Staff Comments found in the August 22, 2023 City Council agenda packet and made a part of the PC-2153 file.”

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



Emily Richey

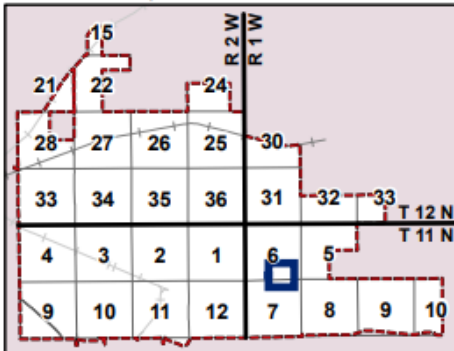
Current Planning Manager



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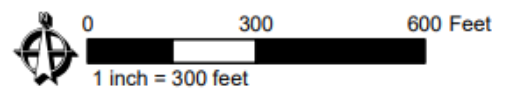
Locator Map



General Map Legend

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

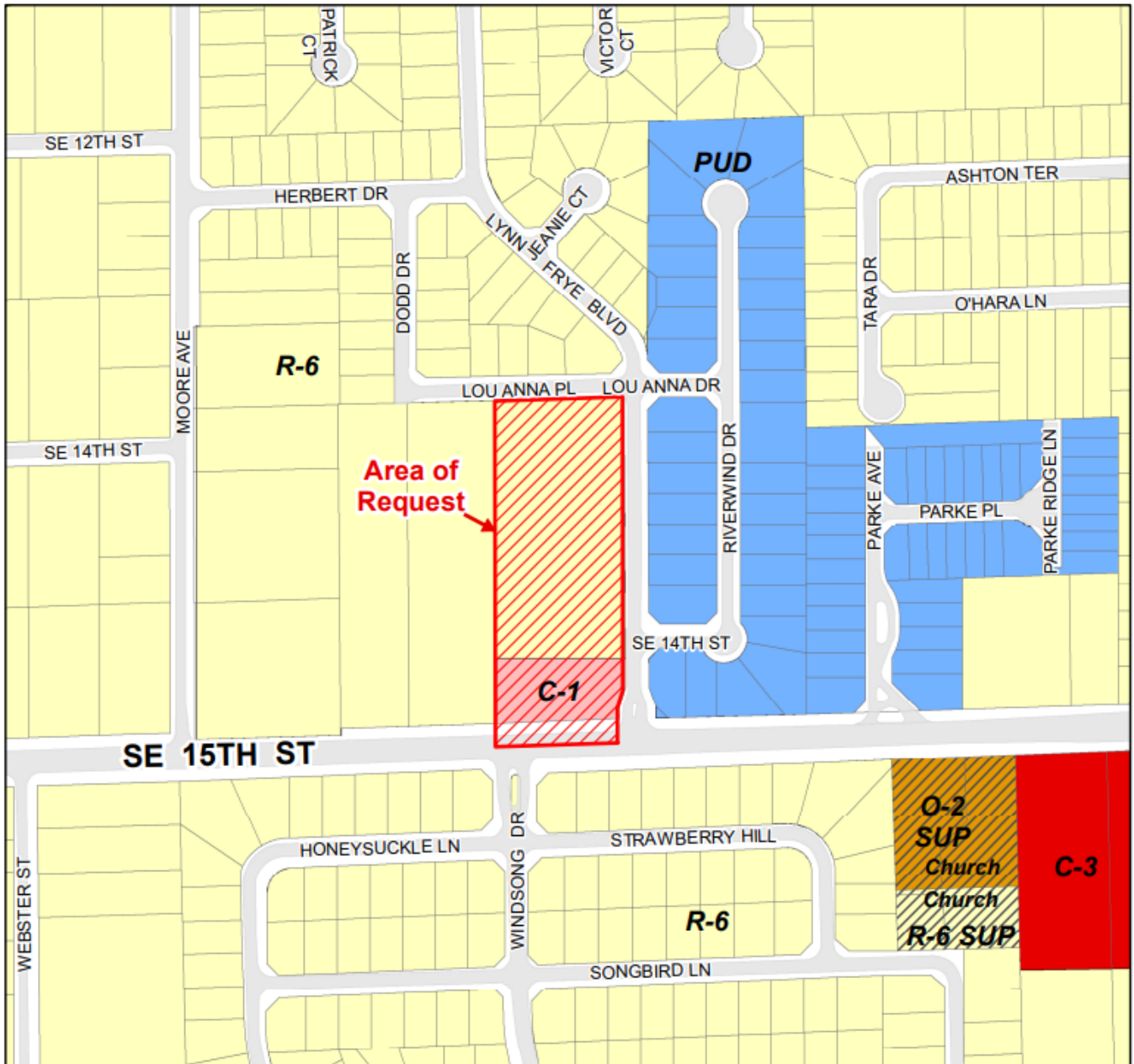
**GENERAL MAP FOR
PC-2153
(SE/4, Sec 6, T11N, R1W)**



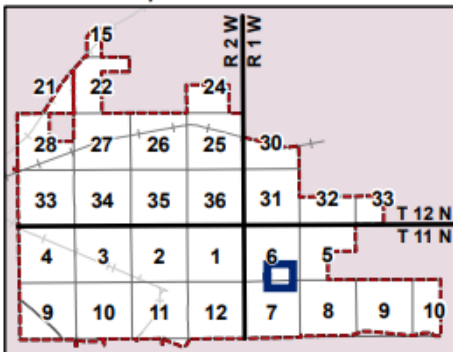
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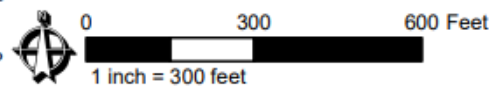
Locator Map



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

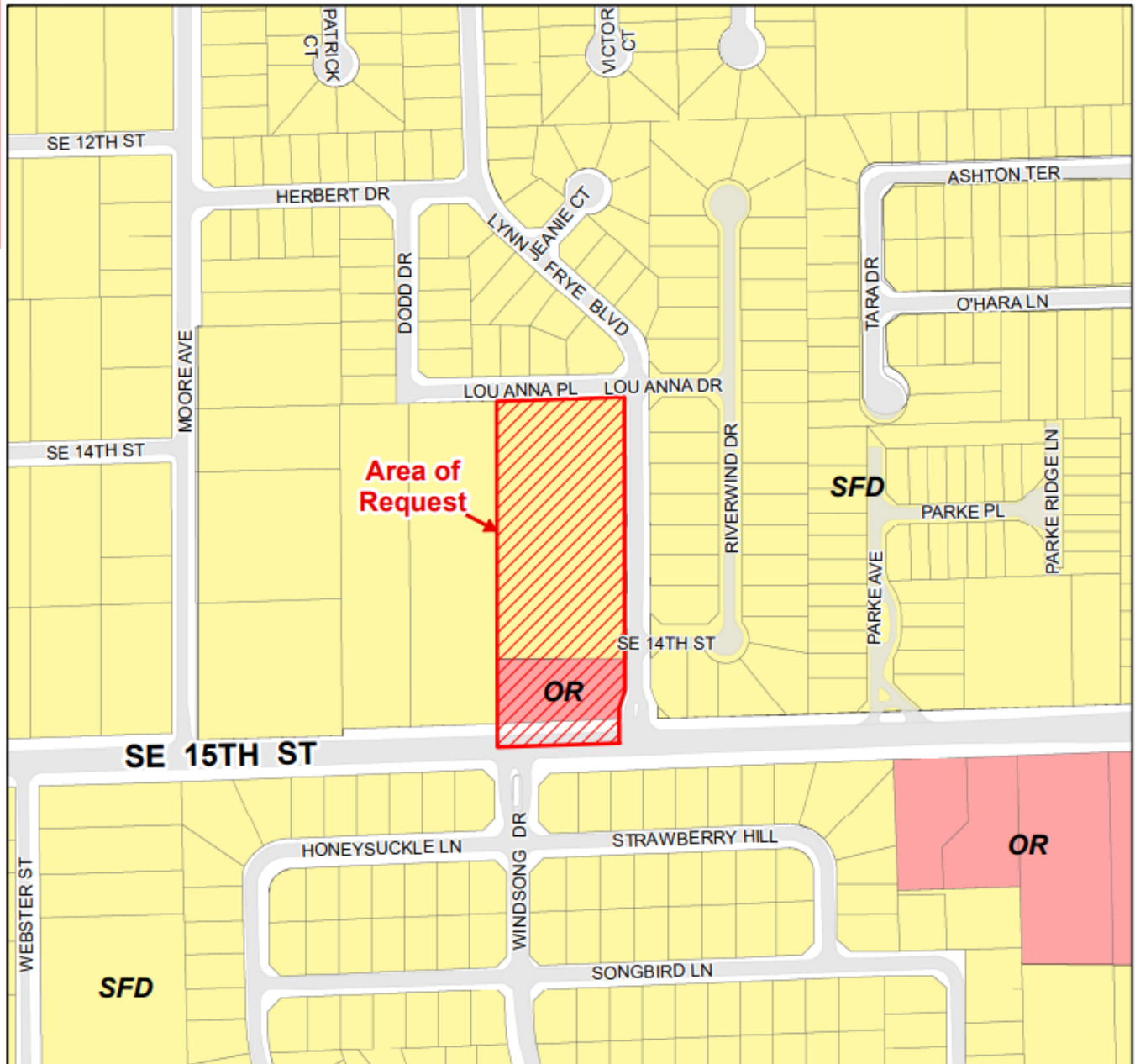
ZONING MAP FOR PC-2153 (SE/4, Sec 6, T11N, R1W)



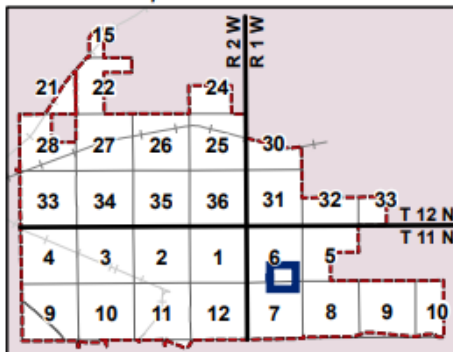
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Locator Map



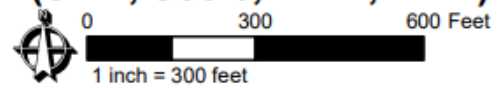
Future Land Use Legend

- 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-2153**

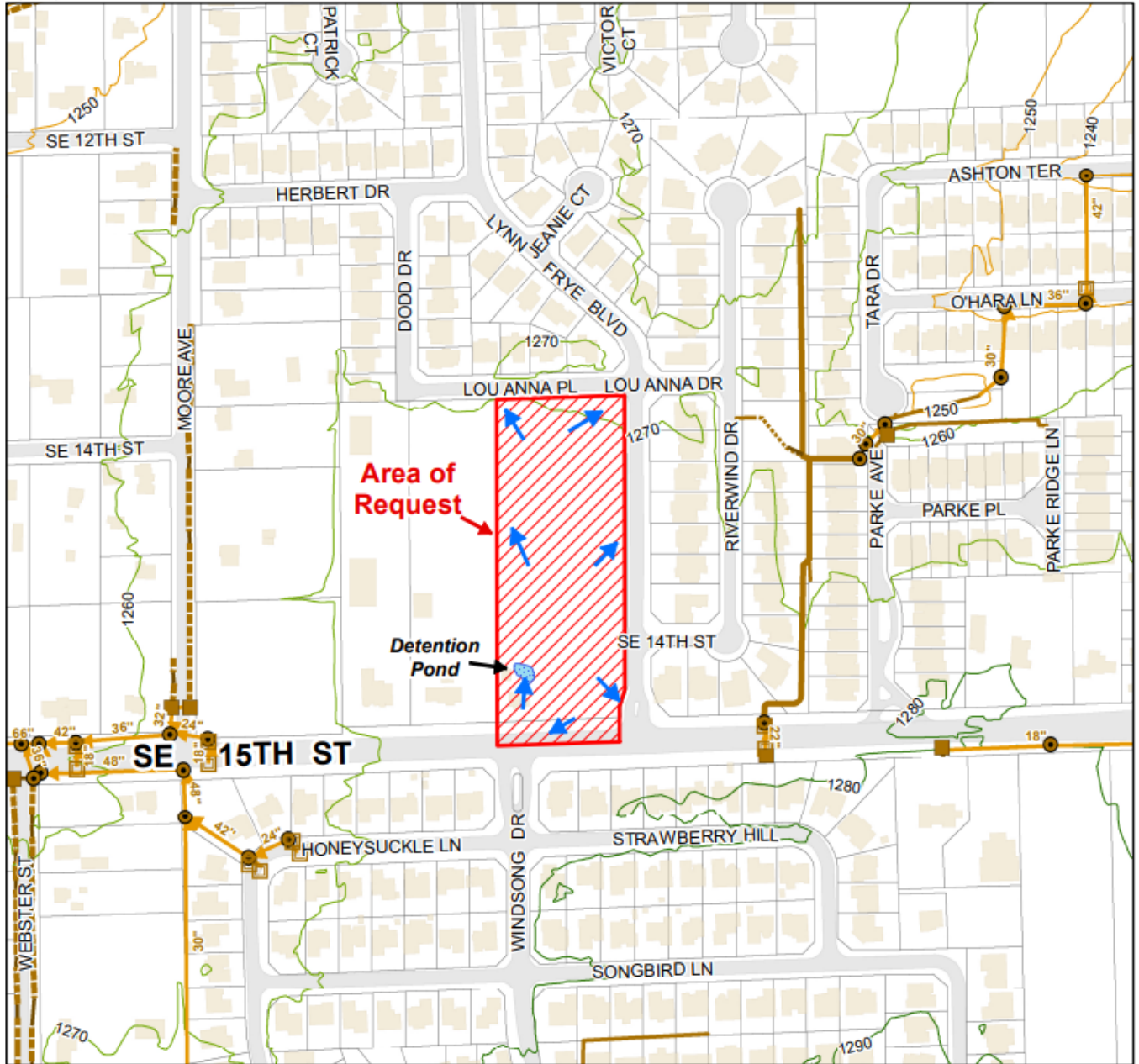
(SE/4, Sec 6, T11N, R1W)



