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**AGENDA FOR THE REGULAR MEETING OF THE
MIDWEST CITY PLANNING COMMISSION
February 6, 2024 – 5:00 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, and/or recommendation to the City Council and/or Authorities.

A. CALL TO ORDER

B. MINUTES

1. Discussion and consideration of adoption, including any possible amendments of the minutes of the January 2, 2024 Planning Commission Meeting.

C. ANNOUNCEMENTS

D. DISCUSSION

1. (PC-2160) Public hearing, discussion, consideration, and possible action for a Special Use Permit (SUP) to allow *Eating Establishments: Sit-Down, Alcoholic Beverages Permitted* in the (C-3) Community Commercial District for the property described as a part of the Northeast Quarter (NE/4) of Section Twenty-Five (25), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 9820 NE 23rd St., Midwest City.
2. (PC-2162) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Simplified Planned Unit Development (“SPUD”), for the property described as a part of the Southeast Quarter (SE/4) of Section Four (4), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 1721 Sandra Dr., Midwest City.
3. (MP-00017) Public hearing, discussion, consideration, and possible action to consider Approval of the Minor Plat of Douglas Development Corporation Douglas Boulevard described as a tract of land being a part of the Southeast Quarter (SE/4) of Section Two (2), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma.

E. COMMISSION DISCUSSION

F. PUBLIC DISCUSSION

G. FURTHER INFORMATION

H. ADJOURN

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

January 2, 2024 - 5:00 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 January 2, 2024 at 5:00 p.m., with the following members present:

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

Commissioner absent:

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

A. CALL TO ORDER

The meeting was called to order by Chairperson R. Smith at 5:00 p.m.

B. MINUTES

1. A motion was made by Jeff Huskey seconded by Dee Collins, to approve the minutes of the Dec. 5, 2023 Planning Commission meeting as presented.
Voting aye: R. Smith, Huskey, Collins, J. Smith, Hinton, and R. Rice.
Nay: none. Motion carried.

C. NEW MATTERS

1. (PC-2159) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Community Commercial District (“C-3”) to General Commercial District (“C-4”), and; a Special Use Permit (SUP) to allow Automotive and Equipment: Heavy in the (C-4) General Commercial District for the property described as Lots Five (5) and Six (6) and the West Forty-Five (45) feet of Lot Four (4), in Block One (1) of Country Estates Third Addition, Oklahoma County, Oklahoma, located at 7415 SE 15th St., Midwest City.

There was general discussion amongst the Commission.

The applicant, Matthew Wilson – of Newcastle was present and addressed the council. He had no concerns with the report.

A motion was made by Rick Rice, seconded by Dee Collins to recommend approval of this item.
Voting aye R. Smith, Huskey, Collins, J. Smith, Hinton, and R. Rice.
Nay: None. Motion Carried.

2. (PC-2160) Public hearing, discussion, consideration, and possible action for a Special Use Permit (SUP) to allow *Eating Establishments: Sit-Down, Alcoholic Beverages Permitted* in the (C-3) Community Commercial District for the property described as a part of the Northeast Quarter (NE/4) of Section Twenty-Five (25), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 9820 NE 23rd St., Midwest City.

There was general discussion amongst the Commission.

** The applicant was not present – This item was tabled until further notice, Applicant is required to be present at the meeting.

A motion was made by Rick Rice, seconded by Jess Huskey to table this item.
Voting aye R. Smith, Huskey, Collins, J. Smith, Hinton, and R. Rice.
Nay: None.

3. (PC-2161) Public hearing, discussion, consideration, and possible action of a resolution to amend the Comprehensive Plan from Single-Family Detached Residential Land Use to Medium Density Residential Land Use; and an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Two-Family Attached Residential District (“R-2F”), for the property described as a part of the Northeast Quarter (NE/4) of Section Ten (10), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 301 E. Marshall Dr., Midwest City.

There was general discussion amongst the Commission.

The applicant, Ebenezer Judy Abedun Sr. – 301 E. Marshall was present and addressed the council.
They had no concerns regarding this application.

A motion was made by Dean Hinton, seconded by Jess Huskey to recommend approval of this item.
Voting aye R. Smith, Huskey, Collins, J. Smith, Hinton, and R. Rice.
Nay: None. Motion Carried.

D. COMMISSION DISCUSSION:

E. PUBLIC DISCUSSION:

F. FURTHER INFORMATION: Matthew Summers introduced our new Associate Planner – Cameron Veal.

G. ADJOURNMENT:

A motion to adjourn was made by Russel Smith, Seconded by Rick Rice.

Voting aye: R. Smith, Huskey, Collins, J. Smith, Hinton, and R. Rice.

Nay: None. Motion Carried.

The meeting adjourned at 5:18 p.m.

Chairman Russel Smith

(ta)

To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: February 6, 2024

Subject: (PC-2160) Public hearing, discussion, consideration, and possible action for a Special Use Permit (SUP) to allow *Eating Establishments: Sit-Down, Alcoholic Beverages Permitted* in the (C-3) Community Commercial District for the property described as a part of the Northeast Quarter (NE/4) of Section Twenty-Five (25), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 9820 NE 23rd St., Midwest City.

Executive Summary: The applicant, Chuck Bibbs, is requesting a Special Use Permit for the subject property to allow for the uses allowable in 4.4.28. *Eating Establishments: Sit-Down, Alcoholic Beverages Permitted*.

Mr. Bibbs' owns and operates Bibbs' BBQ and would like to serve alcohol. Approving the Special Use Permit would allow for the outlined intents of the business to be in zoning compliance with the City.

Both state and local public notice requirements were fulfilled and staff received no comments regarding this case.

Staff recommends approval of this application with the condition that the Special Use Permit expires with the occupancy of Bibbs' BBQ. If and when a new tenant applies for occupancy and wants to serve alcohol, staff recommends they apply for their own Special Use Permit.

If approved, the applicant will be required to obtain a Letter of Compliance from Ms. Richey to submit to the ABL Commission so they can serve alcohol. The applicant will also be required to apply for an alcohol license through the City's Customer Service Department.

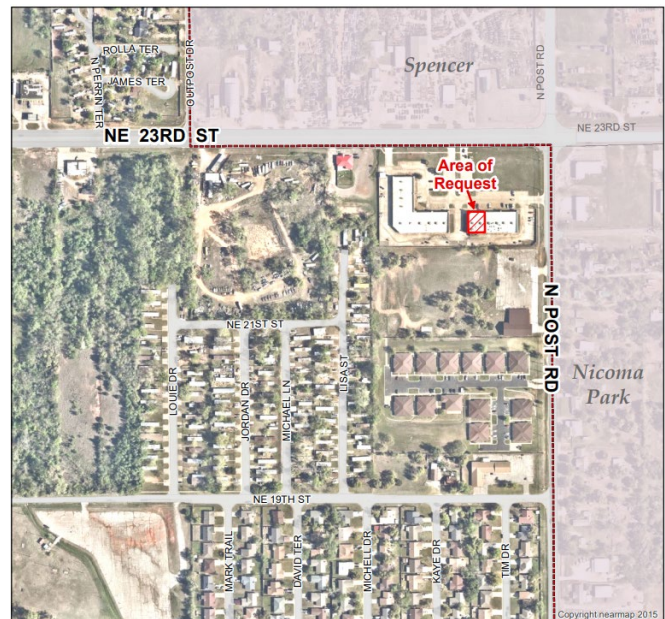
Action is at the discretion of the Planning Commission.

Dates of Hearings:

Planning Commission- January 2, 2024 (tabled); February 6, 2024
City Council- February 27, 2024

Council Ward: Ward 5, Sara Bana

Proposed Use: Bibbs' BBQ



Zoning Districts:

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

North- Spencer City Limits

South- Planned Unit Development (“PUD”); Single-Family Detached Residential District (“R-6”);

Manufactured Home Park District (“R-MH-2”)

East- Nicoma Park City Limits

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

Land Use:

Area of Request- 23 Post Plaza

North- Spencer City Limits

South- East Oaks Village Senior Apartments

East- Nicoma Park City Limits

West- The Circle R Saloon; Hilltop Mobile Home Park

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:

- (1) the duration of the permit,
- (2) the location, design, operation, and screening to assure safety,
- (3) to prevent a nuisance, and
- (4) 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:

4.4.28. *Eating Establishments: Sit-Down, Alcoholic Beverages Permitted.* Establishments or places of business where customers are seated and served, and are engaged in the sale, mixing or dispensing of beverages containing alcohol by weight, or wine capable of being consumed as a beverage or any kind of on-premises consumption as accessory to a restaurant operation.

