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**AGENDA FOR THE REGULAR MEETING OF THE
MIDWEST CITY PLANNING COMMISSION
March 5, 2023 – 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.

A. CALL TO ORDER

B. MINUTES

1. Discussion and consideration of adoption, including any possible amendments of the minutes of the February 6, 2024 Planning Commission Meeting.

C. ANNOUNCEMENTS

D. DISCUSSION

1. (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.
2. (PC-2163) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Planned Unit Development (“PUD”) to amended Planned Unit Development (PUD), for the property described as McCorkle Park ADD E 35 ft of Lot 27 & all of Lots 28 & 29, addressed as 227 & 231 W. MacArthur Dr., Midwest City.
3. (PC-2164) Discussion, consideration, and possible action on an ordinance amending Midwest City code, Appendix A, Zoning Regulations, Section 5, Supplemental Regulations, Sub-Section 5.12.1, Exterior Construction and Design Requirements; and providing for repealer and severability.
4. (PC-2165) Discussion, consideration, and possible action on an ordinance amending Midwest City code, Appendix A, Zoning Regulations, Section 7, Development Review Procedures, Sub-Section 7.1.3, Public Notice Requirements for Public Hearings; and providing for repealer and severability.

E. COMMISSION DISCUSSION

F. PUBLIC DISCUSSION

G. FURTHER INFORMATION

H. ADJOURN

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

February 6, 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 February 6, 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 January 2nd, 2024, 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-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.

A motion was made by Jess Huskey, seconded by Dee Collins to table this item until the Applicant is present.

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

Nay: None.

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.

There was general discussion amongst the Commission.

This land was a right-of-way vacated by the City. It was sold to the current owner by Oklahoma County in 2020.

There were 4 calls of concern from notified property owners that came into the City regarding this application.

The applicant’s realtor, (Carmen - 5515 N. 50th St. – OKC) was present and addressed the council.

Lester – 1717 Sandra Dr. – Stated he is against this application and had taken care of the land prior to the sale of it.

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

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.

There was general discussion amongst the Commission.

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

D. COMMISSION DISCUSSION:

E. PUBLIC DISCUSSION:

Jim Smith will continue on the Planning Committee for another term.

APA Conference is coming up in April 2024 - we will be sending out the information to see who would like to attend.

F. FURTHER INFORMATION:

February 6, 2024

G. ADJOURNMENT:

A motion to adjourn was made by Dee Collins, Seconded by Rick Rice

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

Nay: None. Motion Carried.

The meeting adjourned at 5:20PM.

Chairman Russell Smith

(ta)

To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: March 5, 2024

Subject: (MP-00017) Public hearing, discussion, consideration, and possible action of approval of the Minor Plat of Douglas Development Corporation Douglas Boulevard for the property 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.

Executive Summary: This application is for a minor plat.

The applicant, Mr. Cy Valanejad with Douglas Development Corporation, has proposed this property be platted into four (4) lots.

There is a vacant medical office building and multi-tenant offices on the subject property.

Currently, there is a landlocked lot on the western portion of the property. The proposed plat eliminates the landlocked lot and divides it into two (2) accessible lots. Though Lot 2 would be considered a “flag lot,” staff approves the lot configuration as it eliminates the landlocked lot.

The request meets the criteria to qualify as a minor plat as outlined in Chapter 38 of the Midwest City Municipal Code.

Both state and local notification requirements were met.

At the time of this writing, staff has received several calls from surrounding property owners for clarification of the proposal. All concerns were alleviated when it was explained it is not a rezone.

Staff recommends approval of this item.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

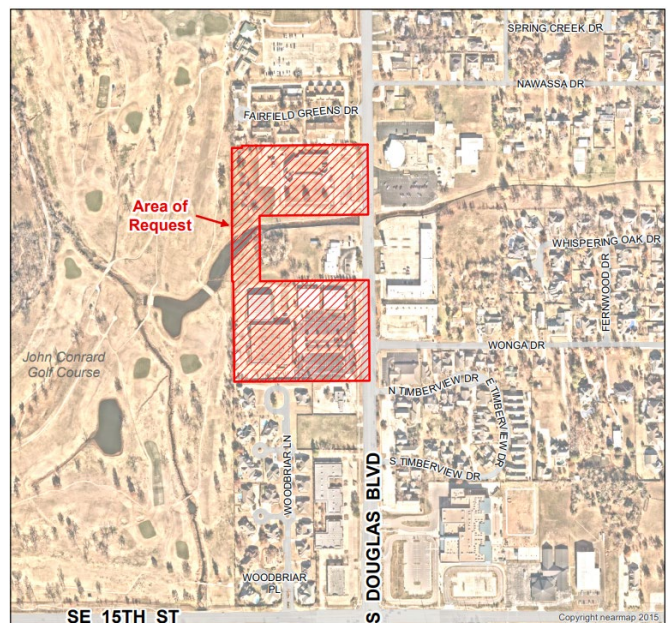
Planning Commission- March 5, 2024

City Council- March 26, 2024

Date of Pre-Development Meeting:

October 18, 2023

Council Ward: Ward 2, Pat Byrne



Owner: Douglas Development Corporation

Applicant: Cy Valanejad

Development Proposed by Comprehensive Plan:

Area of Request- Office/ Retail

North- Medium Density Residential

South- Low Density Residential; Office/ Retail

East- Office Retail

West- Parks/ Open Space

Zoning Districts:

Area of Request- PUD, Planned Unit Development w/ underlying R-MD, Medium Density Residential District; C-3, Community Commercial District

North- R-HD, High-Density Residential District

South- PUD, Planned Unit Development; SPUD, Simplified Planned Unit Development

East- C-3, Community Commercial District; PUD, Planned Unit Development

West- R-6, Single-Family Detached Residential District w/ SUP for Community Recreation: General

Land Use:

Area of Request- Vacant medical office; Multi-tenant offices

North- Fairfield Greens townhomes

South- Woodlands Addition; Woodlands Office Park

East- Eastside Church of Christ; Village Oaks Plaza; Regional Square Shopping Center

West- John Conrad Golf Course

Comprehensive Plan Citation:

Office/Retail Land Use

Retail land uses areas are intended to provide for a variety of retail trade, personal, and business services and establishments. Retail establishments generally require greater visibility than do other types of non-residential land uses. Offices 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.¹

The reconfiguration of the existing lots proposed by this plat, generally is supported by the Comprehensive Plan. It makes the proposed lots more usable as office/retail and more in compliance with local regulations.

Municipal Code Citation:

Sec. 38-20. – Minor Plat

Sec. 38.20.1. Purpose.

The purpose of a minor plat is to provide a limited means for simple land division under certain circumstances, which result in minimal lot creation.

In circumstances where not new interior public or private roads are created to serve the subdivision, then a minor plat may be suitable as an instrument to subdivided one (1) lot into five (5) or fewer lots.

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

Minor plats are intended to ensure the future growth and development of the entire city by ensuring new development does not hinder the provision of public facilities and services to neighboring and nearby properties.

Sec. 38-20.2. Applicability

An application for approval of a minor plat may be filed when all of the following circumstances apply.

Minor plat circumstances.

- (1) The proposed division results in five (5) or fewer lots;
- (2) All lots in the proposed subdivision front onto an existing public or approved private street and the construction or extension of a street or alley is not required to meet these Subdivision Ordinance requirements;
- (3) All lots meet the zoning ordinance area regulations and standards (minimum frontage, etc.); and
- (4) The plat does not require new interior public or private roads to serve the subdivision.

Sec. 38-20.3. Minor plat requirements.

Minor plat requirements.

- (1) The proposed plat shall be for the subdivision of one (1) lot into five (5) or fewer lots.
- (2) No parcel of land shall have more than one (1) minor plat approved during any five-year period.
- (3) The proposed plat shall meet all zoning ordinance requirements.
- (4) The proposed plat shall meet all Subdivision Ordinance requirements (e.g., improvement of substandard streets, per subsection 38-42.3(b)(2)), or the applicant shall pay fee in-lieu.
- (5) Private wells and private wastewater treatment facilities that meet the current city health standards shall be considered adequate when existing public water and sewer lines are not within the required area for utility extension and connection as specified in this Code, and at the discretion of the city engineer.

Sec. 38-20.4. Application requirements.

- (a) *Same as a final plat.* The requirements for the submittal of a minor plat shall be the same as the requirements for a final plat, as outlined in section 38-19, Final plat.
- (b) *Preliminary plat not needed.* As stated in subsection 38-16.6(a)(2), a preliminary plat is not required when a minor plat is submitted.
- (c) *Application preparation.* An application shall be prepared by a land surveyor, registered or an engineer, professional.

