



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

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

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

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

PLANNING COMMISSION
November 3, 2020 – 7:00 p.m.
City Council Chambers
City Hall
100 North Midwest Boulevard

A. CALL TO ORDER

B. MINUTES

1. Discussion and consideration of the minutes of the October 6, 2020 Planning Commission meeting.

C. DISCUSSION

1. (PC – 2053) Public hearing with discussion and consideration of approval of an ordinance to rezone from R-6, Single Family Detached Residential to R-2F, Two Family Attached Residential and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential to MDR, Medium Density Residential for the property addressed as 2200 Saint Luke. This item was continued from October.
2. (PC – 2058) Public hearing with discussion and consideration of an ordinance to redistrict from SPUD, Simplified Planned Unit Development governed by the I-1, Light Industrial district to Amended SPUD, for the property described as a part of the SE/4 of Section 29, T-12-N, R-2-W, located at 1101 N. Sooner Road.
3. (PC-2059) Public hearing with discussion and consideration of an ordinance to redistrict from C-3, Community Commercial to SPUD, Simplified Planned Unit Development, governed by the C-3, Community Commercial subject to staff comments, for the properties described as Lots 1 and 2 of Block A of the Marydale Acres Addition, addressed as 1101 and 1107 N. Post Rd.
4. (PC – 2060) Public hearing with discussion and consideration of an ordinance to redistrict from PUD, Planned Unit Development, governed by the I-2, Moderate Industrial district, to Amended PUD, Planned Unit Development, governed by the I-2, Moderate Industrial district subject to staff comments, for the properties described as Lots 1, 4, 8, 9, 10 and 11 of the Global Business Centre Addition. The lots are addressed as 2700, 2710, 2800, 2830, 2800 and 2841 Global Parkway.
5. (PC-2061) Discussion and consideration of approval of the Preliminary Plat of StatusOne described as a part of the SW/4 of Section 12, T11N, R2W, addressed as 2500 S. Douglas Boulevard.

D. **COMMISSION DISCUSSION**

E. **PUBLIC DISCUSSION**

F. **FURTHER INFORMATION**

G. **ADJOURN**

Notice of regular Midwest City Planning Commission meetings in 2020 was filed for the calendar year with the Midwest City Clerk prior to December 15, 2019 and copies of the agenda for this meeting were posted at City Hall at least 24 hours in advance of the meeting.

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

October 6, 2020 - 7:00 p.m.

This regular meeting of the Midwest City Planning Commission was held in the Council Chambers, 100 North Midwest Boulevard, Midwest City, Oklahoma County, Oklahoma, on October 6, 2020 at 7:00 p.m., with the following members present:

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

Staff present: Billy Harless, Community Development Director
Kellie Gilles, Current Planning Manager
Brandon Bundy, City Engineer
Sarah Steward, Associate Current Planner

A. CALL TO ORDER

The meeting was called to order by Chairperson R. Smith at 7:00 p.m.

B. MINUTES

1. A motion was made by Dawkins, seconded by Huskey, to approve the minutes of the September 1, 2020 Planning Commission meeting as presented. Voting aye: Hinton, J. Smith, Huskey, R. Smith, Collins, Campbell and Dawkins. Nay: none. Motion carried.

C. NEW MATTERS

1. (PC-2051) Discussion and consideration of approval of the proposed preliminary plat of The Curve, described as a part of the SW/4 of Section 8, T11N, R1W, located at 11004 SE 28th Street. This item was continued from September.

Staff presented a brief description of the request. The applicant, Brad Reid of Crafton Tull, 300 Point Parkway, Yukon, OK, was present. Tim Fanning of 9321 Pear St. addressed the Commission. There was general discussion. A motion was made by Collins, seconded by Campbell to recommend approval of this item. Voting aye: Hinton, J. Smith, Huskey, Collins, Campbell, R. Smith and Dawkins. Nay: none. Motion carried.

2. (PC-2053) Public hearing with discussion and consideration of approval of an ordinance to rezone from R-6, Single Family Detached Residential to R-2F, Two Family Attached Residential and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential to MDR, Medium Density Residential for the property addressed as 2200 Saint Luke.

Staff presented a brief overview of this item. The applicant was not present. There was general discussion about the item. A motion to deny the request was made by Dawkins. There was no second. A motion was made by Huskey, seconded by Collins, continue the item to the November Planning Commission agenda. Voting aye: J. Smith, Collins, R. Smith, Huskey, Hinton, Campbell and Dawkins. Voting nay: none. Motion carried.

3. (PC-2054) Public Hearing with discussion and consideration of an ordinance amending Appendix A, Zoning, Section 5, Supplemental Regulations, of the Midwest City Code, by amending subsection 5.7.2, Trash Dumpster(s) and Enclosures; and providing for repealer and severability.

Staff presented a brief overview of this item. There was general discussion about the item. A motion was made by Huskey, seconded by Dawkins, to recommend approval of this item. Voting aye: Campbell, Hinton, R. Smith, Collins, J. Smith, Huskey and Dawkins. Nay: none. Motion carried.

4. (PC-2055) Discussion and consideration of approval of the Final Plat of the Soldier Creek Industrial Park (SCIP), described as a part of the NE/4 of Section 27, T-12-N, R-2-W, located at 7900 NE 23RD Street.

Robert Coleman, Economic Development Director for the City of Midwest City was present and provided an overview of the request. A motion was made by Dawkins, seconded by Campbell to recommend approval of this item. Voting aye: R. Smith, Collins, J. Smith, Campbell, Hinton, Huskey and Dawkins. Nay: none. Motion carried.

5. (PC-2056) Public hearing with discussion and consideration of approval of a resolution for a Special Use Permit (SUP) to allow the use of communication services in the R-6, Single Family Detached Residential District for the property described as a part of the NW/4 of section 36 T-12-N, R-2-W, located at 600 N. Douglas Boulevard.

Staff presented a brief overview of this item. The applicant, Ralph Wyngarden of 678 Front Ave. NW, Grand Rapids, MI, was present.

The following people spoke:

- Jackie Parks, 9100 E. Cardinal
- Kristen Jones, 9009 E. Cardinal
- Ben Jones, 9009 E. Cardinal
- Larry Parks, 9100 E. Cardinal

There was general discussion. A motion was made by Collins, seconded by J. Smith to recommend approval of this item subject to staff comments. Voting aye: R. Smith, Collins, J. Smith, Campbell, Huskey and Dawkins. Nay: Hinton. Motion carried.

6. (PC-2057) Public hearing with discussion and consideration of an ordinance to redistrict from R-6, Single Family Detached Residential to PUD, Planned Unit Development, governed by the R-HD, High Density Residential and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential and PSP, Public/Semi-Public, to HDR, High Density Residential, for the property described as Lots 9-13, 17 and 18, Block 5 of the Pine Addition.

Staff presented a brief overview of this item. The applicant's representative, David Box of 522 Colcord Dr., was present. There was general discussion.

The following people spoke:

- Molly Morrell, 313 E. Kittyhawk
- Pam Rials, 330 E. Fairchild
- Larry Roberts, 210 E. Jacobs
- Ronald Masoner, 224 E. Kittyhawk
- Susan Eads, 226 E. Kittyhawk
- Richard Cochran, 204 W. Marshall

A motion was made by Hinton, seconded by J. Smith to recommend approval of the item subject to staff comments. Voting aye: J. Smith, Collins, R. Smith, Hinton, Campbell and Huskey. Voting nay: Dawkins. Motion carried.

D. COMMISSION DISCUSSION: General Discussion.

E. PUBLIC DISCUSSION: None.

F. FURTHER INFORMATION: None.

G. ADJOURNMENT

There being no further matters before the Commission, Chairman R. Smith adjourned the meeting at 8:47 p.m.

(KG)



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

ENGINEERING DIVISION
Brandon Bundy, City Engineer
CURRENT PLANNING DIVISION
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COMPREHENSIVE PLANNING
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BUILDING INSPECTION DIVISION
Christine Brakefield, Building Official
GIS DIVISION
Greg Hakman, GIS Coordinator

To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: November 3, 2020

Subject: (PC – 2053) Public hearing with discussion and consideration of approval of an ordinance to rezone from R-6, Single Family Detached Residential to R-2F, Two Family Attached Residential and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential to MDR, Medium Density Residential for the property addressed as 2200 Saint Luke. This item was continued from the October 6, 2020 Planning Commission meeting.

Executive Summary

This is a request to rezone a single parcel to R-2F, two-family residential, for use of an existing structure as a duplex. In August of 2020, Utility Services staff became aware that this structure was being used as a duplex and notified Planning staff to see if the zoning was appropriate for a duplex. The property is zoned R-6, Single Family Detached Residential. This zoning district does not allow for the use of a duplex. Staff met with the current owner who explained that he purchased the property in May 2020 and the second floor of the 2 story home had already been converted to an individual dwelling unit at the time of purchase and that structure was advertised as a duplex when he purchased it. The applicant would like to use the structure as a duplex and has made this application to rezone the property to R-2F. The lot does meet the minimum size requirements for R-2F zoning. Included in this memo is a report from the Chief Building Official. As the conversion from a single family residence to a duplex was done without permits, inspections will be necessary to ensure that the structure is safe and meets minimum building standards if this request is approved. If this request is denied, permits and inspections will be necessary to convert the structure from a duplex back into one single family residence.

Dates of Hearing: Planning Commission – October 6, 2020 and November 3, 2020
City Council – October 27, 2020 and December 8, 2020

Owner/Applicant: Roshan Kalra, Ad Infinitum LLC

Proposed Use: Duplex – One structure, two dwelling units

Size:

The area of request has a frontage along Saint Luke Ave. of 80' and a depth of approximately 279', containing an area of approximately 22, 320 square feet, or .51 acres more or less.



Development Proposed by Comprehensive Plan:

Area of Request – LDR, Low Density Residential

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

Zoning Districts:

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

North, South, East and West – R-6, Single Family Detached Residential

Land Use:

Area of Request – one residential structure

North, South, East and West – single family residences

Comprehensive Plan Citation:

Medium Density Residential Land Use

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

Municipal Code Citation:

2.8. R-2F, Two Family Attached Residential District

2.8.1 General Description

This district allows two family attached dwellings. The principal use of land is for two family attached dwellings with provisions for accommodating the sale of individual attached units.

Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationship and arrangement of each element.

History:

1. The Kanaly's Second NE 23rd Street Addition was created in 1951.
2. This area was zoned single family residential with the adoption of the 1985 and the 2010 Zoning Ordinances.
3. This item was continued from the October PC and CC meetings.

Staff Comments:

Fire Comments:

PC-2053 is a request to rezone a parcel at 2200 N. Saint Luke. This parcel is zoned R-6, Single Family Residential and sometime in the past was converted to a duplex. The current owner bought the parcel in May under the assumption that it was allowed to be a duplex. He is applying to rezone to R-2F, Two Family Attached Residential to be allowed to continue to use the structure as a duplex.

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

Engineering Comments:

Note: This application is for rezoning the property at 2200 N Saint Luke Avenue. No engineering improvements are required with this application.

Water Supply and Distribution

An eight (8) inch public water main is located along the west side of Saint Luke Avenue. Public water mains extend along the full frontage of this property and the existing facility is connected to the city water main, therefore water line improvements are not required as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

An eight (8) inch public sewer main is located along the east side of Saint Luke Avenue and accessible to the property. Sewer line improvements are not required as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the area of request is available off Saint Luke Avenue which is classified as a local street in the 2008 Comprehensive Plan.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is has a grade break approximately 50 feet from the back of the lot. Overall all the drainage runs to the north into Silver Creek. Water falling on the back portion of the lot runs to the east via sheet flow. Water falling to the west of the grade break falls to the west and north into existing ditching running along Saint Luke Avenue. There is no existing detention.

The area of request is entirely within flood zone AE as shown on Flood Insurance Rate map (FIRM) number 40109C0330H, dated December 18th, 2009. None of the proposed development is affected by flood zone AE.

Easements and Right-of-Way

As outlined in Municipal Code 38-45, a collector road shall have a total right-of-way of fifty (50) feet, twenty-five (25) feet each side of center line. The area of request currently is platted for (50) feet therefore no additional right of way will be required with this application.

Chief Building Official Comments:

If the request to rezone from R-6, Single Family Residential to R-2F, Residential Two-Family is **denied** the home must be brought back into compliance with the requirements for a single-family structure. To achieve this the minimum requirement would be to reestablish access from inside the ground floor main unit to the upstairs unit. All work done as part of the initial non-conforming conversion and the modifications to return it to a single family home will require permits and inspections and must meet current codes as amended and adopted by the State of Oklahoma and the City of Midwest City.

If request to rezone from R-6, Single Family Residential to R-2F, Residential Two-Family is **approved** all work done as part of the conversion must be properly permitted and inspected. Any work or violations found to be below the minimum code requirements will be brought into full compliance with current codes as amended and adopted by the State of Oklahoma and the City of Midwest City.

Planning Comments:

As mentioned in the executive summary, Utility Services staff was alerted to the fact that this structure was being used as a two-family attached residential (duplex) structure in August of 2020. For duplex structures, the Utility Services department bills for water and sanitation services separately for each dwelling unit. Utility Services staff contacted Community Development staff to see if this property was zoned properly for use as a duplex. Community Development staff determined that the property is zoned R-6, Single Family Detached Residential and according to the 2010 Zoning Ordinance, the use of a duplex is not allowed in the R-6 district. Staff contacted the owner of the property and set up a meeting to discuss his options.

Planning, building and legal staff met with the owner and his property manager on August 6, 2020. The owner stated that when he purchased the property in May of 2020, the upstairs had already been converted into an individual dwelling unit and he believed the property was zoned properly for use as a duplex.

Staff explained that the property is zoned only for single family use and that if he wanted to use it as a duplex, he must apply to rezone the property to R-2F and a decision would be made by the City Council to approve or deny the request.

Planning and building staff visited the site on August 7 and verified that the second floor unit is completely separated from the first-floor unit. The conversion work was done without permits. Pending the City Council's decision on this application permits and inspections will be required per the Chief Building Official's comments above.

Action is at the discretion of the Planning Commission and City Council.

Action Required: Approve or reject the ordinance to rezone to R2-F, Two Family Residential and the resolution to amend the Comprehensive Plan to MDR, Medium Density Residential for the property as noted herein, subject to the staff comments and recommendations as found in the November 3, 2020, agenda packet, and as noted in PC – 2053.



Billy Harless, AICP
Community Development Director

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The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Christine Brakefield, Chief Building Official

ENGINEERING DIVISION
Brandon Bundy, City Engineer
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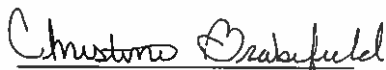
Date: September 08, 2020

RE: 2200 N Saint Luke Ave
Non-Conforming Duplex

If the request to rezone from R-6, Single Family Residential to R-2F, Residential Two-Family is **denied** the home must be brought back into compliance with the requirements for a single-family structure. To achieve this the minimum requirement would be to reestablish access from inside the ground floor main unit to the upstairs unit. All work done as part of the initial non-conforming conversion and the modifications to return it to a single family home will require permits and inspections and must meet current codes as amended and adopted by the State of Oklahoma and the City of Midwest City.

If request to rezone from R-6, Single Family Residential to R-2F, Residential Two-Family is **approved** all work done as part of the conversion must be properly permitted and inspected. Any work or violations found to be below the minimum code requirements will be brought into full compliance with current codes as amended and adopted by the State of Oklahoma and the City of Midwest City.

Sincerely,


Christine Brakefield, MPA
Chief Building Official
Community Development

The City of
MIDWEST CITY

COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION

William Harless, Community Development Director

Brandon Bundy, P.E., C.F.M., City Engineer

To: Kellie Gilles, Plans Review Manager

From: Brandon Bundy, City Engineer

Date: September 15th, 2020

Subject: Engineering staff comments for pc-2053 application to rezone 2200 N Saint Luke Avenue.

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2053:

Note: This application is for rezoning the property at 2200 N Saint Luke Avenue. No engineering improvements are required with this application.

Water Supply and Distribution

An eight (8) inch public water main is located along the west side of Saint Luke Avenue. Public water mains extend along the full frontage of this property and the existing facility is connected to the city water main, therefore water line improvements are not required as outlined in Municipal Code 43-32.

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



Re: PC - 2053

Date: 18 September 2020

PC-2053 is a request to rezone a parcel at 2200 N. Saint Luke. This parcel is zoned R-6, Single Family Residential and sometime in the past was converted to a duplex. The current owner bought the parcel in May under the assumption that it was allowed to be a duplex. He is applying to rezone to R-2F, Two Family Attached Residential to be allowed to continue to use the structure as a duplex.

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

Respectfully,

A handwritten signature in black ink, appearing to read "D. Helmberger".

Duane Helmberger
Fire Marshal
Midwest City Fire Department

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

1 **PC-2053**

2 **ORDINANCE NO. _____**

3 **AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY**
4 **DESCRIBED IN THIS ORDINANCE TO R-2F, TWO FAMILY ATTACHED**
5 **RESIDENTIAL, AND DIRECTING AMENDMENT OF THE OFFICIAL ZONING**
6 **DISTRICT MAP TO REFLECT THE RECLASSIFICATION OF THE PROPERTY'S**
7 **ZONING DISTRICT; AND PROVIDING FOR REPEALER AND SEVERABILITY**

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

9 **ORDINANCE**

10 **SECTION 1.** That the zoning district of the following described property is hereby reclassified
11 to R-2F, Two Family Attached Residential, subject to the conditions contained in the PC-2053
file, and that the official Zoning District Map shall be amended to reflect the reclassification of
the property's zoning district as specified in this ordinance:

12 All of Lot 8 and the South 5 ft. of Lot 7, Block 1 of the Kanalys 2nd NE 23rd St Addition,
13 located in the NW/4 of Section 25, T-12-N, R-2-W, Oklahoma County, Oklahoma and
addressed as 2200 N Saint Luke Ave.

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

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

18 **PASSED AND APPROVED** by the Mayor and Council of the City of Midwest City, Oklahoma,
19 on the _____ day of _____, 2020.

20 **THE CITY OF MIDWEST CITY,**
21 **OKLAHOMA**

22 _____
23 **MATTHEW D. DUKES II, Mayor**

24 **ATTEST:**

25 _____
26 **SARA HANCOCK, City Clerk**

1 APPROVED as to form and legality this _____ day of _____, 2020.

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3 _____
4 HEATHER POOLE, City Attorney
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PC-2053

RESOLUTION NO. 2020-_____

A RESOLUTION AMENDING THE 2008 COMPREHENSIVE PLAN MAP CLASSIFICATION FROM LDR, LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL, FOR THE PROPERTY DESCRIBED IN THIS RESOLUTION WITHIN THE CITY OF MIDWEST CITY, OKLAHOMA.