History:

1. Bibbs' BBQ passed all City occupancy inspections December 2023 and received Health Department approval/license.
2. Item was tabled at the January 2, 2024 Planning Commission meeting (applicant was not present).

Next Steps:

- If approved, the applicant will need to get a Letter of Compliance from Ms. Richey to submit to the ABLE Commission so they can serve alcohol. Applicant will also be required to apply for an alcohol license through the City's Customer Service Department.

Staff Comments-

There are numerous requirement references made in the Engineering portion 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 special use permit 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 are public water mains bordering the proposed parcel, a twelve (12) inch line running along the south side of N.E. 23rd Street and the west side of North Post Road. A six (6) inch line also runs along the west and south side of the subject property. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There is a public sewer main bordering the proposed parcel, an eight (8) inch line running along the south side of N.E. 23rd Street. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the parcel is from N.E. 23rd Street and North Post Road using existing drives. N.E. 23rd Street is classified as a primary arterial in the 2008 Comprehensive Plan. North Post Road 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 40109C0330H, 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.

Planning Division:

The subject property has changed occupancy, and the new tenant (Bibbs' BBQ) would like to serve alcohol at their restaurant. The property's current governing zone, Community Commercial District (C-3), does not permit the serving/sale of alcohol without a Special Use Permit.

Approving the Special Use Permit would allow for the outlined intents of the business to be in zoning compliance with the City.

Staff recommends approval of this application due to its satisfaction of the criteria described in Section 7.6.3 (A) of the Zoning Regulations. Staff finds the application is in harmony with both the Comprehensive Plan and the intent of the zoning district. The proposed use would not adversely impact adjoining properties, and will not generate pedestrian or vehicular traffic that is hazardous or in conflict with surrounding uses.

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject a Special Use Permit (SUP) to allow the use of Eating Establishments: Sit-Down, Alcoholic Beverages Permitted in the (C-3) Community Commercial District for the property noted herein, subject to staff comments as found in the February 6, 2024 Planning Commission agenda packet and made part of the PC-2160 file.

Suggested Motion:

“To approve the Special Use Permit for 9820 NE 23rd Street to allow the use of Eating Establishments: Sit-Down, Alcoholic Beverages Permitted in the C-3, Community Commercial District subject to Staff Comments found in the February 6, 2024 Planning Commission agenda packet and made part of the PC-2160 file.”

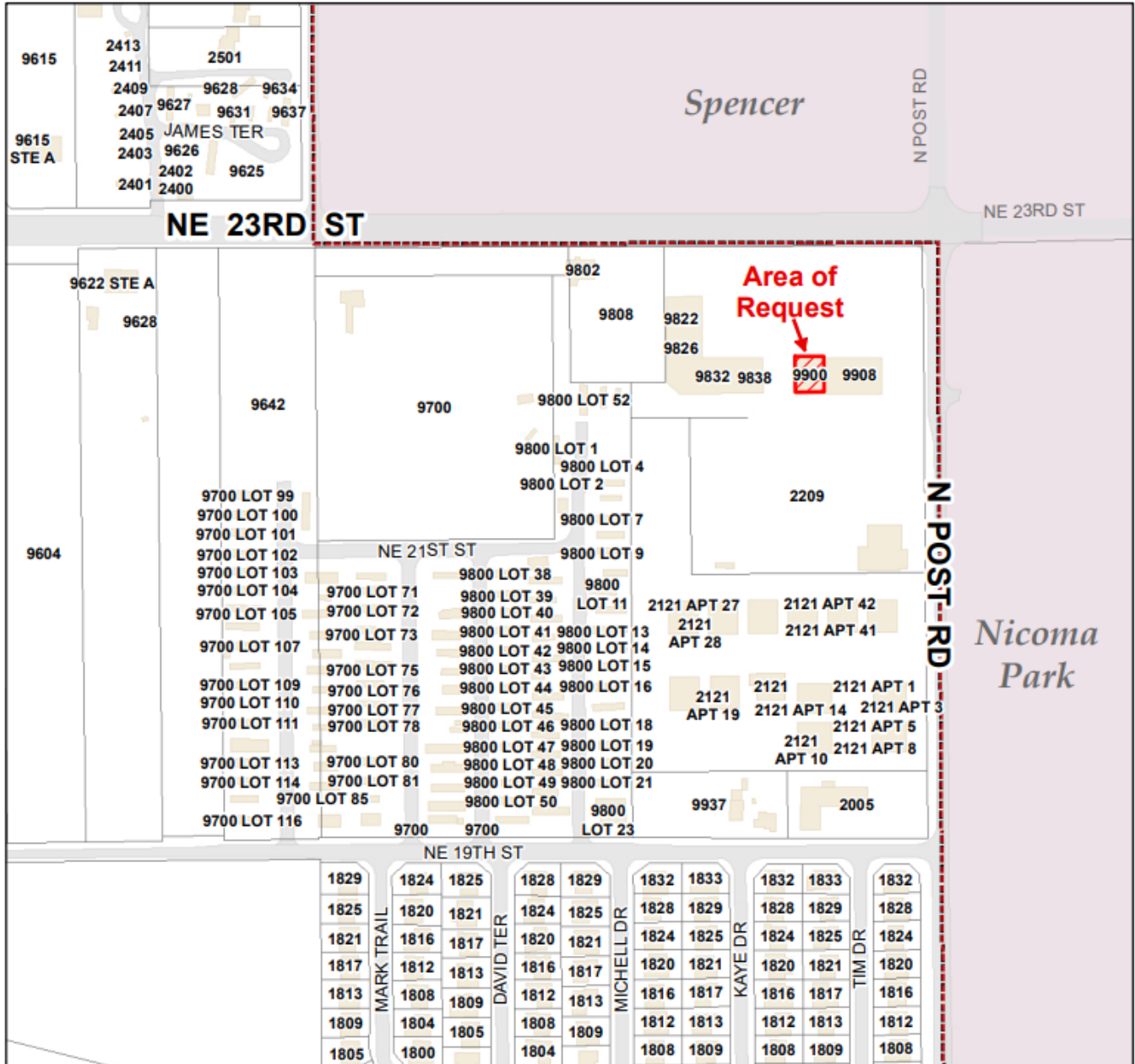
Please feel free to contact my office at (405) 739-1223 with any questions.



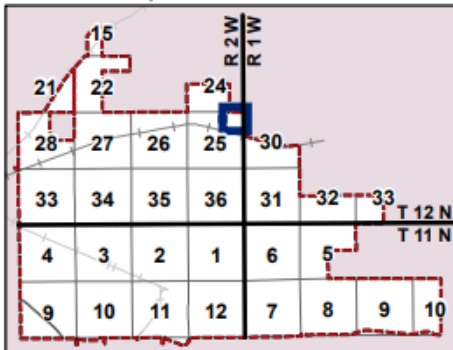
Emily Richey
Current Planning Manager



Community Development / Information Technology - GIS



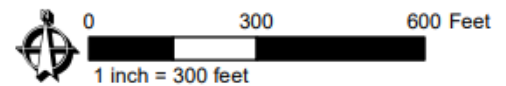
Locator Map



General Map Legend

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

**GENERAL MAP FOR
PC-2160
(NE/4, Sec 25, T12N, R2W)**



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

To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: February 6, 2024

Subject: (PC-2162) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Simplified Planned Unit Development (“SPUD”), for the property described as a part of the Southeast Quarter (SE/4) of Section Four (4), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, located at 1721 Sandra Dr., Midwest City.