Sec. 38-20.5. Review and approval process.

- (a) *Review action and approval action—Same as final plat.* The review and approval processes for a minor plat shall be the same as the review and approval processes for a final plat per section 38-19.
- (b) *Minor plat review criteria.* The following criteria shall be used to determine whether the application for a minor plat shall be approved, approved with conditions, or denied:
 - (1) The minor plat is consistent with all zoning requirements for the property (if applicable), and all other requirements of this Subdivision Ordinance that apply to the minor plat;
 - (2) All lots to be created by the minor plat already are adequately served by improved public street access and by all required city utilities and services and by alleys, if applicable;
 - (3) The ownership, maintenance and allowed uses of all designated easements have been stated on the minor plat; and
 - (4) The plat does not require new interior public or private roads to serve the subdivision.

Sec. 38-20.6. Procedures for minor plat recordation following approval.

The procedures for recordation of a minor plat shall be the same as the procedures for recordation of a final plat, as outlined in section 38-19.10., Procedures for final plat recordation upon approval.

Sec. 38-20.7. Revisions to a minor plat following approval.

Revisions may only be processed and approved as an amending plat, as applicable.

Sec. 38-65.88. Lot, flag.

A lot having access to a street by means of a parcel of land having a depth greater than its frontage, and having a width less than the minimum required lot width. May also be referred to as a panhandle lot.

History:

1. The entire site had been zoned O2, General Office since September of 1984.
2. Council approved rezone to a PUD, Planned Unit Development governed by C-3, Community Commercial District and R-MD, Medium Residential District on August 23, 2011 (PC-1747).

Next Steps:

If Council approves this minor plat, applicant will need to obtain required signatures and file with Oklahoma County.

Staff Comments-

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 along the west of Douglas Boulevard and six (6) lines along the north and south sides of the site. 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 are public sewer mains extending through the south and the east portions of the proposed parcel. Any new building permit will require extension of the sanitary sewer system and tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the area of request exists off of Douglas Boulevard. 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 a Special Flood Hazard Area impacted by the 100 year floodplain on Flood Insurance Rate Map (FIRM) number 40109C0310H, dated December 18th, 2009.

A concrete lined drainage channel was constructed previous to this application to carry the full 100-year flow of the Soldier Creek Tributary 6 channel through this area. The existing floodplain maps do not reflect the impact of this improvement on the current floodplain width.

The floodplain does not encompass some of the existing structures and most of the area of request. The new narrower floodplain that is contained inside this channel has been submitted and accepted by FEMA as the correct floodplain width. This revision will be reflected on the upcoming revised floodplain maps. There is a transition area from the end of the channel into the John Conrad Golf Course that requires drainage easement to prohibit any future development in that area. That easement is reflected on the plat.

Easements and Right-of-Way

New access easements, extended utility easements, and necessary drainage easements are reflected on the minor plat.

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 and Sewer

- The location and installation requirements of water and sewer infrastructure shall conform to Midwest City Municipal Code Chapter 43.

Sanitation

- No comments.

Stormwater

- No comments.

Planning Division:

Staff met with the applicant January of 2023, October of 2023, and January of 2024.

There is a vacant medical office building and multi-tenant offices on the subject property.

Currently, there is a landlocked lot on the western portion of the property. The proposed plat eliminates the landlocked lot and divides it into two (2) accessible lots. Though Lot 2 would be considered a "flag lot," staff approves the lot configuration as it eliminates the landlocked lot.

The request meets the criteria to qualify as a minor plat as outlined in Midwest City Municipal Code.

Staff would like to note for the Planning Commission and the Applicant that the Design Statement and Master Plan that was approved as part of PC-1747, in 2011, has expired. Section 7.3.2 (B) (3) of Appendix A grants a three (3) year window for substantial development progress to be made before these elements of a PUD expire. This does not affect this application directly but should be noted for future considerations.

Staff recommends approval of this item based on the analysis and comments above.

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject the Minor Plat of Douglas Development Corporation Douglas Boulevard for the property noted herein, subject to staff comments as found in the March 5, 2024 agenda packet and made part of the MP-00017 file.

Suggested Motion:

“To approve the Minor Plat of Douglas Development Corporation Douglas Boulevard subject to Staff Comments found in the March 5, 2024 Planning Commission agenda packet and made part of the MP-00017 file.”

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

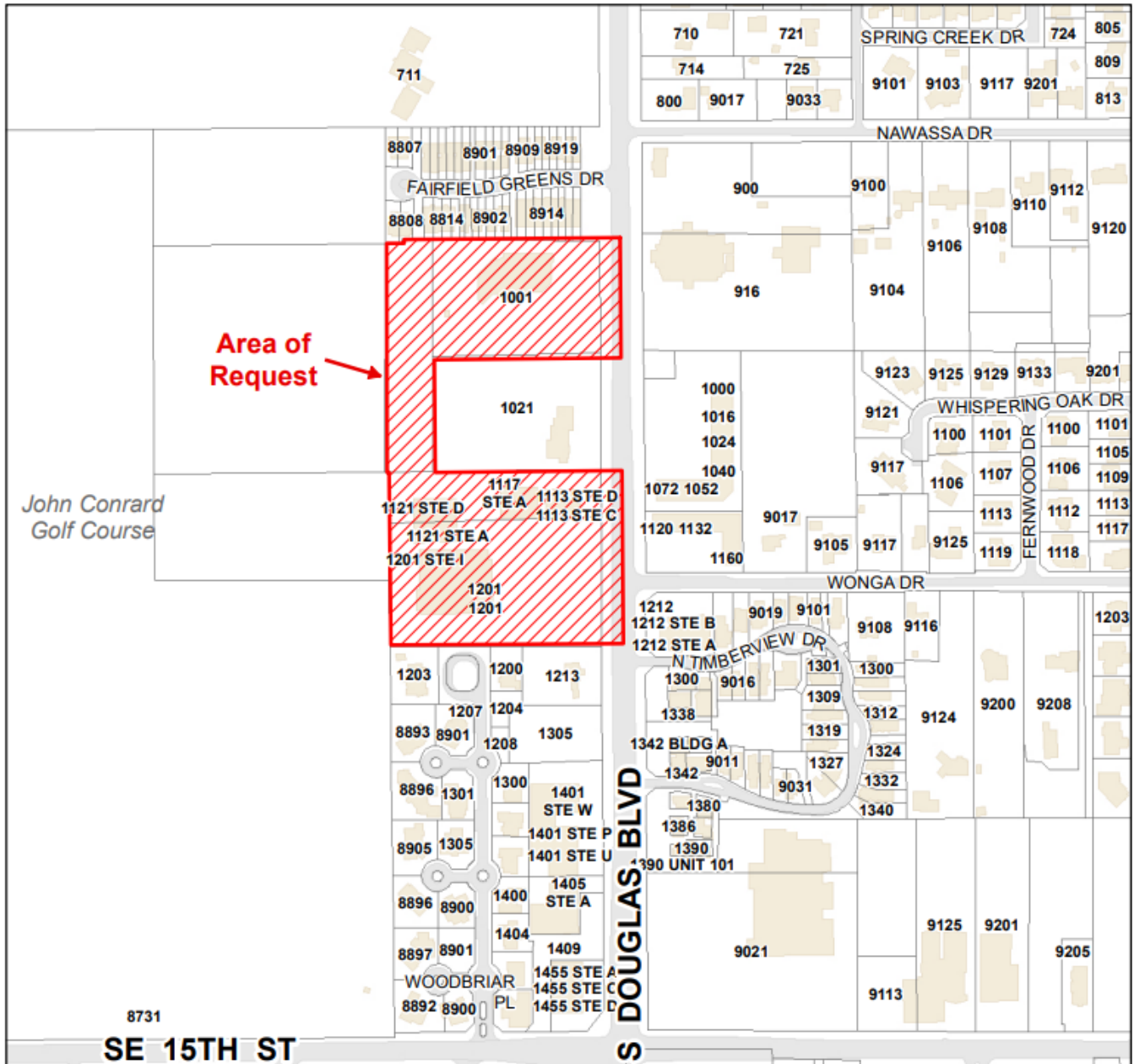
A handwritten signature in blue ink that reads "Emily Richey". The signature is written in a cursive, flowing style.