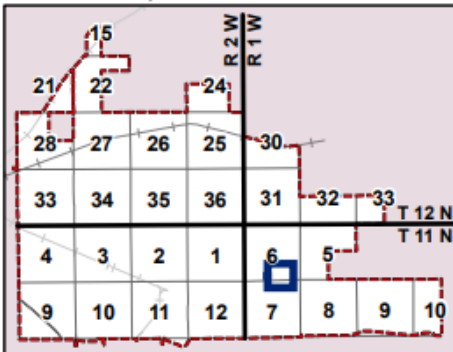
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Community Development / Information Technology - GIS



Locator Map

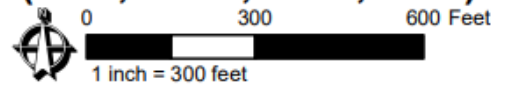


- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

2009 FEMA Floodplains

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

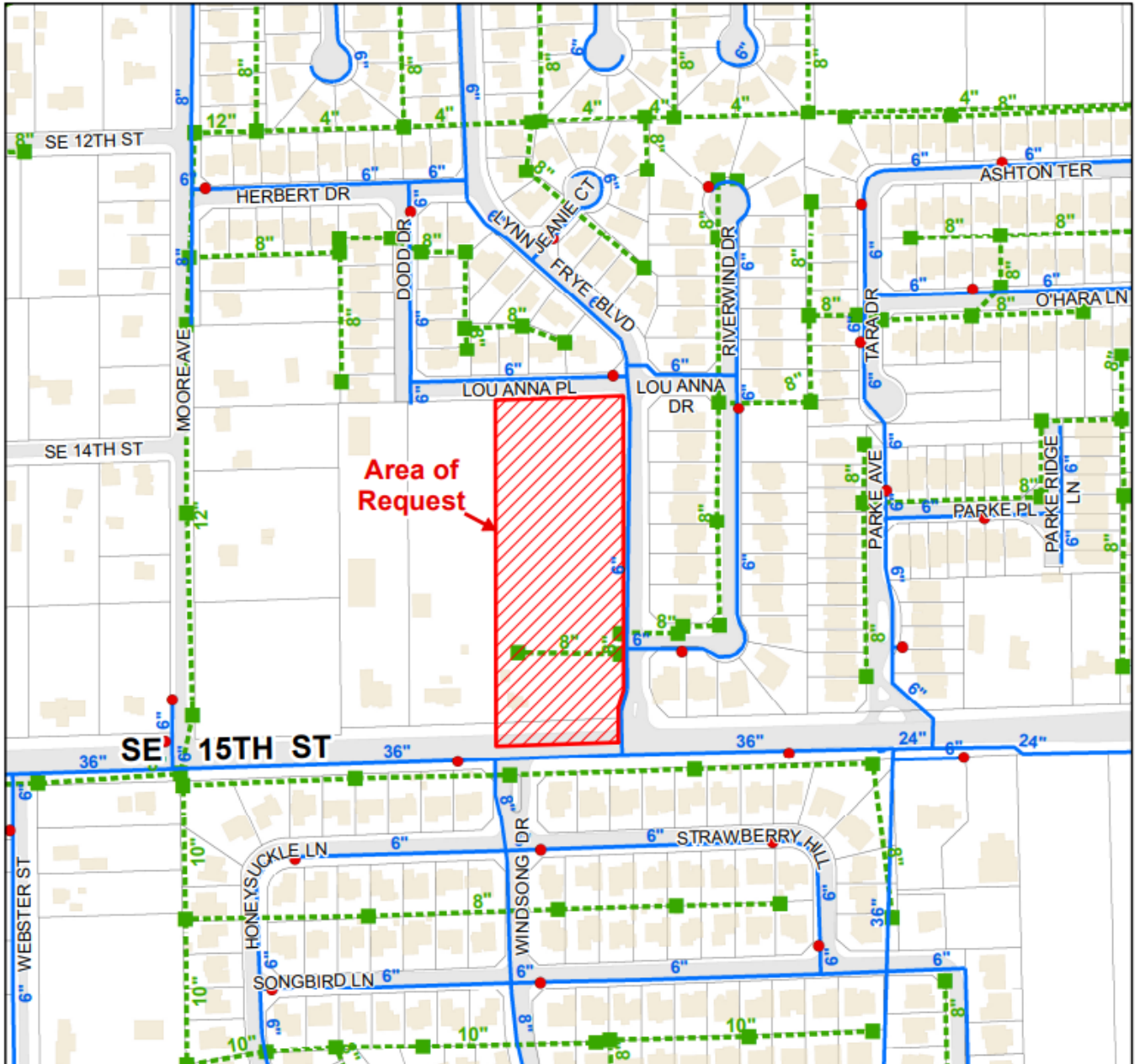
DRAINAGE LOCATION MAP FOR PC-2153 (SE/4, Sec 6, T11N, R1W)



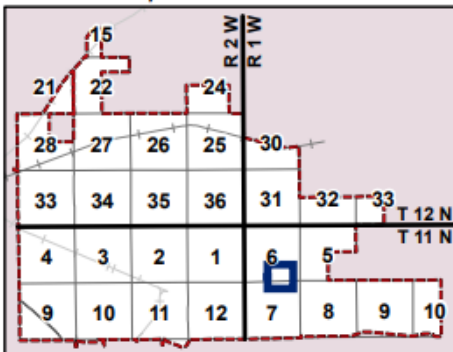
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Community Development / Information Technology - GIS



Locator Map

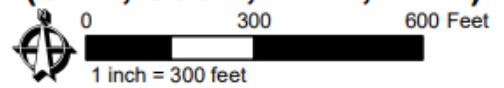


Water/Sewer Legend

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

**WATER/SEWER LINE
LOCATION MAP FOR
PC-2153**

(SE/4, Sec 6, T11N, R1W)



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September 27, 2023

Midwest City Planning Commission
City of Midwest City
100 N. Midwest Boulevard
Midwest City, OK 73110

RE: Request for Subdivision Waiver of Section 38-48.6(b) Lot Orientation Restrictions for the Eagle Landing preliminary plat, PC-2153

To the Members of the Midwest City Planning Commission,

Grubbs Consulting LLC is the civil engineering firm responsible for the preparation and submittal of the preliminary plat of Eagle Landing, a proposed single family residential subdivision located at the northwest corner of SE 15th Street and Lynn Fry Boulevard. In the course of designing the subdivision, it was determined that a layout similar to the subdivisions surrounding the property would be acceptable to the neighborhood and the City. It was also realized that in order to provide a development that was similar in lot size and density to the surrounding properties, the layout would need to include the construction of a public street and lots that back onto a local street, Lynn Fry Boulevard.

Staff review of the project revealed that Section 38-48.6(b) of the Subdivision Regulations prohibits lots from backing onto local streets. Therefore, on behalf of the developer of the project, we are hereby requesting a subdivision waiver of Section 38-48.6(b) so that the subject property can be developed in a manner that is consistent and compatible with the surrounding subdivisions.

Respectfully,

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

cc: 1400 Post LLC



September 27, 2023

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

RE: Request for Fee In Lieu of Parkland for a proposed new residential subdivision at 10601 SE 15th Street

To Whom It May Concern,

We are the civil engineering firm responsible for the preparation of the preliminary plat of Eagle Landing, a proposed commercial and single-family residential subdivision located at 10601 SE 15th Street. The subdivision contains 4.53 acres and will consist of 2 commercial lots, 16 residential lots and 1 common area lot. Parkland requirement for a development of this size is .082 acres or 3,570 SF. This is a relatively small size in nature for a usable park. Furthermore, fee in lieu of parkland would allow for the fees to be applied to the regional parks within Midwest City.

For this reason, and on behalf of the developer of Eagle Landing, it is hereby requested that payment of a fee in lieu of providing parkland be allowed.

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

Respectfully,

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

cc: 1400 Post LLC

To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: November 7, 2023

Subject: (PC-2154) Public hearing, discussion, consideration, and possible action for a Resolution amending the Comprehensive Plan from Office/ Retail Land Use to Commercial Land Use and; an Ordinance to Redistrict from C-3, Community Commercial District to C-4, General Commercial District for the property described as 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, located at 422 N. Air Depot Blvd., Midwest City, OK.

Executive Summary: The applicant, Scottie Bryan with Pinnacle Development, is requesting to amend the Comprehensive Plan for the subject property to Commercial Future Land Use and to rezone the subject property to General Commercial District (“C-4”).

The current tenant, Midwest Pit Stop, applied for a Change of Owner Certificate of Occupancy January of 2023 and was contacted by Engineering and Construction Services in April of 2023 for status of operation as inspections had not been called in at this point.

Occupancy inspections were scheduled for July of 2023 and failed by the following departments: Engineering & Construction Services, Fire, Planning & Zoning, and Utilities (reference permit B-23-0071). The tenant has yet to bring the failed items into compliance.

A cease operations placard was placed on property August 1, 2023.

Mr. Bryan is the owner of the property and is trying to get the subject property into zoning compliance by making this application for a zoning map amendment. The applicant feels this would make the property more marketable for reputable commercial automotive shops that could lease in the future.

The applicant’s intended use of the subject property encompasses three (3) different Zoning Use Unit Classifications: 4.4.10. *Automotive Equipment: Light*; 4.4.11. *Automotive and Equipment: Heavy* and; 4.4.12. *Automotive Sales and Rentals: Light*. The only uses permitted by right under the current C-3 zone are those within 4.4.10. Rezoning to C-4, General Commercial District would allow the uses within 4.4.12., while 4.4.11 would require a Special Use Permit as well as the approval of C-4 zoning.

The current tenant, Midwest Pit Stop, was renting out U-Haul trailers and vehicles on-site, which is not permitted within C-3, Community Commercial District Zoning.



The U-Haul Area Field Manager emailed Ms. Richey a notarized letter stating “Midwest Pitstop at 422 N. Air Depot in Midwest City, cannot currently rent any equipment. U-Haul has closed this location until we are given notice of the proper zoning.”

Public notice requirements were fulfilled and staff received two surrounding property owners’ opposition to the proposal at the time of this report. The main concerns echoed by both in opposition is the potential businesses that could occupy the premises in the future (all uses permitted in C-4).

Staff recommends denial of this application due to its incompatibility with surrounding properties, the Comprehensive Plan, and the Air Depot Corridor Plan.

Action is at the discretion of the Planning Commission.

Dates of Hearings:

Planning Commission- November 7, 2023

City Council- December 12, 2023

Date of Pre-Development Meeting:

August 8, 2023

Council Ward: Ward 4, Sean Reed

Proposed Use: Midwest Pit Stop (automotive shop)

Size: The subject property has a frontage of 165 feet along Air Depot Blvd., and a depth of 435 feet, and contains an area of 71,775 square feet, more or less.

Development Proposed by Comprehensive Plan:

Area of Request- Office/Retail Land Use

North- Public/Semi-Public Land Use

South- Office/Retail Land Use

East- Public/Semi-Public Land Use

West- High Density Residential Land Use

Zoning Districts:

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

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

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

East- Single-Family Detached Residential District (“R-6”) w/ Special Use Permit (“SUP”)

West- High-Density Residential District (“R-HD”)

Land Use:

Area of Request- Midwest Pit Stop

North- Vacant

South- Multi-tenant

East- Vacant

West- Rolling Oaks Apartment

Comprehensive Plan Citation:

The future land use for the subject lot is Office/Retail Land use. Though the Comprehensive Plan states there are some “in-between uses” in regard to Retail and Commercial Uses, some of the proposed business operations (such as auto body repair and outside storage), are generally not permitted in Retail Districts, therefore, a Resolution to the Comprehensive Plan must be made if the zoning map amendment is to be approved.

The Comprehensive Plan calls for the subject property, and the lots to the south and southwest of the site, to be used for Office/Retail for good reason. Sound planning principals rely upon examining the context in which a property is situated, examining how compatible different land might be if they existed side-by-side, and looking broadly at the future potential of certain areas/corridors as a whole. The adjoining properties to the east of the subject property are single-family residential homes, while those to the north and south are a combination of churches and offices. Office/Retail uses, as described by the Comprehensive Plan, can typically coexists alongside more sensitive land uses (such as residential). Office/Retail creates fewer nuisance issues (light flashes, odors, sounds, traffic congestion, etc.) than Commercial uses. The evidence of this can be seen through the opposition brought forward by some of the neighboring property owners. Approval of this zoning map amendment would likely exacerbate the issues already being experienced by adjoining property owners as it would allow, by right, a greater number of uses on the subject property that are incompatible with the surrounding existing uses.

Additionally, the “Land Use Policies” in Chapter 4 of the Comprehensive Plan¹state under number 8, “uses in the mid-block areas between arterial roadways should be limited to residential, light retail (e.g. flower shop), or office uses.” One of the aims of the Comprehensive Plan is to guide some of the more intensive uses towards the intersections of arterial roads, because these areas are both less suited for stand-alone residential development and best suited to handle the traffic, noise, odors, etc. generated by more intensive commercial uses. The subject property, is approximately 2,000 feet from the nearest arterial road intersection making it a prime example of the type of mid-block site the Comprehensive Plan is encouraging to be used for residential, light retail, or office uses.