Executive Summary: The Applicant, Mr. Arreola Silvina, is requesting to rezone the subject property from Single-Family Detached Residential District to a Simplified Planned Unit Development with an underlying R-6 zoning.

The lot is currently vacant, and was originally platted as a right-of-way with the intention of it becoming a through-street to connect Sandra Drive with Rulane Drive. Since it is undersized and was not platted as a buildable lot, the applicant is requesting a SPUD to bring the lot into compliance.

The Applicant is requesting the following special development regulations or modified regulations to the base zoning district of R-6 (application is attached to this report):

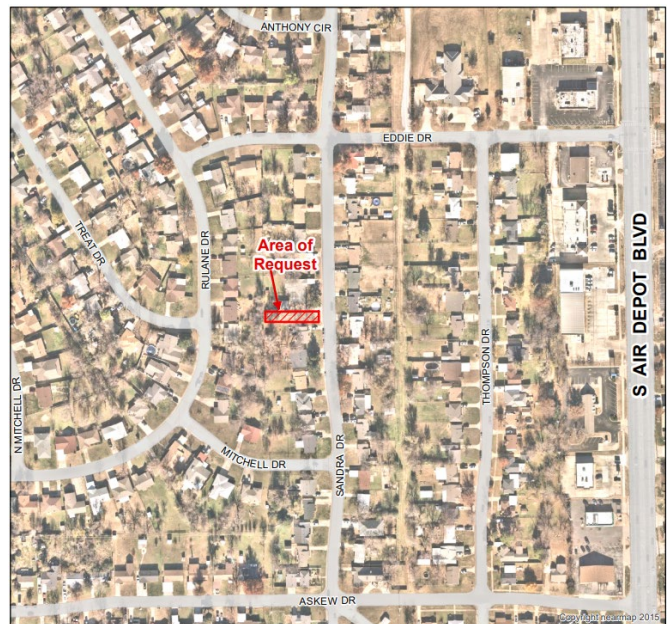
- Lot size
- Minimum lot width at front building line and abutting street
- Side setback
- Driveway width
- Enclosed spaces
- Landscaping

No amenities are proposed with this application.

If the SPUD is approved, the underlying development regulations for R-6, Single-Family Detached Residential District shall be observed as well as exterior construction requirements.

The Applicant has provided a copy of a Midwest City ordinance (Ord. 559) which vacated the right-of-way. The subject property is included in the legal description of this ordinance.

If the rezone is approved, the applicant will then need to go through the minor plat process to create a buildable lot. If/when the minor plat is approved, all necessary building permits through the Engineering and Construction



Services Department shall be pulled to commence construction. All applicable code requirements shall be observed.

Both state and local requirements were met.

At the time of this writing, staff has received four (4) calls of concern regarding this case. All concerns echoed the small size of the development, proximity to abutting property owners, design incompatibility with the surrounding area, and extra congestion of parked cars in street in front of such a small lot.

A single row-style home is not cohesive at the proposed location and the Applicant requests significant alleviations of the conventional zoning with no amenities as offset. Staff recommends denial of this rezone.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- February 6, 2024

City Council- February 27, 2024

Dates of Pre-Development Meeting:

August 25, 2023

November 30, 2023

Council Ward: Ward 1, Susan Eads

Owner: Arreola Silvina

Applicant: Arreola Silvina

Proposed Use: Single-family residence

Size: The subject property has a frontage of 25 feet off Sandra Drive, a depth of 133 feet, and contains an area of 3,049.20 square feet, more or less.

Development Proposed by Comprehensive Plan:

Area of Request- Low Density Residential

North- Low Density Residential

South- Low Density Residential

East- Low Density Residential

West- Low Density Residential

Zoning Districts:

Area of Request- R-6, Single-Family Detached Residential District

North- R-6, Single-Family Detached Residential District

South- R-6, Single-Family Detached Residential District

East- R-6, Single-Family Detached Residential District

West- R-6, Single-Family Detached Residential District

Land Use:

Area of Request- Vacant

North- Single-family residence

South- Single-family residence

East- Single-family residence

West- Single-family residence

Comprehensive Plan Citation:

The Comprehensive Plan offers mixed guidance regarding how to proceed with this application. It encourages accommodation for diverse housing types, values, and lot sizes in residential areas, while at the same time emphasizing that the development should attempt to be compatible with surrounding developments by having similarly sized lots and houses developed next to existing lots. Increasing the value of one lot should not occur at the expense of surrounding properties and the character of the existing neighborhood. Therefore, the proposed SPUD does not seem to be supported by the Comprehensive Plan, because the proposed development would not have enough positive impact on the community to mitigate the substantial alteration of the character of the existing neighborhood.

Municipal Code Citation:

2.26. – SPUD, Simplified Planned Unit Development

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

The SPUD may be used for particular tracts or parcels of land that are to be developed as one unit according to a master development plan map.

The SPUD is subject to special review procedures within [7.4](#) SPUD Application and Review (Page 179) and once approved by the City Council it becomes a special zoning classification for the property it represents.

2.26.2. *Intent and Purpose.* The intent and purpose of the simplified planned unit development provisions are to ensure:

(A) *Innovative development.* Encourage innovative development and protect the health, safety and welfare of the community;

(B) *Efficient use of land.* Encourage efficient use of land, facilitate economic arrangement of buildings and circulation systems;

(C) *Appropriate limitations and compatibility.* Maintain appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties, and following the guidelines of the comprehensive plan.

2.26.4. *Criteria for Simplified Planned Unit Development (SPUD) Review and Approval.* The applicant should be prepared to provide amenities and services that may not be required or possible in a conventional development. **(Staff comments are in bold).**

Review and approval of a SPUD is therefore a process of negotiation between the city government and the applicant to achieve the intents and purposes of these regulations and the comprehensive plan.

The following factors should be specifically included as review criteria for the evaluation of a SPUD application. Other factors not listed herein may also be considered in the review process in order to respond to specific design and land use proposals:

(A) *Design standards.*

(1) The proposed SPUD shall be designed to provide for the unified development of the area in accordance with the spirit and purpose of the comprehensive plan and the land uses and zoning districts adjacent to it.

(2) Design of the SPUD shall be governed by the regulations of only one conventional zoning district; the use regulations of the conventional zoning district can only be modified to decrease, not increase, the number of allowed uses (permitted, special use permits); and the development regulations of the conventional zoning district are modified only to make them more restrictive, not less restrictive.

(3) Density, land use, and intensity shall be based on the SPUD master plan and shall be in conformance with the comprehensive plan.

(4) Building code requirements shall not be reduced in the design of a SPUD.

(5) The maximum number of dwelling units within a SPUD shall be based on calculation of gross density.

a. Gross density shall be established in the SPUD master plan and shall be calculated by dividing the total land area to be developed for residential uses (exclusive of arterial streets) by the number of dwelling units.

(6) Location and type of housing shall be established in a general pattern and shown on the master development plan map.

(B) *Minimum design and construction standards for streets and alleys.* Streets and alleys for SPUDs shall be designed and constructed in accordance with city standards and specifications for right-of-way width and paving cross sections.

(1) *Public streets and alleys.* Proposed public street and alleys shall satisfy the following criteria:

a. Street right-of-way and paving shall provide a traffic carrying and utility installation capacity related to the design of the overall street system, the function of the individual street, and the land uses served.

b. Paving cross sections shall be designed to provide drainage in conformity with the drainage plan for the SPUD; to receive loading commensurate with anticipated traffic based on the design of the overall street system; and to have a maintenance level commensurate with that of facilities constructed to regular standards.

****Not applicable***

(2) *Private streets and alleys.* Proposed private streets and alleys shall satisfy the criteria for public facility listed above and the following:

a. Private streets shall not be connected to an adjacent parcel which is not a part of the SPUD in a manner that will circulate traffic into and through the private street system.

b. The owner/applicant shall clearly demonstrate the existence and capabilities of a property owners' association to provide the ongoing and long-term maintenance of the private street and alley facilities that will not be provided by the city.