Emily Richey

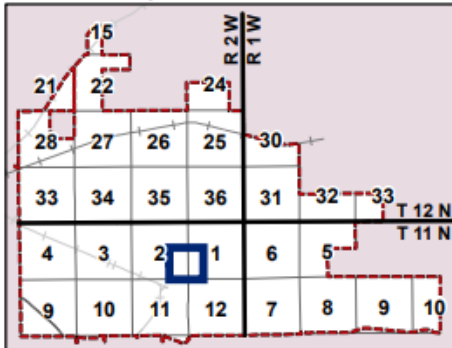
Current Planning Manager



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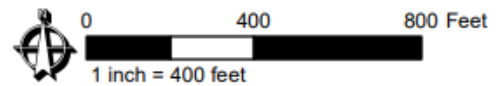
Locator Map



General Map Legend

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

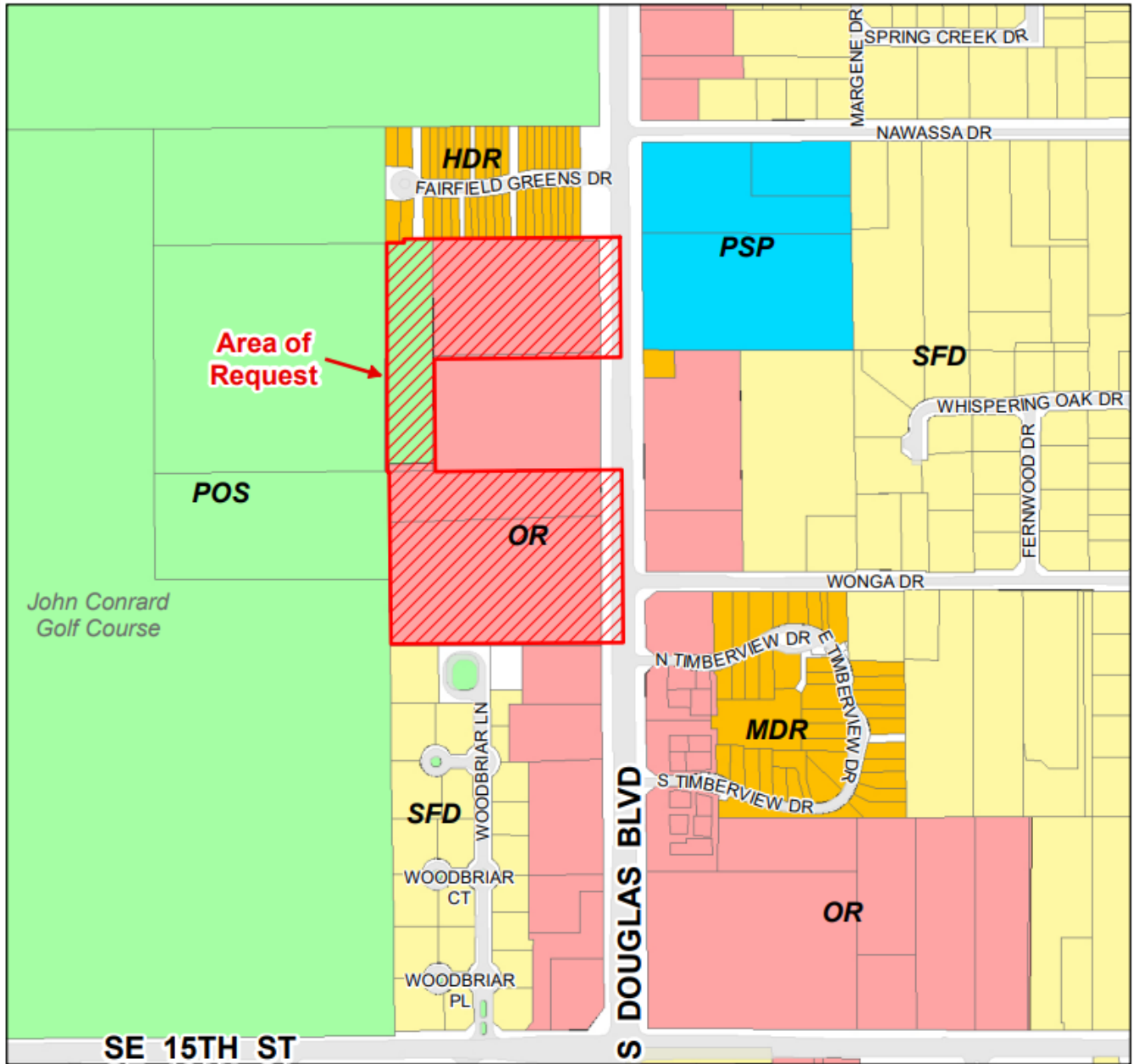
**GENERAL MAP FOR
MP-17
(SE/4, Sec 2, T11N, R2W)**



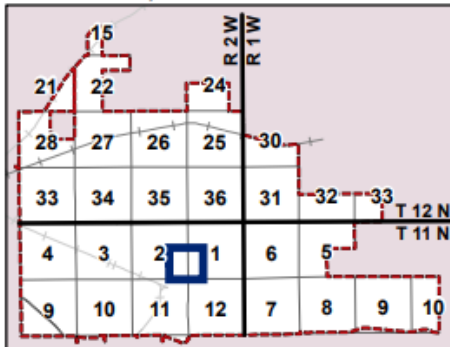
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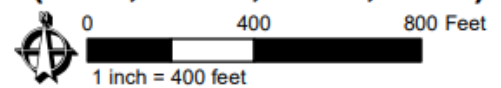
Locator Map



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

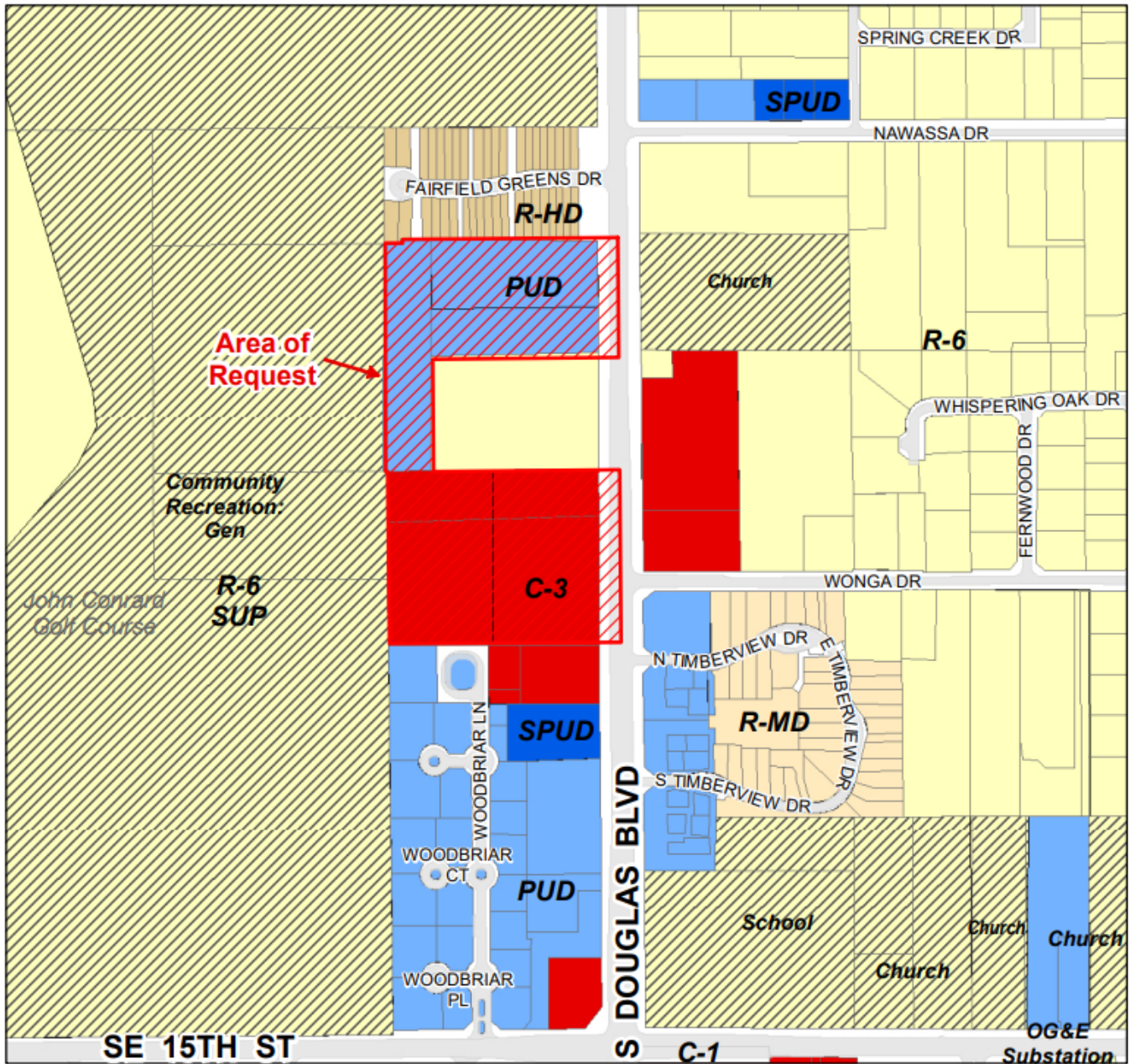
**FUTURE LAND USE
MAP FOR
MP-17
(SE/4, Sec 2, T11N, R2W)**