Commercial Land Use

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 located 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 within office/retail areas.

Office/Retail Land Use

Retail land uses 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).

¹ (Midwest City, Sefko Planning Group, & Freese and Nichols, Inc., 2008)

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.

Earlier this year, City Council adopted the Air Depot Corridor Plan, and the subject property was included in the scope of the study. Some of the identified recommendations include improvements that would apply to this site. MS5 (Page 44) calls for “alternative signage (ex. Monument signs) along the Corridor to increase visibility...” The subject property has two aging and dilapidated signs that should be replaced with a monument style sign. The Plan also calls for street trees between the sidewalk and roadway on Air Depot Blvd. Overall, there are many planned improvements to the corridor involving both public and private investment to revitalize the corridor. The aim of the plan is to revitalize the corridor into a more walkable, bikeable, landscaped corridor that can support a variety of residential, office, and retail uses. Many of the proposed uses of the subject property in this application are incompatible with the broader aims of the Air Depot Corridor Plan, and rezoning the subject property to C-4 would make it less likely that future uses would be compatible with the Corridor Plan as well.

Municipal Code Citation:

2.21. – C-4, General Commercial District

2.21.1. *General Description.* This commercial district is designed for the conduct of personal and business services and the general retail trade of the community and the surrounding area.

Because the permitted uses may serve and employ large numbers of people, the activities conducted and traffic generated make this district very incompatible with residential development.

Therefore, this district should be utilized at points of direct access from freeways, expressways, and arterial intersections, or in areas identified for heavy commercial activity that will be well separated from nearby residential areas. Outdoor storage and display is permitted.

4.4.10. *Automotive Equipment: Light.* Establishments or places of business engaged in the washing, polishing and light repairing of automobiles; and the sale, installation and servicing of automobile equipment and parts, automobile sales, body repairs and painting, and engine rebuilding.

Typical uses include automated car washes; utilities for manual washing, and light repairing of automobiles such as muffler shops, transmission repair, tune-up shops, auto glass shops, tire stores, brake repair shops, or engine repair shops.

4.4.11. *Automotive and Equipment: Heavy.* Repair of motor vehicles such as aircraft, boats, recreational vehicles and trucks, as well as the sale, installation and servicing of automotive equipment and parts together with body repairs, painting and steam cleaning.

Typical uses include engine replacement or rebuilding operations, truck transmission shops, body shops or motor freight maintenance facilities, and wrecking services, which include temporary storage of damaged vehicles.

4.4.12. *Automotive Sales and Rentals: Light.* Sale or rental from the premises of automobiles and light panel trucks, boats, trailers, or delivery vehicles, together or independently together, with incidental maintenance, including paint and body repair facilities which are a part of the agency.

Typical uses are a new and used automobile dealership with showroom, sales lot, and service facility.

History:

1. This property was designated as C-3, Community Commercial District at the time of adoption of the 1985 Zoning Map.
2. A request to rezone this parcel to C-4, General Commercial District was denied by the City Council January 12, 2021 (PC-2062).
3. A request to rezone this parcel to SPUD, Simplified Planned Unit Development governed by C-4, General Commercial District was denied by the City Council March 23, 2021 (PC-2074).

Next Steps:

- If Council approves this rezone, PC-2155 will be heard subsequently for a Special Use Permit for the location to conduct the uses permitted within the Zoning Use Unit Classification 4.4.11. *Automotive and Equipment: Heavy*.
- Regardless of approval or denial of this rezone, applicant still needs to obtain their Certificate of Occupancy for the allowed uses in its current governing zoning.

Staff Comments-

There are numerous requirement references made in the Engineering, Fire Marshal, and Public Works portions of this report. The intent of the Municipal Code is to directly involve the applicant in continued community development such as extending public sewer and water and making street improvements, for examples. This is a rezoning application and the references are provided to make the applicant and subsequent developers of this property aware of the applicability of various codes as they relate to the future development or redevelopment of this property.

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 twelve (12) inch line running along the east side of Air Depot Boulevard. 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 east side of Air Depot Boulevard. 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 Air Depot Boulevard using an existing drive. North Air Depot Boulevard is classified as a secondary arterial 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:

Property owner is requesting rezoning for a commercial occupancy (Automotive Repair Facility) located at 422. N. Air Depot Blvd.

- This occupancy must adhere to the requirements of International Fire Code (2018).
- This property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

Occupancy Classification: F-1

- Factory Industrial F-1 Moderate Hazard Occupancy: Factory industrial uses that are not classified as Factory Industrial F-2 Low Hazard shall be classified as F-1 Moderate Hazard and shall include, but not be limited to, the following: ... Automobiles and other motor vehicles... Engines (including rebuilding)...

Occupancy Classification: S-2

- Low-hazard Storage, Group S-2: Storage Group S-2 occupancies include, among others, buildings used for the storage of noncombustible materials... and shall include, but not be limited to, the following: ... Parking Garages Open or Closed.... Etc.

Automatic Sprinkler System Requirements:

- Section 903.2.4 Group F-1: An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:
 - 1.) A Group F-1 fire area exceeds 12,000 square feet.
 - 2.) A Group F-1 fire area is located more than three stories above grade plane.
 - 3.) The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 2,500 square feet...
- Section 903.2.4 Group S-2: An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages where either of the following conditions exist:
 - 4.) A Group S-2 fire area of the enclosed parking garage exceeds 12,000 square feet.
 - 5.) Where the enclosed parking garage is located beneath other groups.

Fire Alarm Detection System Requirements:

- Section 907.2.4 Group F: A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group f occupancies where both of the following conditions exist:
 - 1.) The Group F occupancy is two or more stories in height.
 - 2.) The Group F occupancy has a combined occupant load of 500 or more above or below the lowest level of exit discharge.

Exceptions: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

- *Group S-2* – Not required.

Fire Apparatus Access Roads

- Section 503.1.1 Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. - Sections 503.2.1 Dimensions: Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.
- Section 503.3 Marking: Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
- D103.6 Signs: Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be posted on both sides of the fire apparatus road as required by Sections D103.6.1 or D103.6.2
- Section 506.1 Where Required: Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, the fire code official is authorized to require a key box to be installed in an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.

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 waste from food service, vehicle maintenance shop, car wash, etc. shall conform with Midwest City Municipal Code Section 43-6. The installation of an interceptor, separator, and/or grit chamber may be required.

Sanitation

- No additional comments with this case.

Stormwater

- No additional comments with this case.

Planning Division:

Staff met with the applicant August 8, 2023 for a pre-development meeting.

The subject property has changed ownership, and new owner is trying to ensure City compliance with his current operating tenant. Rather than changing tenants or uses of the site, the owner is seeking a zoning map amendment to change the zoning district to one that allows the uses desired by their tenant.

If rezone is approved, all uses within General Commercial District (“C-4”) would be permitted by right (listed below). Starred uses indicate those which are also permitted in existing zoning of Community Commercial District (“C-3”):

- 4.2.9. Home Occupation*
- 4.3.1. Public Service or Utility: Light*
- 4.3.2. Public Service or Utility: Moderate*
- 4.3.6. Low Impact Institutional: Neighborhood Related*
- 4.3.7. Moderate Impact Institutional (Special Use Permit required)*
- 4.3.8. High Impact Institutional (Special Use Permit required)*
- 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*
- 4.3.15. Community-Based Care Facility (Special Use Permit Required)*
- 4.3.16. Wind Energy Conversion Systems (Special Use Permit Required)*
- 4.4.1. Administrative and Professional Office*
- 4.4.3. Agricultural Supplies and Services (*C-3 a Special Use Permit Required)
- 4.4.4. Alcoholic Beverage Retail Sales*
- 4.4.5. Animal Sales and Services: Auctioning (Special Use Permit Required)
- 4.4.6. Animals: Grooming and Sales*
- 4.4.7. Animal Sales and Services: Horse Stables (Special Use Permit Required)
- 4.4.8. Animal Sales and Services: Kennels and Veterinary, Restricted*
- 4.4.9. Animal Sales and Services: Kennels and Veterinary, General (Special Use Permit Required)
- 4.4.10. Automotive Equipment: Light*
- 4.4.11. Automotive Equipment: Heavy (Special Use Permit Required)
- 4.4.12. Automotive Sales and Rentals: Light (*C-3 a Special Use Permit Required)
- 4.4.13. Automotive Sales and Rentals: Heavy (Special Use Permit Required)
- 4.4.14. Automotive and Equipment: Storage
- 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*
- 4.4.19. Communication Services: Towers/Antennas (*C-3 a Special Use Permit Required)
- 4.4.20. Construction Sales and Services*
- 4.4.21. Conveniences Sales and Personal Services*
- 4.4.22. Drinking Establishments: Sit-Down, Alcoholic Beverages* (Special Use Permit Required)
- 4.4.23. Eating Establishment: Drive-In*
- 4.4.24. Eating Establishments: Fast Foods*
- 4.4.26. Eating Establishments: Sit-Down, Alcoholic Beverages not Permitted*
- 4.4.28. Eating Establishments: Sit-Down, Alcoholic Beverages Permitted (*C-3 a Special Use Permit Required)
- 4.4.29. Food and Beverage Retail Sales*
- 4.4.30. Food Truck Court* (Special Use Permit Required)
- 4.4.33. Funeral and Interment Services: Cremating
- 4.4.34. Funeral and Interment Services: Undertaking*

- 4.4.35. Gasoline Sales: Restricted*
- 4.4.36. Gasoline Sales: General
- 4.4.37. Health Clubs*
- 4.4.38. Laundry Services*
- 4.4.39. Manufactured Housing and Travel Trailers: Sales and Rentals
- 4.4.40. Medical Services: Restricted*
- 4.4.41. Medical Services: General*
- 4.4.42. Participant Recreation and Entertainment: Indoor Permitted*
- 4.4.43. Participant Recreation and Entertainment: Indoor, Alcoholic Beverages and Low-Point Beer Permitted (*C-3 a Special Use Permit Required)
- 4.4.44. Participant Recreation and Entertainment: Outdoor (*C-3 a Special Use Permit Required)
- 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*
- 4.4.51. Retail Sales and Services: Outdoor Swap Meets (Special Use Permit Required)
- 4.4.53. Spectator Sports and Entertainment: Restricted*
- 4.4.54. Spectator Sports and Entertainment: General (*C-3 a Special Use Permit Required)
- 4.4.55. Spectator Sports and Entertainment: High Impact (Special Use Permit Required)
- 4.4.56. Tourist Accommodations: Campground
- 4.4.57. Tourist Accommodations: Lodging*
- 4.4.58. Off-Street Parking: Accessory Parking*
- 4.4.59. Off-Street Parking: Commercial Parking*
- 4.4.60. Off-Street Parking: Personal Vehicle Storage
- 4.5.1. Custom Manufacturing (*C-3 a Special Use Permit Required)
- 4.5.2. Light Industrial: Restricted (*C-3 a Special Use Permit Required)
- 4.5.8. Wholesaling, Storage and Distribution: Restricted*
- 4.5.10. Commercial Medical Marijuana Grower
- 4.7.6. Horticulture*

Based upon the findings that the application is not supported by the Comprehensive Plan or by the Air Depot Corridor Plan, and a lack of justification for why these plans should not be relied upon for guidance in this case, staff recommends denial of this application.

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject to amend the Comprehensive Plan from Office/Retail to Commercial; and the ordinance to redistrict from Community Commercial District (“C-3”) to General Commercial District (“C-4”) for the property noted herein, subject to staff comments as found in the November 7, 2023 agenda packet and made part of PC-2154 file.