****Not applicable.***

(C) *General design and development guidelines.*

(1) *Intensities.* Proposed developments shall conform to the general level of intensity within the comprehensive plan and should be developed in a manner and at a scale that will be compatible with adjacent developed neighborhoods.

(2) *Amenities.* Amenities should be considered as an important justification for development and city approval of a SPUD.

a. The applicant should be prepared to provide amenities and services that may not be required or possible in a conventional development such as additional landscaping, usable open space, fencing, curb cuts, limits of no access, sidewalks and pedestrian ways where it is necessary to provide for public

safety, signage, etc., to provide development compatible with adjacent developments and neighborhoods.

****Applicant did not provide any amenities.***

(3) *Land area and frontage.*

a. The minimum area and frontage for a SPUD request shall be at least the minimum required by the conventional zoning associated with the proposal.

b. The maximum area for the tract, parcel or land shall be no more than two (2) acres in size.

****The minimum area and frontage do not meet the minimum required by conventional zoning associated with the proposal.***

***Required minimum area- 6,000 square feet; Proposed minimum area- 3,050 square feet, more or less.
Required minimum frontage- 50 feet; Proposed minimum frontage- 25 feet.***

(4) *Streets.*

a. Street design should be innovative and should restrict through traffic from residential areas as much as possible.

b. Encouragement should be given to design of short local streets serving limited areas, such as the residential cul-de-sac.

c. Local street right-of-way widths shall not be reduced. Utility easements shall be provided as required by ordinance unless the applicant can provide a letter from each utility company stating that they have no present or future need for a utility easement in the area which abuts the street.

d. Development of a private street system should be considered appropriate under certain conditions where there is no through traffic.

e. On-street parking bays or other similar areas where vehicles must be backed into the traffic flow shall not be approved.

****Not applicable.***

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

****Each single-family unit shall have a minimum of two (2) enclosed parking spaces with a minimum driveway width of sixteen (16) feet. Applicant has requested a one-car garage and a 12 foot wide driveway.***

(6) *Relationship to abutting uses.*

a. The master development plan map should show graphically the treatment that will be employed to separate the SPUD from abutting properties, including commitments to landscaping, screening, earthen berms, or similar techniques.

b. It is appropriate to specifically establish areas with height limitations where a transition to more intense uses is proposed or where a higher intensity development is proposed to abut a lower intensity area.

****Applicant's maximum proposed height is 35 feet, which is not compatible with the infill lot's surrounding properties.***

(7) *Common access.* In office, commercial or industrial developments, the SPUD master plan should establish specific standards and locations for common access driveways both within the development and abutting arterial streets. Approval of the bonus provisions in 5.3.2. Off-Street Parking Standards (Page 93) of the Zoning

Ordinance for shared parking facilities should only be authorized in a SPUD where this access commitment is provided in the SPUD master plan.

***Not applicable.**

History:

1. This property is part of the Bill Atkinson’s Ranchets Addition.
2. Was originally platted as right-of-way with intention of creating a street.
3. Emergency Ordinance (Ordinance No. 559) was passed by Council in 1960 to vacate the right-of-way, with reservation to reopen the street.
4. After the right-of-way vacation, 25 feet of property was given to Lot 6, and 25 feet given to Lot 1. The Applicant purchased the property in 2020 from the Oklahoma County Treasurer.

Next Steps:

If Council approves this rezone, the applicant will need to plat the property. First, the applicant will need to schedule a pre-development meeting with staff. If/when the plat is approved, the appropriate building permits can then be pulled through the Engineering and Construction Services Department.

Staff Comments-

There are numerous construction 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 activities such as extending public sewer and water and making street improvements, for examples. This is a rezoning application and the construction references are provided to make the applicant and subsequent developers of this property aware of their applicability as they relate to the future development or redevelopment of this property.



Redfin Image of 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 six (6) inch line running along the east side of Sandra Drive. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

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

Streets and Sidewalks

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

The reduced width of the frontage requires specific attention to future potential driveways. Any proposed future driveway may not encroach onto either one of the adjacent properties.

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:

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

Public Works' Comments:

Line Maintenance

Water

- Water meter(s) shall be installed in "green belt" per Midwest City Municipal Code Section 43-54.
*Two-foot horizontal green belt buffer zone and vertical clearance zone of five feet.

Sewer

- No comments.

Sanitation

- No comments.

Stormwater

- No comments.

Planning Division:

Staff met with the applicant August 25, 2023 and again November 30, 2023 for a pre-development meeting.

The subject lot currently is currently vacant. It was originally platted as right-of-way, and later vacated.

The SPUD criteria and staff's comments are addressed under "Municipal Code Citation," but there are other modified regulations as indicated in the application:

- *Minimum house size within the R-6 zoning district is 1,200 square feet.*

****Applicant did not request variance(s) to this portion of code. If approved, will be required to satisfy the requirements as is. Please note, the maximum building coverage (i.e., Main and Accessory Buildings) cannot exceed 40% of lot area which would be approximately 1,200 square feet.***

- *Minimum side setbacks within the R-6 zoning district are 7 feet.*

****Applicant has requested 6.5 foot setbacks.***

- *Minimum landscaping requirements within new single-family, two-family (Duplex), and manufactured home developments.* The following are minimum landscaping requirements for new single-family, two-family, and manufactured home lots and developments. These requirements apply within all single-family, two-family, and manufactured home zoning districts.

(1) *Tree by lot requirements.* Each single-family lot shall have two (2) large shade trees placed in front of the front building line with a minimum two and one-half (2½) caliper, measured at twelve (12) inches above ground, and a minimum six (6) feet in height at the time of planting.

a. The caliper of trees with multiple trunks, such as Crape Myrtle, shall be calculated by measuring all trunks. The combined measurement of the largest trunk plus half the total of all other trunks shall be the caliper of a multiple trunk tree.

(2) *Tree selection.* Trees shall be selected from the approved list in Section 42-5 of the Municipal Code of Midwest City.

****Applicant has requested to reduce the minimum landscaping requirement to one tree. Please note, the landscaping examples the applicant provided with application do not meet minimum code requirements.***

- *Exterior construction requirements and standards as outlined in Midwest City Municipal Code Section 5.12.1.*

- Shall have one hundred (100) percent masonry materials on sides of the ground floors (facades) facing a public street.
- Shall consist of eighty-five (85) percent masonry materials.
- Prohibited: Concrete masonry units, concrete panel construction, vinyl siding, wood engineered or manufactured wood, medium density fiberboard, particle board, or Masonite shall be prohibited in the construction of residential units.
- Approved materials for residential construction include: brick, rock, stone, stucco, and cementitious fiberboard.

****Applicant did not request variance(s) to this portion of code. If approved, will be required to satisfy the requirements as is.***

The Applicant did not provide any type of amenity in their Design Statement.

Staff notes that if this application is approved, the applicant will have to go through the applicable platting procedures.

Development is subject to formal site plan review if/when plans are submitted with the permit application.

Staff recommends denial of this rezone request based on the analysis and comments above.

Action Required:

Approve or reject to amend the ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Simplified Planned Unit Development (“SPUD”) for the property noted herein, subject to staff comments as found in the February 6, 2024 agenda packet and made part of PC-2162 file.

Suggested Motion:

“To deny the ordinance redistricting 1721 Sandra Drive to a Simplified Planned Unit Development zoning district subject to Staff Comments found in the February 6, 2024 Planning Commission agenda packet and made part of the PC-2162 file.”