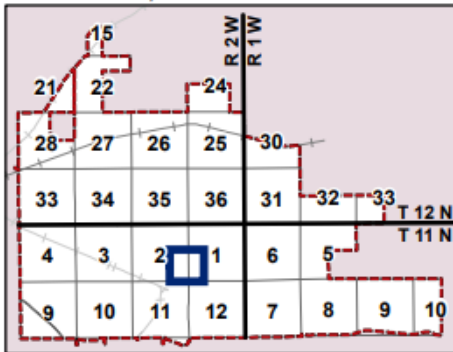
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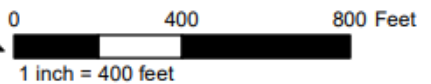
Locator Map



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

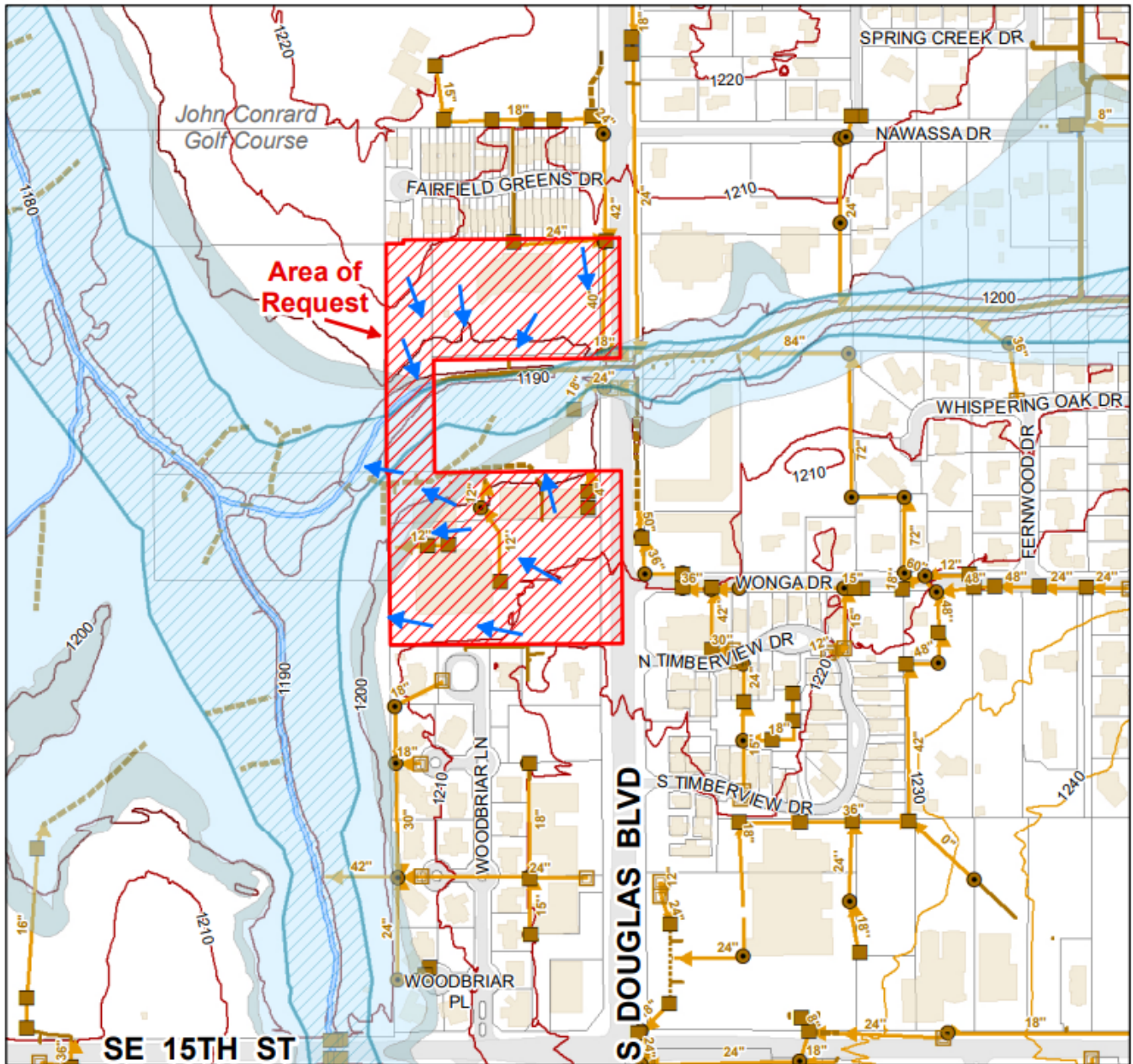
**ZONING MAP FOR
MP-17
(SE/4, Sec 2, T11N, R2W)**



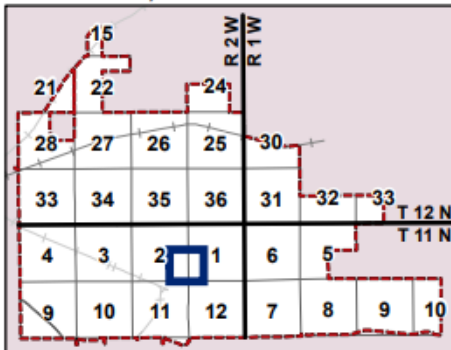
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Locator Map

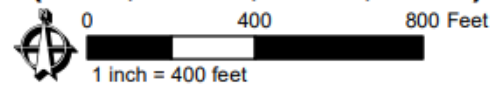


- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

2009 FEMA Floodplains

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

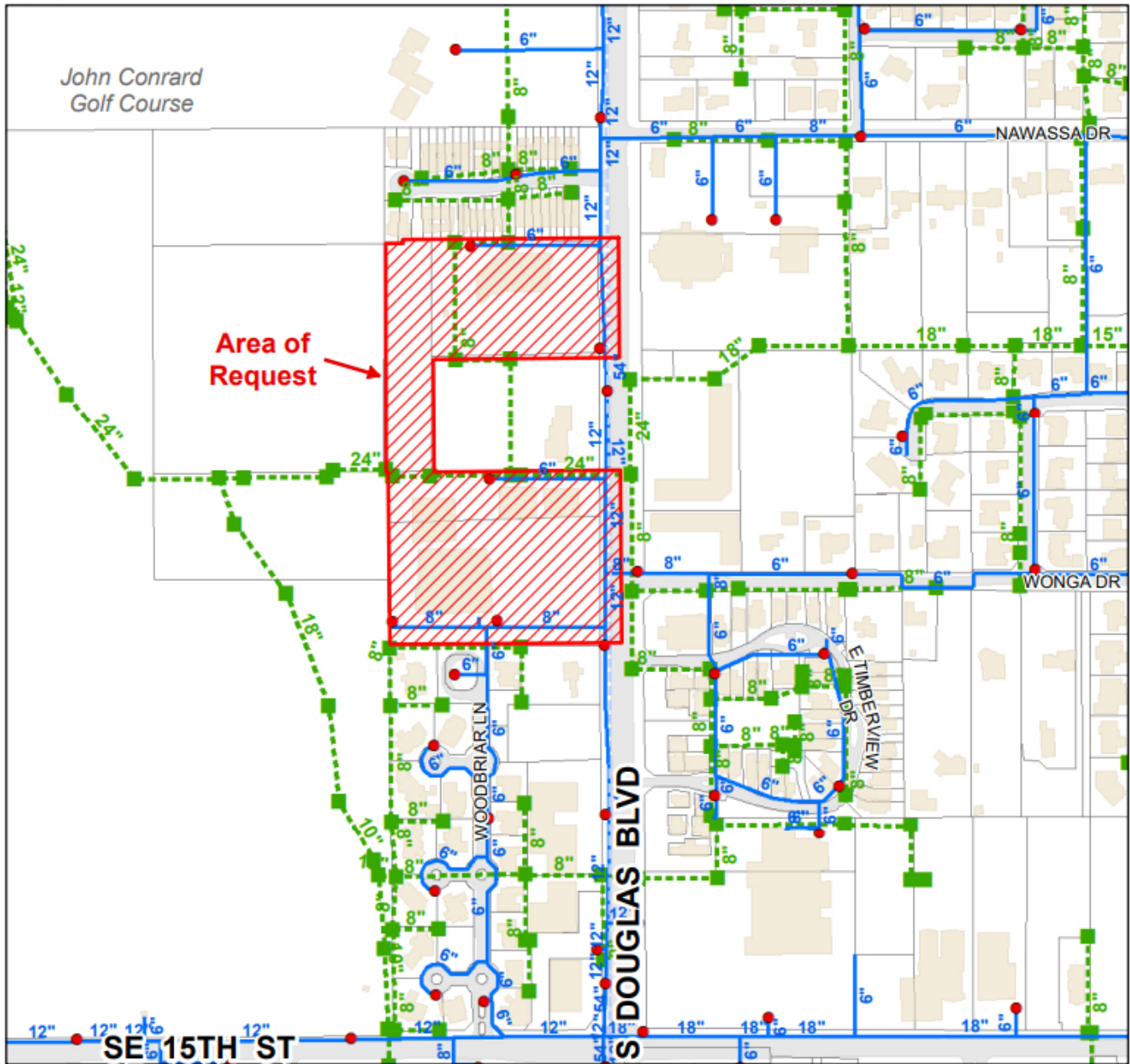
**DRAINAGE
LOCATION MAP FOR
MP-17
(SE/4, Sec 2, T11N, R2W)**