Suggested Motion:

***“To deny the resolution to amend the Comprehensive Plan to Commercial land use and an ordinance redistricting 422 N. Air Depot Boulevard to General Commercial zoning district subject to Staff Comments found in the November 7, 2023 Planning Commission agenda packet and made part of the PC-2154 file.*”**

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

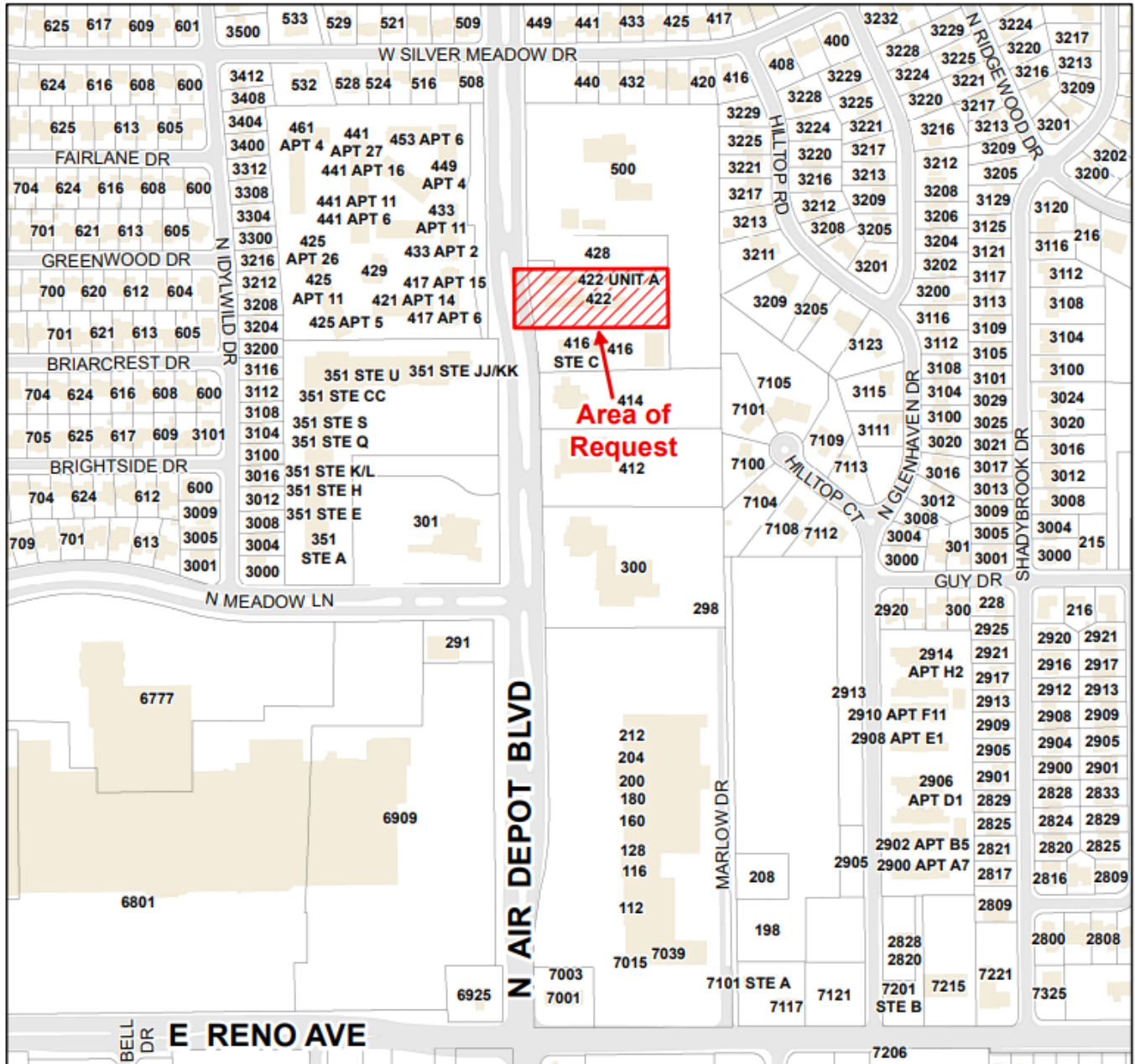
A handwritten signature in blue ink that reads "Emily Richey". The signature is written in a cursive, flowing style.

Emily Richey

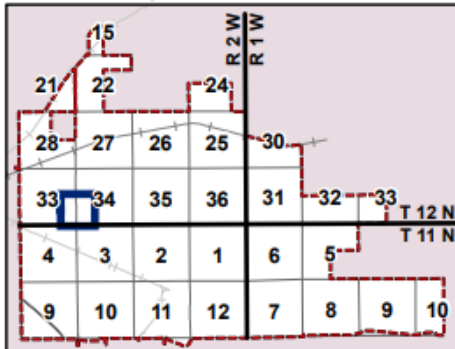
Current Planning Manager










Community Development / Information Technology - GIS



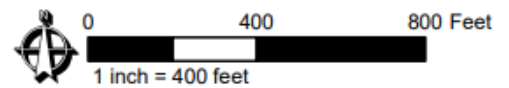
Locator Map



General Map Legend

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

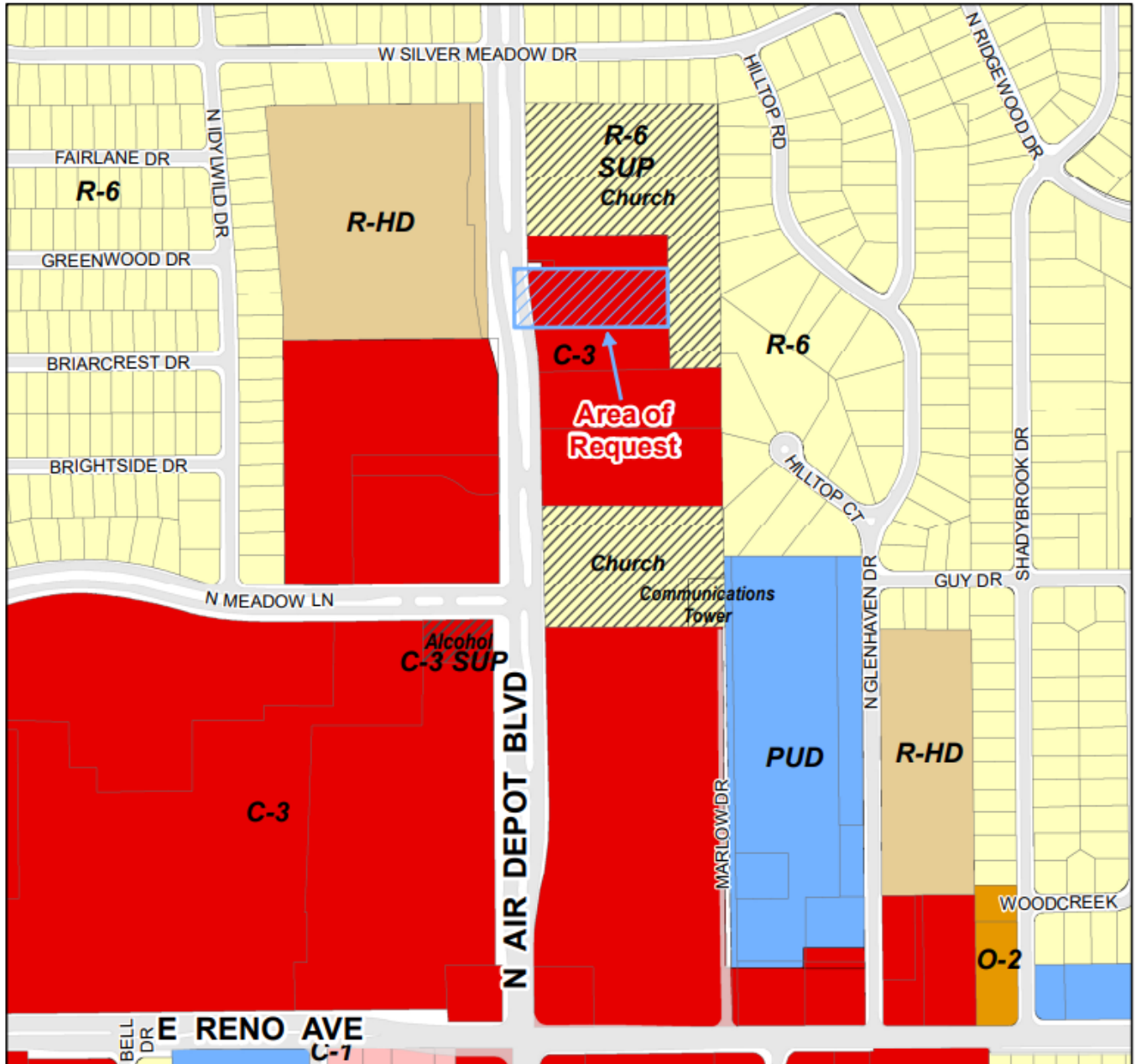
**GENERAL MAP FOR
PC-2154 & PC-2155
(SW/4, Sec 34, T12N, R2W)**



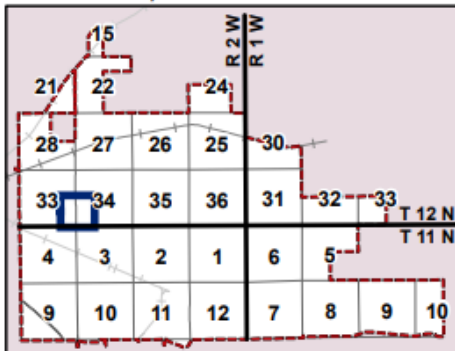
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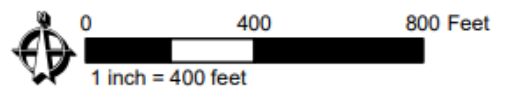
Locator Map



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-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

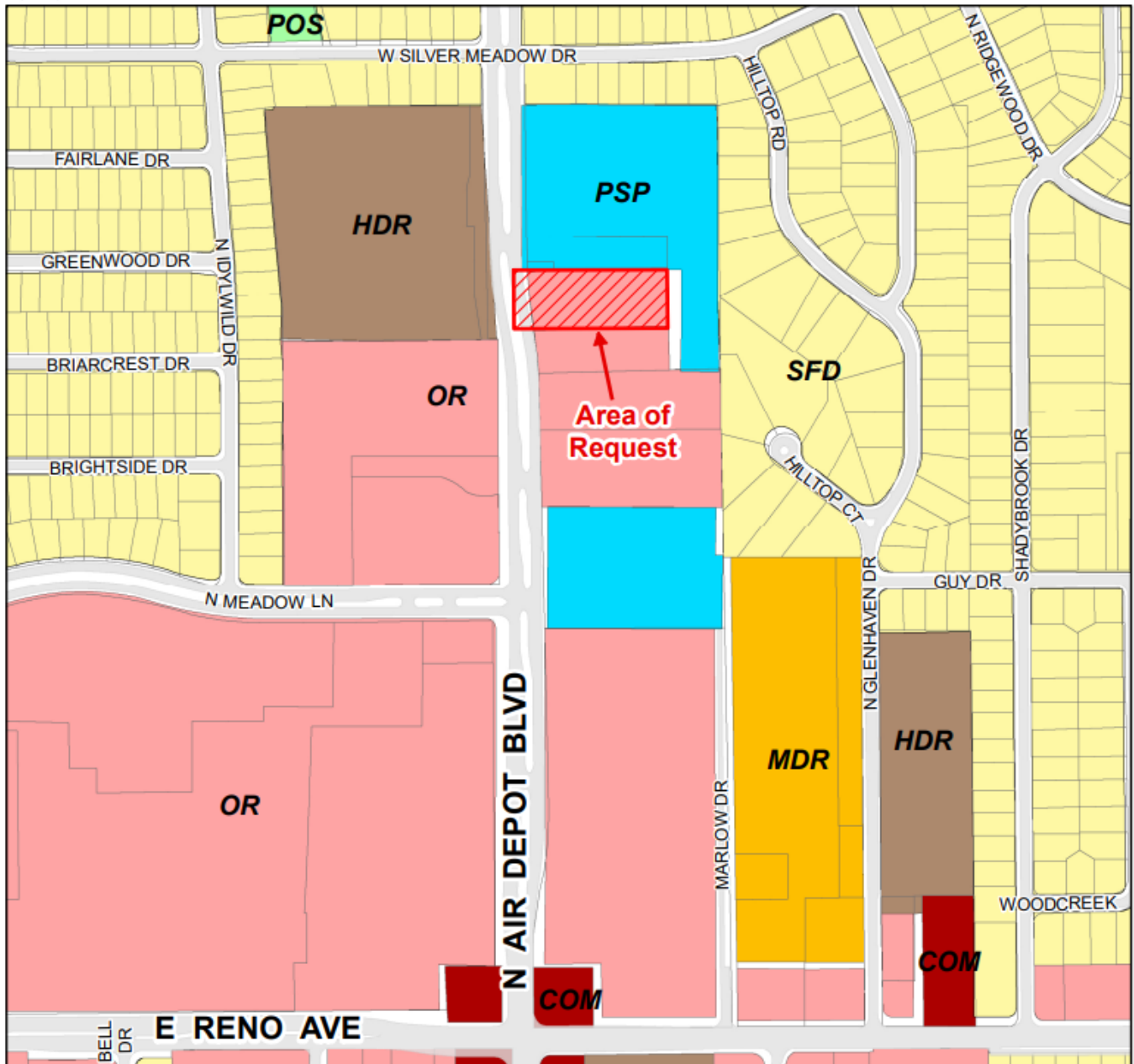
**ZONING MAP FOR
PC-2154 & PC-2155
(SW/4, Sec 34, T12N, R2W)**



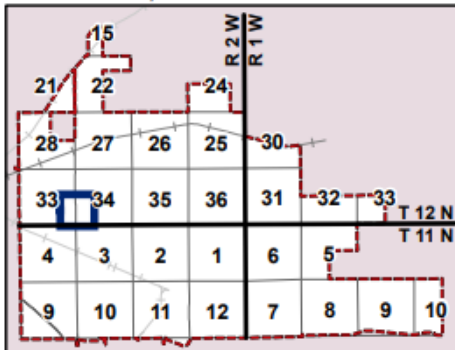
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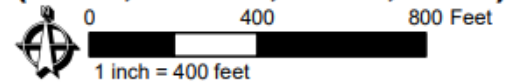
Locator Map