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



Emily Richey

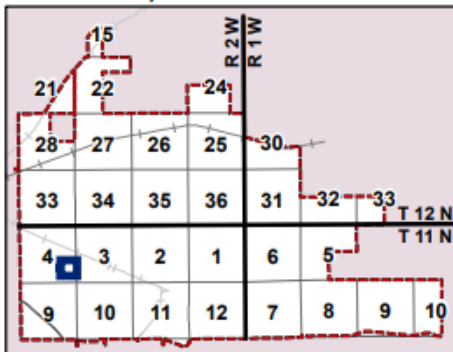
Current Planning Manager










Community Development / Information Technology - GIS



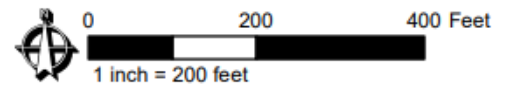
Locator Map



General Map Legend

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

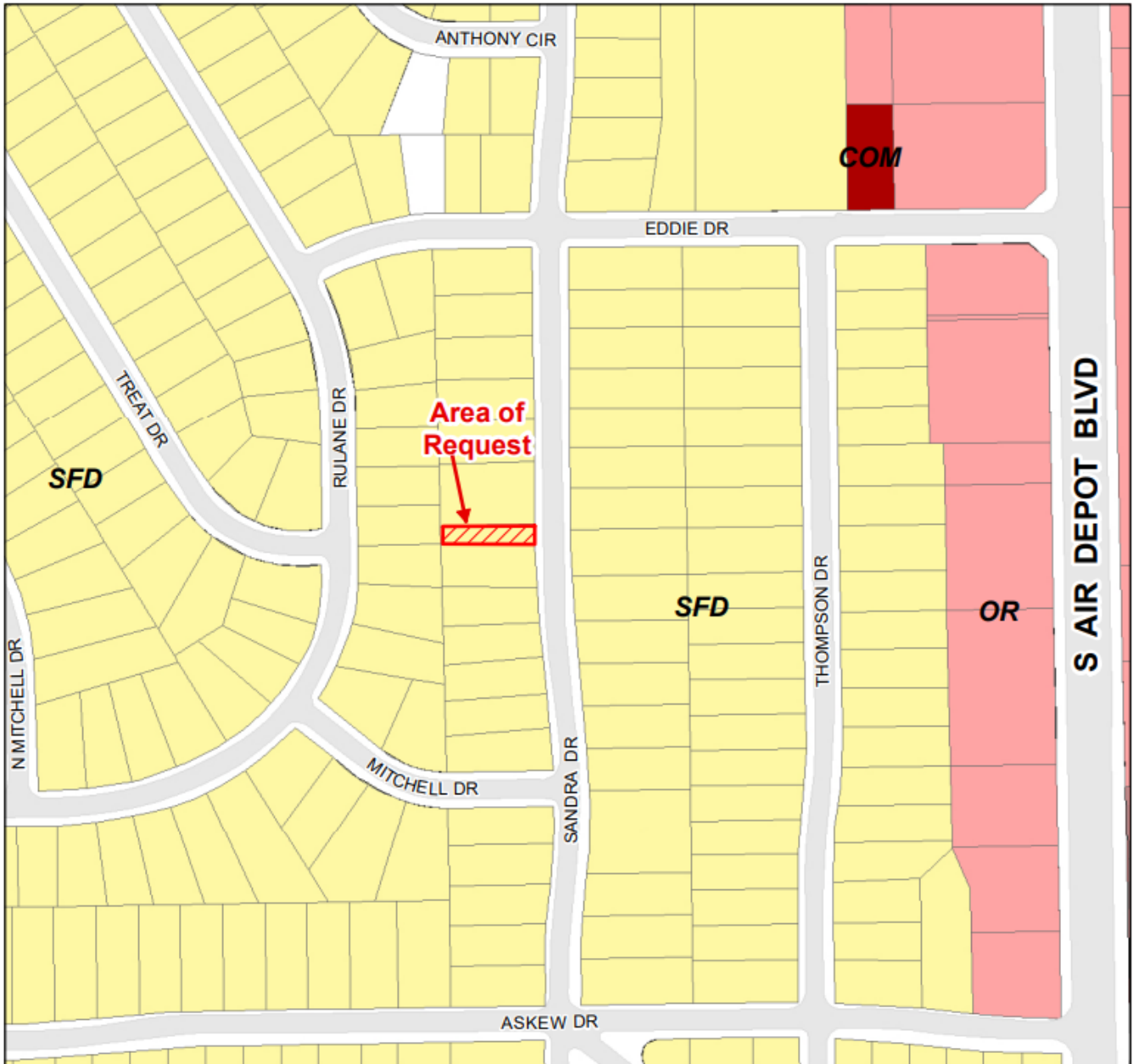
**GENERAL MAP FOR
PC-2162
(SE/4, Sec 4, T11N, R2W)**



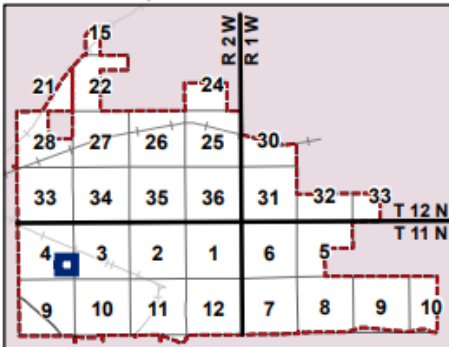
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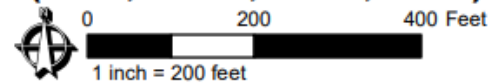
Locator Map



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

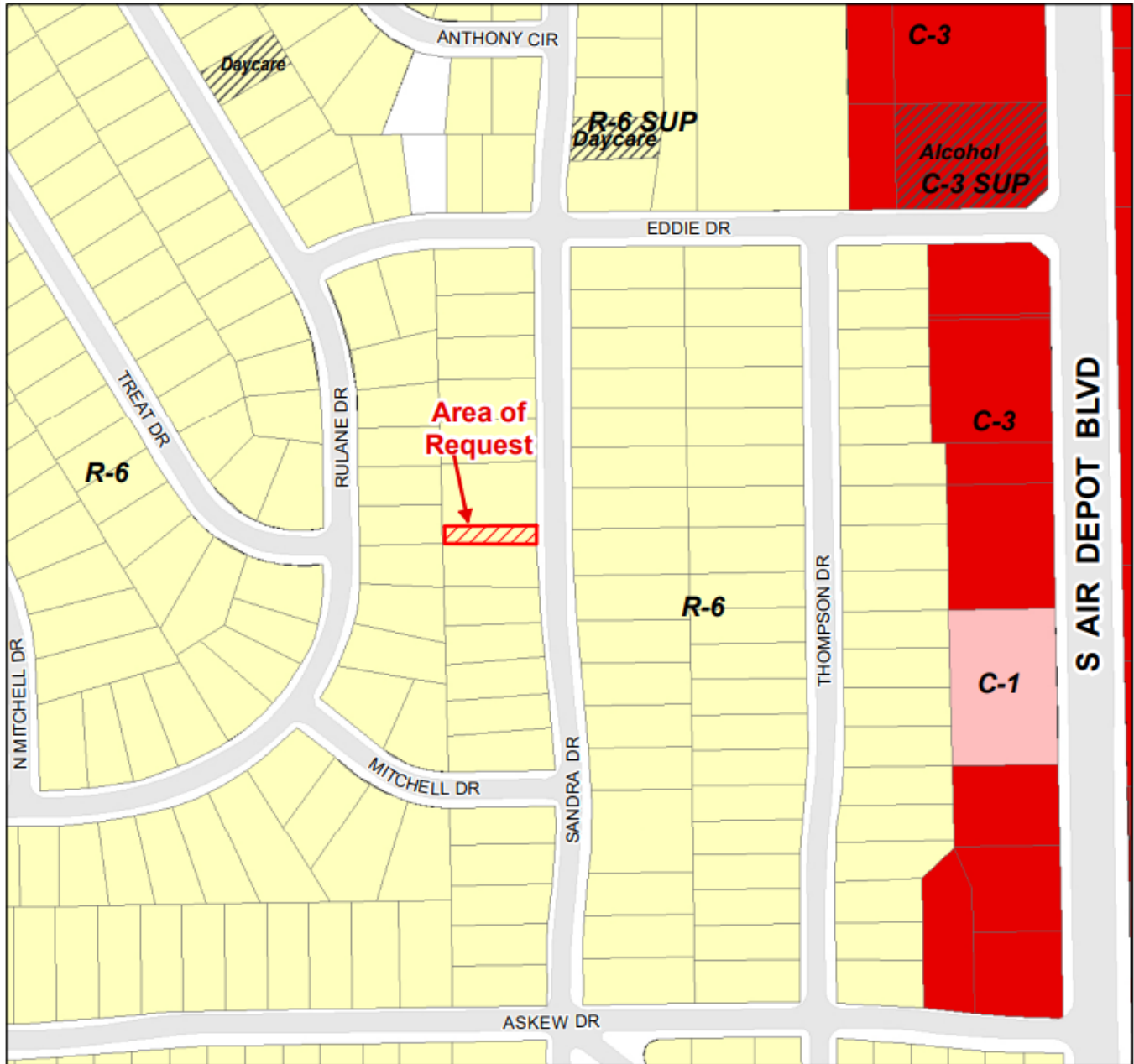
FUTURE LAND USE MAP FOR PC-2162 (SE/4, Sec 4, T11N, R2W)