WHEREAS, the 2008 Comprehensive Plan Map of Midwest City, Oklahoma shows the following described property identified as LDR:

All of Lot 8 and the South 5 ft. of Lot 7, Block 1 of the Kanalys 2nd NE 23rd St Addition, located in the NW/4 of Section 25, T-12-N, R-2-W, Oklahoma County, Oklahoma and addressed as 2200 N Saint Luke Ave.

WHEREAS, it is the desire of the Midwest City Council to amend the classification of the referenced property to Medium Density Residential;

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

That the classification of above described property located in Midwest City, Oklahoma is hereby changed to Medium Density Residential on the 2008 Comprehensive Plan Map.

PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma, this _____ day of _____, 2020.

CITY OF MIDWEST CITY, OKLAHOMA

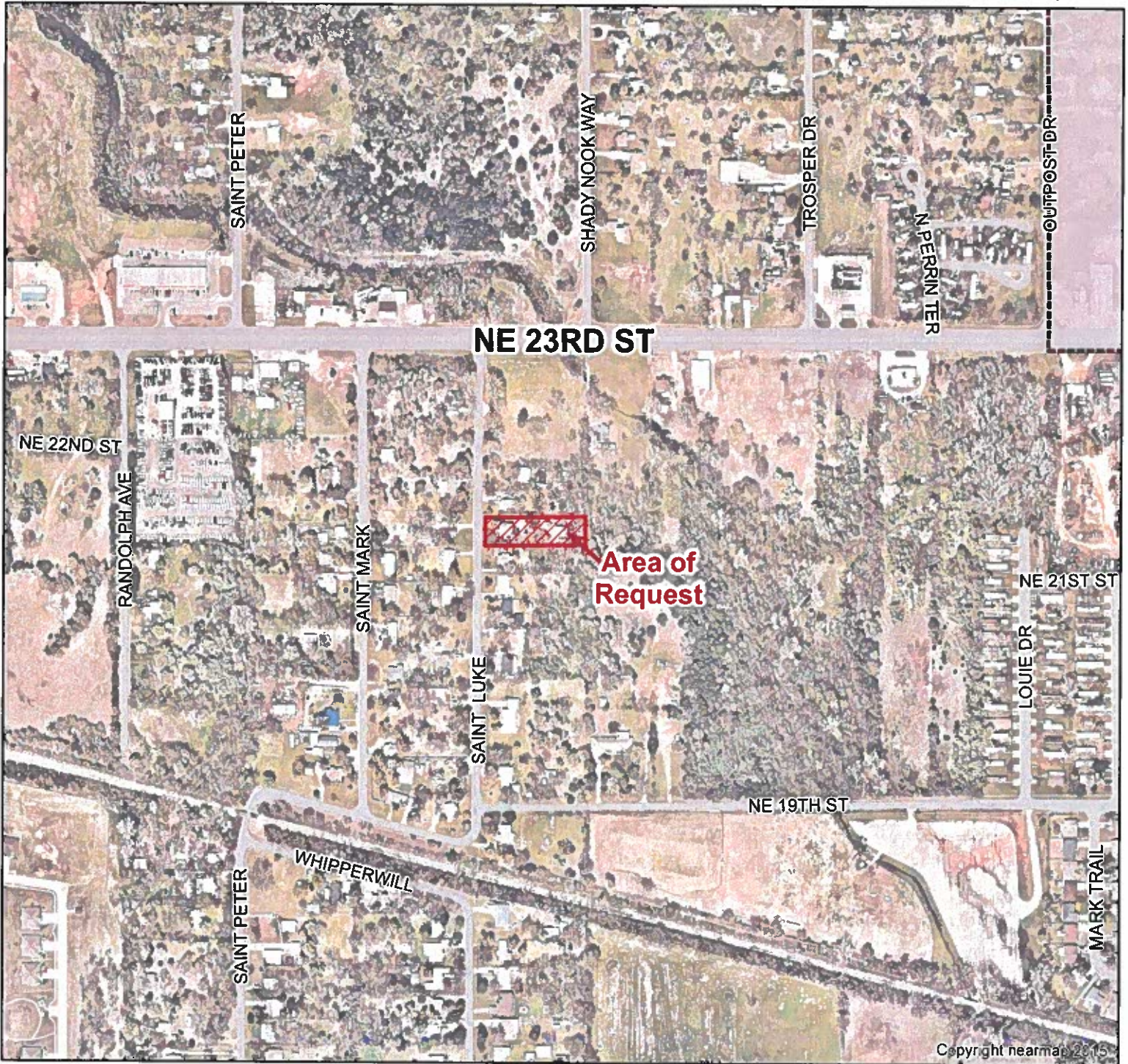
MATTHEW D. DUKES II, Mayor

ATTEST:

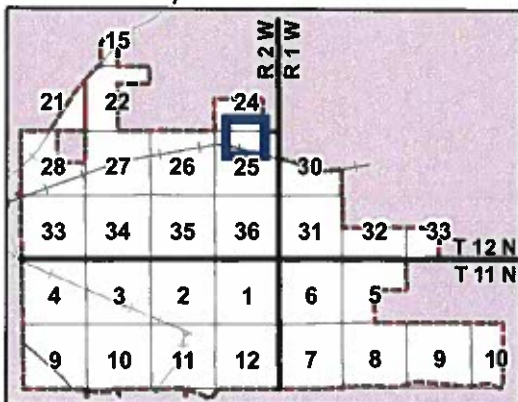
SARA HANCOCK, City Clerk

APPROVED as to form and legality this _____ day of _____, 2020.

HEATHER POOLE, City Attorney



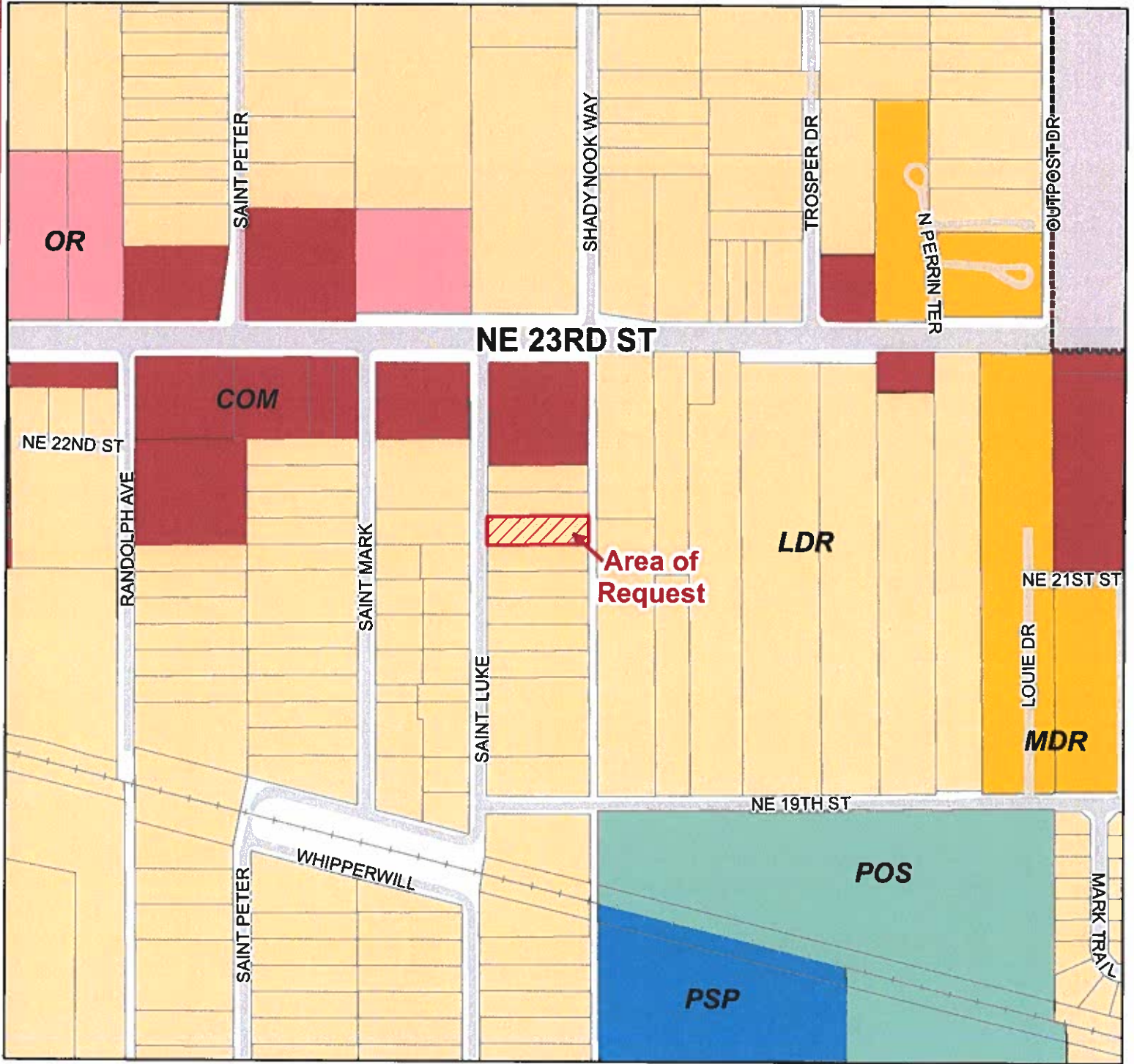
Locator Map



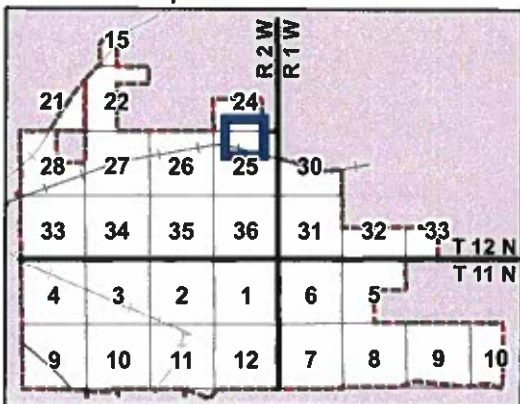
**3/2020 NEARMAP AERIAL VIEW FOR
PC-2053
(NW/4, Sec. 25, T12N, R2W)**



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.



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

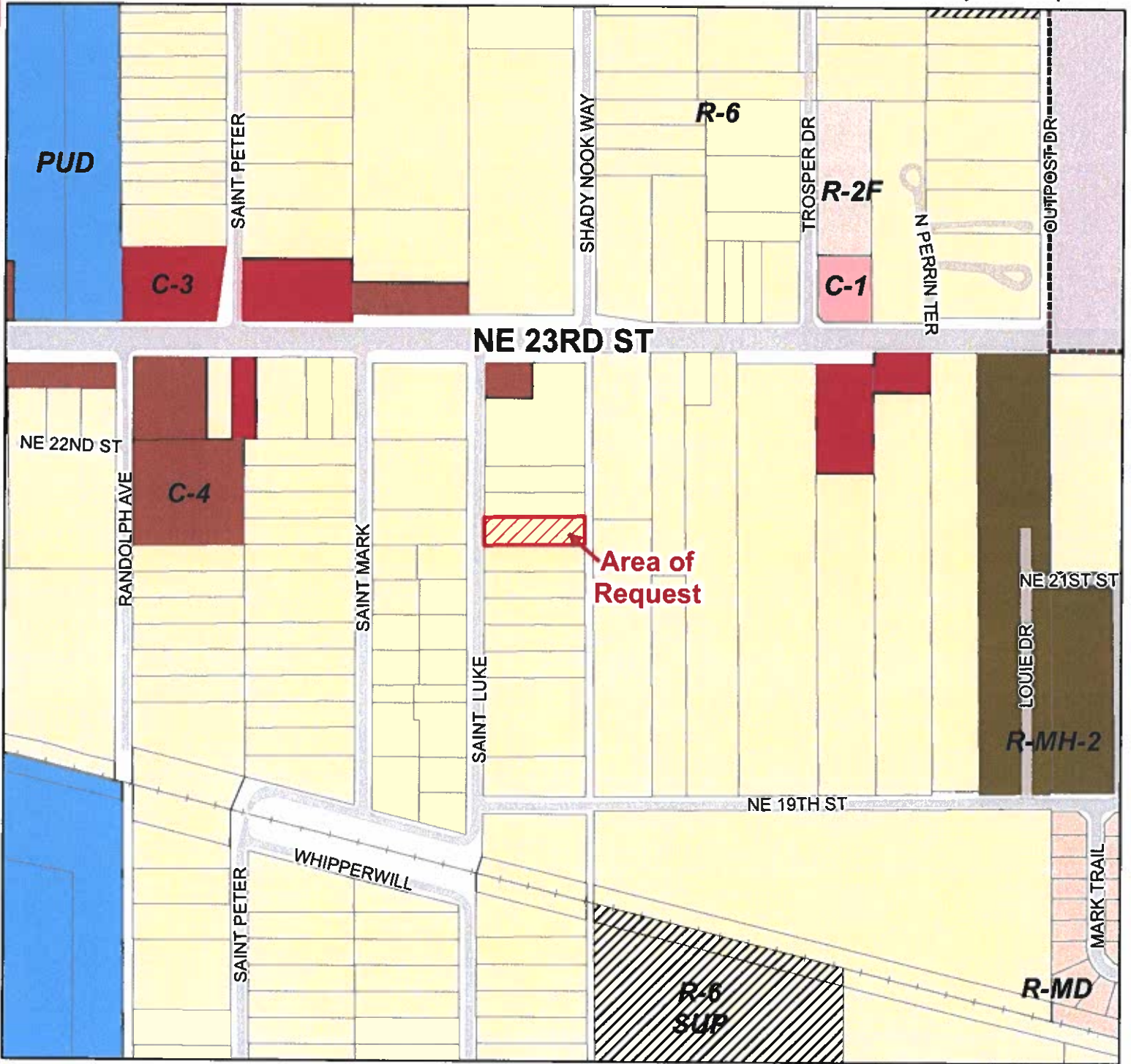
**FUTURE LAND USE
MAP FOR
PC-2053
(NW/4, Sec. 25, T12N, R2W)**



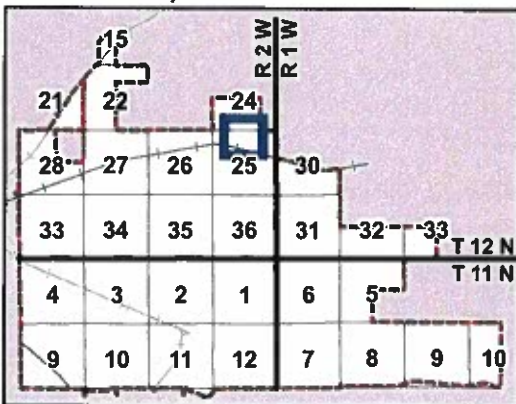
0 400 800 Feet

1 inch = 400 feet

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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-2053**

(NW/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.



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

ENGINEERING DIVISION
Brandon Bundy, City Engineer
CURRENT PLANNING DIVISION
Kellie Gilles, Manager
COMPREHENSIVE PLANNING
Petya Stefanoff, Comprehensive Planner
BUILDING INSPECTION DIVISION
Christine Brakefield, Building Official
GIS DIVISION
Greg Hakman, GIS Coordinator

To: Chairman and Planning Commission
From: Billy Harless, Community Development Director
Date: November 3, 2020

Subject: (PC-2058) Public hearing with discussion and consideration of an ordinance to redistrict from SPUD, Simplified Planned Unit Development governed by the I-1, Light Industrial district to Amended SPUD, for the property described as a part of the SE/4 of Section 29, T-12-N, R-2-W, located at 1101 N. Sooner Road.

Executive Summary: This property was annexed into the City of Midwest City in the summer of 2018. The property was designated to be zoned I-1, Light Industrial to accommodate the existing uses of automotive equipment heavy, gasoline sales and off-premise advertising. In March of 2019, the property was rezoned to a Simplified Planned Unit Development, SPUD, governed by I-1 and allowing all I-1 uses as well as the additional use of alcoholic beverage retail sales. The applicant contacted staff in September about remodeling a portion of the existing structure for use as a medical marijuana dispensary. The use of a dispensary is not permitted in the I-1, Light Industrial district so the applicant is requesting a special development regulation to amend the SPUD to allow a dispensary (convenience sales and personal services) along with the

already approved I-1 uses and the use of alcoholic beverage retail sales. No new structures are proposed with this application. Action is at the discretion of the Planning Commission and City Council.



Dates of Hearing: Planning Commission – November 3, 2020
City Council – December 8, 2020

Council Ward: Ward 4,
Councilmember Sean Reed

Owner: 333 Sooner LLC

Applicant: Anuj (AJ) Shrestha

Proposed Use: Dispensary in addition to existing uses

Size:

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

Development Proposed by Comprehensive Plan:

Area of Request – Industrial
North and West – Unincorporated
South – Del City
East – Industrial

Zoning Districts:

Area of Request – SPUD governed by I-1, Light Industrial
North and West – Unincorporated
South – Del City
East – I-3, Heavy Industrial

Land Use:

Area of Request – gas station, large truck wash (vacant), off-premise advertising, liquor store
North and West – Vacant
South – Vacant/Dolese Sand Mining Plant in Del City
East – Vacant

Comprehensive Plan Citation:

Industrial Land Uses

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

Municipal Code Citation:

2.26 SPUD, Simplified Planned Unit Development

2.26.1. General Description

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

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

The SPUD is subject to special review procedures and once approved by the City Council it becomes a special zoning classification for the property it represents.

2.26.2 Intent and Purpose

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

(A) Innovative development

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

(B) Efficient use of land

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

(C) Appropriate limitations and compatibility

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

History:

1. This property was annexed into Midwest City in June of 2018 under the I-1, Light Industrial zoning designation.
2. This property was rezoned to a SPUD, Simplified Planned Unit Development, governed by I-1, Light Industrial also allowing the use of alcoholic beverage retail sales in March 2019 (PC-1987).

Staff Comments:

Engineer's report:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

A twelve (12) inch public water main is located along the east side of Sooner Road and an eight (8) inch public water main along the north side of the parcel. The existing building in the area of request is currently on City water, therefore water line improvements are not required as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There are no public sewer mains within or bordering area of request. Extension is not required with this application but any future building permit will require a sanitary sewer extension and connection as outlined in Municipal Code 43-109. Plans will have to be designed by an Oklahoma licensed engineer, permitted through Oklahoma Department of Environmental Quality (ODEQ), bonded, and inspected by City Inspection.

Streets and Sidewalks

Access to the area of request exists off Sooner Road and N.E. 10th Street. Sooner Road is classified as a Primary Arterial and N.E. 10th Street as a Primary Arterial in the 2008 Comprehensive Plan. Although sidewalk improvements are not required with this application, future building permits will require that sidewalks are considered.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is developed with houses already established. The area of request is shown to be in an "Area of Minimal Flood Hazard" meaning no floodplain on Flood Insurance Rate map (FIRM) number 40109C0310H, dated December 18th, 2009. Drainage and detention improvements are not required with 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.