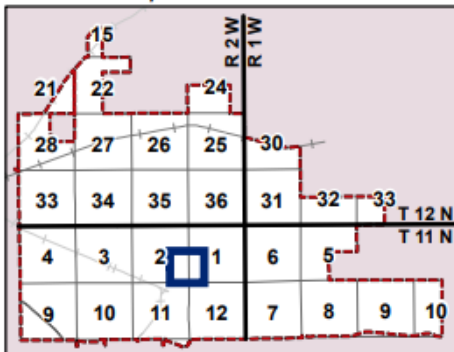
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Community Development / Information Technology - GIS



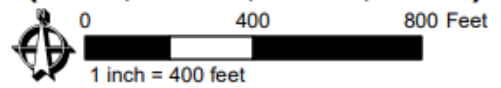
Locator Map



Water/Sewer Legend

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

**WATER/SEWER LINE
LOCATION MAP FOR
MP-17
(SE/4, Sec 2, T11N, R2W)**



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To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: March 5, 2024

Subject: (PC-2163) Public hearing, discussion, consideration, and possible action on an ordinance to redistrict from Simplified Planned Unit Development District (“SPUD”) to Simplified Planned Unit Development (“SPUD”), for the property described as McCorkle Park ADD E 35 ft of Lot 27 & all of Lots 28 & 29, addressed as 227 & 231 W. MacArthur Dr., Midwest City.

Executive Summary: The Applicant, Mr. Jeff Johnson, is requesting to amend the existing Simplified Planned Unit Development (“SPUD”) with underlying C-3 zoning to include the additional uses:

- 4.4.22; Drinking Establishments: Sit-Down, Alcoholic Beverages Permitted
- 4.4.43; Participant Recreation and Entertainment: Indoor, Alcoholic Beverages Permitted.

The current SPUD allows for the use 4.4.28 (Eating Establishments: Sit-Down, Alcoholic Beverages Permitted.

If the rezone is approved, appropriate permits shall be pulled if the scope of work requires permits. Each tenant will need to apply for a Certificate of Occupancy. All applicable code requirements shall be observed.

Both state and local notification requirements were met.

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

Staff recommends approval of this rezone.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- March 5, 2024
City Council- March 26, 2024

Date of Pre-Development Meeting:

January 24, 2024

Council Ward: Ward 1, Susan Eads

Owner: Jeff Johnson, JLou Properties



Applicant: Jeff Johnson, JLou Properties

Proposed Use: Multi-tenant space to allow for a mix of eateries, breweries, and other commercial uses.

Size: The area of request has a frontage of approximately 185' along W. MacArthur Drive and contains an area of approximately .63 acres, more or less.

Development Proposed by Comprehensive Plan:

Area of Request- Commercial
North- Commercial
South- Commercial
East- High Density Residential
West- Commercial

Zoning Districts:

Area of Request- SPUD, Simplified Planned Unit Development
North- C-3, Community Commercial District
South- C-3, Community Commercial District
East- R-HD, High Density Residential District
West- C-3, Community Commercial District

Land Use:

Area of Request- Shell for multi-tenant
North- Barber shop and bar
South- Multi-tenant commercial buildings
East- Apartments
West- Single-family residence

Comprehensive Plan Citation:

The Future Land Use Plan designates the subject property as Commercial. This land use category is described as, “intended for a variety of commercial uses and establishments with outside storage, display and sales.”¹ The Future Land Use Map is one aspect of planning guidance within the Comprehensive Plan. The Future Land Use chapter also states about mid-block areas along arterials, “Uses in mid-block areas between arterial roadways should be limited to residential, light retail, or office uses.”² Staff assumes the site was given a Future Land Uses designation of Commercial based upon current uses of the site at the time the plan was written (2008), while the broader statement regarding mid-block areas reflects a best practice in land use planning. Since the last Comprehensive Plan update, the City has undertaken a study of the Original Mile (2011) and the McCorkle Addition (“Carburetor Alley” 2022). Results from the more recent McCorkle Addition study show this area to be redeveloped into a more retail oriented development with improved pedestrian connectivity internally and to the surrounding area. This plan reflects the sentiment of the 2008 Comprehensive Plan’s recommendation to have the mid-block areas focused more on retail and office space than on more intensive commercial uses.

The proposed use additions (4.4.22 & 4.4.43) to the existing SPUD are supported by the Comprehensive Plan and the McCorkle Addition study.

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

² (Midwest City, Sefko Planning Group, & Freese and Nichols, Inc., 2008)

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.

History:

- 1. The property was designated as C-3, Community Commercial District at the time of adoption of the 1985 Zoning Map.
- 2. A Certificate of Occupancy for an automobile body repair shop was filed for and approved in 1986.
- 3. Council approved the rezone to a SPUD, Simplified Planned Unit Development in March of 2022.

Next Steps:

If Council approves this rezone, any remodel work, signs, and all other applicable changes will require the appropriate permits to be pulled. Each tenant space must abide by Municipal Code and apply for Certificate of Occupancy when ready for operation. Sewer Use Survey is required for each occupant.

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.

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There is a public water main bordering the proposed parcel, a six (6) inch line running along the north side of MacArthur 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 north 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 MacArthur Drive. MacArthur Drive is classified as a local road in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

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

Easements and Right-of-Way

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

Fire Marshal's Comments:

- 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.

Sewer

- Sewer waste from food service, vehicle maintenance shop, car wash, etc., shall conform with Midwest City Ordinance Chapter 43 Division 6. The installation of an interceptor, separator, and/or grit chamber shall be required.
- A City provided Sewer Use Survey will be required to be submitted by applicant to address types of wastewater produced and method(s) of wastewater disposal for any remodel permit and/or Certificate of Occupancy applied for.

Sanitation

- No comments.

Stormwater

- No comments.

Planning Division:

Staff met with the applicant January 24, 2024 for a pre-development meeting.

The applicant is proposing to amend the current SPUD to include additional uses to allow for a broader range of tenants that are supported by the Comprehensive Plan and McCorkle Addition study.

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

Action Required:

Approve or reject the ordinance to redistrict from Simplified Planned Unit Development (“SPUD”) with a base zoning of C-3 to amended Simplified Planned Unit Development (“SPUD”) with a base zoning of C-3 to include the additional uses: 4.4.22 (Drinking Establishments: Sit-Down, Alcoholic Beverages Permitted) and 4.4.43 (Participant Recreation and Entertainment: Indoor, Alcoholic Beverages Permitted) for the property noted herein, subject to staff comments as found in the January 2, 2024 agenda packet and made part of PC-2163 file.

Suggested Motion:

“To approve the ordinance amending the Simplified Planned Unit Development of 227 & 231 W. MacArthur Drive to include Drinking Establishments: Sit-Down, Alcoholic Beverages Permitted and Participant Recreation and Entertainment: Indoor, Alcoholic Beverages Permitted subject to Staff Comments found in the March 5, 2024 Planning Commission agenda packet and made a part of the PC-2163 file.”