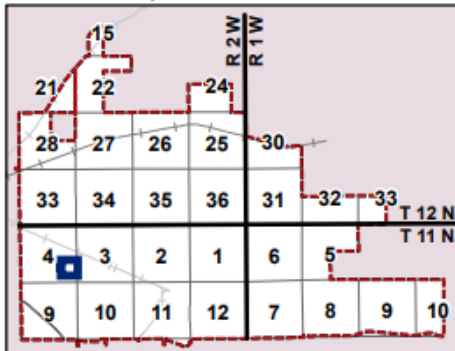
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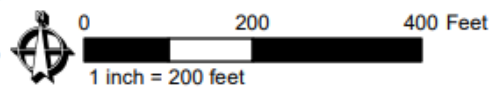
Locator Map



Current Zoning Legend

A-1	I-2 SUP	R-35
A-1 SUP	I-3	R-2F
C-1	O-1	R-MD
C-1 SUP	O-1 SUP	R-MD SUP
C-2	O-2	R-HD
C-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

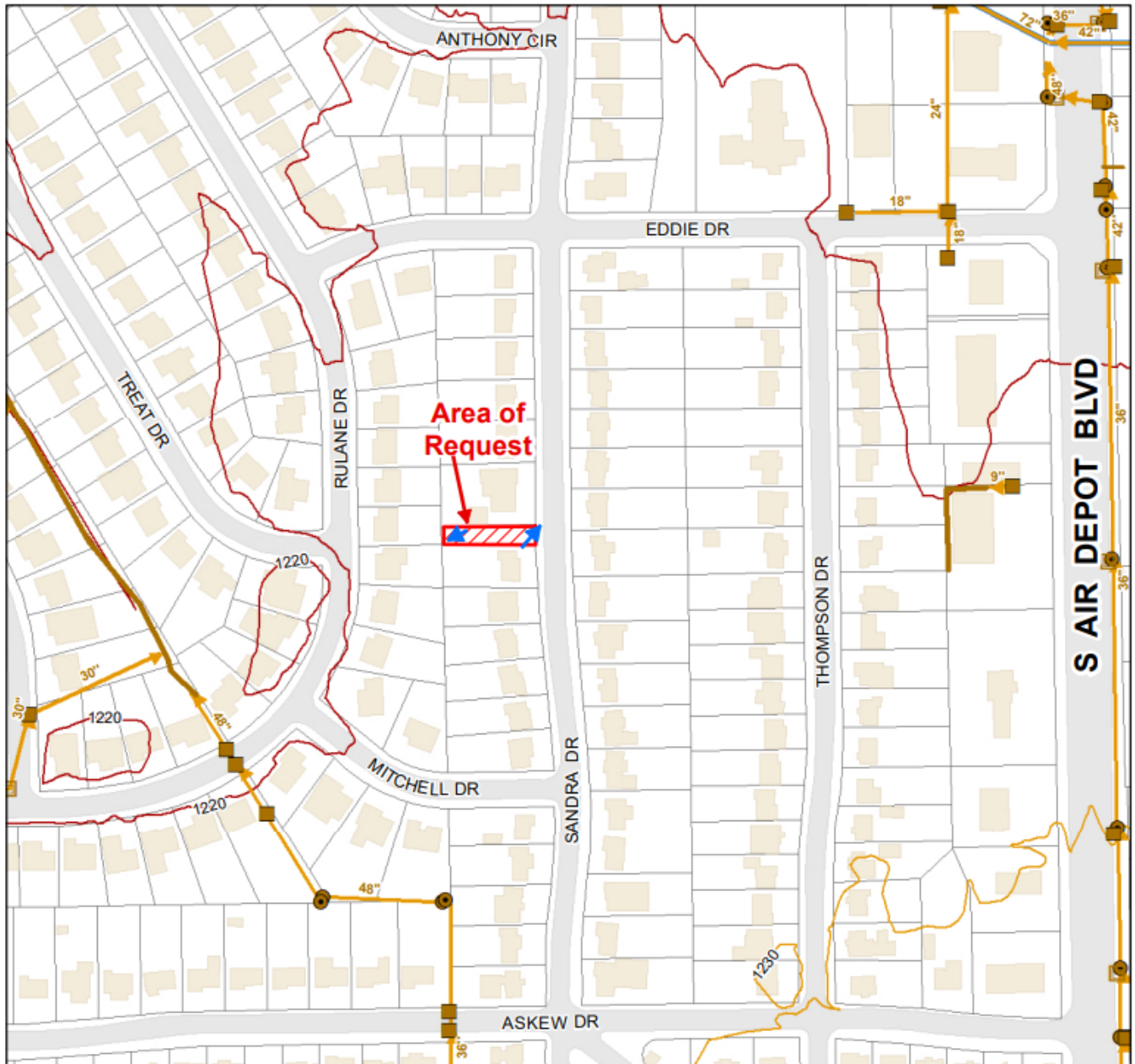
**ZONING MAP FOR
PC-2162
(SE/4, Sec 4, T11N, R2W)**



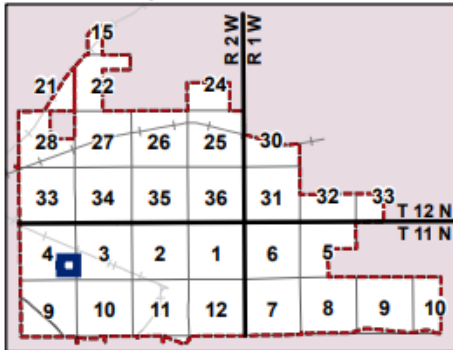
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Community Development / Information Technology - GIS