Plan Review Comments:

This property is zoned as a SPUD governed by the I-1, Light Industrial district. The SPUD also allows the use of alcoholic beverage retail sales. The applicant met with staff in September about remodeling the part of the building that was used for a truck wash for use as a medical marijuana dispensary.

No additions or new structures are proposed. If this request is approved, the zoning would allow all I-1, Light Industrial uses as well as the less intensive uses of alcoholic beverage retail sales and convenience sales and personal services (dispensary).

Staff would recommend that, if this request is approved, additional parking spaces be added to serve the uses within the existing structure. The portion of the building proposed for the dispensary was previously a large truck wash. There was not a need for parking for that use as the trucks would drive through the wash and leave the site. If the space is used for a dispensary, adequate hard surface parking must be available to serve the gas station, liquor store and dispensary prior to issuance of a Certificate of Occupancy for the dispensary.

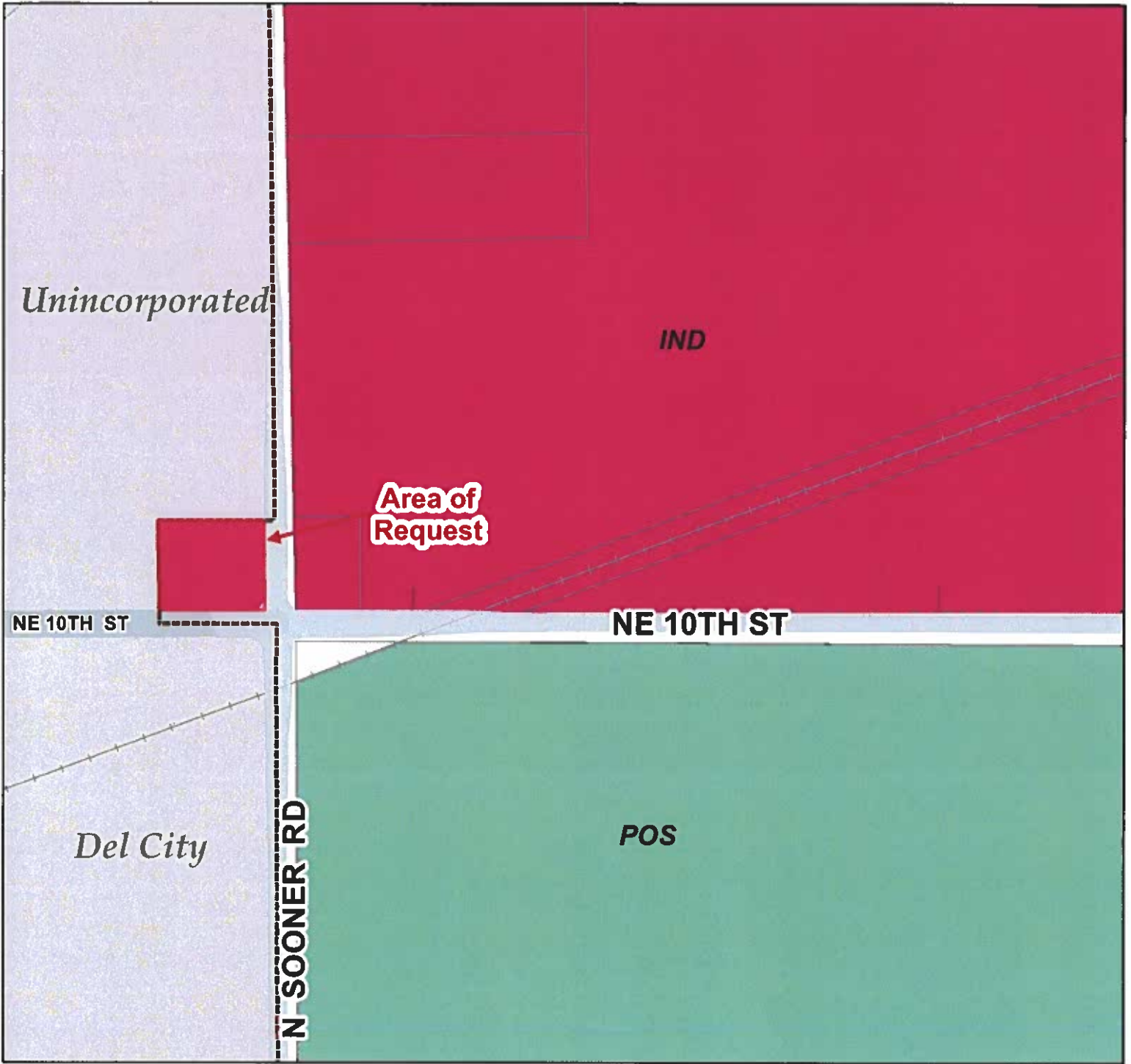
Action Required:

Approve or reject the ordinance to redistrict to Amended SPUD for the property as noted herein, subject to staff's comments as found in the November 3, 2020 agenda packet and made a part of PC-2059 file.

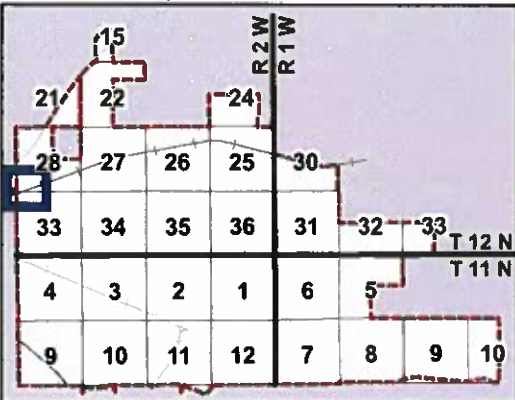


Billy Harless,
Community Development Director

KG



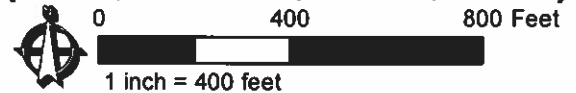
Locator Map



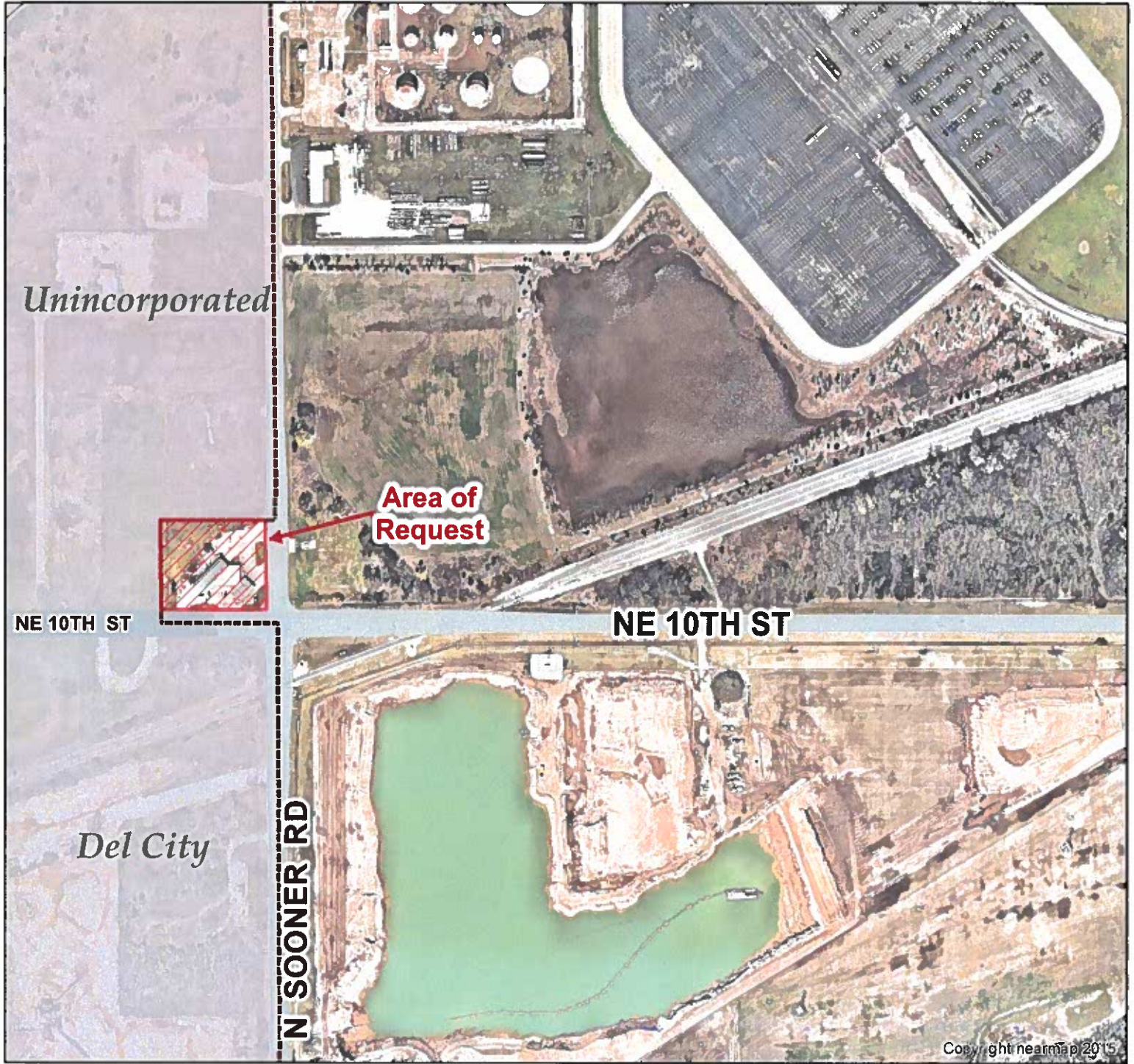
Future Land Use Legend

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

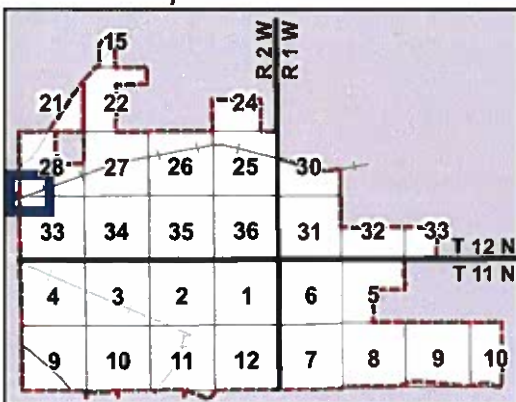
**FUTURE LAND USE
MAP FOR
PC-2058
(SE/4, Sec. 29, T12N, R2W)**



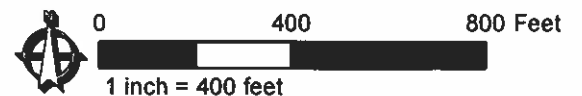
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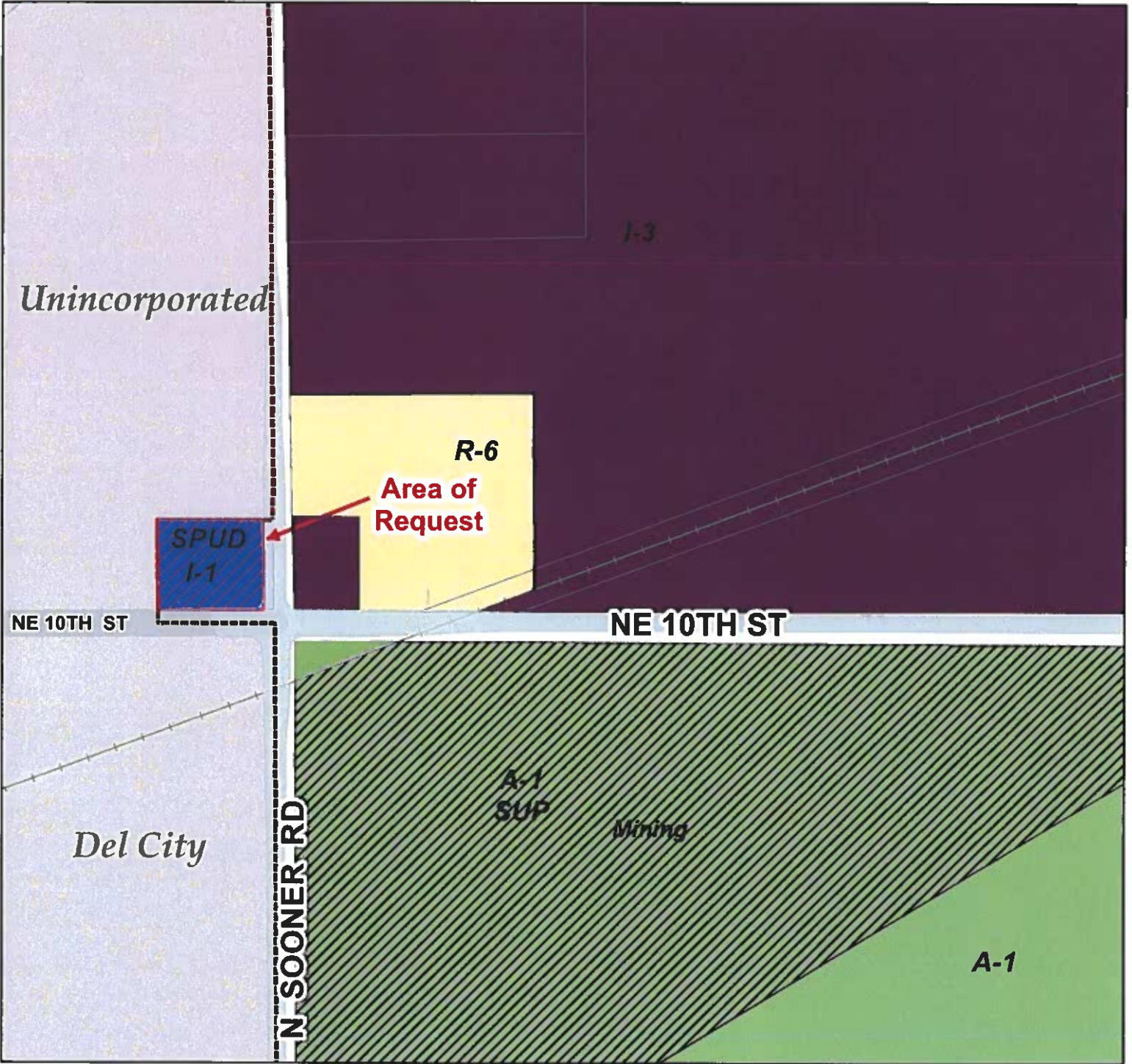
Locator Map



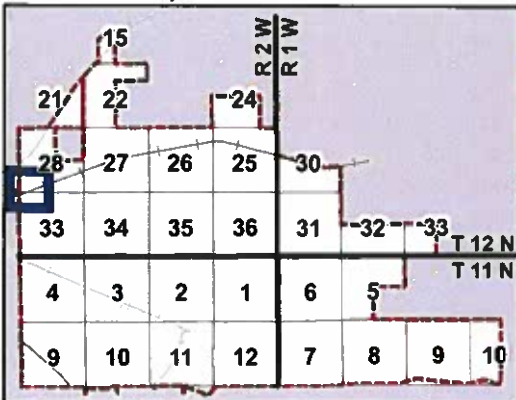
**3/2020 NEARMAP AERIAL VIEW FOR
PC-2058
(SE/4, Sec. 29, T12N, R2W)**



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Locator Map



Current Zoning Legend

A-1	I-2 SUP	R-35
A-1 SUP	I-3	R-2F
C-1	O-1	R-MD
C-1 SUP	O-1 SUP	R-MD SUP
C-2	O-2	R-HD
C-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-2058
(SE/4, Sec. 29, T12N, R2W)**



0 400 800 Feet

1 inch = 400 feet

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Midwest City Fire Marshal's Office

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



Re: PC - 2058

Date: 12 October 2020

PC-2058 is a request to amend the SPUD for 1101 N. Sooner Rd (Thunder Express) to allow the use of a dispensary along with the uses currently allowed.

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

Respectfully,

A handwritten signature in black ink, appearing to read "D. Helmberger".

Duane Helmberger
Fire Marshal
Midwest City Fire Department

The City of
MIDWEST CITY

COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION

William Harless, Community Development Director

Brandon Bundy, P.E., C.F.M., City Engineer

To: Kellie Gilles, Plans Review Manager

From: Brandon Bundy, City Engineer

Date: October 14th, 2020

Subject: Engineering staff comments for pc-2058 application

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2058:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

A twelve (12) inch public water main is located along the east side of Sooner Road and an eight (8) inch public water main along the north side of the parcel. The existing building in the area of request is currently on City water, therefore water line improvements are not required as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There are no public sewer mains within or bordering area of request. Extension is not required with this application but any future building permit will require a sanitary sewer extension and connection as outlined in Municipal Code 43-109. Plans will have to be designed by an Oklahoma licensed engineer, permitted through Oklahoma Department of Environmental Quality (ODEQ), bonded, and inspected by City Inspection.

Streets and Sidewalks

Access to the area of request exists off Sooner Road and N.E. 10th Street. Sooner Road is classified as a Primary Arterial and N.E. 10th Street as a Primary Arterial in the 2008 Comprehensive Plan.

Although sidewalk improvements are not required with this application, future building permits will require that sidewalks are considered.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is developed with houses already established. The area of request is shown to be in an "Area of Minimal Flood Hazard" meaning no floodplain on Flood Insurance Rate map (FIRM) number 40109C0310H, dated December 18th, 2009. Drainage and detention improvements are not required with this application.

Easements and Right-of-Way

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

1 **PC-2058**

2 **ORDINANCE NO. _____**

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

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

10 **ORDINANCE**

11 **SECTION 1.** That the zoning district of the following described property is hereby reclassified
12 to Amended SPUD, Simplified Planned Unit Development, subject to the conditions contained in
13 the PC-2058 file, and that the official Zoning District Map shall be amended to reflect the
14 reclassification of the property's zoning district as specified in this ordinance:

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

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

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

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

27 PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma,
28 on the _____ day of _____, 2020.

29 THE CITY OF MIDWEST CITY,
OKLAHOMA

MATTHEW D. DUKES II, Mayor

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ATTEST:

SARA HANCOCK, City Clerk

APPROVED as to form and legality this _____ day of _____, 2020.