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

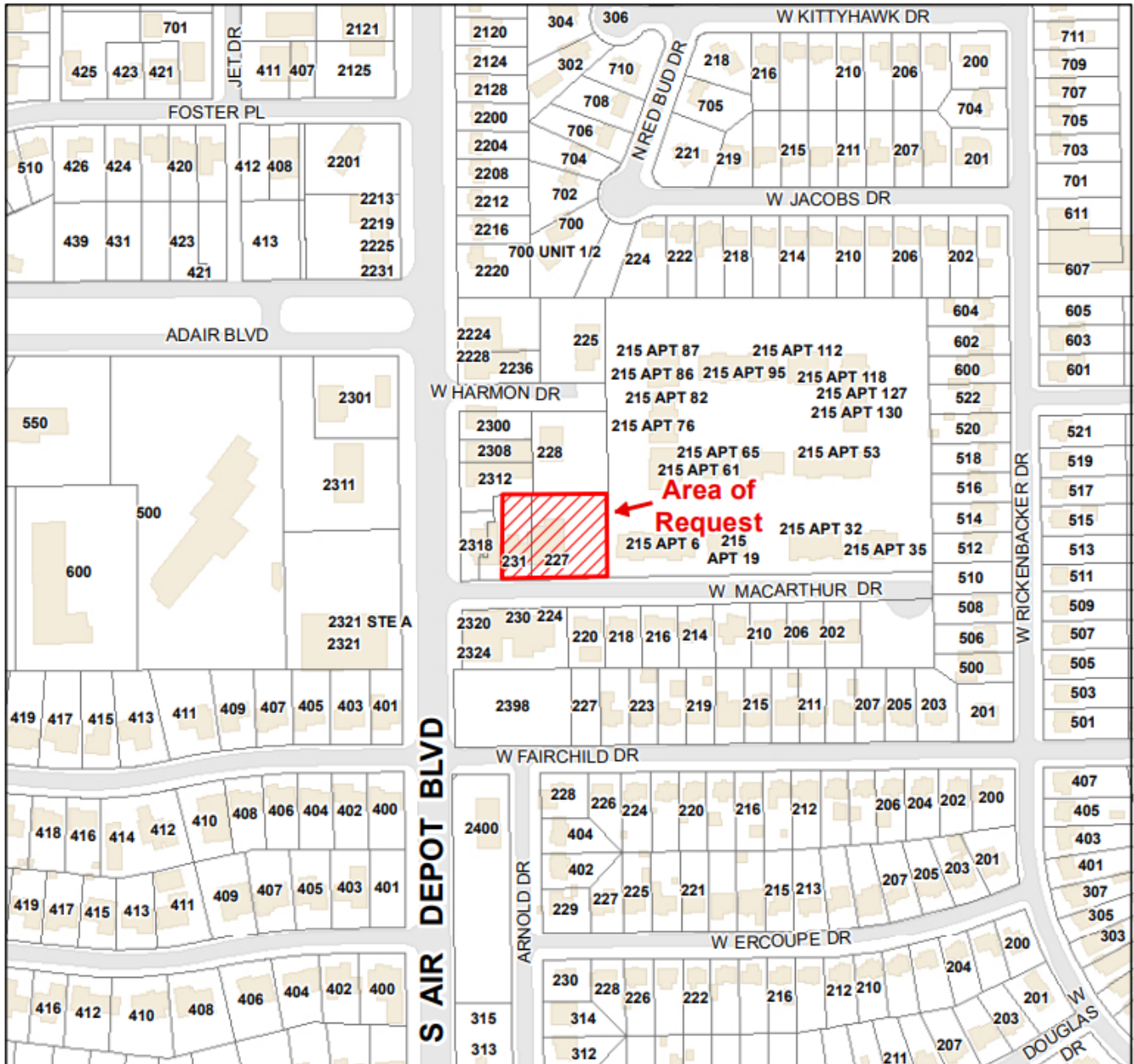


Emily Richey

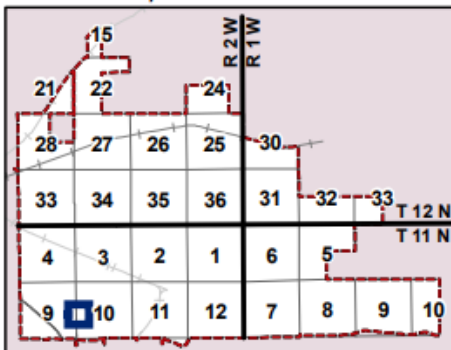
Current Planning Manager



Community Development / Information Technology



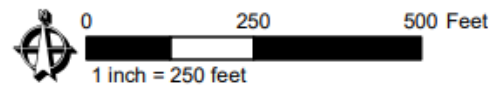
Locator Map



General Map Legend

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

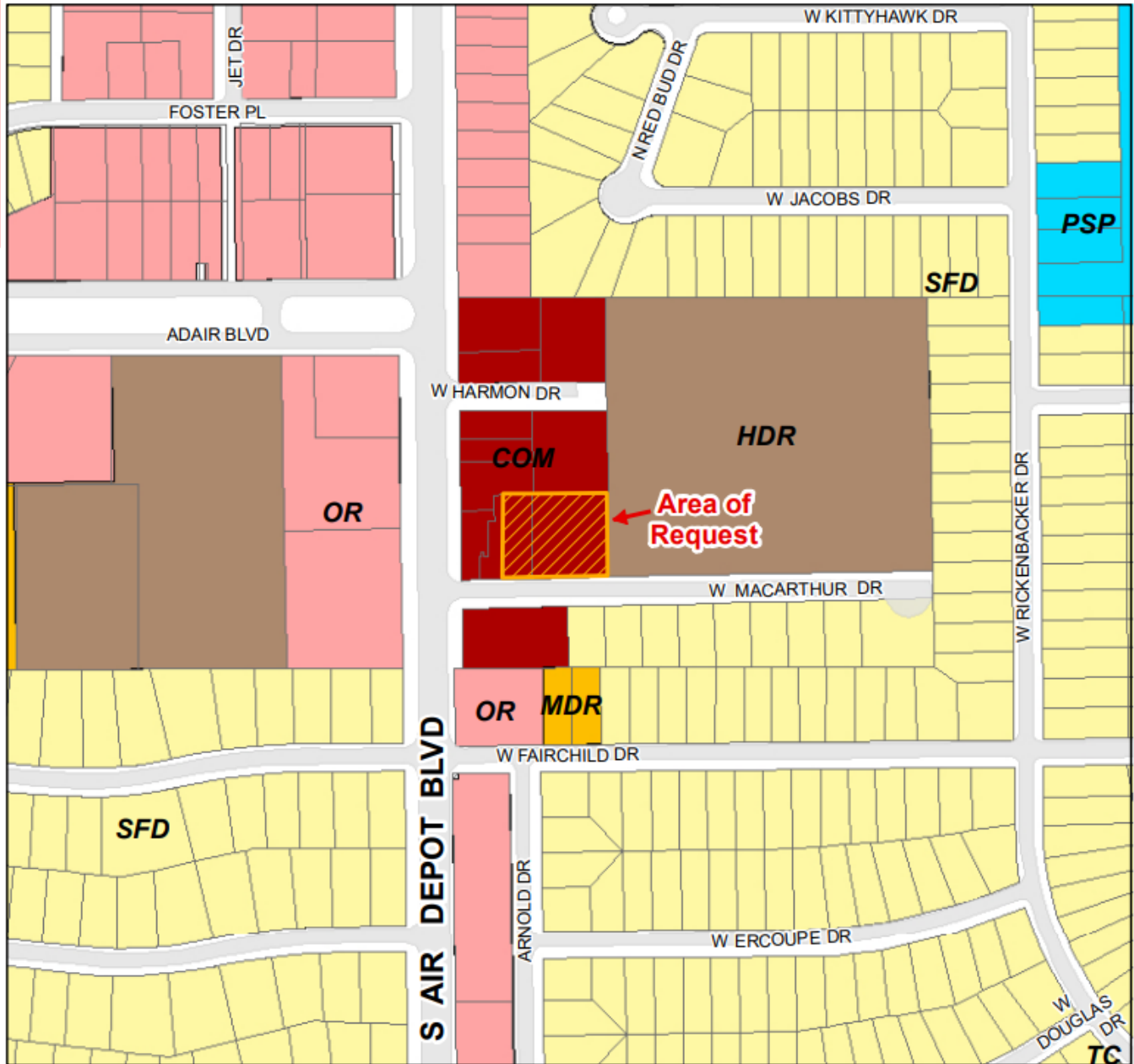
**GENERAL MAP FOR
PC-2163
(SW/4, Sec. 10, T11N, R2W)**



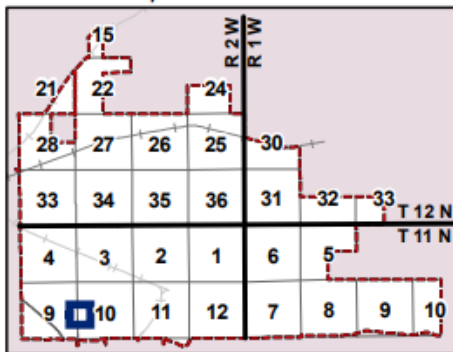
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Community Development / Information Technology