Locator Map

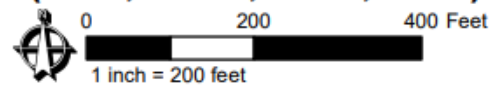


- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

2009 FEMA Floodplains

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

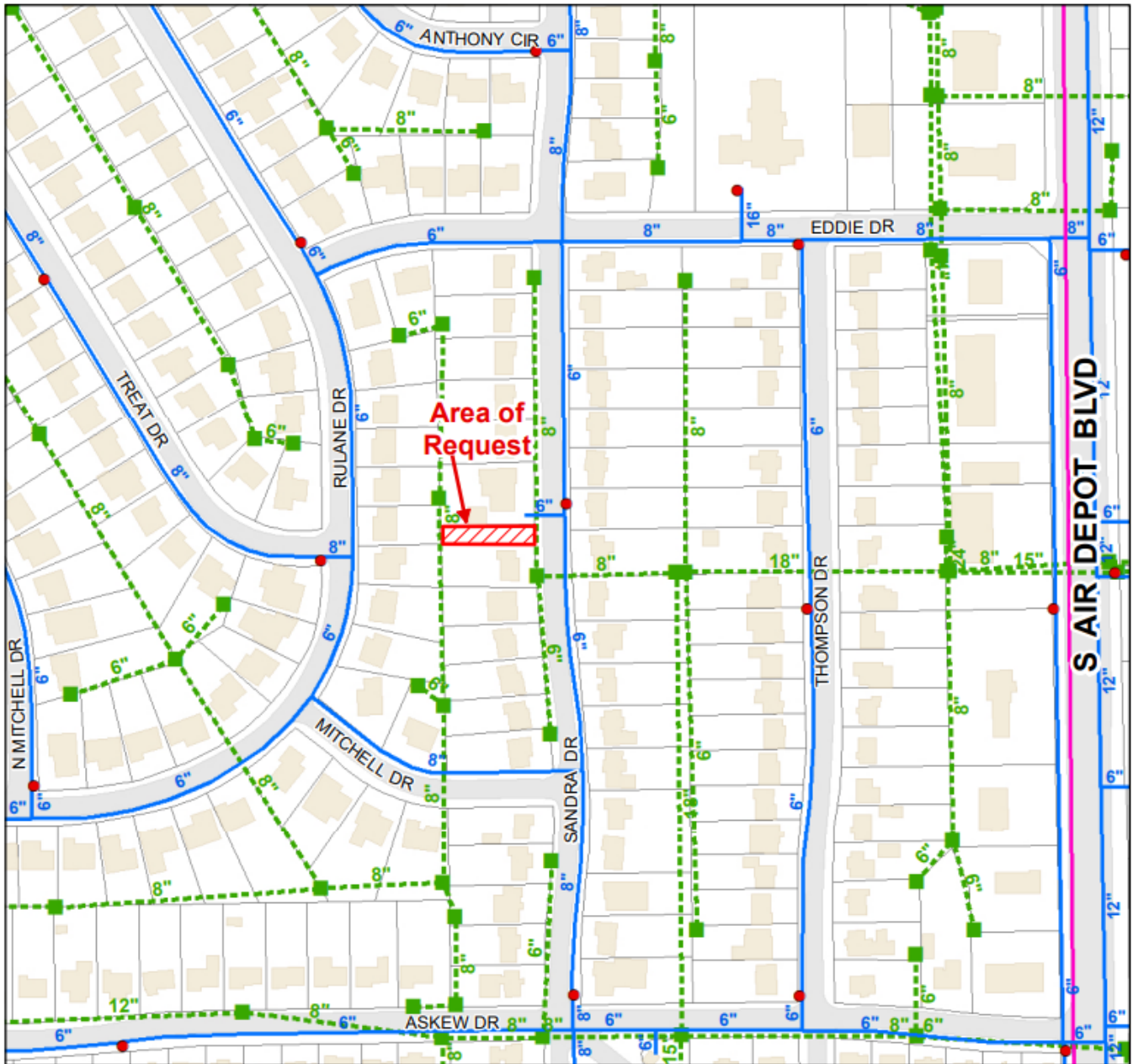
DRAINAGE LOCATION MAP FOR PC-2162 (SE/4, Sec 4, T11N, R2W)



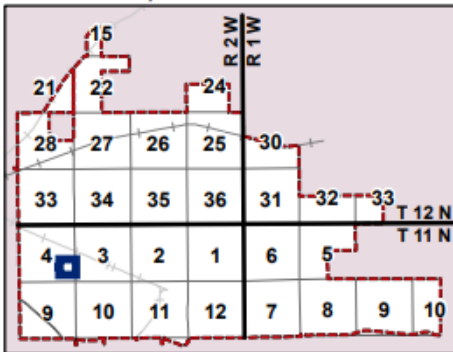
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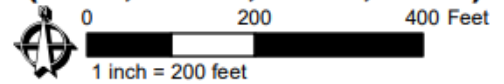
Locator Map



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-2162
(SE/4, Sec 4, T11N, R2W)**



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The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

Simplified Planned Unit Development

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

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

A. Special Development Regulations

1. List of the owners and/or developers: Silvino ARREDIA + Sofia Velasco
2. Please list the adjoining land uses, both existing and proposed.
 North: Residential
 South: Residential
 East: Residential
 West: _____
3. Please list the use or uses that would be permitted on the site. Residential Row Home
4. This site will be developed in accordance with the Development Regulations of the Midwest City zoning district.
5. Please list all applicable special development regulations or modified regulations to the base zoning district: Lot Size
- minimum lot width @ front building line and Abutting Street
- Side Setback - 12 foot driveway
- 1 CAR GARAGE - 1 tree in front BULL LINE
6. Please provide a statement of the existing and proposed streets, including right-of-way standards and street design concepts: NO Changes
7. Please describe the physical characteristics of the following:
 Sight-proof screening proposed: fencing (consistent)
 Landscaping proposed: Clean up existing trees to allow for height
Add Bushes to entrance of driveway. (picture sample exhibit)



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

Signs proposed: NONE

Area of open space proposed: Entrance and around house

Proposed access points: from Sandra Drive

Drainage information: As is
Water meter to be installed (as indicated - in line with existing city water)

- 8. Existing or proposed building size: 12' X 85'
- Maximum building height: 35 feet
- Number of existing or proposed buildings: NONE
- Building setbacks – Front: 25 ft.
- Sides: 6.5 ft.
- Rear: 20 ft.

- 9. Please provide a description of the proposed sequence of development.
 - connect fencing placement
 - permit for water meter
 - permit to build
 - after all permits received build said row home
 - landscape

B. Other Development Regulations

Please list any other amenities or controls included in the SPUD: NONE

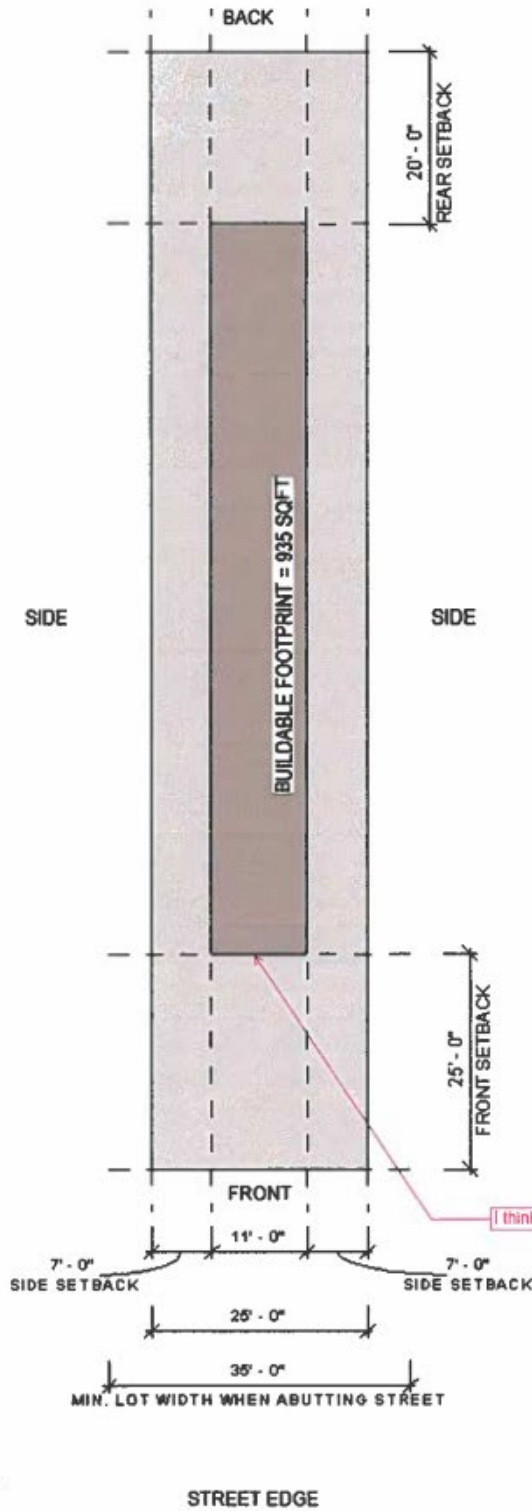
C. Master Plan Map (attached)