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

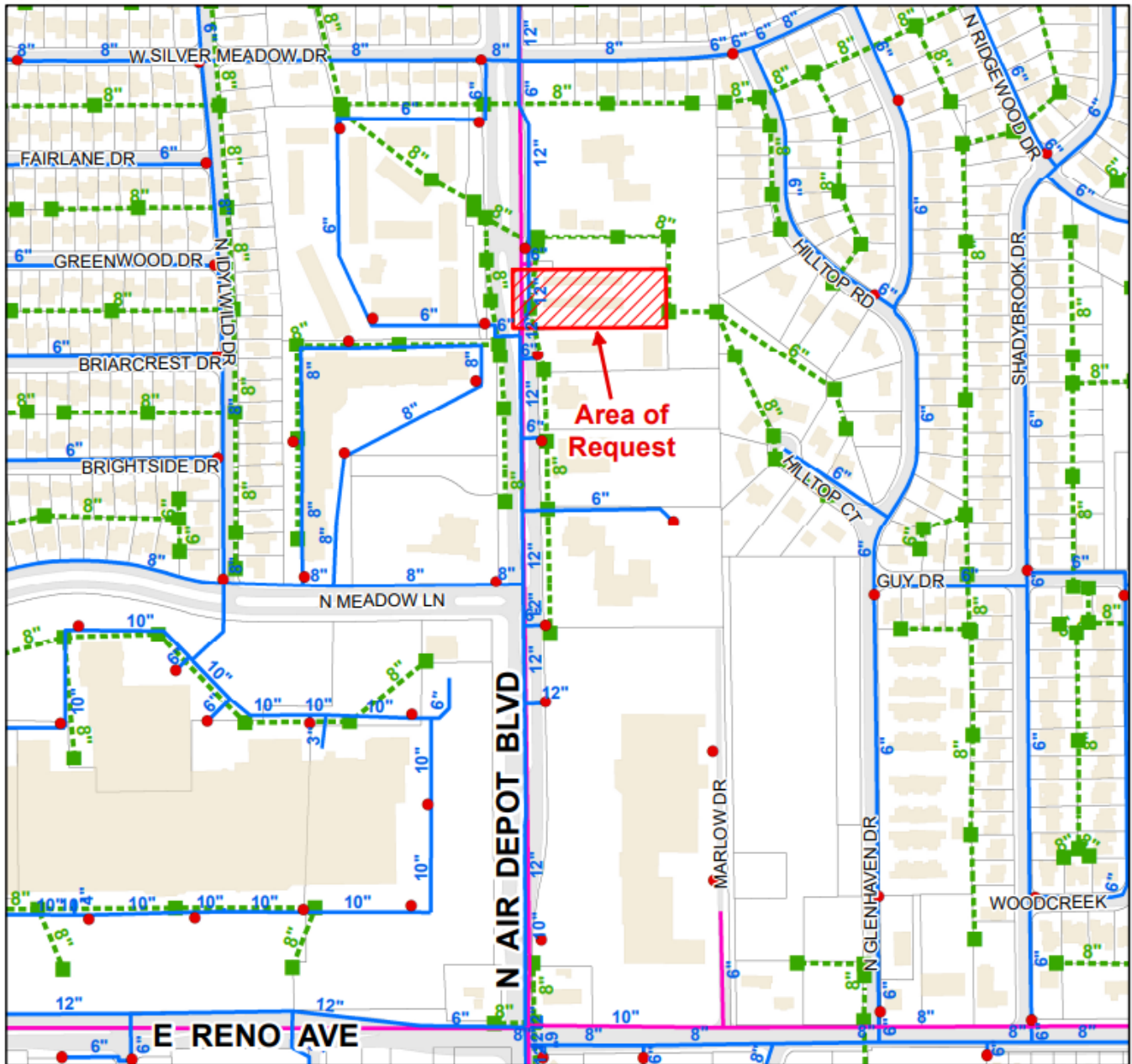
**FUTURE LAND USE
MAP FOR
PC-2154 & PC-2155
(SW/4, Sec 34, T12N, R2W)**



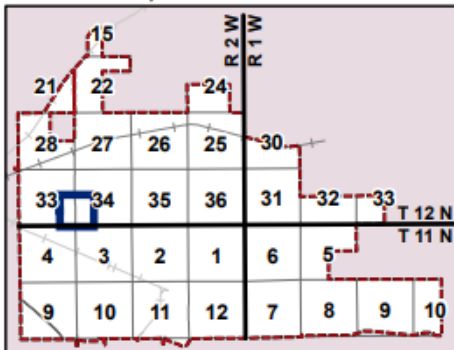
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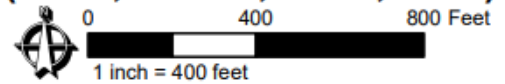
Locator Map



Water/Sewer Legend

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

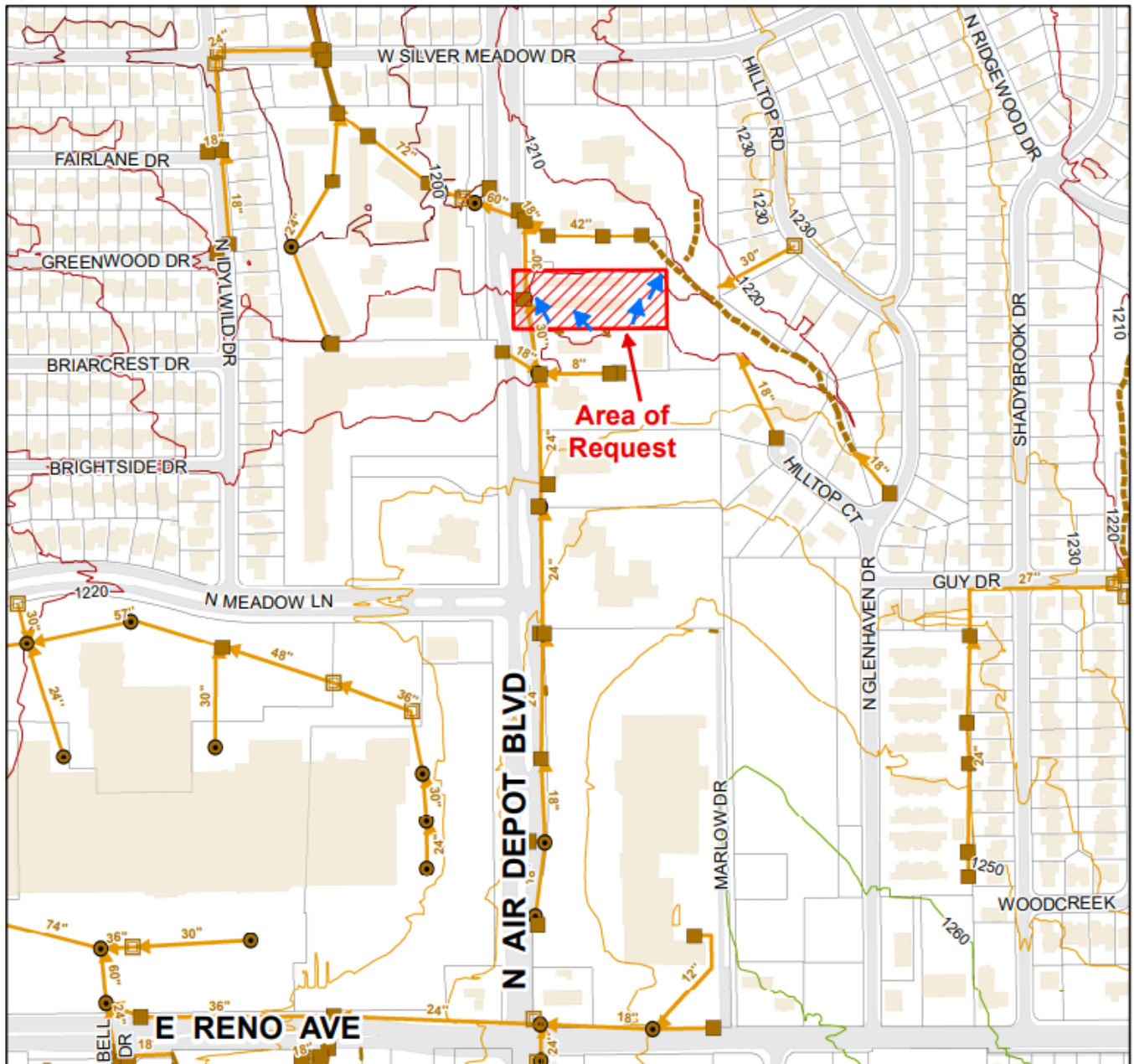
**WATER/SEWER LINE
LOCATION MAP FOR
PC-2154 & PC-2155
(SW/4, Sec 34, T12N, R2W)**



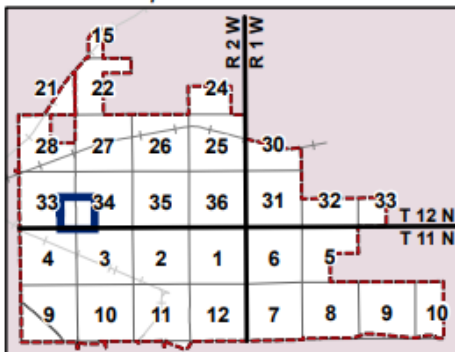
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Community Development / Information Technology - GIS



Locator Map

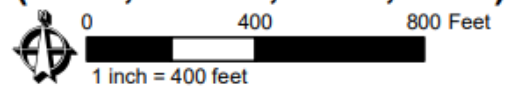


- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

2009 FEMA Floodplains

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

DRAINAGE LOCATION MAP FOR PC-2154 & PC-2155 (SW/4, Sec 34, T12N, R2W)



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Emily Richey, Current Planning Manager
Tami Anderson, Executive Assistant

To: Vaughn Sullivan
From: Emily Richey, Current Planning Manager
Date: August 2, 2023
Subject: 422 N. Air Depot Blvd. - Midwest Pit Stop

Mr. Sullivan,

The subject property is in violation of Zoning Ordinance for conducting operations not allowable in its governing zone (C-3, Community Commercial District). An inspector from Engineering and Construction Services posted a placard to cease operations to the property August 1, 2023 after I had performed my Certificate of Occupancy reinspection and found there were still zoning use unit classifications being conducted in violation of Zoning Ordinance.

The location's occupancy application states it is an automotive repair shop, but more extensive use types are being conducted on the property including:

- 4.4.11. Automotive Equipment Heavy (due to them replacing engines and temporary storage of damaged vehicles), which requires zoning of C-4 (with a Special Use Permit), I-1 (with a Special Use Permit), I-2, or I-3.
- 4.4.12. Automotive Sales and Rentals: Light (due to them renting out U-HAUL vehicles from the premises), which requires C-3 (with a Special Use Permit), C-4, I-1, I-2, or I-3.

The applicant initially applied for a Certificate Occupancy January 9, 2023. Since then, there have been 23 calls for service to the Midwest City Police Department (report attached).

The following departments conducted Certificate of Occupancy inspections and included are their inspection results:

Building:

7/13/23- Failed

- GFCI protection plugs required
- Using extension cords for branch circuitry.

8/1/23- *Building inspector delivered the cease operations placard for the Current Planning Manager due to zoning violations.*

Fire:

7/11/23- Failed

- Address Identification- Address is the same color as the wall. Posted address is required to be a contrasting color and visible from the road.

Page 2

August 2, 2023

- Fire Protection and Utility Equipment Signage- Reflective signage required to indicate mechanical room locations.
- Knox Box- No Knox box present.
- Electrical Equipment, Wiring and Hazards- Electrical receptacles are required to be replaced.
- General Storage: Storage in Buildings- All tires must be stood upright on rack.
- Fire Apparatus Access Roads- Fire lane is required to be repainted and appropriately marked.
- Maintenance of the Means of Egress: Reliability- Handles that require grasping are not permitted on emergency exits.
- Mains of Egress (Stairway) - Safety chain required to prevent falling down stairs into pits.

8/1/23- Failed

- Know Box- No Knox box observed at the time of inspection.
- Electrical Equipment, Wiring and Hazards- Painted electrical receptacles are required to be replaced.
- Fire Apparatus Access Roads- Fire lane is required to meet IFC (2018) requirements.
- Maintenance of the Means of Egress: Reliability- Designated emergency exits are required to be unlocked and unobstructed at all times while building is occupied. Path to door is obstructed and appears to be locked with a screwdriver.
- Emergency Escape and Rescue Openings- Fail

Planning:

7/12/23- Failed

- Recreational Vehicle on site.
- Proposed sale of vehicles.
- U-HAULs being rented out.
- Broken fence abutting residential district.
- Told applicant all occupancy uses must be submitted before zoning can be verified as sufficient.
- During inspection, it was found the storage units north side of primary structure were being subleased (none of which have Certificates of Occupancy).
- Parking needs to be restriped.
- Storage of damaged vehicles.

8/1/23- Failed

- U-HAULs still on property.
- Broken fence abutting residential district.
- Parking needs to be restriped.
- Storage of damaged vehicles.

Utilities:

7/10/23- Failed

- Waiting on a variance request from facility for continuation use of the car wash bay 500-gallon grit trap. Additionally, Line Maintenance requests facility to service their existing grit trap to verify integrity of the device before occupancy approval.

Page 3

August 2, 2023

- Line Maintenance issued the facility an approved hauler listing for grit trap services and variance request on July 10, 2023.

8/1/23- Failed

- In accordance with Midwest City Municipal Code Section 43-191. - General interceptor requirements; design, size and location, the facility is required to install a 1,000-gallon oil/water separator that attaches to the existing car wash grit trap.

My recommendation would be for citations to be issued and utility services to be disconnected until the proper rezoning has been achieved.

Respectfully,



Emily Richey
Current Planning Manager



U-HAUL CO. OF NW OKC
7525 S.E. 29TH STREET • MIDWEST CITY, OKLAHOMA 73110
PHONE (405) 622.4001

To whom it may concern,
I, Tami Tyler, Area Field manager for U-Haul understand that Midwest Pitstop @ 422 N Air Depot in Midwest City, cannot currently rent any equipment. U-Haul has closed this location until we are given notice of the proper zoning.