Locator Map

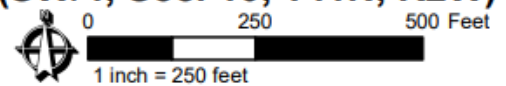


Future Land Use Legend

- 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

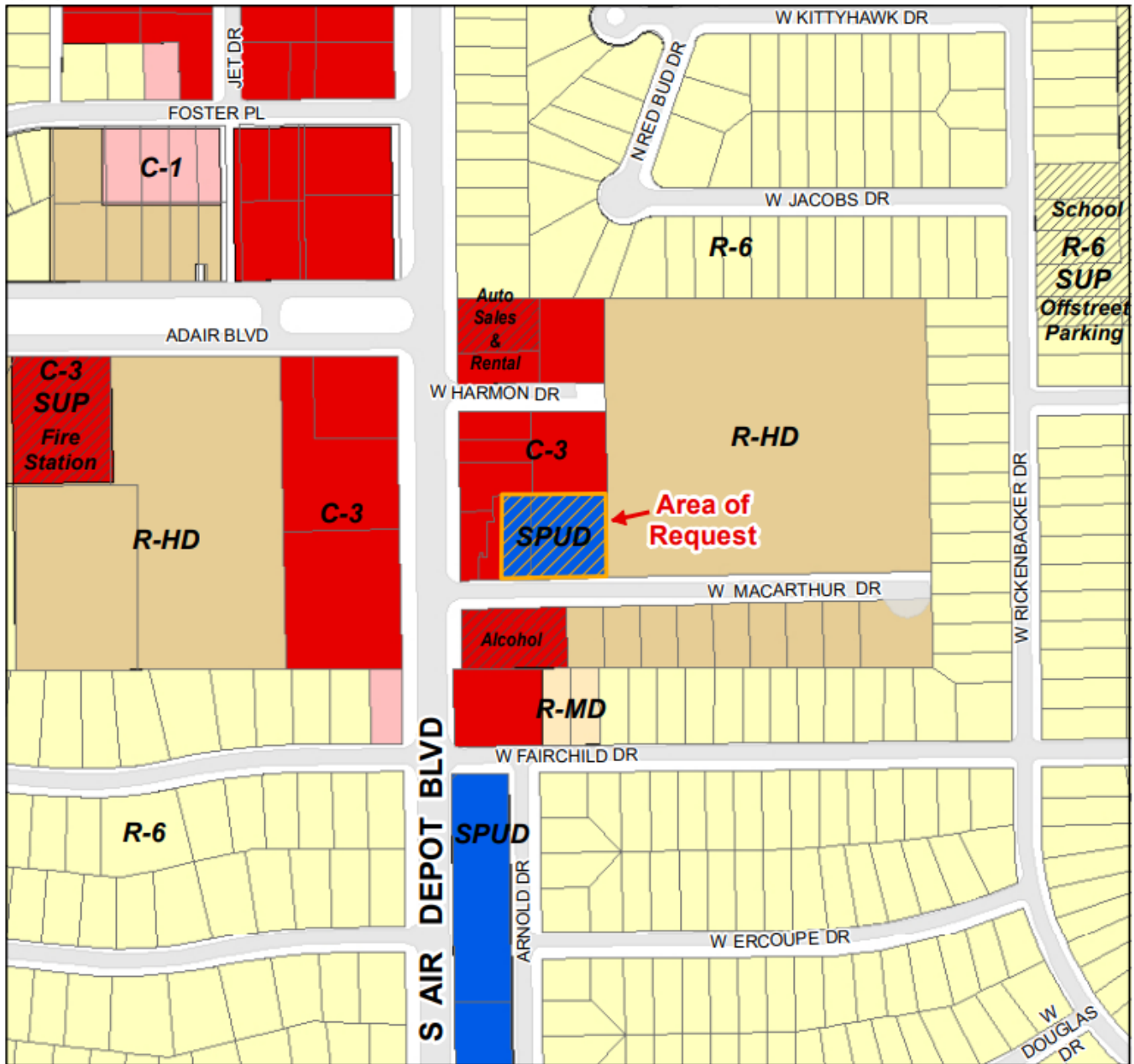
**MAP FOR
PC-2163
(SW/4, Sec. 10, T11N, R2W)**



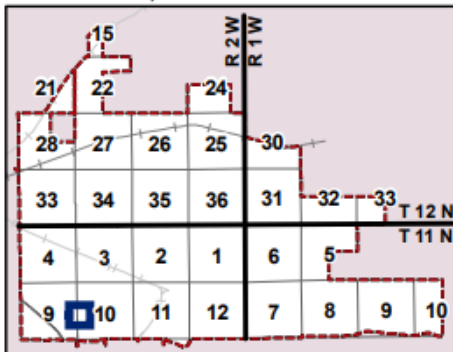
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Locator Map

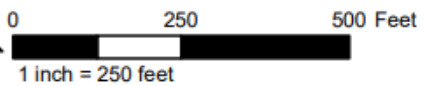


Current Zoning Legend

A-1	I-2 SUP	R-35
A-1 SUP	I-3	R-2F
C-1	O-1	R-MD
C-1 SUP	O-1 SUP	R-MD SUP
C-2	O-2	R-HD
C-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-2163

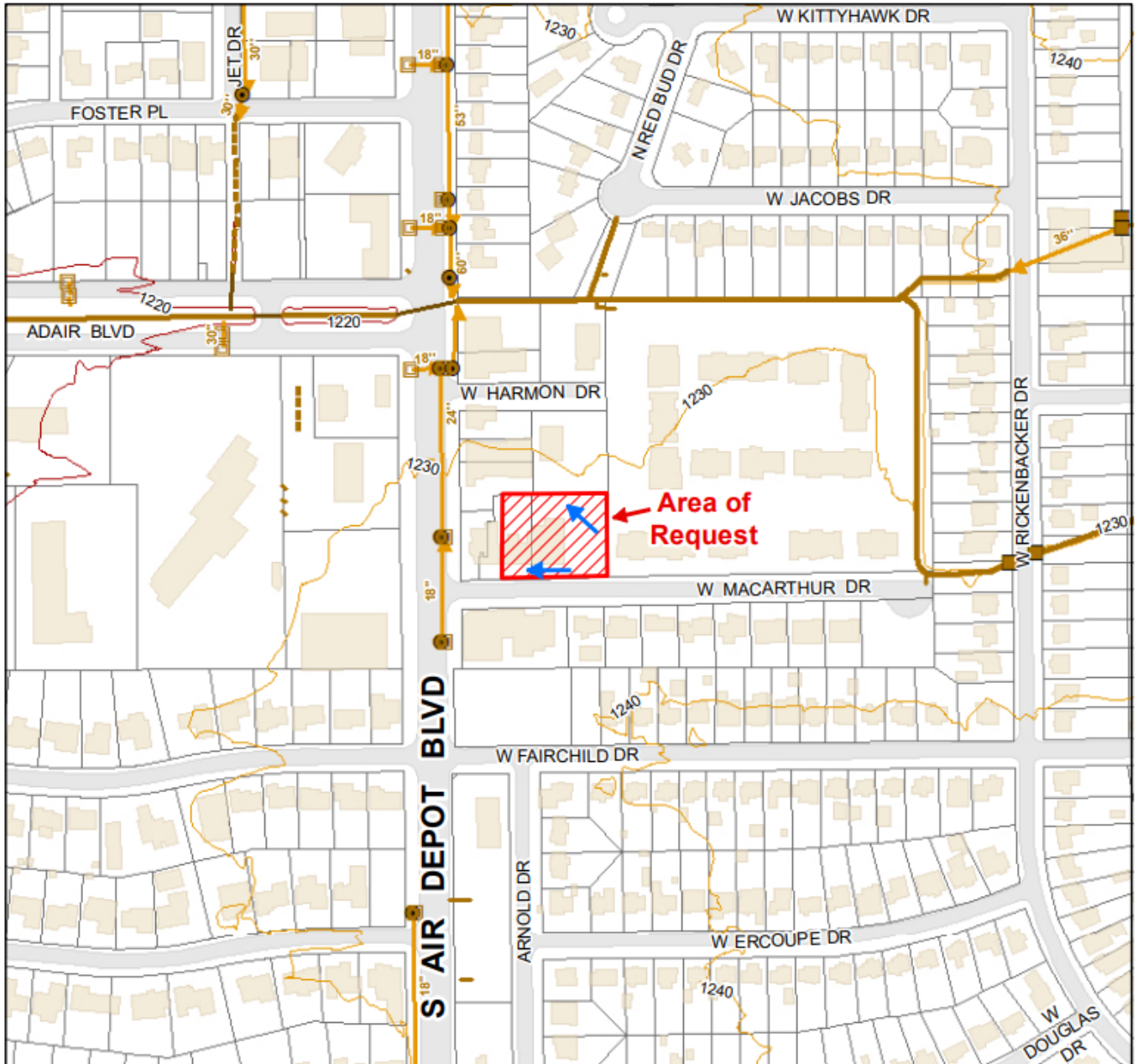
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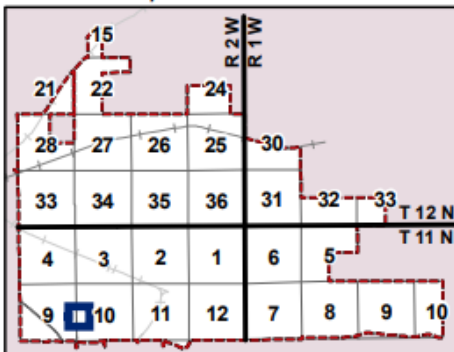
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Community Development / Information Technology