HEATHER POOLE, City Attorney



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

REZONING APPLICATION

Simplified Planned Unit Development

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

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

A. Special Development Regulations

- List of the owners and/or developers: OWNER 333 Sooner Rd.
Applicant - staff
- Please list the adjoining land uses, both existing and proposed.
North: Vacant
South: Railroad / Office Plant
East: Vacant
West: Future Industrial Park
- Please list the use or uses that would be permitted on the site. All I-1 Light
Industrial uses plus Alcoholic Beverage Retail Sales
- This site will be developed in accordance with the Development Regulations of the I-1 Light Industrial zoning district.
- Please list all applicable special development regulations or modified regulations to the base zoning district: Allow all I-1 uses plus Alcoholic Beverage Retail Sales. Existing uses should be allowed to remain.
- Please provide a statement of the existing and proposed streets, including right-of-way standards and street design concepts: Site is located at the Northwest corner of N. Sooner & NE 12th. No new streets are proposed
- Please describe the physical characteristics of the following:
Sight-proof screening proposed: NONE

Landscaping proposed: None - Building & parking are existing



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

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

Area of open space proposed: Existing

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

Drainage information: No changes

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

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

B. Other Development Regulations

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

C. Master Plan Map (attached)

Exhibit A: None as building is existing

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

Signature _____

Date _____

**Midwest City Council
The Planning Commission
100 N Midwest Blvd,
Midwest City, OK
73110**

Re: Amend Spud zoning to allow the use of Convenience sales and personal services

Dear Sir/Madam,

I, Anuj Shrestha, would like to request to apply for amend SPUD to allow the use of convenience sales and personal Services- Dispensary In addition to the uses that currently allowed in the SPUD.

Thank you

Anuj Shrestha

2212 NW 157th St,

Edmond, OK, 73013

405-412-3709



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

ENGINEERING DIVISION
Brandon Bundy, City Engineer
CURRENT PLANNING DIVISION
Kellie Gilles, Manager
COMPREHENSIVE PLANNING
Petya Stefanoff, Comprehensive Planner
BUILDING INSPECTION DIVISION
Christine Brakefield, Building Official
GIS DIVISION
Greg Hakman, GIS Coordinator

To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: November 3, 2020

Subject: (PC-2059) Public hearing with discussion and consideration of an ordinance to redistrict from C-3, Community Commercial to SPUD, Simplified Planned Unit Development, governed by the C-3, Community Commercial subject to staff comments, for the properties described as Lots 1 and 2 of Block A of the Marydale Acres Addition, addressed as 1101 and 1107 N. Post Rd.

This application is being revised in order to better meet the requirements of the Zoning Ordinance. Staff and the applicant have discussed concerns and those are currently being addressed. It is requested that this application be forwarded to the December 1, 2020 Planning Commission meeting and January 12, 2021 City Council meeting.

No action is required at this time.

Billy Harless, AICP
Community Development Director

KG



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

ENGINEERING DIVISION
Brandon Bundy, City Engineer
CURRENT PLANNING DIVISION
Kellie Gilles, Manager
COMPREHENSIVE PLANNING
Petya Stefanoff, Comprehensive Planner
BUILDING INSPECTION DIVISION
Christine Brakefield, Building Official
GIS DIVISION
Greg Hakman, GIS Coordinator

To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: November 3, 2020

Subject: (PC-2060) Public hearing with discussion and consideration of an ordinance to redistrict from PUD, Planned Unit Development, governed by the I-2, Moderate Industrial district, to Amended PUD, Planned Unit Development, governed by the I-2, Moderate Industrial district subject to staff comments, for the properties described as Lots 1, 4, 8, 9, 10 and 11 of the Global Business Centre Addition. The lots are addressed as 2700, 2710, 2800, 2830, 2800 and 2841 Global Parkway.

Executive Summary: In 2003 the property was rezoned from I-2, Moderate Industrial and C-4, General Commercial to a PUD governed by the I-2, Moderate Industrial District. A PUD was requested to allow a private street providing access to the building sites. Several I-2 uses were excluded from the original PUD and remain excluded with this application. The excluded uses are listed under the planning comments further within this report. The owner of the six (6) properties noted above in the Subject is requesting to amend the PUD to allow the use of commercial marijuana grow and marijuana processing. These uses are now allowed in the I-2 district but were not use unit classifications when the original PUD was approved in 2003. Uses are often specifically included and/or excluded with SPUD and PUD applications. Any SPUD's and PUD's approved prior to the adoption of the ordinance creating marijuana grow and processing uses must be amended if the owner wants to allow the new uses. The original PUD was intended for industrial uses and the properties abutting the area of request to the east are zoned for industrial use. Action is at the discretion of the Planning Commission and City Council.

Dates of Hearing: Planning Commission – November 3, 2020
City Council – December 8, 2020

Applicant/Owner: Donald B. Nevard, Genprop Operators LLC

Council Ward: Ward 2, Pat Byrne

Proposed Use: Current I-2 uses allowed by the PUD and commercial marijuana grow and marijuana processing.

Size: The area of request encompasses six (6) lots within the platted Global Business Centre. Lots 1, 4, 8, 9 and 10 are approximately 21,000 square feet each. Lot 11 is approximately 105,516 square feet. Building sizes are listed below.



Building Sizes:

- Lot 1, 2830 Global Parkway – 5,808 square feet
- Lot 4, 2800 Global Parkway – 6,000 square feet
- Lots 8 and 9, 2710 Global Parkway – 11,520 square feet
- Lot 10, 2700 Global Parkway – undeveloped .53 acres
- Lot 11, 2701 Global Parkway – undeveloped 1.69 acres

Development Proposed by Comprehensive Plan:

- Area of Request – IND, Industrial and OR, Office/Retail
- North – IND, Industrial
- South and West – OR, Office/Retail
- East – COMM, Commercial and OR, Office Retail

Zoning Districts:

- Area of Request – PUD, Planned Unit Development
- North and West – R-MH-2, Manufactured Home Park
- South - R-MH-2, Manufactured Home Park and C-4, General Commercial
- East – C-4, General Commercial and I-2, Moderate Industrial

Land Use:

Area of Request – Existing industrial buildings and two (2) vacant lots

North – vacant

South and West – mobile home park and vacant land

East – individual and multi-tenant buildings with commercial and industrial uses

Comprehensive Plan Citation:

Industrial Land Use

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

Municipal Code Citation:

2.25 PUD, Planned Unit Development

2.25.1 General Provisions

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

The PUD may be used for particular tracts or parcels of land that are under common ownership and are to be developed as one unit according to a master development plan.

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

2.25.2 Intent and Purpose

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

(A) Innovative land development

Encourage innovative land development while maintaining appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties, and following the guidelines of the comprehensive plan.

(B) Flexibility within developments

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

(C) Efficient use of land

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

(D) Function, design and diversity

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

(E) Modifications to development requirements

Provide a vehicle for negotiating modifications in standard development requirements in order to both encourage innovative development and protect the health, safety and welfare of the community.

History:

1. June 1977 (PC-1308) This property was rezoned to C-4 and I-2
2. January 2003 (PC-1466) This property was rezoned to a PUD governed by the I-2, Moderate Industrial District.
3. September 2003 (PC-1497) The Global Business Centre Final Plat was approved.

Staff Comments:

Engineer's report:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

An eight (8) inch public water main is located along the east side of Global Parkway to the end and then loops to the east. Any new building permit will require tie into the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

An eight (8) inch public sanitary sewer is located along the east side of Global Parkway to the end and then flows to the west. Any future building permit will require that connection to the public sanitary sewer as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the area of request exists off Global Parkway which is platted as a local private street. Global Parkway connects to the south with S.E. 29th Street which is classified as a Primary Arterial in the 2008 Comprehensive Plan.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an "Area of Minimal Flood Hazard" meaning no floodplain on Flood Insurance Rate map (FIRM)

- 2700, 2710, 2720, and 2841 Global Parkway are on map number 40109C0330H, dated December 18th, 2009.
- 2800 and 2830 Global Parkway are on map number 40109C0340H, dated December 18th, 2009.

Drainage and detention improvements are not required with this application.

Easements and Right-of-Way

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

Fire Marshal's report:

The Fire Marshal has reviewed this request. The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

Plan Review Comments:

As the Commission and Council will remember, the Midwest City Zoning Ordinance was amended in October of 2018 as voters passed a measure to legalize medical marijuana in the state of Oklahoma. New use unit classifications were created for the use of commercial medical marijuana grower and medical marijuana processor. The approved ordinance allowed the use of commercial marijuana grow in Industrial districts, I-1, I-2 and I-3 as well as the C-4, General Commercial district. Marijuana processing was approved to be allowed in all industrial districts only.

Typically an underlying zoning is chosen for SPUD's and PUD's and the applicant chooses which uses within the underlying zoning to allow and prohibit on the property. As the two new uses of marijuana grow and processing were not in place at the time of previously approved, the owner/applicant can apply to amend the PUD to specifically allow one or both of them.

The area of request was rezoned to a PUD in 2003 with the PUD being governed by the I-2, Moderate Industrial district. The following uses were excluded in the PUD:

- Animal Sales and Services: Kennels and Veterinary, Restricted
- Animal Sales and Services: Kennels and Veterinary, General
- Child Care Center
- Drinking Establishments: Sitdown, Alcohol Permitted
- Eating Establishments: Sitdown, Alcohol Permitted
- Funeral and Internment Services: Cremating
- Signs; non-accessory
- Agricultural Processing: Limited
- Agricultural Processing: General
- Horticulture

The only change to the original PUD with this application is a request to allow the uses of commercial marijuana grow and marijuana processing. No other changes are proposed or requested.

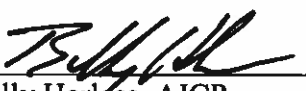
Since the original PUD was approved and the property was platted into individual lots, the original owner of Global Business Centre has sold five (5) lots. The original owner and applicant of this application has retained ownership of lots 1, 4, 8, 9, 10 and 11. This application only applies to the lots owned by Genprop Operators LLC. If this application is approved, the other five (5) lots will remain governed by the original PUD approved in 2003.

A site plan is included with this PUD application. The lots designated by an "X" are the lots included in this application.

The current code allows the use of commercial marijuana grow within industrial zoning districts. Action is at the discretion of the Planning Commission and City Council.

Action Required:

Approve or reject the ordinance to redistrict to Amended PUD for the property as noted herein, subject to staff's comments as found in the November 3, 2020 agenda packet and made a part of PC-2060 file.


Billy Harless, AICP
Community Development Director
KG

The City of
MIDWEST CITY

COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION

William Harless, Community Development Director

Brandon Bundy, P.E., C.F.M., City Engineer

To: Kellie Gilles, Plans Review Manager

From: Brandon Bundy, City Engineer

Date: October 15th, 2020

Subject: Engineering staff comments for pc-2060 application

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2060:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

An eight (8) inch public water main is located along the east side of Global Parkway to the end and then loops to the east. Any new building permit will require tie into the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

An eight (8) inch public sanitary sewer is located along the east side of Global Parkway to the end and then flows to the west. Any future building permit will require that connection to the public sanitary sewer as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the area of request exists off Global Parkway which is platted as a local private street. Global Parkway connects to the south with S.E. 29th Street which is classified as a Primary Arterial in the 2008 Comprehensive Plan.

Sidewalk improvements will not be considered with the platting at a private subdivision.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an "Area of Minimal Flood Hazard" meaning no floodplain on Flood Insurance Rate map (FIRM)

- 2700, 2710, 2720, and 2841 Global Parkway are on map number 40109C0330H, dated December 18th, 2009.
- 2800 and 2830 Global Parkway are on map number 40109C0340H, dated December 18th, 2009.

Drainage and detention improvements are not required with this application.

Easements and Right-of-Way

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



Midwest City Fire Marshal's Office

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



Re: PC - 2060

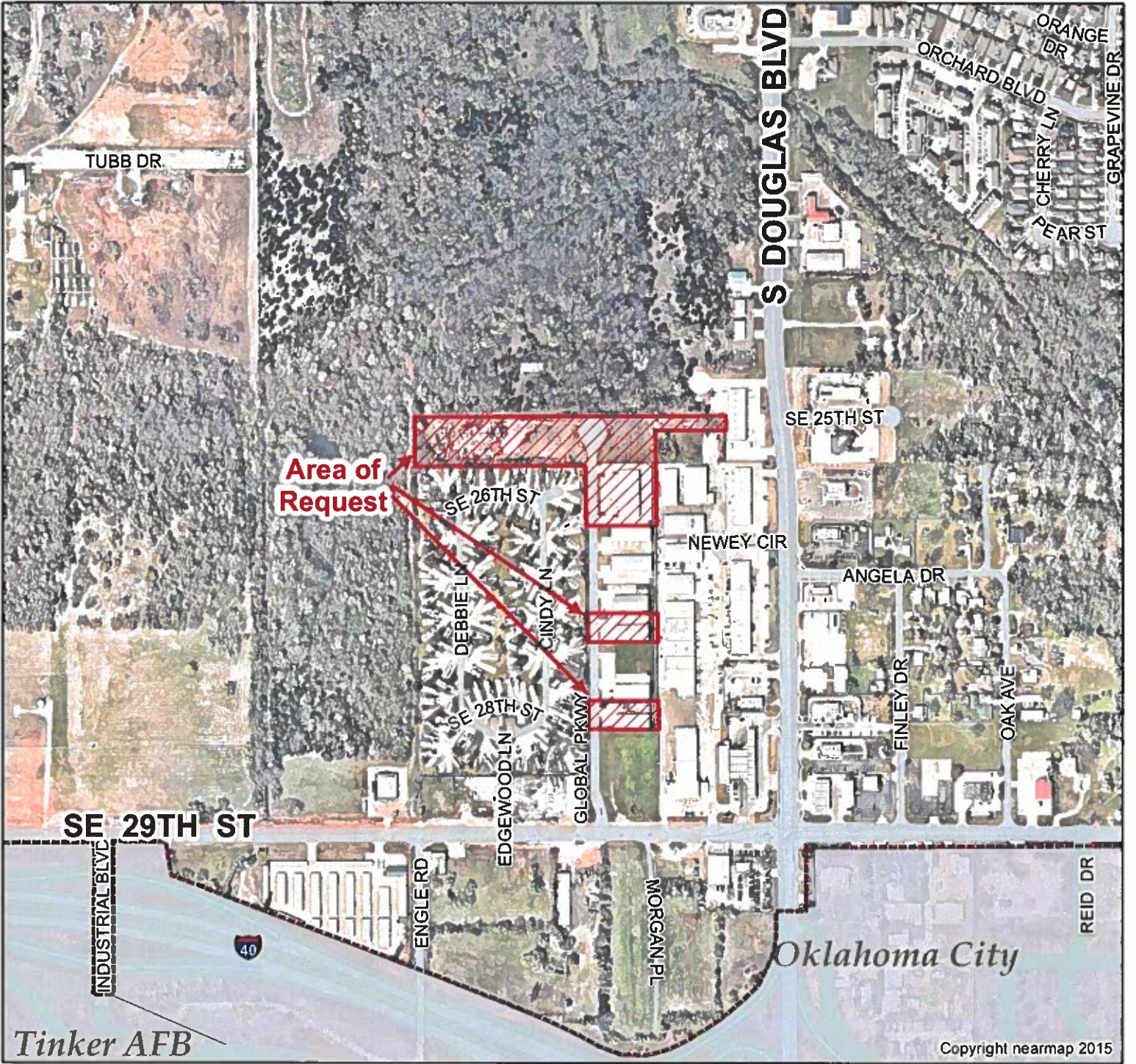
Date: 12 October 2020

PC-2060 is a request to amend the PUD zoning for several parcels within the Global Business Park. This request only applies to the parcels shown on the attached map. When this PUD was originally approved, the uses of marijuana grow and processing did not exist and therefore could not be permitted or excluded from the zoning. The owner of these parcels is requesting to amend the PUD to allow the uses of marijuana and processing. The PUD is governed by the I-2, Moderate Industrial District.

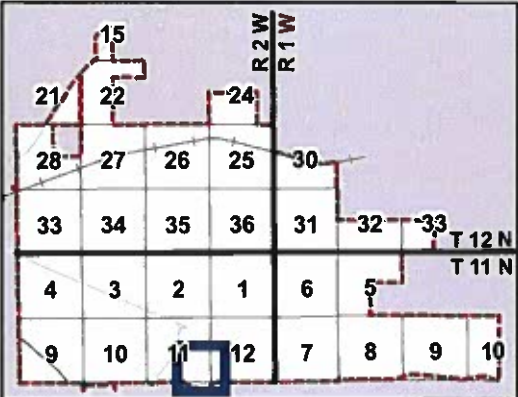
- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

Respectfully,

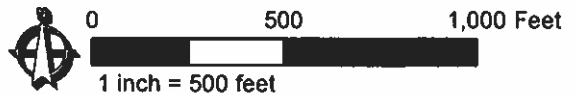
Duane Helmberger
Fire Marshal
Midwest City Fire Department