Regards,

Tami Tyler
AFM 957002
405/245-1818

Notary: Elizabeth Copeland
06009836
Expires: 10/06/2026

ELIZABETH COPELAND
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES 10/06/2026
COMMISSION #06009836

To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: November 7, 2023

Subject: (PC-2155) Public hearing, discussion, consideration, and possible action for a Special Use Permit (SUP) to allow Automotive Equipment: Heavy in the (C-4) General Commercial District for the property described as 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, located at 422 N. Air Depot Blvd., Midwest City.

Executive Summary: The applicant, Scottie Bryan with Pinnacle Development, is requesting a Special Use Permit for the subject property to allow for the uses allowable in 4.4.11. *Automotive and Equipment: Heavy*.

Public notice requirements were fulfilled and staff received two surrounding property owners' opposition to the proposal at the time of this report. The main concerns echoed by both in opposition is the potential businesses that could occupy the premises in the future (all uses permitted in C-4).

Staff recommends denial of this application due to its incompatibility with surrounding properties, the Comprehensive Plan, and the Air Depot Corridor Plan. Action is at the discretion of the Planning Commission.

Dates of Hearings:

Planning Commission- November 7, 2023
City Council- December 12, 2023

Date of Pre-Development Meeting:

August 8, 2023

Council Ward: Ward 4, Sean Reed

Proposed Use: Midwest Pit Stop (automotive shop)

Size: The subject property has a frontage of 165 feet along Air Depot Blvd., and a depth of 435 feet, and contains an area of 71,775 square feet, more or less.

Development Proposed by Comprehensive Plan:

Area of Request- Office/Retail Land Use
North- Public/Semi-Public Land Use
South- Office/Retail Land Use



East- Public/Semi-Public Land Use
West- High Density Residential Land Use

Zoning Districts:

Area of Request- Community Commercial District (“C-3”)
North- Community Commercial District (“C-3”)
South- Community Commercial District (“C-3”)
East- Single-Family Detached Residential District (“R-6”) w/ Special Use Permit (“SUP”)
West- High-Density Residential District (“R-HD”)

Land Use:

Area of Request- Midwest Pit Stop
North- Vacant
South- Multi-tenant
East- Vacant
West- Rolling Oaks Apartment

Comprehensive Plan Citation:

The future land use for the subject lot is Office/Retail Land use. Though the Comprehensive Plan states there are some “in-between uses” in regard to Retail and Commercial Uses, some of the proposed business operations (such as auto body repair and outside storage), are generally not permitted in Retail Districts, therefore, a Resolution to the Comprehensive Plan must be made if the zoning map amendment is to be approved. Staff does not believe the Comprehensive plan supports approval of a zoning map amendment to change the district for the subject property from C-3 to C-4, or the approval of a Special Use Permit to allow Automotive Equipment: Heavy.

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 located 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 within office/retail areas.

Office/Retail Land Use

Retail land uses 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.

Earlier this year, City Council adopted the Air Depot Corridor Plan, and the subject property was included in the scope of the study. Some of the identified recommendations include improvements that would apply to this

site. MS5 (Page 44) calls for “alternative signage (ex. Monument signs) along the Corridor to increase visibility...” The subject property has two aging and dilapidated signs that should be replaced with a monument style sign. The Plan also calls for street trees between the sidewalk and roadway on Air Depot Blvd. Overall, there are many planned improvements to the corridor involving both public and private investment to revitalize the corridor. The aim of the plan is to revitalize the corridor into a more walkable, bikeable, landscaped corridor that can support a variety of residential, office, and retail uses. Many of the proposed uses of the subject property in this application are incompatible with the broader aims of the Air Depot Corridor Plan, and rezoning the subject property to C-4 would make it less likely that future uses would be compatible with the Corridor Plan as well.

Municipal Code Citation:

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 locate 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.

7.6.2. *Application.* Application and public hearing procedures for a special permit shall be completed in the same manner as an application for rezoning. A site plan shall be included with the application as outlined in 7.5 Site Plan (Page 183).

7.6.3. *Criteria for Special Permit Approval.*

(A) Special use permit *criteria.* The City Council shall use the following criteria to evaluate a special use permit:

(1) Whether the proposed use shall be in harmony with the policies of the comprehensive plan.

(2) Whether the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

(3) Whether the proposed use shall not adversely affect the use of neighboring properties.

(4) Whether the proposed use shall not generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood.

(5) Whether utility, drainage, parking, loading, signs, lighting access and other necessary public facilities to serve the proposed use shall meet the adopted codes of the city.

(B) *Specific conditions.* The City Council may impose specific conditions regarding location, design, operation, and screening to assure safety, to prevent a nuisance, and to control the noxious effects of excessive sound, light, odor, dust or similar conditions.

7.6.4. *Status of Special Use Permits.* Once a special use permit has been granted for a lot, said special use permit may not be expanded to another lot without application for a new special use permit.

Provided, however, churches may expand if the property on which said church will be located is owned, as reflected by official records kept by the Registrar of Deeds for Oklahoma County, Oklahoma, on or prior to June 22, 1982.

7.6.5. *Expiration of Special Use Permits.* All special use permits shall expire by default:

A) *Non-establishment.*

(1) If the use is not established within twelve (12) months and no extension is approved.

(2) When a building permit has not been issued for construction within twelve (12) months of City Council approval the applicant or owner may request a hearing for an extension of the initial special use permit approval.

(3) Good cause for an extension shall mean that the owner shows evidence that he has contractors or applications for continual development within the next year following the original approval.

(B) *Discontinuance.* If the use once established has been discontinued for a period of twelve (12) months or abandoned.

(C) *Lack of substantial compliance.* Whenever the Community Development Director finds that any proposed construction or occupancy will not, in his opinion, substantially comply with the special use permit, he shall refer the question to the City Council for its review.

(D) *Amendment.* When the holder of a special use permit determines that an extension of time or modification of the use is necessary, he may apply for amendment in the same manner as the original application. The amendment shall be processed in the same manner as an original application.

The following use is permitted in General Commercial District with a Special Use Permit:

4.4.11. *Automotive and Equipment: Heavy.* Repair of motor vehicles such as aircraft, boats, recreational vehicles and trucks, as well as the sale, installation and servicing of automotive equipment and parts together with body repairs, painting and steam cleaning.

History:

1. This property was designated as C-3, Community Commercial District at the time of adoption of the 1985 Zoning Map.
2. A request to rezone this parcel to C-4, General Commercial District was denied by the City Council January 12, 2021 (PC-2062).
3. A request to rezone this parcel to SPUD, Simplified Planned Unit Development governed by C-4, General Commercial District was denied by the City Council March 23, 2021 (PC-2074).

Next Steps:

- Regardless of approval or denial of this rezone, applicant needs to obtain their Certificate of Occupancy for the allowed uses in its current governing zoning.

Staff Comments-

There are numerous requirement references made in the Engineering, Fire Marshal, and Public Works portions of this report. The intent of the Municipal Code is to directly involve the applicant in continued community development such as extending public sewer and water and making street improvements, for examples. This is a rezoning application and the references are provided to make the applicant and subsequent developers of this property aware of the applicability of various codes as they relate to the future development or redevelopment of this property.

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 twelve (12) inch line running along the east side of Air Depot Boulevard. 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 east side of Air Depot Boulevard. 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 Air Depot Boulevard using an existing drive. North Air Depot Boulevard is classified as a secondary arterial 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:

Property owner is requesting rezoning for a commercial occupancy (Automotive Repair Facility) located at 422. N. Air Depot Blvd.

- This occupancy must adhere to the requirements of International Fire Code (2018).
- This property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

Occupancy Classification: F-1

- Factory Industrial F-1 Moderate Hazard Occupancy: Factory industrial uses that are not classified as Factory Industrial F-2 Low Hazard shall be classified as F-1 Moderate Hazard and shall include, but not be limited to, the following: ... Automobiles and other motor vehicles... Engines (including rebuilding)...

Occupancy Classification: S-2

- Low-hazard Storage, Group S-2: Storage Group S-2 occupancies include, among others, buildings used for the storage of noncombustible materials... and shall include, but not be limited to, the following: ... Parking Garages Open or Closed.... Etc.

Automatic Sprinkler System Requirements:

- *Section 903.2.4 Group F-1:* An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:
 - 1.) A Group F-1 fire area exceeds 12,000 square feet.

- 2.) A Group F-1 fire area is located more than three stories above grade plane.
- 3.) The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 2,500 square feet...

- Section 903.2.4 Group S-2: An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages where either of the following conditions exist:
 - 4.) A Group S-2 fire area of the enclosed parking garage exceeds 12,000 square feet.
 - 5.) Where the enclosed parking garage is located beneath other groups.

Fire Alarm Detection System Requirements:

- Section 907.2.4 Group F: A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group f occupancies where both of the following conditions exist:
 - 1.) The Group F occupancy is two or more stories in height.
 - 2.) The Group F occupancy has a combined occupant load of 500 or more above or below the lowest level of exit discharge.

Exceptions: Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

- *Group S-2* – Not required.

Fire Apparatus Access Roads

- Section 503.1.1 Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. - Sections 503.2.1 Dimensions: Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.
- Section 503.3 Marking: Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
- D103.6 Signs: Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be posted on both sides of the fire apparatus road as required by Sections D103.6.1 or D103.6.2
- Section 506.1 Where Required: Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, the fire code official is authorized to require a key box to be installed in an approved type listed in

accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official.

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 waste from food service, vehicle maintenance shop, car wash, etc. shall conform with Midwest City Municipal Code Section 43-6. The installation of an interceptor, separator, and/or grit chamber may be required.

Sanitation

- No additional comments with this case.

Stormwater

- No additional comments with this case.

Planning Division:

Staff met with the applicant August 8, 2023 for a pre-development meeting.

The subject property has changed ownership, and new owner is trying to ensure City compliance with his current operating tenant.

Approving the Special Use Permit would allow for the outlined intents of operation provided by applicant (namely, engine replacement, truck transmissions, etc.) to be in zoning compliance with the City.

Staff recommends denial of this application due to its incompatibility with surrounding properties, the Comprehensive Plan, and the Air Depot Corridor Plan.

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject a Special Use Permit (SUP) to allow the use Automotive and Equipment: Heavy in the (C-4) General Commercial District for the property noted herein, subject to staff comments as found in the November 7, 2023 agenda packet and made part of PC-2155 file.

Suggested Motion:

"To approve the Special Use Permit for 422 N. Air Depot Boulevard to allow the use Automotive and Equipment: Heavy in the C-4, General Commercial District subject to Staff Comments found in the November 7, 2023 Planning Commission agenda packet and made part of the PC-2155 file."

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

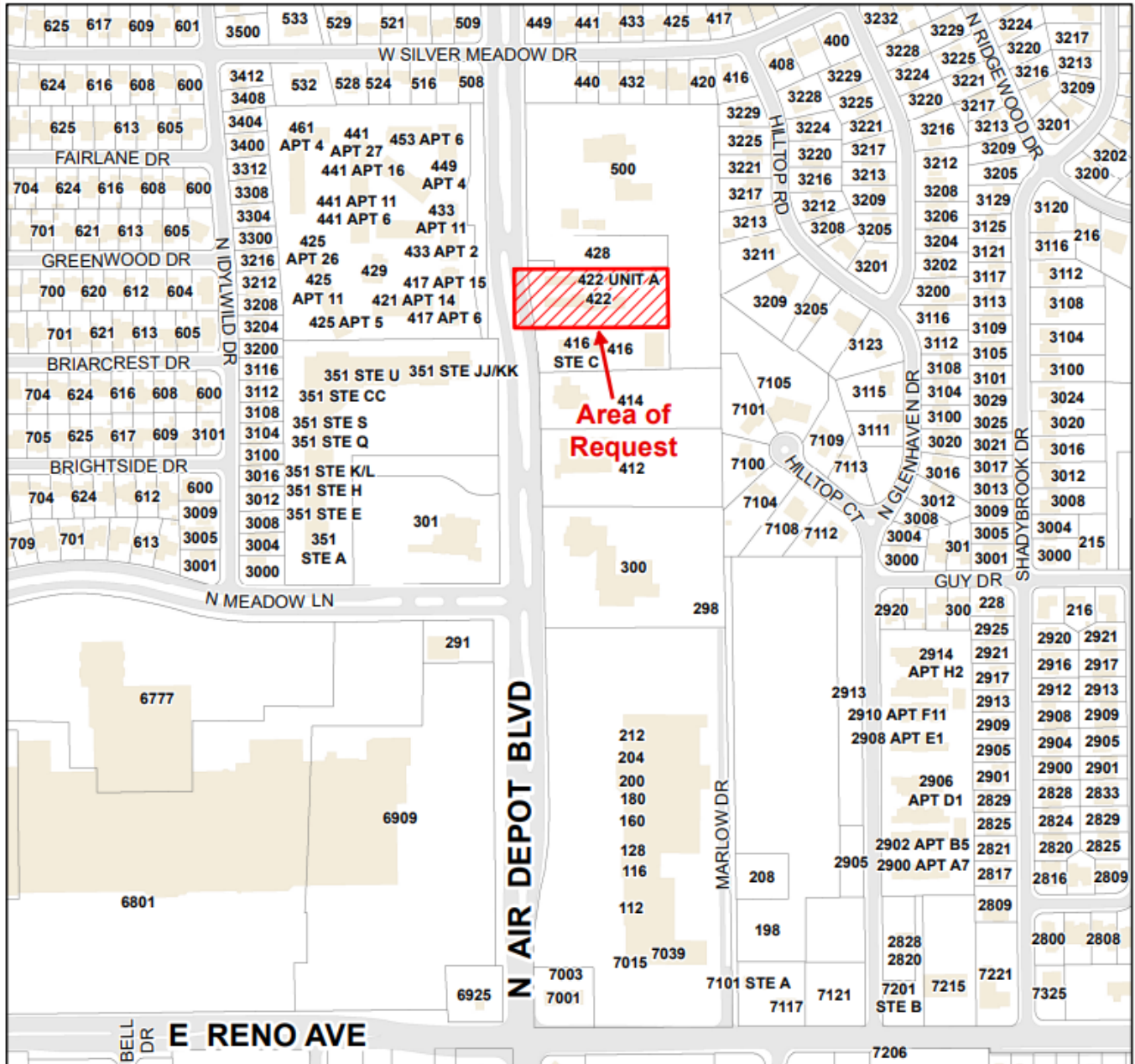
A handwritten signature in blue ink that reads "Emily Richey". The signature is written in a cursive style with a large initial 'E' and a stylized 'R'.