Locator Map



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

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

**DRAINAGE
LOCATION MAP FOR
PC-2163
(SW/4, Sec. 10, T11N, R2W)**

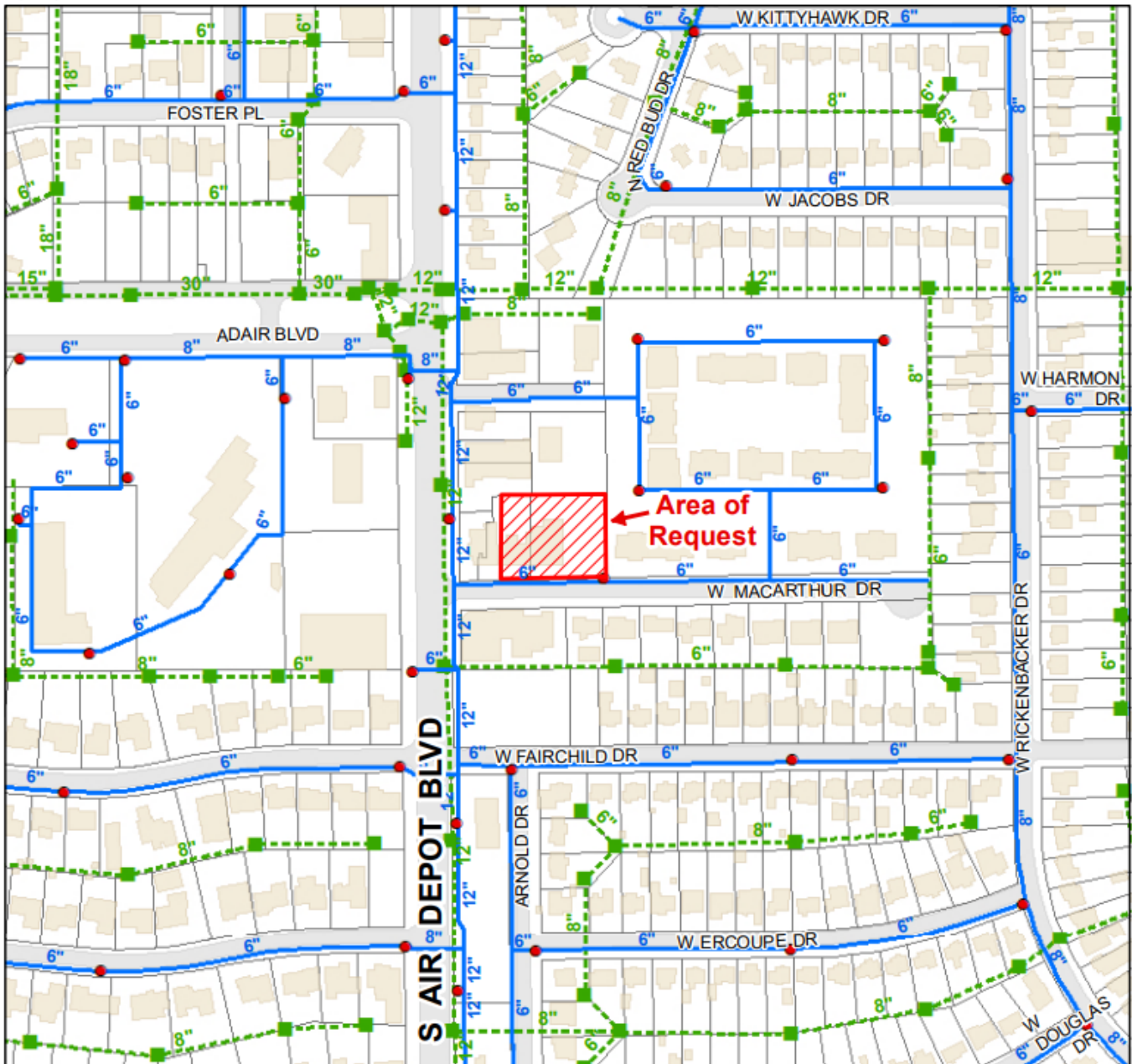
0 250 500 Feet

1 inch = 250 feet

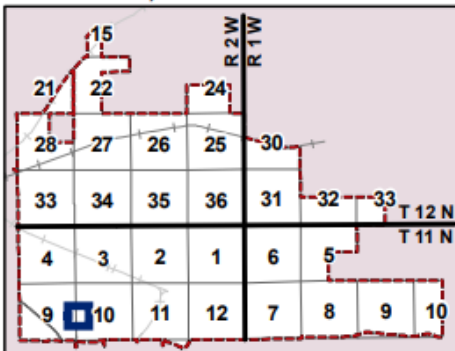
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Community Development / Information Technology



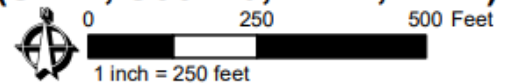
Locator Map



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-2163
(SW/4, Sec. 10, T11N, R2W)**



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Planning & Zoning 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 Secretary

TO: Chairman and Planning Commission
FROM: Matt Summers, Director of Planning & Zoning
DATE: March 5, 2024
SUBJECT: (PC-2164) Discussion, consideration, and possible action on an ordinance amending Midwest City code, Appendix A, Zoning Regulations, Section 5, Supplemental Regulations, Sub-Section 5.12.1, Exterior Construction and Design Requirements; and providing for repealer and severability.

Section 5.12.1 of the Zoning Regulations lists which masonry materials are approved for residential uses, but does not have a similar list for nonresidential uses. This proposed amendment is intended to provide clarification about which masonry materials are approved for nonresidential uses.

The proposed list of approved materials for nonresidential uses mirrors the materials already approved for residential uses. This proposed text amendment would codify current practices, and provide publicly available information to developers.

Action is at the discretion of the Planning Commission.

Matt Summers, AICP
Director of Planning & Zoning



Planning & Zoning 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 Secretary

TO: Chairman and Planning Commission
FROM: Matt Summers, Director of Planning & Zoning
DATE: March 5, 2024
SUBJECT: (PC-2165) Discussion, consideration, and possible action on an ordinance amending Midwest City code, Appendix A, Zoning Regulations, Section 7, Development Review Procedures, Sub-Section 7.1.3, Public Notice Requirements for Public Hearings; and providing for repealer and severability.

The notification requirements in Section 7.1.3 of Appendix A of the Midwest City Municipal Code is inconsistent with state statute. Our current requirement is for notices to be mailed, posted, or published fifteen (15) business days prior to the hearing date. After researching the applicable state statutory requirements for notifications on various zoning related applications, twenty (20) calendar days prior to the hearing is the longest required notification period. Therefore, in order to craft universal notification requirements for our applications, I am recommending adopting the twenty (20) calendar days notification requirement.

This amendment also clarifies details on the existing requirement for the applicant to provide the mailing list used for mailing notices of applications to property owners within 300 feet. The amendment requires the list of owners within 300 feet to be certified by the Oklahoma County Assessor's Office. This gives staff confidence that the mailed notice will be in compliance with local and state requirements. The amendment would also require the applicant to provide the list of property owners in a digital format. A digital format is necessary to reduce both staff time needed and the possibility of staff error in mailing notification to property owners within 300 feet. Many applicants already provide both a certified list and a digital list of owners to staff.

Action is at the discretion of the Planning Commission.

Matt Summers, AICP
Director of Planning & Zoning