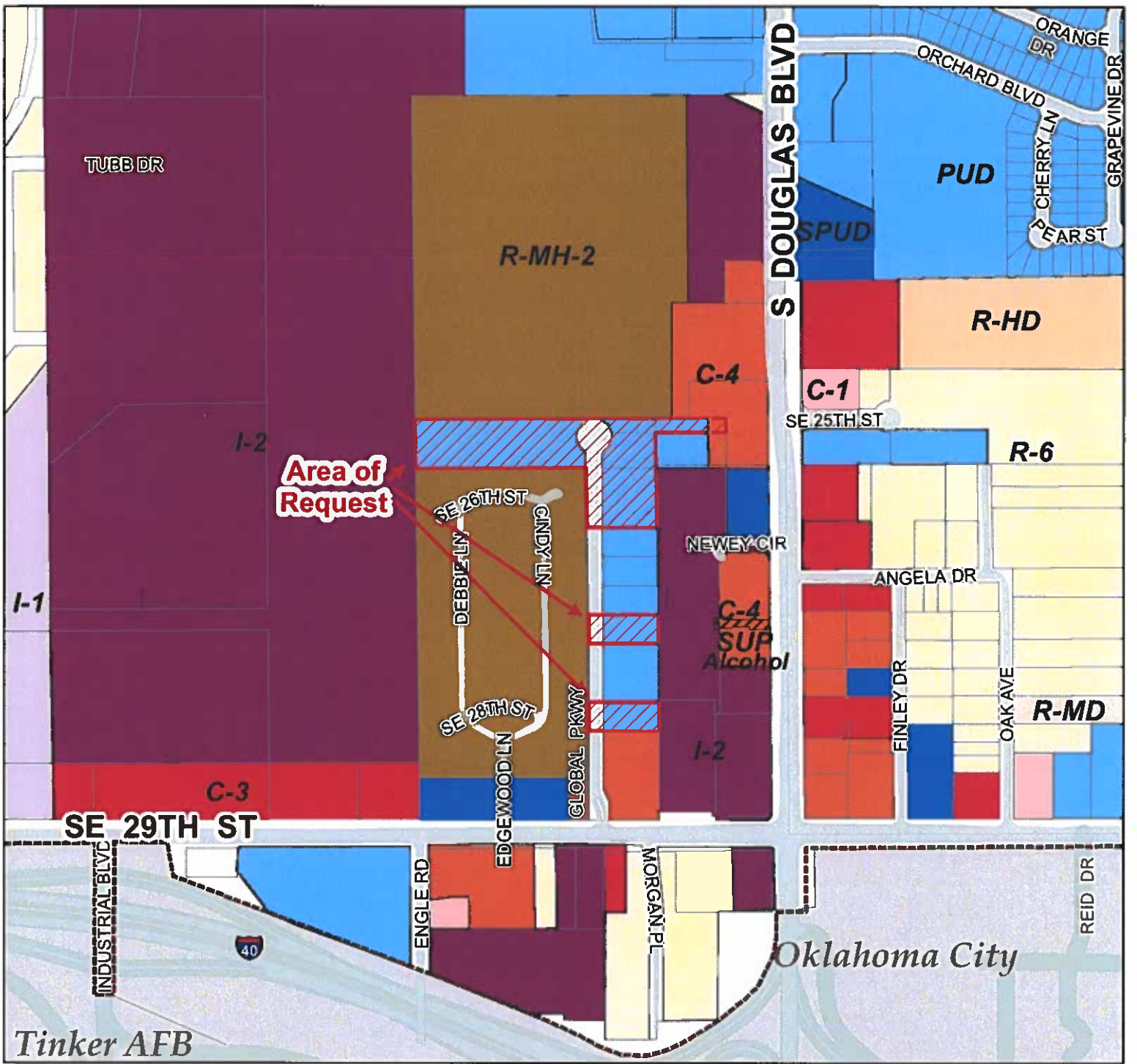
Locator Map



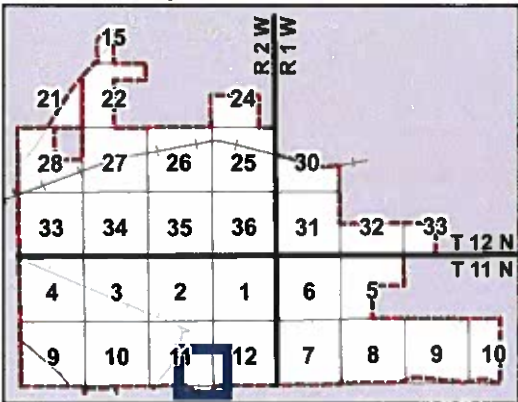
**3/2020 NEARMAP AERIAL VIEW FOR
PC-2060
(SE/4, Sec. 11, T11N, R2W)**



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



Locator Map



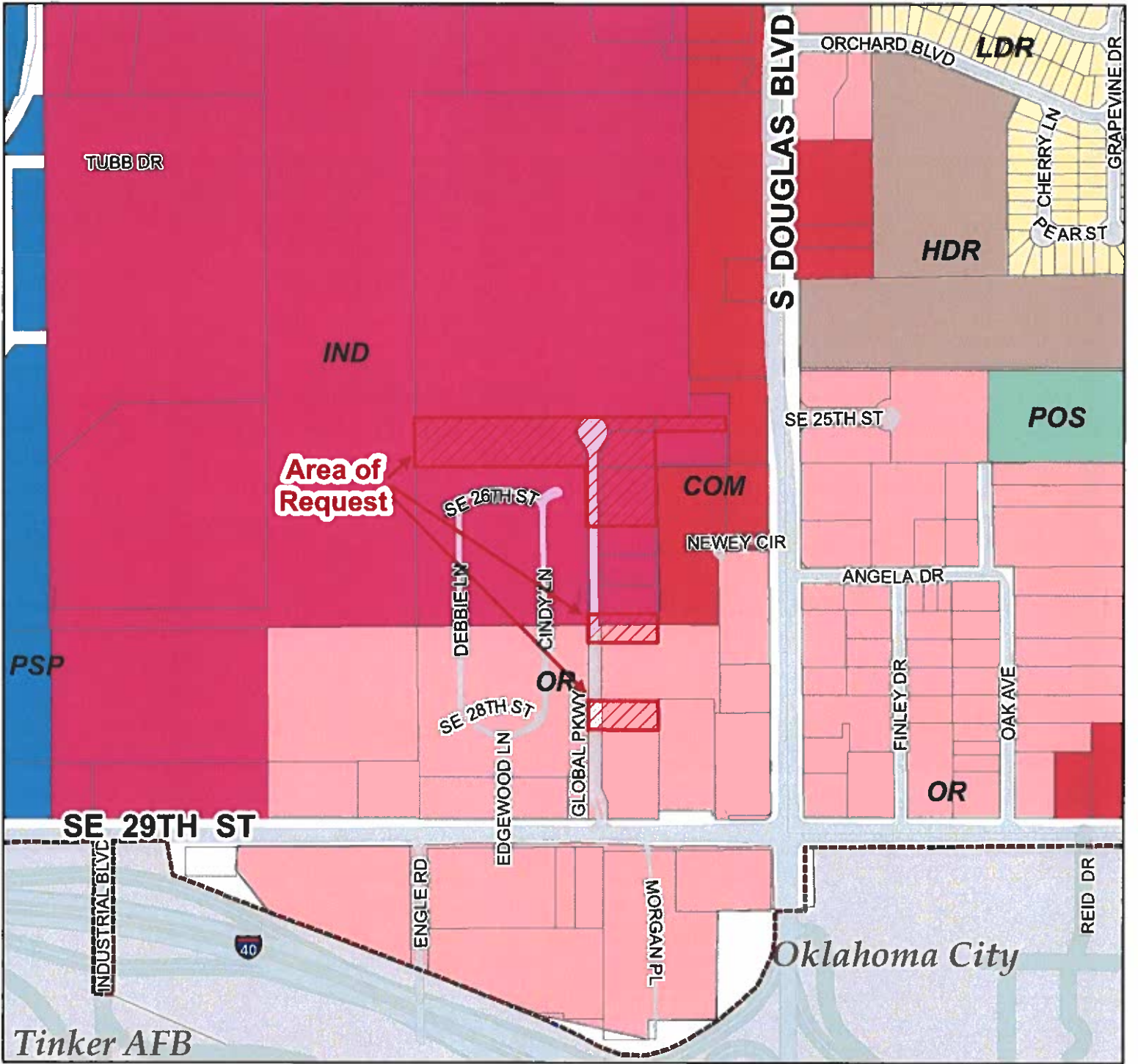
Current Zoning Legend

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-2060
(SE/4, Sec. 11, T11N, R2W)**



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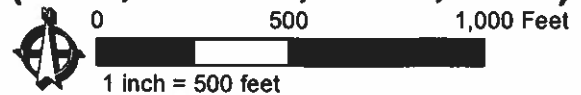


Area of Request

- 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

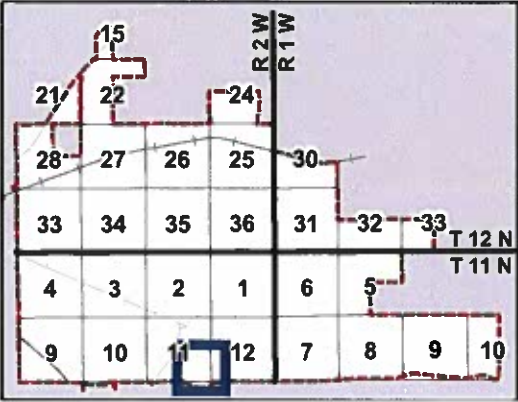
**FUTURE LAND USE
MAP FOR
PC-2060**

(SE/4, Sec. 11, T11N, R2W)



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

Locator Map



1 **PC-2060**

2 **ORDINANCE NO. _____**

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

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

9 **ORDINANCE**

10 **SECTION 1.** That the zoning district of the following described property is hereby reclassified
11 to Amended PUD, Planned Unit Development, subject to the conditions contained in the PC-
12 2060 file, and that the official Zoning District Map shall be amended to reflect the
13 reclassification of the property's zoning district as specified in this ordinance:

14 Lots 1, 4, 8, 9, 10 and 11 of the Global Business Centre Addition, Midwest City, OK

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

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

20 **PASSED AND APPROVED** by the Mayor and Council of the City of Midwest City, Oklahoma,
21 on the _____ day of _____, 2020.

22 **THE CITY OF MIDWEST CITY,**
23 **OKLAHOMA**

24 _____
25 **MATTHEW D. DUKES II, Mayor**

26 **ATTEST:**

27 _____
28 **SARA HANCOCK, City Clerk**

29 **APPROVED** as to form and legality this _____ day of _____, 2020.

_____ **HEATHER POOLE, City Attorney**

Exhibit "A"

This re-zoning application is to amend PUD 1466 by amending Section 2.6 "Special Development Regulations" and specifically Section 2.6.1, which shall be amended to read in its entirety:

"2.6.1 Special Development Regulations

This PUD shall be developed in accordance with the development regulations in effect on the date of this amendment of this PUD for the conventional I-2 Moderate Industrial District and which may thereafter be permitted, including those uses permitted by Ordinance Number 3353, amending Section 4.5, by adding unit classifications and regulations for "Commercial Medical Marijuana Grower" and Medical Marijuana Processor", as defined therein."

EXHIBIT "B"

LEGAL DESCRIPTION

GLOBAL BUSINESS CENTRE

LOT ONE (1) GLOBAL BUSINESS CENTRE PUD

LOT FOUR (4) GLOBAL BUSINESS CENTRE PUD

LOTS EIGHT (8) AND NINE (9) GLOBAL BUSINESS CENTRE PUD

LOT TEN (10) GLOBAL BUSINESS CENTRE PUD

LOT ELEVEN (11) GLOBAL BUSINESS CENTRE PUD

PC-1446



MASTER PLAN FOR GLOBAL BUSINESS CENTRE PUD

1.0 INTRODUCTION

A commercial and industrial multi-building development is proposed to be located on property that is located 640 feet west of the intersection of Douglas and Southeast 29th Street, Midwest City, Oklahoma, containing 9.6564 acres gross, including 0.107 acres as of street right-of-way.

This document contains the Design Statement and the Master Development Plan Map for the proposed development.

The legal description of this PUD is included in Appendix A of this document.

Revised 12-17-02
Revised 1-2-03
Revised 1-8-03

MASTER PLAN FOR GLOBAL BUSINESS CENTRE PUD

2.0 THE PUD DESIGN STATEMENT

2.1 Title of PUD

The title of the Planned United Development (PUD) is **Global Business Centre**.

2.2 List of Owners and/or Developers

The present owners of the land to be developed in this PUD are:

Genprop Operators, L.L.C.
P.O. Box 18612
Oklahoma City, Oklahoma 73154-0612

By deed filed in Book 8561 at Page 716-777 of the records of Oklahoma County, Oklahoma.

The proposed developer of the property is:

Genprop Operators, L.L.C.
P.O. Box 18612
Oklahoma City, Oklahoma 73154-0612

2.3 State of the General Location and Relationship to adjoining land uses, both existing and proposed.

The legal description of the property to be included in this PUD is included in Appendix A of this document.

The property surrounding this proposed PUD has previously been developed as follows:

North: The property immediately to the north is vacant land. To the east side of the north land is vacant land extending to Douglas Boulevard.

East: To the east is a multi-building commercial development extending north and south along Douglas Boulevard from Southeast 29th.

South: The property to the south is vacant land and borders Interstate 40 and the southern most city limits line for Midwest City.

West: The property to the west is a mobile home park.

There are no residential uses other than the mobile home park near the area of the proposed PUD.

2.4 Description of the PUD Concept.

The proposed use of the land will be allowed by the current I-2 ("Moderate Industrial") zoning. This PUD is proposed to allow any uses permitted under the current "Moderate Industrial" (I-2) Zoning District. The following is specifically proposed:

The purpose of this PUD is to restrict the development of the area within the PUD to controlled uses.

The total acreage in the PUD is nine (9.6564) acres, gross, including 0.107 acres as of street right-of-way. The owner plans to develop the property. The property will be served by access from one approach on Southeast 29th Street.

The buildings will be used for uses consistent with the I-2 zoning and will be steel buildings with steel framing and roofing.

The parking requirements of the zoning code of the City of Midwest City shall be met.

2.5 Existing PUD Zoning in the Area

There are no existing PUD zoning districts in or near the area of this PUD.

2.6 Special Development Regulations.

2.6.1 Special Development Regulations

This PUD shall be developed in accordance with the development regulations in effect on the date of approval of this PUD for the conventional I-2 moderate Industrial District except for the following special regulations:

A. Further Limitation on Allowable Uses:

The following uses shall not be allowed within this PUD:

2.4.7 Animal Sales and Services: Kennels and Veterinary, Restricted

2.4.8 Animal Sales and Services: Kennels and Veterinary, General

2.4.16 Child Care Center

2.4.21 Drinking Establishments: Sitdown, Alcohol Permitted

2.4.25 Eating Establishments: Sitdown, Alcohol Permitted

- 2.4.29 Funeral and Interment Services: Cremating
- 2.4.47 Signs: non-accessory
- 2.7.1 Agricultural Processing: Limited
- 2.7.2 Agricultural Processing: General
- 2.7.6 Horticultural

B. Additional Allowable Uses:

The following uses may be permitted on review in accordance with provisions contained in Section 4.3.

- 2.5.9 Wholesaling, Storage and Distribution: General

2.6.2 Public Street Access Limitation

Access to the site from Southeast 29th Street shall be limited to one (1) boulevard approach.

2.6.3 Requested Variances to the Subdivision Regulations.

This PUD shall be developed in accordance with the subdivision regulations in effect on the date of approval of this PUD, except for the following requested variations to the Subdivision Regulations:

A. Request for a cul-de-sac on the North end of the project with a 50' radius with the total length being 1438 feet. Additionally requesting that the required 450 square feet of center island be limited to One (1) center island at the entrance from SE 29th Street. Said are to maintained by the developer of the subdivision. It is possible with the nature of this development that use of center islands on at every 500 feet would could adversely effect the flow of traffic in this type of development. Therefore, the developer requests permission to build a cul-de-sac to total length of 1438 feet with one (1) center island at the entrance to SE 29th Street in an area no less than 600 square feet.

2.6.4 Signage

A. Development entrance sign. Said sign will not exceed five hundred square feet on each face (two faces) installed on one (1) pole located in Common Area "A" with said pole being in the 25 foot site triangle.

B. Individual Site Signage. Low ground monument type signs to be used for the individual building sites, limited to eight (8) feet in height and ten (10) feet in length.

2.6.5 Common Area's and Private Street. All owners of the lots located in the Park shall share equally in the cost for the maintenance and upkeep of the common areas and road as designated on the Plat of Global Business Centre.

2.7 Statement on Existing and Proposed Streets

The PUD will be served by the existing public street of Southeast 29th.

A new private street is proposed in this PUD running from Southeast 29th to the north, to the north boundary of the property. Said street to be built to meet the minimum standards as date PUD is approved.

Access to the public streets is limited as described in Section 2.6.2.

2.8 Statement on Physical Characteristics

2.8.1 Elevation

The maximum elevation is approximately 1250 feet with the minimum elevation being approximately 1214 feet for a total elevation difference of about 36 feet +/-.

2.8.2 Slope Analysis

The existing slope of the ground in the PUD has an overall slope of 2.73% percent.

2.8.3 Soils Characteristics

The soils in this PUD consist of mainly red brown sandy clay and red clay. These conditions will be good for our intended purposes.

2.8.4 Tree Cover

The majority of the site has been cleared of timber and existing development and continues to be undeveloped except for timber and trees. Landscaping of the new facilities shall met the current City ordinances.

The majority of the land within this PUD will be used for industrial building development and will have the required landscaping incorporated into the project plans.

2.8.5 Fencing

The fencing for between buildings will incorporate existing fencing and new fencing will be chainlike as required.

2.9 Topographic Map

A topographic map with two foot contour intervals is included in Appendix B of this PUD.

2.10 Drainage Information

Detention on each lot as each lot is developed.

2.11 Statement on Utilities

The property will be served by public water and public sewer improvements.

All buildings will be served by electric utilities, using the existing rights of way or additional easements when required by the utility company, all in accordance with the utility company standard policies. All buildings will be served by electric, gas and telephone utilities, using existing easements or additional easements when required.

Trash service from the City of Midwest City or in accordance with the regulations of the City of Midwest City will be used in this PUD.

2.12 Densities, Use Types and Sizes of Structures

This PUD will consist of commercial and industrial uses.

The total land area in the PUD is 9.6564 acres more or less.

2.13 Proposed Sequence of Development

The PUD is to be developed in one (1) phase.

3.0 MASTER DEVELOPMENT PLAN MAP

The master development map for this PUD is included in Appendix C of this document.

This map includes the following:

1. Location of Proposed Land Uses.
2. Location of collector and local streets within the PUD and adjacent arterial streets.



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

ENGINEERING DIVISION
Brandon Bundy, City Engineer
CURRENT PLANNING DIVISION
Kellie Gilles, Current Planning Manager
COMPREHENSIVE PLANNING
Petya Stefanoff, Comprehensive Planner
BUILDING INSPECTION DIVISION
Christine Brakefield, Building Official
GIS DIVISION
Greg Hakman, GIS Coordinator

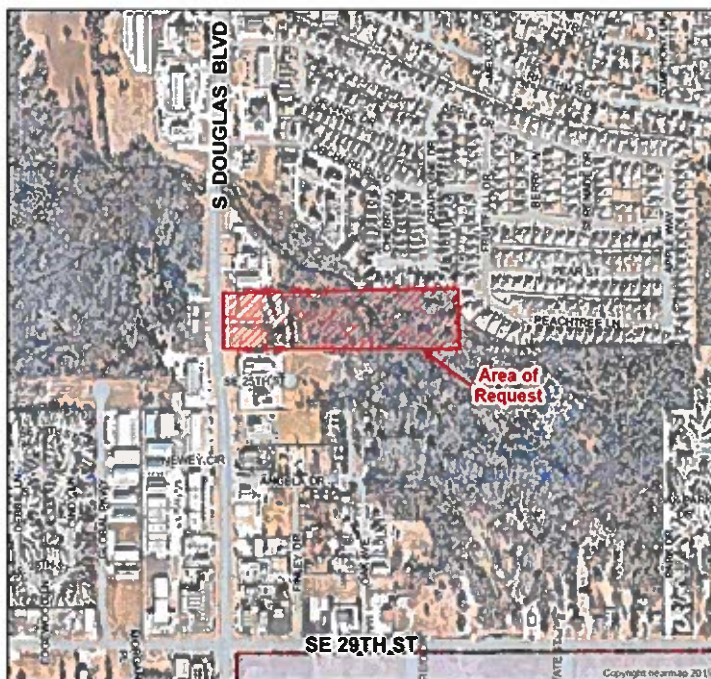
To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: November 3, 2020

Subject: (PC-2061) Discussion and consideration of approval of the StatusOne Preliminary Plat for the property described as a part the SW/4 of Section 12, T11N, R2W, addressed as 2500 S. Douglas Blvd.