Emily Richey

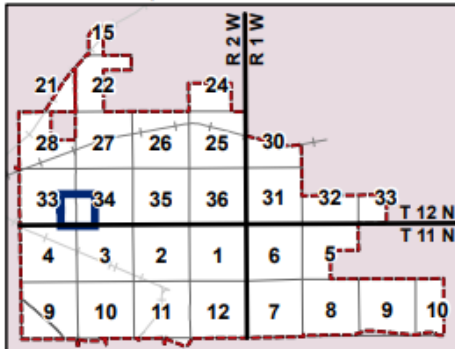
Current Planning Ma



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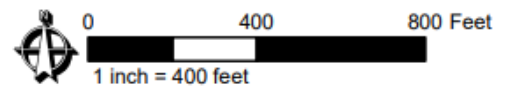
Locator Map



General Map Legend

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

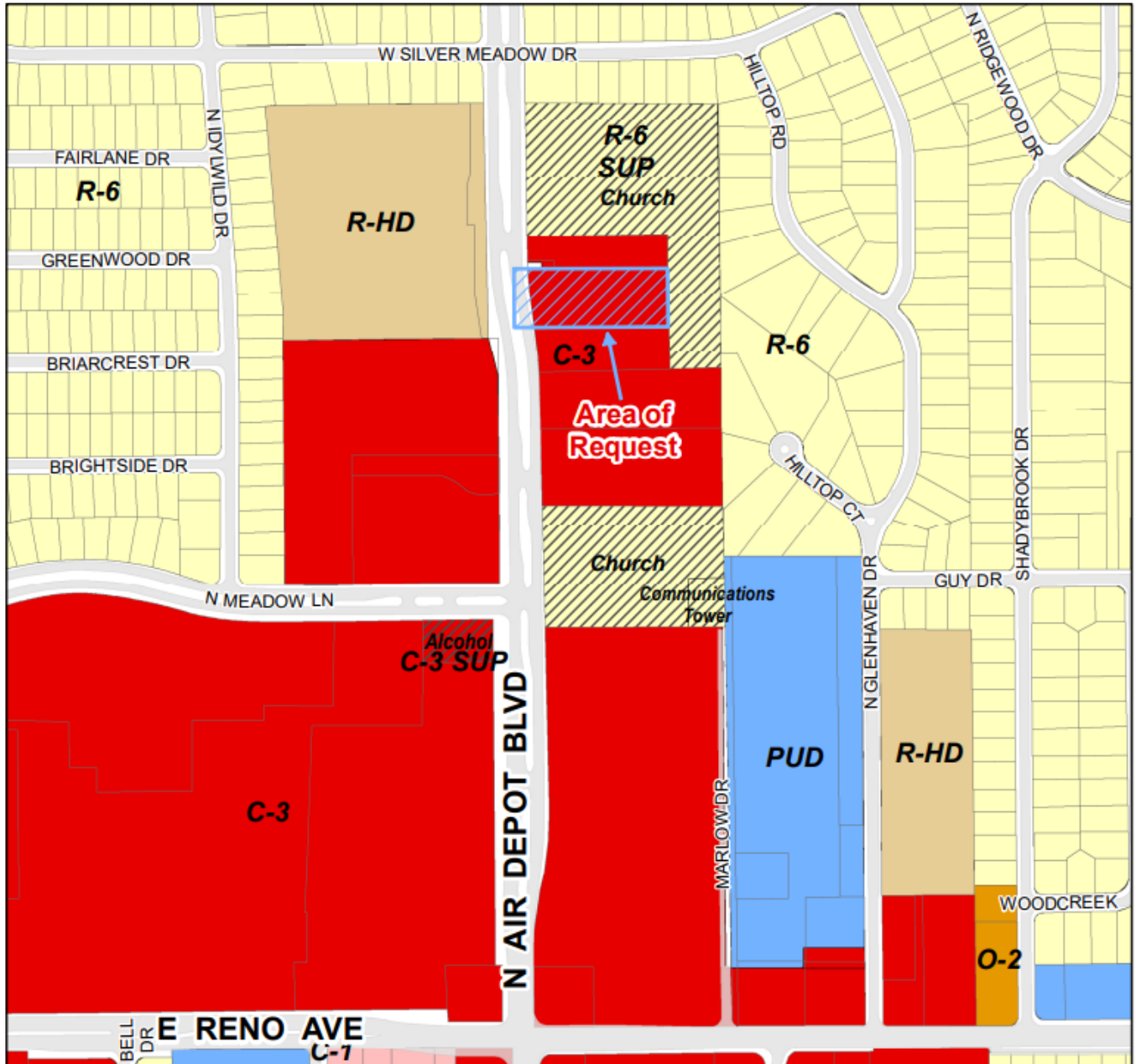
**GENERAL MAP FOR
PC-2154 & PC-2155
(SW/4, Sec 34, T12N, R2W)**



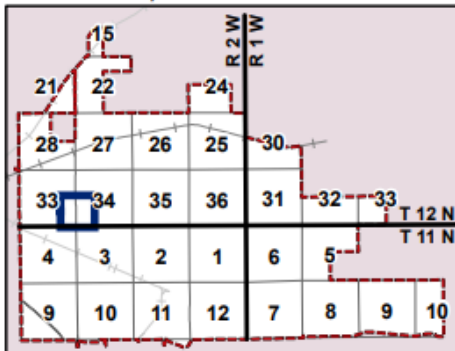
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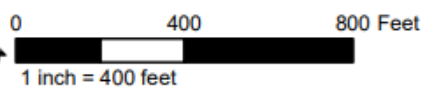
Locator Map



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

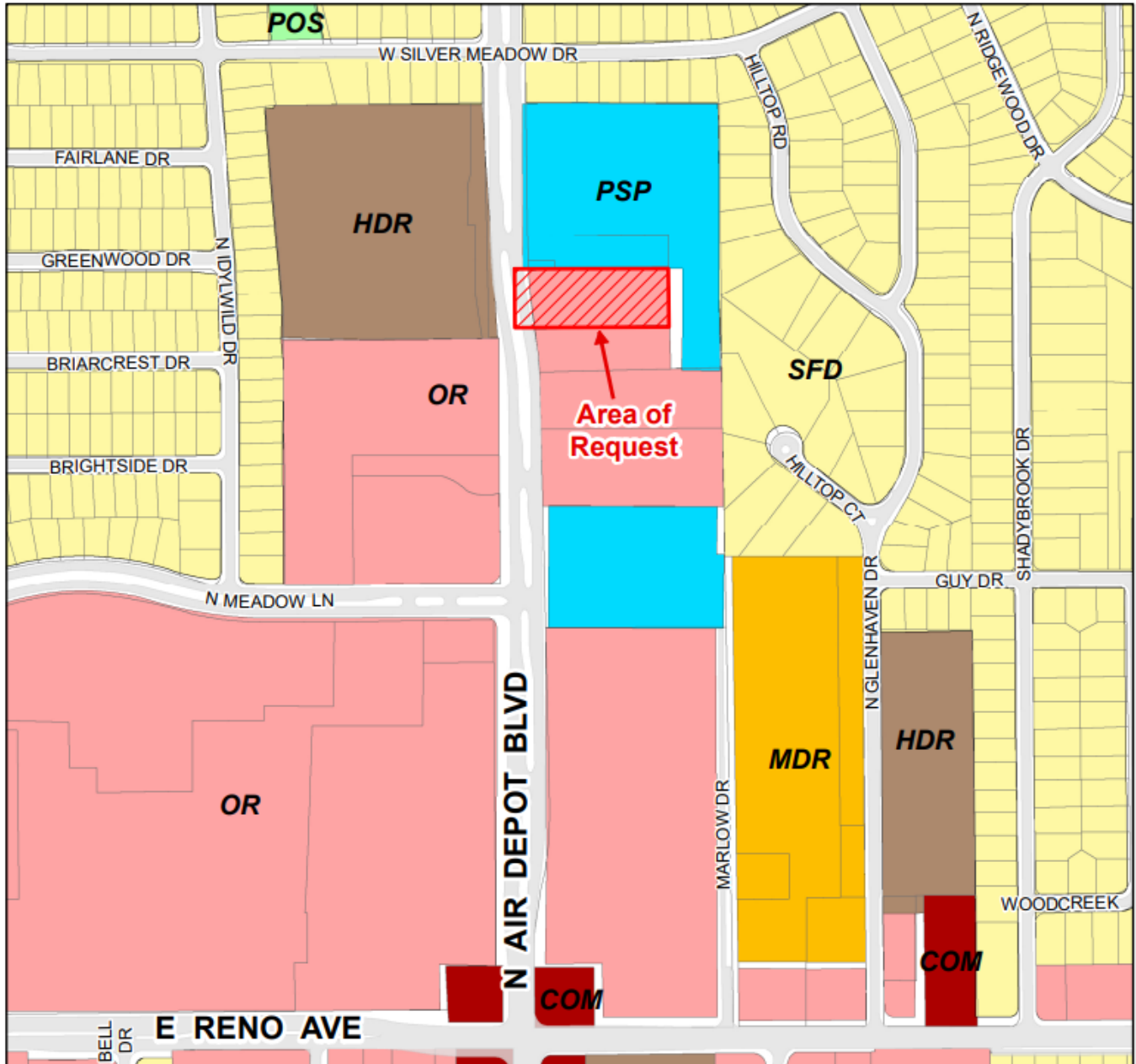
**ZONING MAP FOR
PC-2154 & PC-2155
(SW/4, Sec 34, T12N, R2W)**



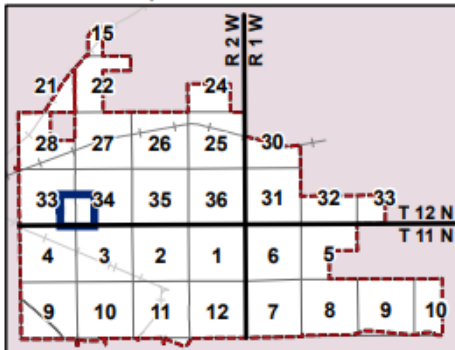
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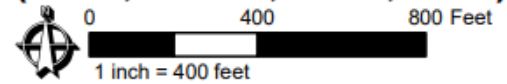
Locator Map



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

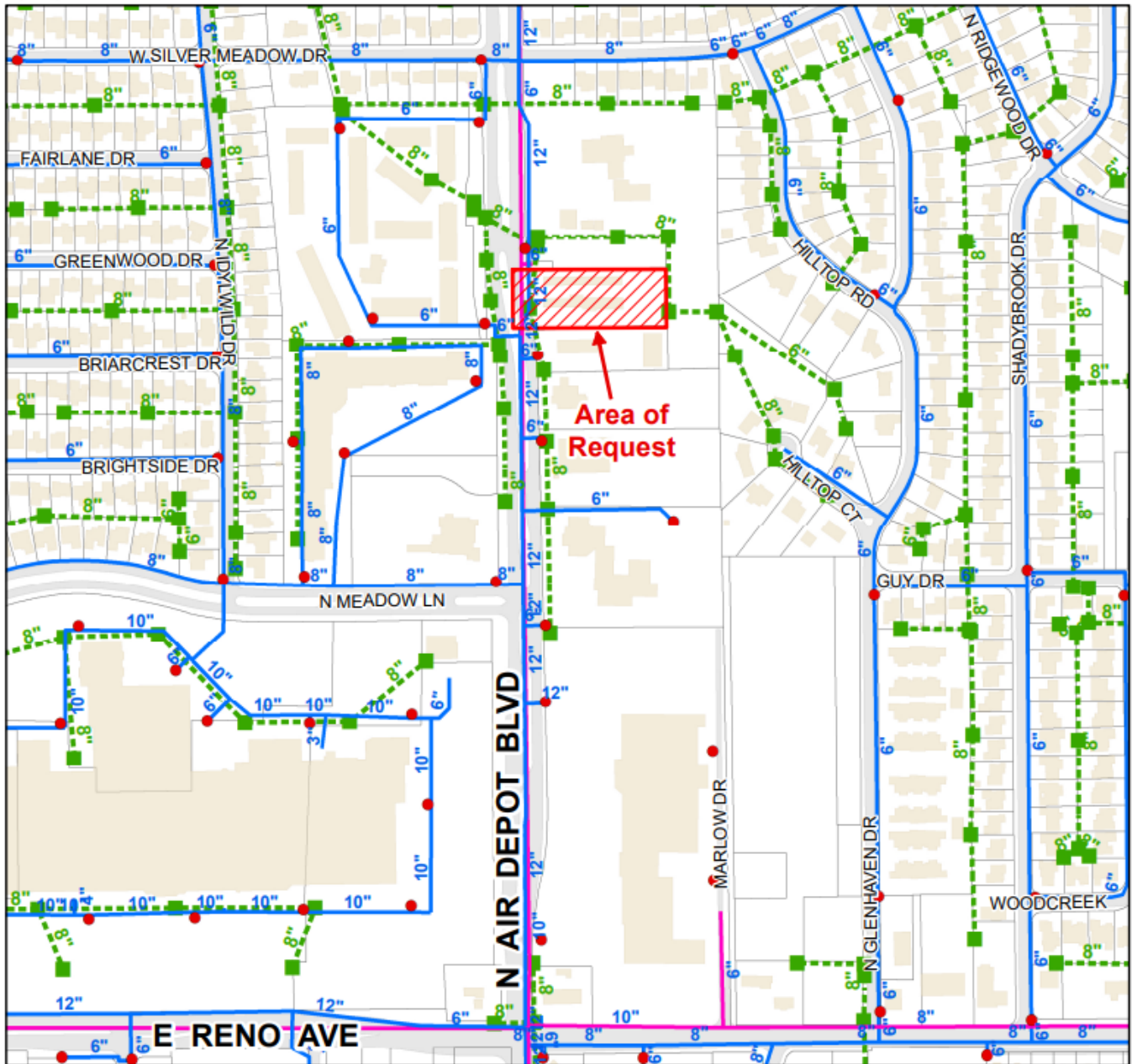
**FUTURE LAND USE
MAP FOR
PC-2154 & PC-2155
(SW/4, Sec 34, T12N, R2W)**