Exhibit A: _____

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

Silvano - AKK010A
Signature

1-23-24
Date



- Current lot size does not meet Min. SQFT lot size
- Current lot width does not meet min. lot width at either of these conditions
 - LOT SQFT = 2250 SQFT MIN. PER ZONING = 6,000
 - MIN. LOT WIDTH
 - AT FRONT BUILDING LINE = 50FT
 - ABUTTING STREET = 35FT
- MIN. LOT DEPTH = 100FT
- MIN. HOUSE SIZE = 1200 SQFT
- MAX. BLDG HEIGHT = 35FT
- MIN. FRONT SETBACK = 25FT
- MIN. SIDE SETBACK
 - ADJACENT TO LOT = 7FT
 - ADJACENT TO STREET = 15FT
- MIN. REAR SETBACK = 20FT OR 20% OF LOT DEPTH (SMALLER NUMBER)
- MAX. BLDG COVERAGE 40% LOT = 1300 SQFT

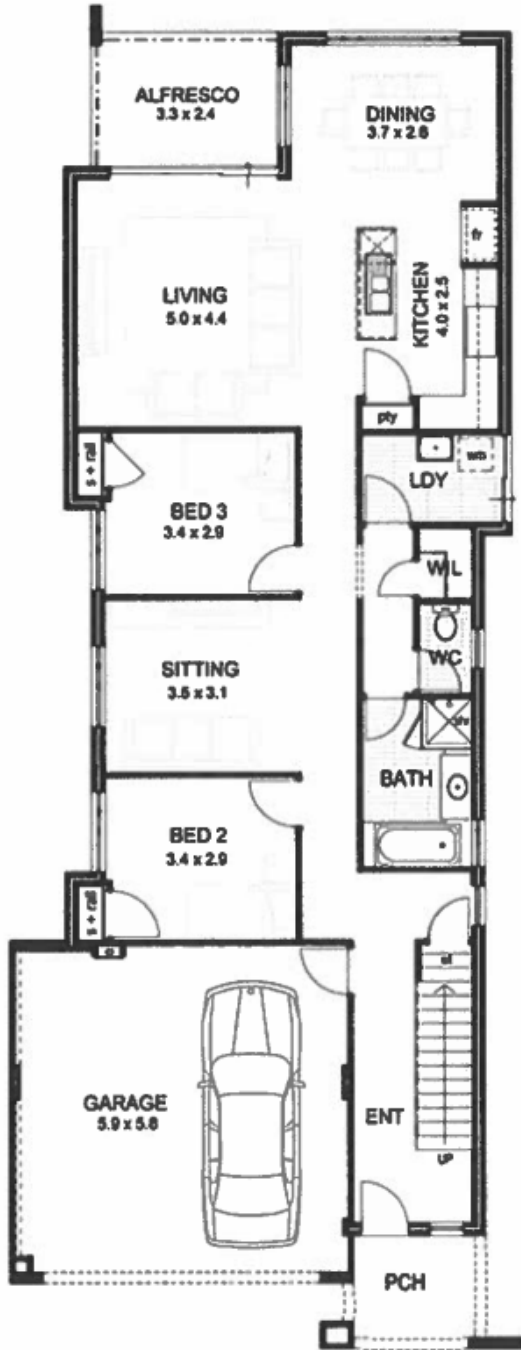
As long as it is 2 stories

Say each story is ~12ft tall considering floor and roof build up

does not leave a lot of room to build on, typical Row house is 12-25ft wide

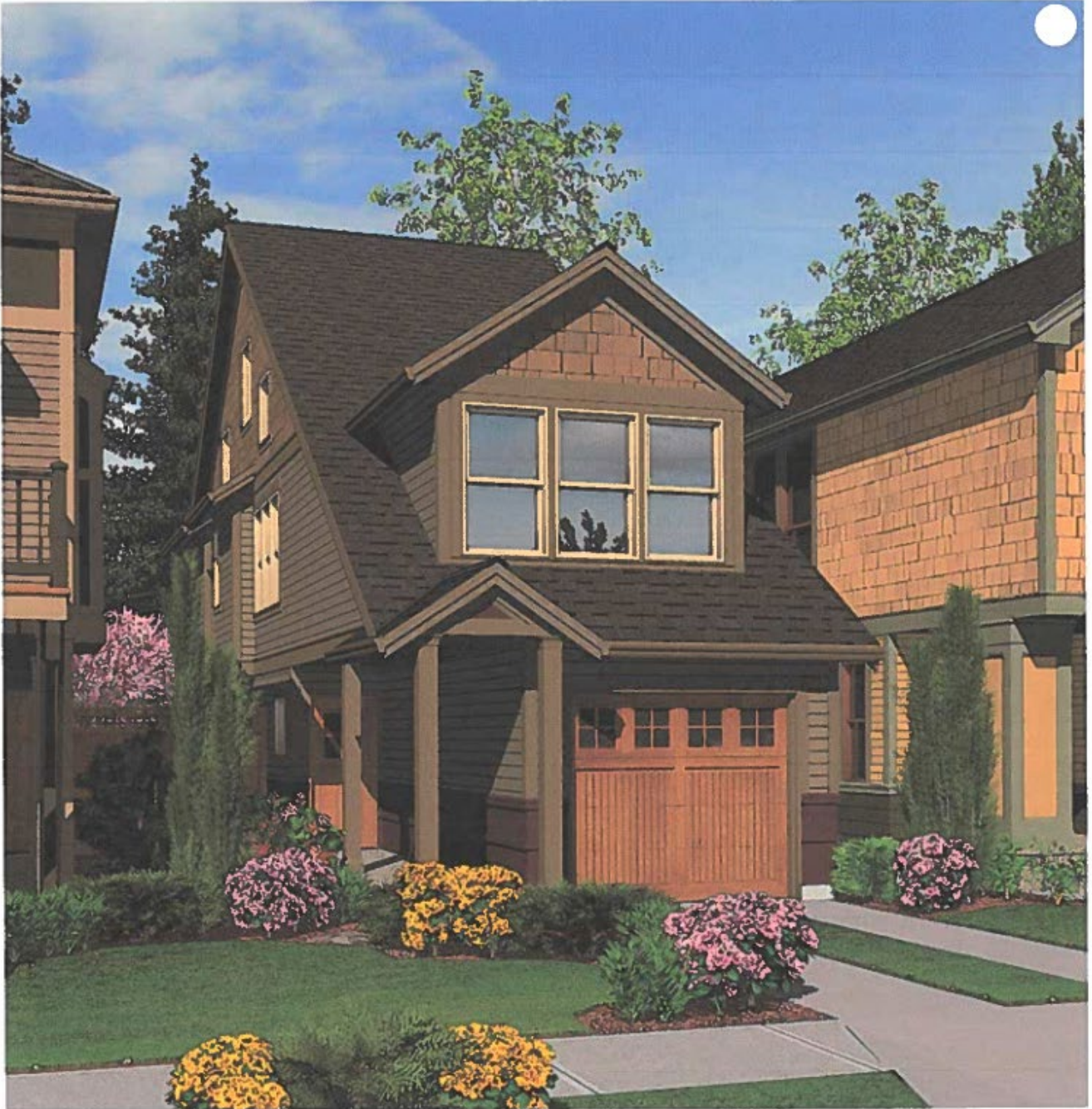
I think this is the front build line

Example:



Ground Floor
Width: 9.14
Length: 23.49

Example Exterior - Using Brick Construction



Example Exterior - Using Brick Construction



Example LANDSCAPING



Example Landscaping





Community Development Department

Matt Summers, Director of Planning and Zoning
Emily Richey, Current Planning Manager
Petya Stefanoff, Comprehensive Planner
Cameron Veal, Associate Current Planner
Tami Anderson, Administrative Assistant

To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: February 6, 2024

Subject: (MP-00017) Public hearing, discussion, consideration, and possible action to consider Approval of the Minor Plat of Douglas Development Corporation Douglas Boulevard described as a tract of land being a part of the Southeast Quarter (SE/4) of Section Two (2), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma.

Chairman and Planning Commission,

The applicant, Cy Valanejad (on behalf of Douglas Development Corporation), formally asked to postpone their application as well as waive the 60-day approval on January 29, 2024 via email.

A copy of the email can be found in the MP-00017 case file.

Suggested action: vote to table item.

Respectfully,

Emily Richey
Current Planning Manager