Executive Summary: This preliminary plat is being requested in order to divide the existing ten (10) acre lot into three (3) parcels for development. The frontage along S. Douglas Blvd. is zoned C-3, Community Commercial and the rear, or eastern, portion of the lot is zoned R-HD, High Density Residential. A portion of the site is within the floodplain which is shown on the preliminary plat. All required public improvements including a cul-de-sac road, water and sanitary sewer extensions and a trail are requirements of this preliminary plat and must be installed prior to application of the final plat. The applicant has requested a waiver regarding the Tree Canopy Management Plan,



however, all trees east of the creek, abutting The Orchard Addition are proposed to remain through the platting process. The Park Land Review Committee recommended approval of private park land to be owned and maintained by the HOA. Action is at the discretion of the Planning Commission and City Council.

Dates of Hearing: Planning Commission – November 3, 2020

City Council – December 8, 2020

Owner: James Webster Trust

Applicant: Chris Webster

Engineer: Jon Doyle, Cedar Creek

Proposed Use: Two (2) commercial lots and one (1) 6.64 acre high density residential lot

Size:

The area of request has a frontage of approximately 330' along S. Douglas Blvd. and a depth of approximately 910' containing an area of approximately 10 acres, more or less.

Zoning Districts:

Area of Request – C-3, Community Commercial and R-HD, High Density Residential
North – Planned Unit Development (PUD) and Simplified Planned Unit Development (SPUD)

South – C-1, Restricted Commercial and R-6, Single Family Residential

East – R-6, Single Family Residential

West – C-4, General Commercial

Land Use:

Area of Request – One single family residence

North – Commercial business, apartments and single family homes

South – Sonic and vacant

East – Single family homes

West – Commercial businesses

Municipal Code Citation:

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 the Subdivision Ordinance.

History:

1. The west 200 feet of the parcel were rezoned to C-3, Community Commercial in 1987 (PC-990).
2. The C-3 zoning was extended 150' to the west in May of 2018 (PC-1947).
3. A preliminary plat was approved in February of 2020 (PC-2039)
4. The eastern portion of the site was rezoned to R-HD in July 2020 (PC-2045).

Staff Comments:

Engineer's report:

Note: This application is for a preliminary plat of StatusOne located at 2500 S Douglas Boulevard.

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. It should be noted that a fifty four (54) inch OKC water main runs along the eastern side of Douglas Boulevard. The developer cannot utilize this water main and may cause difficulty when crossing with proposed utilities. Caution during design and construction is advised.

Water Improvements

There is a twelve (12) inch public water main running along the west side of Douglas Boulevard.

The applicant has proposed teeing into this water main, boring across Douglas Boulevard and extending an eight (8) inch public water main to all of the proposed lots as required in Municipal Code 43-32. The lines will be within the proposed right of way for Cedar Creek Lane.

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

Sanitary Sewerage Collection and Disposal

The proposed development has access to multiple different sewer lines.

- A ten (10) inch main runs south to north along the west side of Soldier Creek, bisecting the proposed development:
- There is a system of eight (8) inch lines servicing the Orchard Subdivisions which generally border the northeast corner of the proposed development.
- An eight (8) inch sewer runs along the western side of Douglas Boulevard from south to north.
- An eight (8) inch main extends along a portion of the southern boundary of the proposed development and eventually flows in the ten (10) inch line described above.

The applicant has proposed constructing a public sewer main providing service to all of the proposed lots by extension of the eight (8) inch line running along the northern boundary. This line will be constructed in a twenty (20) foot easement dedicated on the plat.

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

Streets and Sidewalks

The proposed development is divided by a regulated creek which hinders access across the entire property.

Douglas Boulevard is listed as a primary arterial in the 2008 Comprehensive Plan. A right-of-way of 120 feet is required, 60 feet on each side of centerline with an addition ten (10) foot utility easement adjacent to the proposed development. It will be required to be dedicated on the final plat if not already existing.

The applicant proposes to construct a public local street, Cedar Creek Lane, with sidewalks to service the area of request. Access to all the lots is proposed of Douglas Boulevard via an approximate 410 foot long Cedar Creek Lane which is proposed to have a hammerhead type turn around.

Sidewalk currently exists across the frontage of Douglas Boulevard. Additional sidewalk will be required on both sides of the proposed internal roadway and ramps constructed to current standard aligned north/south at the intersection with Douglas Boulevard. This sidewalk will be required to be built prior to the final plat application as per Section 38-47.2. Any work to the existing drives or sidewalk will require current Midwest City standard.

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

The comprehensive plan dictates the connection of internal streets within the square mile sections that are designated as future collector roads. The thoroughfare plan does not designate this area to contain a future collector road.

The subdivision plan also requires the connection of roads in a proposed subdivision if the proposal contains fifty or more proposed lots. This application falls below that threshold at three lots. The applicant proposes to construct a public local street that is a cul de sac with one point of ingress / egress.

Drainage and Flood Control, Wetlands, and Sediment Control

The proposed development is rolling with a creek bisecting the property and a ridge on the approximate western quarter. Drainage to the proposed development generally is as follows:

- A developed storm sewer exists running along the east side of Douglas Boulevard draining south to north. This line serves to drain the right-of-way and does not have a known capacity.
- Soldier Creek bisects the property, running from south to north. Soldier Creek is a regulated creek with the existence of regulated FEMA floodway and floodplain.
- On the southeast corner of the proposed development lies an outfall from a detention pond serving the Orchard 2nd Addition. This outfall then runs across the proposed development via a natural channel to Soldier Creek. This drainage is contained within the regulated floodplain.
- Sheet flow comprises of the rest of the drainage both into and out of the proposed development.

All the drainage eventually flows into Soldier Creek. Currently, the proposed development tract has one (1) house but is otherwise undeveloped with no improvements or structures. The applicant has proposed that a common detention pond handle lot 1 and lot 3 as well as the road infrastructure. Lot 2 will require separate detention as condition of any applied building permit.

The area of request is dissected by a regulated floodway and flood zone AE (the 100-year floodplain) as shown on the effective Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009. The developer will be required to complete a Letter of Map Revision – Fill (LOMR-F) based on amount of suggested fill in the floodplain. A LOMR-F is regulated by Army Corps of Engineers and is required to be approved prior to final platting.

No identified wetlands are located on or abutting the proposed development as shown on the National Wetlands Inventory, www.fws.gov/wetlands/data/Mapper.html prepared by the United States Department of the Interior Fish and Wildlife Service, access October 15th, 2019.

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.

Floodplain requirements related to ordinance

The developer has agreed to dedicate any 100 year floodplain to the city in the form of an easement. Although not spelled out directly in Sec. 38-44.6(b)(3)(a); this applies to the intent of the ordinance to have the floodplain be dedicated to an entity responsible for maintenance and preservation. An access easement will also be dedicated from Cedar Creek Lane to the floodplain easement.

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.

A 15' Utility easement will be required to be dedicated along the southern property line per 38-48.15.(c)(2).



View looking from South to the North



View looking from frontage east towards Lot 3



View looking from the frontage east towards Lot 1



View looking east from the northern property boundary



Existing drive on Douglas, roughly lot 1 (northern half of property)



Existing drive on Douglas in the middle of the property, approximate location of StatusOne Dr.

Fire Marshal's report:

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

Plan Review Comments:

This preliminary plat is being requested in order to divide the existing single lot into three (3) lots. The western 325' of this property, where proposed lots 1 and 3 are located, is zoned C-3, Community Commercial. The remainder of the property, lot 2, was recently rezoned to R-HD, High Density Residential.

As proposed Lot 2 will contain more than one (1) dwelling unit per acre now that it is zoned R-HD, High Density Residential, park land dedication is required. The applicant is required to dedicate .49 acre of land for park land. The applicant has proposed to dedicate .49 acres of land within the floodway, adjacent to the proposed trail as private park to be owned and maintained by the HOA. The Park Land Review Committee met on October 21, 2020 and recommended approval of this proposal. The remainder of the floodway will be dedicated to the City as noted in the engineering section of this report.

The applicant has submitted a tree canopy management plan as required by Section 38-53 of the Subdivision Regulations. The plan shows that all trees located within the floodplain and east of Soldier Creek will remain throughout the platting process. The applicant has submitted a waiver requesting to be allowed to remove some trees west of the creek that would be required to remain according to the Subdivision Regulations. The waiver request is included within the agenda packet.

A trail easement is required along Soldier Creek. The trail is shown on this preliminary plat. The applicant is in the process of having a LOMR-F updated. This will affect the amount of land that is within the floodplain and floodway. Once the LOMR-F has been updated, the final plat must show the trail and the 30' easement required by the Subdivision Regulations.

All development, residential and commercial, must meet the requirements of the Zoning Ordinance as well as the Subdivision Regulations.

Action Required: Approve or reject the StatusOne Preliminary Plat located on the property as noted herein, subject to the staff comments and found in the November 3, 2020 agenda packet and made a part of PC- 2061 file.



Billy Harless,
Community Development Director

KG

The City of
MIDWEST CITY

COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION

William Harless, Community Development Director

Brandon Bundy, P.E., C.F.M., City Engineer

To: Kellie Gilles, Plans Review Manager

From: Brandon Bundy, City Engineer

Date: October 14th, 2020

Subject: Engineering staff comments for pc-2061 preliminary plat application

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2061:

Note: This application is for a preliminary plat of StatusOne located at 2500 S Douglas Boulevard.

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.

It should be noted that a fifty four (54) inch OKC water main runs along the eastern side of Douglas Boulevard. The developer cannot utilize this water main and may cause difficulty when crossing with proposed utilities. Caution during design and construction is advised.

Water Improvements

There is a twelve (12) inch public water main running along the west side of Douglas Boulevard.

The applicant has proposed teeing into this water main, boring across Douglas Boulevard and extending an eight (8) inch public water main to all of the proposed lots as required in Municipal Code 43-32. The lines will be within the proposed right of way for Cedar Creek Lane.

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

Sanitary Sewerage Collection and Disposal

The proposed development has access to multiple different sewer lines.

- A ten (10) inch main runs south to north along the west side of Soldier Creek, bisecting the proposed development:
- There is a system of eight (8) inch lines servicing the Orchard Subdivisions which generally border the northeast corner of the proposed development.
- An eight (8) inch sewer runs along the western side of Douglas Boulevard from south to north.
- An eight (8) inch main extends along a portion of the southern boundary of the proposed development and eventually flows in the ten (10) inch line described above.

The applicant has proposed constructing a public sewer main providing service to all of the proposed lots by extension of the eight (8) inch line running along the northern boundary. This line will be constructed in a twenty (20) foot easement dedicated on the plat.

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

Streets and Sidewalks

The proposed development is divided by a regulated creek which hinders access across the entire property.

Douglas Boulevard is listed as a primary arterial in the 2008 Comprehensive Plan. A right-of-way of 120 feet is required, 60 feet on each side of centerline with an additional ten (10) foot utility easement adjacent to the proposed development. It will be required to be dedicated on the final plat if not already existing.

The applicant proposes to construct a public local street, Cedar Creek Lane, with sidewalks to service the area of request. Access to all the lots is proposed off Douglas Boulevard via an approximate 410 foot long Cedar Creek Lane which is proposed to have a hammerhead type turn around.

Sidewalk currently exists across the frontage of Douglas Boulevard. Additional sidewalk will be required on both sides of the proposed internal roadway and ramps constructed to current standard aligned north/south at the intersection with Douglas Boulevard. This sidewalk will be required to be built prior to the final plat application as per Section 38-47.2. Any work to the existing drives or sidewalk will require current Midwest City standard.

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

The comprehensive plan dictates the connection of internal streets within the square mile sections that are designated as future collector roads. The thoroughfare plan does not designate this area to contain a future collector road. The subdivision plan also requires the connection of roads in a proposed subdivision if the proposal contains fifty or more proposed lots. This application falls below that threshold at three lots. The applicant proposes to construct a public local street that is a cul de sac with one point of ingress / egress.

Drainage and Flood Control, Wetlands, and Sediment Control

The proposed development is rolling with a creek bisecting the property and a ridge on the approximate western quarter. Drainage to the proposed development generally is as follows:

- A developed storm sewer exists running along the east side of Douglas Boulevard draining south to north. This line serves to drain the right-of-way and does not have a known capacity.
- Soldier Creek bisects the property, running from south to north. Soldier Creek is a regulated creek with the existence of regulated FEMA floodway and floodplain.
- On the southeast corner of the proposed development lies an outfall from a detention pond serving the Orchard 2nd Addition. This outfall then runs across the proposed development via a natural channel to Soldier Creek. This drainage is contained within the regulated floodplain.
- Sheet flow comprises of the rest of the drainage both into and out of the proposed development.

All the drainage eventually flows into Soldier Creek. Currently, the proposed development tract has one (1) house but is otherwise undeveloped with no improvements or structures.

The applicant has proposed that a common detention pond handle lot 1 and lot 3 as well as the road infrastructure. Lot 2 will require separate detention as condition of any applied building permit.

The area of request is dissected by a regulated floodway and flood zone AE (the 100-year floodplain) as shown on the effective Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009. The developer will be required to complete a Letter of Map Revision – Fill (LOMR-F) based on

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amount of suggested fill in the floodplain. A LOMR-F is regulated by Army Corps of Engineers and is required to be approved prior to final platting.

No identified wetlands are located on or abutting the proposed development as shown on the National Wetlands Inventory, www.fws.gov/wetlands/data/Mapper.html prepared by the United States Department of the Interior Fish and Wildlife Service, access October 15th, 2019.

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.

Floodplain requirements related to ordinance

The developer has agreed to dedicate any 100 year floodplain to the city in the form of an easement. Although not spelled out directly in Sec. 38-44.6(b)(3)(a); this applies to the intent of the ordinance to have the floodplain be dedicated to an entity responsible for maintenance and preservation. An access easement will also be dedicated from Cedar Creek Lane to the floodplain easement.

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.

A 15' Utility easement will be required to be dedicated along the southern property line per 38-48.15.(c)(2).



View looking from South to the North



View looking from frontage east towards Lot 3 and existing structure

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View looking from the frontage east towards Lot 1



View looking east from the northern property boundary

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Existing drive on Douglas, roughly lot 1 (northern half of property)



Existing drive on Douglas in the middle of the property, approximate location of StatusOne Dr.

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



Re: PC - 2061

Date: 12 October 2020

PC-2061 is a request for a preliminary plat for the parcel located at 2500 S. Douglas. A preliminary plat was approved for this area earlier this year, however, since that time, the eastern portion of the parcel was rezoned from R-6, Single Family Residential to R-HD, High Density Residential.

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

Respectfully,

A handwritten signature in black ink, appearing to read "D. Helmberger".

Duane Helmberger
Fire Marshal
Midwest City Fire Department



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 ENGINEERING DIVISION

Applicant: Statusone
 Phone Number: _____
 Address: 2500 S Douglas Blvd

Preliminary Plat Requirements/Checklist - Engineering

The preliminary plat shall be accompanied by a statement signed by the registered engineer preparing the plat that he has, to the best of his ability, designed the subdivision in accordance with the latest subdivision regulations and in accordance with the ordinances and regulations governing the subdivision of land.

38-18	Preliminary Plat:	
Administrative	North arrow, scale, date, and site location map	BB
Administrative	The total number of lots	BB
Administrative	The total area of development	BB
Administrative	The location of proposed lots, areas in Acres and Square Feet, and dimensions.	BB
Administrative 38-42.3(b)(3)	The location of property lines, existing easements, buildings, fences, cemeteries or burial grounds, and other existing features within the area to be subdivided and similar facts regarding existing conditions on immediately adjacent property.	BB
Administrative 38-42.3(b)(3)	The location of any natural features such as water courses, water bodies, flood hazard areas, tree masses, steep slopes, or rock outcroppings within the area to be subdivided and similar facts regarding existing conditions on immediately adjacent property.	BB
Administrative 38-42.3(b)(3)	The location, width, and name of all existing or platted streets or other public ways (i.e. railroad and state-owned) within or immediately adjacent to the tract.	BB
Administrative	The location of all existing or abandoned oil or gas wells, oil or gas pipelines and other appurtenances associated with the extraction, production and distribution of petroleum products and all related easements on the site or on immediately adjacent property.	BB
13-18.2(c)	The applicant shall furnish with the application to the city a current title commitment issued by a title insurance company authorized to do business in Oklahoma, a title opinion letter from an attorney licensed to practice in Oklahoma, or some other acceptable proof of ownership, identifying all persons having an ownership interest in the property subject to the preliminary plat.	---
Administrative	The legal metes and bounds of the property being developed.	BB
13-69.7(1)	The area of the preliminary drainage plan in acres shown at points where storm water enters and leaves the proposed subdivision, and where drainage channels intersect roadways and at junction points.	
13-69.7(3)	The location, size, and type of existing and proposed storm water control facilities including storm sewers, inlets, culverts, swales, channels and retention or detention ponds and areas. The approximate area in acres served by said facilities shall be shown.	BB



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13-69.7(4)	Special structures such as dams, spillways, dikes or levees.	----
Administrative	Location of Floodplain if adjacent or within development	BB
Administrative	Location of Wetlands if adjacent or within development. If so, the developer is required to notify the Army Corp of Engineers.	none
Administrative 38-43.3(a)(1)	Show the location and size of water mains.	BB
Administrative 38-43.3(a)(1)	Show the location and size of wastewater mains.	BB
Administrative 38-43.3(a)(2)	Show the location and specifications for fire hydrant systems.	BB
Administrative	Finish floor elevations for all pad sites	BB
Administrative 13-69.7(2)	Drainage arrows on all lots showing the final grading and where the water will drain	BB
Administrative 38-54.3(c)(1) 38-54.3(d)(1) 38-54.4	Required retaining walls and retaining wall easements	BB
Administrative	Existing contours with intervals not to exceed two (2) feet referenced to a United State Geological Survey or Geodetic Survey bench mark or monument.	BB
Administrative	Show the proposed street layout and right of ways.	BB
38-45.4(c)	All existing arterial streets and such collector and local streets as may be necessary for convenience of traffic circulation and emergency ingress and egress.	BB
38-45.4(d)	All access points to existing roadways and be of the required number.	BB
38-45.4(e)	The development shall have two (2) connections to adjacent properties.	--
38-45.4(n)	The names of all new proposed streets.	BB
38-45.4(o)	The development shall not have any proposed cul-de-sacs longer than five hundred (500) feet in length	BB
38-47	The location and size of all proposed pedestrian crosswalks, bike trails, horse trails, or other supplementary movement systems.	BB
38-18.2(a)(1) 38-44.3(a)(2)	Preliminary stormwater management plan (SWMP)	BB
38-44.3(e)(1)	A digital copy of the preliminary SWMP shall be submitted along with the preliminary plat.	BB
38-44.3(e)(2)	The preliminary SWMP shall be labeled as "Preliminary"	
38-44.3(e)(3)	The preliminary SWMP shall be signed, sealed, and dated by the professional engineer (P.E.) or shall contain a statement showing the professional engineer's name and license number and affirming the preliminary SWMP was prepared under the direction of the engineer and that the plan is preliminary	