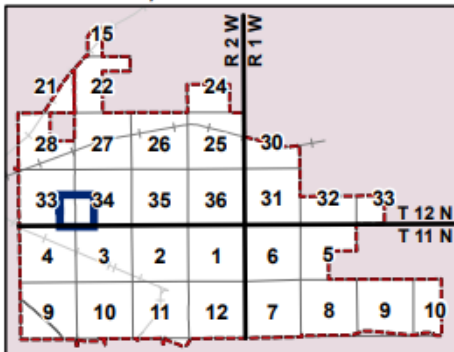
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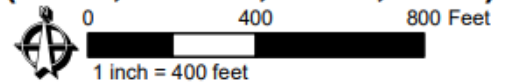
Locator Map



Water/Sewer Legend

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

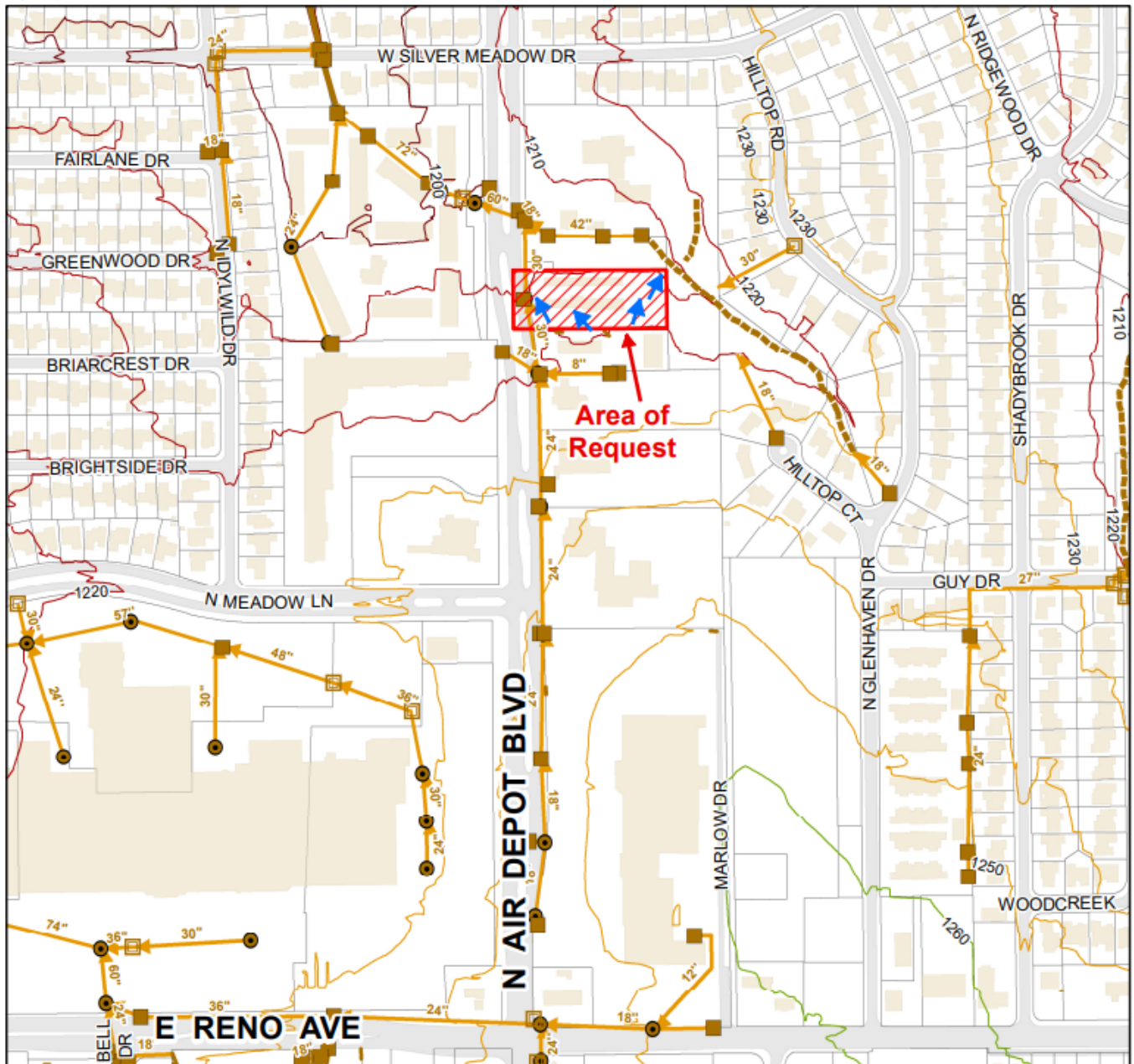
**WATER/SEWER LINE
LOCATION MAP FOR
PC-2154 & PC-2155
(SW/4, Sec 34, T12N, R2W)**



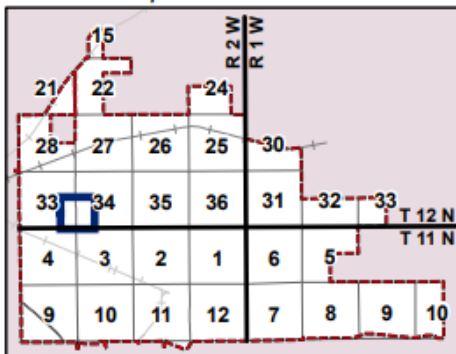
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Locator Map

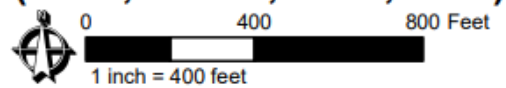


- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

2009 FEMA Floodplains

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

DRAINAGE LOCATION MAP FOR PC-2154 & PC-2155 (SW/4, Sec 34, T12N, R2W)



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Community Development Department

Matt Summers, Director of Planning & Zoning
Emily Richey, Current Planning Manager
Tami Anderson, Executive Assistant

To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: November 7, 2023
Subject: Public hearing, discussion, consideration, and possible action, including any possible amendments, of a resolution to the Comprehensive Plan for the property at 9809 SE 15th Street to Office/Retail Land Use.

Chairman and Planning Commission,

Following the approval of an ordinance to redistrict the property addressed as 9809 SE 15th Street at the September 27, 2022 City Council meeting for PC-2122, staff discovered a resolution to the Comprehensive Plan was not included.

This is a request to amend the Comprehensive Plan for the subject property to Office/Retail Land Use.

Action Required:

Approve or reject the suggested resolution.

Respectfully,

Emily Richey
Current Planning Manager

2 **RESOLUTION NO. _____**

3 **A RESOLUTION AMENDING THE COMPREHENSIVE PLAN MAP**
4 **CLASSIFICATION FROM SINGLE-FAMILY DETACHED LAND USE TO**
5 **OFFICE/RETAIL LAND USE FOR THE PROPERTY DESCRIBED IN THE**
6 **RESOLUTION WITHIN THE CITY OF MIDWEST CITY, OKLAHOMA.**

7 **WHEREAS**, currently the Comprehensive Plan Map of Midwest City, Oklahoma shows the
8 following described property identified, for future planning purposes, as Single-Family Detached
9 Residential Land Use:

10 For the property described as the South Half (S/2) of the East Half (E/2) of the
11 Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of the Southeast Quarter
12 (SE/4) of Section One (1), Township Eleven (11) North, Range Two (2) West of the
13 Indian Meridian also addressed as 9809 SE 15th Street, Midwest City, OK.

14 **WHEREAS**, it is the desire of the applicant to amend the future planning classification of the
15 above referenced property from Single-Family Detached Residential Land Use to Office/Retail
16 Land Use.

17 **WHEREAS**, with the applicant’s request the change in future planning classification complies
18 with the City’s Comprehensive Plan.

19 **WHEREAS**, the applicant has met both state and local notification requirements.

20 **NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF MIDWEST CITY,**
21 **OKLAHOMA COUNTY, STATE OF OKLAHOMA:**

22 That the classification of above described property located in Midwest City, Oklahoma is hereby
23 changed from Single-Family Detached Residential to Office/Retail on the Comprehensive Plan
24 Map.

25 **PASSED AND APPROVED** by the Mayor and Council of the City of Midwest City,
26 Oklahoma, on the _____ day of _____, 2023.

27 **THE CITY OF MIDWEST CITY, OKLAHOMA**

28 _____
29 **MATTHEW D. DUKES II, Mayor**

30 **ATTEST:**

31 _____
32 **SARA HANCOCK, City Clerk**

33 **APPROVED** as to form and legality this _____ day of _____, 2023.

34 _____
35 **DONALD MAISCH, City Attorney**



Community Development Department

Matt Summers, Director of Planning & Zoning
Emily Richey, Current Planning Manager
Tami Anderson, Executive Assistant

To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: November 7, 2023
Subject: Public hearing, discussion, consideration, and possible action, including any possible amendments, of a resolution to the Comprehensive Plan for the property at 7210 NE 36th Street to Industrial Land Use.

Chairman and Planning Commission,

Following the approval of an ordinance to redistrict the property addressed as 7210 NE 36th Street at the September 27, 2022 City Council meeting for PC-2123, staff discovered a resolution to the Comprehensive Plan was not included.

This is a request to amend the Comprehensive Plan for the subject property to Industrial Land Use.

Action Required:

Approve or reject the suggested resolution.

Respectfully,

Emily Richey
Current Planning Manager

2 RESOLUTION NO. _____

3 A RESOLUTION AMENDING THE COMPREHENSIVE PLAN MAP
4 CLASSIFICATION FROM PUBLIC/SEMI-PUBLIC LAND USE TO INDUSTRIAL
5 LAND USE FOR THE PROPERTY DESCRIBED IN THE RESOLUTION WITHIN THE
6 CITY OF MIDWEST CITY, OKLAHOMA.

7 WHEREAS, currently the Comprehensive Plan Map of Midwest City, Oklahoma shows the
8 following described property identified, for future planning purposes, as Public/Semi-Public:

9 A part of the Northwest Quarter of Section Twenty-Two (22), Township Twelve (12)
10 North, Range Two (2) West of the Indian Meridian, also addressed as 7210 NE 36th
11 Street, Midwest City, OK, being more particularly described as follows:

12 Commencing at the Northeast Corner of the Northwest Quarter of said Section 22,
13 thence S.89°36'11"W., along the North Line of the Northwest Quarter of Said Section
14 22 and the basis for the bearings in the following description, a distance of 904.87 feet
15 to THE POINT OR PLACE OF BEGINNING; thence S.14°25'07"W., a distance of
16 1420.55 feet; thence N.79°28'01"W., a distance of 753.87 feet; thence N.00°30'02"W.,
17 and parallel with the West Line of the Northwest Quarter of said Section 222, a
18 distance of 614.17 feet to the Easterly Right of Way Line of The Burlington-Northern
19 Railroad; thence N.40°59'32"E., along the Easterly Right of Way Line of the
20 Burlington-Northern Railroad, a distance of 821.35 feet to the North Line of the
21 Northwest Quarter of said Section 22; thence N.89°36'11"E., along the North Line of
22 the Northwest Quarter of said Section 22, a distance of 561.49 feet to the point or place
23 of beginning.

24 WHEREAS, it is the desire of the applicant to amend the future planning classification of the
25 above referenced property from Public/Semi-Public Land Use to Industrial Land Use.

26 WHEREAS, with the applicant's request the change in future planning classification complies
27 with the City's Comprehensive Plan.

28 WHEREAS, the applicant has met both state and local notification requirements.

29 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF MIDWEST CITY,
30 OKLAHOMA COUNTY, STATE OF OKLAHOMA:

31 That the classification of above described property located in Midwest City, Oklahoma is hereby
32 changed from Public/Semi-Public to Industrial on the Comprehensive Plan Map.

33 PASSED AND APPROVED by the Mayor and Council of the City of Midwest City,
34 Oklahoma, on the _____ day of _____, 2023.

35 THE CITY OF MIDWEST CITY, OKLAHOMA

36 _____
MATTHEW D. DUKES II, Mayor

ATTEST:

SARA HANCOCK, City Clerk

APPROVED as to form and legality this _____ day of _____, 2023.

DONALD MAISCH, City Attorney