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 ENGINEERING DIVISION

38-44.3(b)(3)	If no preliminary drainage plan is required [only upon city engineer's approval, see 38-44.44 (b)(3)]: show existing drainage patterns, runoff coefficients, and the proposed changes to these items (before and after development)	BB
38-44.3(c)	The preliminary SWMP must comply with the Engineering Standards Manual and construction details and the Midwest City Code of Ordinances (e.g. chapters 13 and 43), including control/sediment plans	BB
38-18.2(a)(2) 38-44.4(a)(2)	Preliminary drainage plan	BB
13-69.7(1)	The area of the preliminary drainage plan in acres shown at points where storm water enters and leaves the proposed subdivision, and where drainage channels intersect roadways and at junction points.	
13-69.7(3)	The location, size, and type of existing and proposed storm water control facilities including storm sewers, inlets, culverts, swales, channels and retention or detention ponds and areas. The approximate area in acres served by said facilities shall be shown.	BB
13-69.7(4)	Special structures such as dams, spillways, dikes or levees.	none
38-44.4(c)(1)	The preliminary drainage plan shall show the watershed affecting the development and how the runoff from the fully-developed watershed will be conveyed to, through, and from the development.	BB
38-44.4(c)(2)	The preliminary drainage plan must comply with the Engineering Standards Manual and construction details and the Midwest City Code of Ordinances (e.g. chapters 13 and 43)	BB
38-44.4(d)(1)	Three (3) paper copies of the preliminary drainage plan	electronic
38-44.4(d)(2)	The preliminary drainage plan shall be labeled as "Preliminary"	
38-44.4(d)(3)	The preliminary drainage plan shall be stamped by and dated by the engineer, professional	
38-44.5	If the development proposed is adjacent to or within the 100-year floodplain the following are required:	BB
38-44.6(a)	No Development within a floodway.	BB
38-44.6(b)(1)	All 100-year floodplains shall be maintained in an open natural condition	BB
38-44.6(b)(2)(a)	The 100-year floodplain shall be dedicated on the final plat to the city as a single lot or may be owned and maintained by an HOA	Permanent Easement proposed
38-44.6(b)(3)(b)	No portion of a single-family or two-family residential lot shall exist within the 100-year floodplain	Permanent Easement proposed
38-44.5(b)(3)(c)	A fifteen-foot wide maintenance easement adjacent to the floodway	BB
38-44.5(b)(3)(e)	All streets adjacent to a 100-year floodplain shall have a minimum ROW width of fifty (50) feet.	BB
38-44.5(b)(3)(f)(2)	All streets adjacent to a 100-year floodplain shall have a minimum sixty (60) percent of the linear frontage	BB
38-44.5(b)(3)(f)(3)(a)	Not more than one (1) cul-de-sac in a row adjacent to 100-year floodplain	BB



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38-44.5(b)(3)(f)(2)(b)(1)	A minimum fifty (50) percent of an adjacent cul-de-sac bulb shall be open to the 100-year floodplain and no residential lot shall encroach within the area between this line and the major creek.	Permanent Easement proposed
38-44.5(b)(3)(f)(2)(b)(2)	An entry monument(s) or feature(s) as well as landscaping shall be provided at the end of the cul-de-sac and a pathway of a minimum twelve (12) feet in width shall be provided to the major creek	
38-18.2(a)(3) 38-43.3	Preliminary utility plan	BB
Administrative	The preliminary utility plan shall show the location and width of all adjacent utility easements	BB
38-38.43.2(2)	Width of all proposed utility easements	BB
38-43.3(a)(1)	The preliminary utility plan shall show the location and size of water mains.	BB
38-43.3(a)(1)	The preliminary utility plan shall show the location and size of wastewater mains.	BB
38-43.3(a)(2)	The preliminary utility plan shall include plans and specifications for fire hydrant systems.	BB
38-43.4(b)	All water and wastewater utilities including connections within the ROW or easements shall be vested to the city.	BB
38-43.4(d)	No utility or service lines shall cross another lot.	BB
38-43.4(e)	Any utility adjacent to non-city government roads shall be constructed outside that ROW and in a separate easement unless agreed upon by non-city owner and Midwest City	BB
38-18.2(a)(5)	Preliminary site development plan	BB
Administrative	Finish floor elevations for all pad sites	BB
Administrative 13-69.7(2)	Drainage arrows on all lots showing the final grading and where the water will drain (not to drain over more than adjacent lot)	BB
Administrative 38-54.3(c)(1) 38-54.3(d)(1) 38-54.4	Required retaining walls and retaining wall easements	BB
Administrative	Existing contours with intervals not to exceed two (2) feet referenced to a United State Geological Survey or Geodetic Survey bench mark or monument.	BB
38-18.2(a)(6)	Street layout plan	BB
Administrative	The classification of every street within or adjacent to the development.	
38-45.4(b)	The streets within the development shall conform to the city's comprehensive plan.	BB
38-45.4(c)	The proposed street system shall extend all existing arterial streets and such collector and local streets as may be necessary for convenience of traffic circulation and emergency ingress and egress.	BB
38-45.4(d)	The street layout plan shall show all access points to existing roadways and be of the required number.	BB



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38-45.4(e)	The street layout plan shall have two (2) connections to adjacent properties.	NA
38-45.4(n)	The street layout plan will have the names of all new proposed streets.	BB
38-45.4(o)	The street layout plan shall not have any proposed cul-de-sacs longer than five hundred (500) feet in length	BB
38-47	The location, size, and easements of all proposed pedestrian crosswalks, bike trails, horse trails, or other supplementary movement systems.	BB
38-18.2 (a) (7)	Street signage and striping plan	---
Administrative	Proposed signage of development	BB
Administrative	Proposed striping if required	---
38-18.2 (a) (9)	Other plans	
Administrative	If fee in lieu of improvements: include quantities and cost estimates	
Engineering Comments and Recommendations:		
Associated Departments (Fire, Stormwater, and Utilities) Comments and Recommendations:		



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 CURRENT PLANNING DIVISION

Applicant: Chris Webster - Status One
 Phone Number: 310-246-9975
 Address: 2500 S. Douglas

Preliminary Plat Requirements/Checklist – Planning

- Lot to be subdivided is less than 5 acres
- Lot to be subdivided has an area of more than 10,000 square feet

38-48.2	Zoning Compliance	
38-48.2	All lots shall conform to zoning district compliance.	X
38-48.4	Lot Shape	
38-48.4 (A) (B)	Lots shall generally be rectangular in shape. Flag lots are prohibited. Irregular lots shall meet all width, frontage and setback requirements as required by the zoning ordinance.	X
38-48.5	Lot Lines	X
38-48.5 (A) (1)	Side lot lines shall be at ninety degree angles or radial to street Right-of-Way lines to the greatest extent possible.	X
38-48.5 (B) (1)	All lot lines shall align along County, school district and other jurisdictional boundary lines.	X
38-48.6	Lot Orientation Restrictions	X
38-48.6 (A)	No single-family, two-family or townhome lot shall front onto or have a driveway onto any Arterial Street.	X
38-48.6 (B)	Lots are prohibited from backing to local streets.	X
38-48.7	Limits-of-No-Access – shown on preliminary plat	
38-48.7 (A)(1)	Low Density lots shall not derive access from an Arterial Street.	NA - RHD
38-48.7 (A)(2)	Lots facing Collector Streets should be minimized to the fullest extent.	NA - RHD
38-48.8	Lot Frontages	
38-48.8 (A)(1)	Each lot shall have adequate access to a street by having frontage on a street that is not less than 35' at the street Right-of-Way line. This also applies to lots fronting onto an eyebrow or bulb portion of a cul-de-sac.	X
38-48.8(B)(1)(a)	For single-family, two-family and townhomes, double frontage lots are prohibited from backing or having the side facing onto an Arterial Street without appropriate screening.	NA
38-48.8(B)(1)(b)	Where lots back or side onto an Arterial Street, no driveway access is allowed onto the Arterial Street.	NA
38-48.8(B)(2)	For multifamily and nonresidential lots, if lots have frontage on more than one street, a front building line must be established for each street.	NA
38-48.8(B)(3)	Residential lots should face the front of a similar lot, park or open space.	NA
38-48.10	Lot and Block Numbering	
38-48.10(A)	All lots within each phase of a development are to be numbered consecutively	X



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	within each block. Each block shall have alpha or numeric designations.	
38-48.11	Building Lines	
	Building lines along all streets shall be shown on the Preliminary Plats and shall conform with the minimum setbacks for front, side and rear yards as required by the zoning district.	X
38-48.12	Block Requirements	
38-48.12(B)(1)	Blocks for residential uses shall not be longer than 1,800 feet measured along the center line of the block.	X
38-48.12(B)(2)	When a block exceeds 600 feet in length, the Planning Commission may require a dedicated easement not less than 15 feet wide and a paved crosswalk not less than 4 feet wide to provide pedestrian access across the block.	NA
38-48.12(C)(1)	Blocks used for residential purposes should be of sufficient width to allow for two tiers of lots of appropriate depth.	NA
38-48.12(C)(2)	Exceptions to the prescribed block width shall be permitted for blocks adjacent to major streets, railroads or waterways.	NA
38-48.12(C)(3)	Blocks intended for business and industrial use should be of a width suitable for the intended use, with due allowance for off-street parking and loading facilities.	X
38-48.14	Subdivision Name Requirement	
38-48.14(A)(1)	New subdivisions shall be named so as to prevent conflict or "sound-alike" confusion with names of other subdivisions.	X
38-48.14(A)(2)	Subdivisions with similar names shall be located in proximity to each other.	X
38-49.3	Subdivision Amenities – Where amenities are proposed in conjunction with a development, such amenities shall be reviewed and approved in accordance with the following:	NA- No amenities
38-49.3(A)	Preliminary plans and illustrations, along with a written statement of such concepts, shall be submitted for review and approval with the Preliminary Plat.	↓
38-49.3(B)	Plans for amenities shall then be incorporated into the screening plan and/or landscape plan for submittal as part of the construction plans.	
38-49.3(C)	Lighting plans for all outdoor amenities	
38-49.3(D)	Plans for structural elements shall be sealed by a licensed Professional Engineer and shall be considered for approval by the City.	
38-49.4	Design of Amenities	
38-49.4(A)(1)(a)	Entry features shall be constructed entirely on privately owned property and shall not suspend over a public Right-of-Way.	↓
38-49.4(A)(1)(b)	Minor elements of an entry feature may be placed within an entry street median upon Plat approval, provided that such street median is platted as a non-buildable lot and dedicated to a HOA for private ownership and maintenance.	
38-49.4(A)(1)(c)	An entry feature having a water pond, fountain or other water feature shall only be allowed if approved by the Planning Commission and City Council during the plat review process.	
38-	No entry feature, other than screening walls or extensions of screening walls,	



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49.4(A)(1)(d)	may be constructed on any portion of a single-family, two-family or townhome		
38-49.4(A)(1)(e)	All such features shall be constructed on lots that are platted as "non-buildable" lots and dedicated to a HOA for private ownership and maintenance.		
38-49.4(A)(2)	Entry features shall not encroach into the visibility triangle or otherwise impair pedestrian or vehicular visibility.		
38-49.4(A)(3)	The maximum height for entry features and structures shall be the maximum height of the governing zoning district as measured from the nearest street or sidewalk grade.		
38-49.4(B)	If private recreation facilities are provided, they shall be centrally located within the overall development to the greatest extent possible.		
38-49.4(C)	All outdoor amenities shall provide appropriate lighting.		
38-49.4(D)	A detention or retention pond shall be considered an amenity if it meets the following design considerations:		
38-49.4(D)(1)	Located between the building and street or completely bounded by streets		
38-49.4(D)(2)	Viewable from public space		
38-49.4(D)(4)	Accessible by patrons		
38-49.4(D)(5)	Seating area, public art or fountain		
38-49.4(D)(6)	One tree or planter at least 16 square feet for every 200 square feet of open space, and be located within or adjacent to the open space.		
38-50.2	Homeowners' Association (HOA) Applicability		
38-50.2(A)	Any one or more of the following elements created as part of a development shall require formation of a HOA prior to recordation of a final plat in order to maintain the amenity or facility:		
38-50.2(A)(1)	Amenity		NA
38-50.2(A)(2)	100-year Floodplain		X
38-50.2(A)(3)	Private streets		NA
38-50.2(A)(4)	Thoroughfare screening		NA
38-50.2(A)(5)	Detention or retention ponds		X
38-50.2(A)(6)	Private park		X
38-51.2	Applicability of Parks and Open Space Dedication		
	This shall apply to all residential subdivision plats having a dwelling unit density of greater than one unit per net acre		
38-51.5(A)	The acreage to be contributed concurrent with the final approval by the City Council of any residential subdivision plat shall be determined by the following formula:		
	Two acres	X (multiplied by)	Each 1,000 persons projected to occupy the fully developed subdivision
			=
	Amount of land to be contributed		
	Which is		

NA - NO amenities



Will be required with final plat

X
 Parkland Review Committee recommended approval of private park - maintain by HOA



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 COMMUNITY DEVELOPMENT DEPARTMENT
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2.38

94

.49 acre

	.002 acres	X (multiplied by)	Number of person per dwelling unit	X (multiplied by)	# of dwelling units projected for subdivision	=	Amount of land to be contributed	
38-51.6	Suitability of land							
38-51.6(A)(1)	The dedicated land should form a single parcel or tract of land at least 3 acres in size unless the Parkland Review Committee determines that a smaller tract would be in the public interest.							NA- Calc required less
38-52.3	Design requirements for parks and open space							
38-52.3(A)	Parks and open spaces shall be bounded by a street or by other public uses.							NA-PRIVATE PARK
38-52.3(B)(1)	Single-family and two-family residential lots shall be oriented such that they front or side onto parks and open spaces but do not back to them.							↓
38-52.3(B)(2)	Residential lots shall only be allowed to back onto a park or open space when:							
38-52.3(B)(2)(a)	A trail is provided within the related park or open space.							
38-52.3(B)(2)(b)	The sites physical character does not reasonably accommodate an alternative design or the layout of the subdivision complements the use of the use of park or open space (e.g., lots backing to a golf course.)							
38-52.3(C)(1)	A proposed development adjacent to a park of open space shall not be designed to restrict public visibility or reasonable access from other area developments.							
38-52.3(C)(2)	Street connections to existing or future adjoining subdivisions shall be required to provide reasonable access to parks and open space areas.							
38-52.3(D)(1)	Where a non-residential use must directly abut a park or open space area, the use shall be oriented such that it sides, and does not back onto the park or open space area if at all possible							
38-52.3(D)(2)	Nonresidential uses shall be separated from the park or open space by a minimum 6 foot tall decorative metal fence with an irrigated living screen.							
38-52.3(E)	Alleys should not be designed to encourage their use as a means of vehicular, bike or pedestrian travel to the park.							
38-52.3(F)(1)	Public access into parks and open spaces shall not be less than 50' in width at the public Right-of-Way line, at the street curb, and at any other public access point.							
38-52.3(F)(2)	Such access shall not be part of a residential lot or other private property.							
38-52.8	Hike-and-Bike Trail Requirements							
38-52.8(B)	Hike-and-Bike trails, especially those providing access too and along 100-year Floodplains and other open spaces, shall be in accordance with the following design criteria:							X
38-52.8(B)(1)	A minimum 30' wide level ground surface shall be provided for a 10' wide public hike-and-bike trail. The 30' wide level ground surface (compliant with ADA) may be provided within and/or outside of the 100-year floodplain.							LOMATS being completed which may adjust location of parkland trail easement
38-52.8(B)(2)	The Right-of-Way of a public street may count towards the 30' wide, ADA compliant level ground surface upon approval from the Director of Community Services.							NA

will be shown on final plat



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38-52.8(B)(4)	The hike-and-bike trail shall be designed to minimize visibility blind spots from public streets for public safety purposes.	X
38-52.8(C)(1)	The Director of Community Services shall have the authority to determine the placement of a public hike-and-bike trail at the time of the preliminary plat review and approval.	X
38-52.8(C)(2)	The location of such trails shall be safe and economical.	X
38-52.8(C)(3)	No development shall interrupt future trail routes or otherwise hinder efficient public access to or from an existing or future planned trail.	X
38-52.8(D)(1)	The location of trails within developments adjacent to or within a 100-year Floodplain recognized on the Trails Master Plan shall be coordinated with the Director of Community Services and shall be staked in the field by the developer and approved by the Director of Community Services prior to the submittal of a preliminary plat.	LOM this being completed This will affect the location of floodway therefore the trail. Trail and easement must be shown on final plat after LOM this updated
38-52.8(D)(2)	The location of the trail shall be specified on the preliminary plat as the approved location for the hike-and-bike trail, and an easement for such shall be shown on the preliminary plat and final plat for any portions of the trail that traverse private property.	LOM this updated
38-52.8(E)	When development is adjacent to an undeveloped property, a pedestrian access stub-out in conjunction with a street connection to the edge of the development shall be required to allow for future access between developments as indicated on the Trails Master Plan.	required when trail is developed
38-53.4	Tree Canopy Management Plan	
38-53.4	A Tree Canopy Management Plan shall be required as part of the preliminary plat. This only applies to sites five acres or larger.	X
38-53.5(B)(1)	The applicant shall prepare a Tree Canopy Management Plan and shall submit the plan as part of the preliminary plat application.	X
38-53.5(B)(2)	Within the Tree Canopy Management Plan, the applicant shall provide the following information:	
38-53.5(B)(2)(a)	Pre-development tree canopy coverage (as determined by the City)	X
38-53.5(B)(2)(b)	Post-development tree canopy coverage (as determined by the applicant)	X
38-53.5(B)(2)(c)	Visual identification of tree canopy to be removed.	X
38-53.5(C)(1)	Tree Canopy Management Plan shall be reviewed by the Director of Community Development for compliance with all standards.	waiver requested
38-53.5(C)(2)	After reviewing the Tree Canopy Management Plan, the Director of Community Development shall make a recommendation to the Planning Commission and City Council. The Director must act within 30 days of the official filing date of the preliminary plat application.	
38-53.6	Tree Preservation Requirements	
38-53.6(A)	Option A (Standard Option) – Only trees in the following areas may be removed:	



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38-53.6(A)(1)	The Tree Canopy or any tree located within any street Right-of-Way may be removed.	Waiver requested
38-53.6(A)(2)	The Tree Canopy or any tree located within any area dedicated for water, wastewater, drainage and other similar infrastructure needs may be removed.	↓
38-53.6(A)(3)	The Tree Canopy or any tree located within any area required by the subdivision ordinance for a site feature, such as a screening wall, may be removed.	
38-53.6(B)	Option B (Alternative Compliance)	
38-53.6(B)(1)	The applicant may elect to develop a site using the Residential Cluster Development option.	NA
38-53.6(B)(2)	In the design of the Tree Canopy Management Plan, if a Residential Cluster Development Option is used, only the Tree Canopy or trees within the designated open space areas shall be preserved.	
38-53.7	Tree Mitigation Plan – Required if trees are removed prior to approval of a Tree Canopy Management Plan	
38-53.7(B)(2)	Tree Mitigation Requirements:	NA- Waiver requested
38-53.7(B)(2)(a)	The applicant shall calculate the area of Tree Canopy that should have been preserved under Option A or Option B.	
38-53.7(B)(2)(b)	The resulting calculation shall be the amount of Tree Canopy that shall be restored.	
38-53.7(B)(2)(c)	Replacement trees shall be required to cover an area equal to the calculated restoration area.	
38-53.7(B)(2)(d)	The applicant shall calculate the number of replacement trees needed to cover the calculated restoration area.	
38-53.7(B)(2)(e)	In calculating the area for replacement trees, the mature size of replacement trees shall be used.	
38-53.7(B)(2)(f)	In calculating the area for replacement trees, only large trees shall be used.	
38-53.7(B)(2)(g)	Tree Canopy coverage at maturity is to be obtained through the planting of 2.5 inch caliper trees at spacing that will meet the calculated restoration area.	
38-53.7(B)(2)(h)	Replacement trees shall be a minimum 2.5 inch caliper trees.	
38-53.7(B)(2)(i)	Replacement trees shall be planted at spacing that will meet the calculated restoration area.	
38-53.7(B)(2)(j)	The Tree Canopy Management Plan shall show graphically the location of each replacement tree.	
38-53.7(B)(2)(k)	The number of replacement trees shall be shown in a tabular format and indicated the tree species and area of coverage assumptions for each tree species at maturity.	
38-53.7(B)(2)(l)	Replacement trees shall be planted prior to the approval of a final plat.	
38-53.7(B)(3)	Alternative Tree Mitigation Requirements	



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Administrative		
One digital copy of the preliminary plat		X
Three 24x36 copies of the preliminary plat to scale		X
Name of subdivision centered at the top of the preliminary plat.		X
Name of city, county, state, section, township and range centered and printed at the top of the preliminary plat.		X
Name and address of the owner of record, the subdivider, the owners engineer and the registered surveyor preparing the plat.		X
Legal description of the property to be subdivided, including the acreage and number of proposed lots in the subdivision.		X
Key map showing the location of the property to be subdivided referenced to existing or proposed arterial streets or highways.		X

Preliminary Plat Requirements/Checklist - Zoning

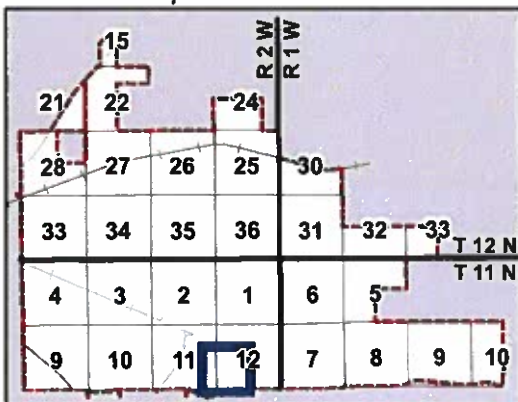
5.14.1	Lot Variety Required (required for areas 5 acres or larger)	
5.14.1(A)	Applicability – This section only applies to single-family residential developments of 5 acres or larger.	NA- multi-family
5.14.1(B)(1)	15% of lots within a development shall be larger than the minimum lot size. Lots shall be increased at least 20% of the minimum lot size.	
5.14.1(B)(2)	15% of lots within a development may be smaller than the minimum lot size. Lot sizes shall not be reduced greater than 20% of the minimum lot size.	
5.14.1(C)	Single-family lots shall not be smaller than 6,000 square feet.	
5.14.1(D)	Lots of various sizes shall be evenly distributed throughout a development.	

Additional Notes:

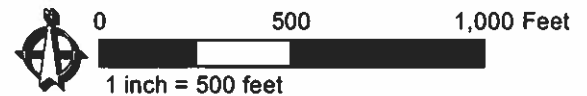


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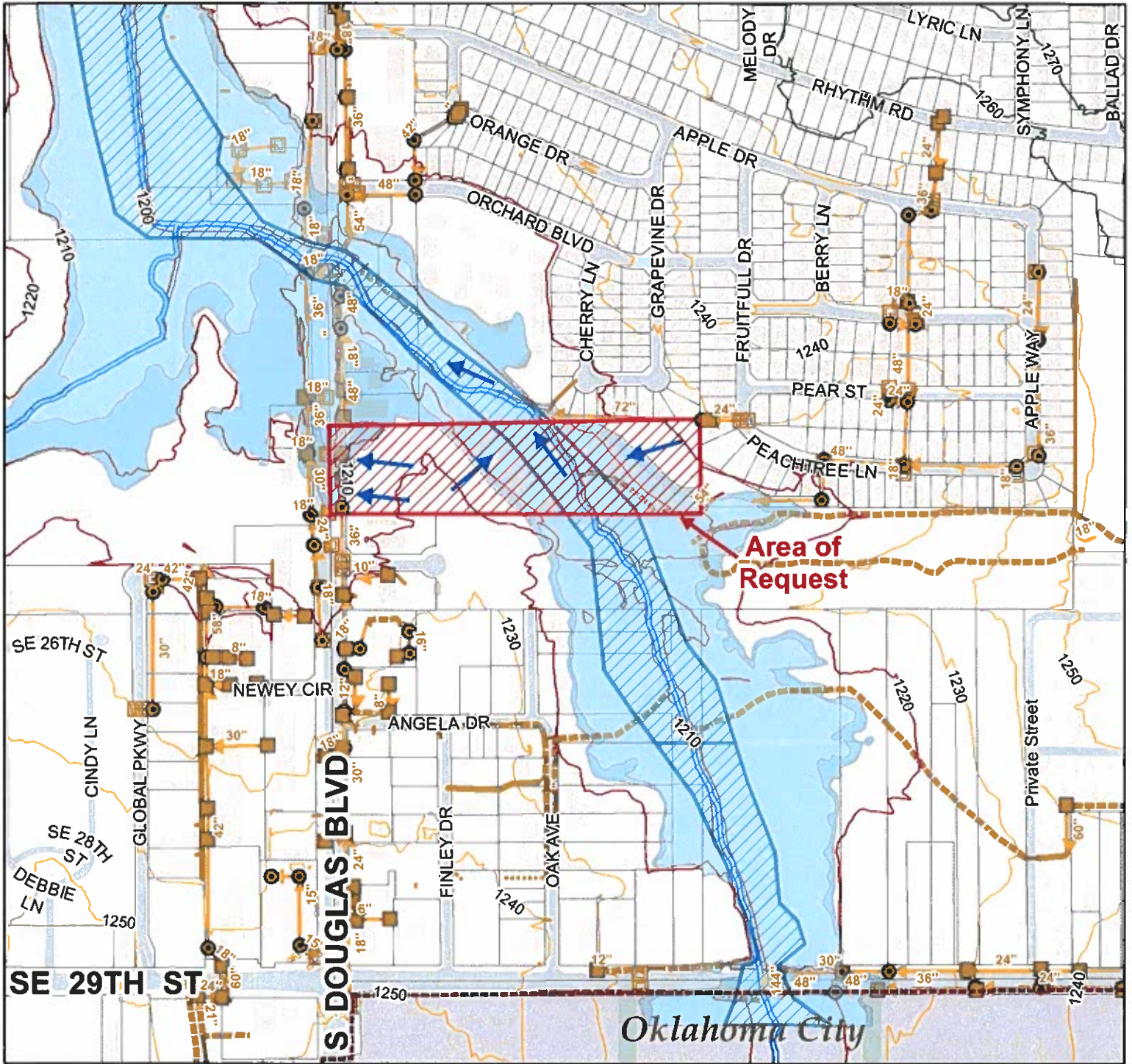
Locator Map



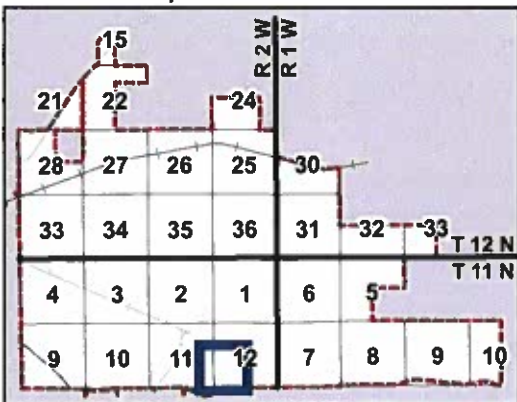
**3/2020 NEARMAP AERIAL VIEW FOR
PC-2061
(SW/4, Sec. 12, T11N, R2W)**



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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

FLOODWAY

DRAINAGE LOCATION MAP FOR PC-2061

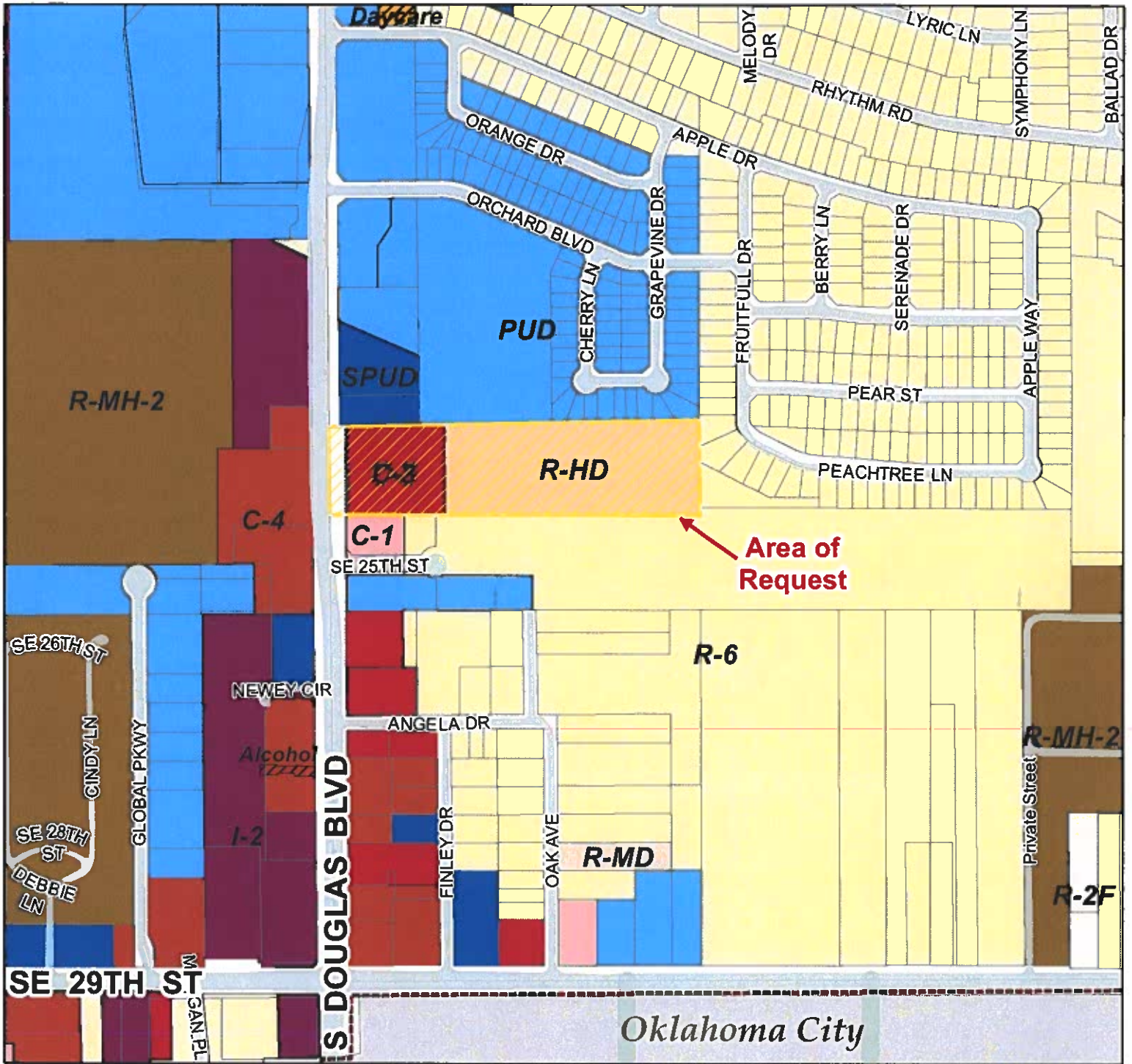
(SW/4, Sec. 12, T11N, R2W)



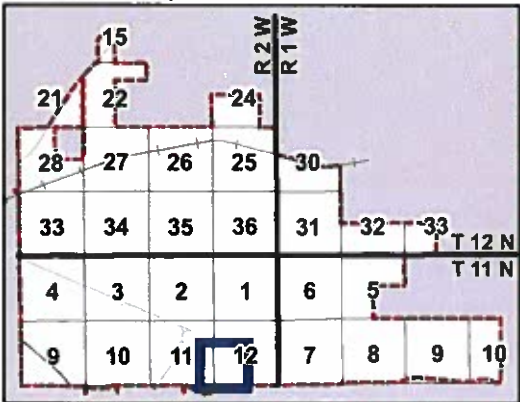
0 500 1,000 Feet

1 inch = 500 feet

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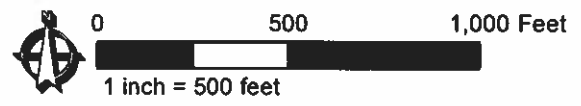
Locator Map



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-2061
(SW/4, Sec. 12, T11N, R2W)**

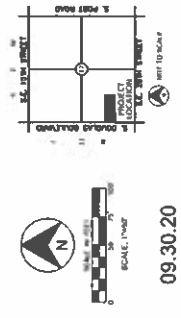


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PRELIMINARY PLAT OF STATUSSTONE

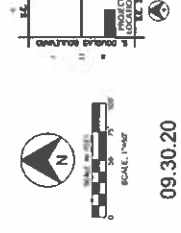
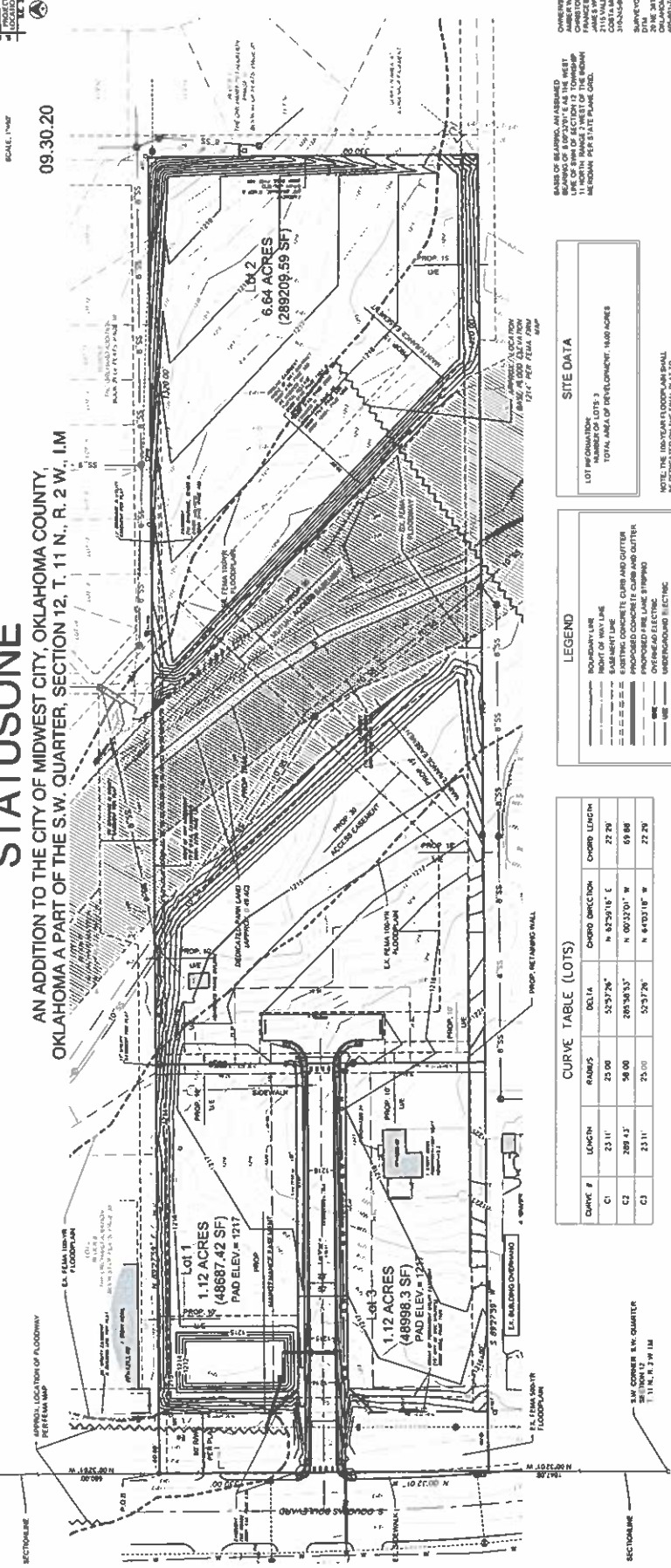
AN ADDITION TO THE CITY OF MIDWEST CITY, OKLAHOMA COUNTY, OKLAHOMA A PART OF THE S.W. QUARTER, SECTION 12, T. 11 N., R. 2 W., 1.M

09.30.20



REVISIONS

NO.	DATE	DESCRIPTION
1	09.30.20	ISSUED FOR PUBLIC HEARING



OWNER/ENGINEER:
CHRISTOPHER WEBSTER
JAMES W. WEBSTER
2115 VALLEY ROAD
NORMAN, OKLAHOMA 73071
314-242-9976
S/W CORNER
D.M. DAVIS ENGINEER
100 NORTH DOUGLASS
OKLAHOMA CITY, OK 73109
405-861-7422
ENGINEER:
D.M. DAVIS ENGINEER
100 NORTH DOUGLASS
OKLAHOMA CITY, OK 73109
405-861-7422



SITE DATA

LOT INFORMATION:
TOTAL AREA OF DEVELOPMENT: 8.94 ACRES

LEGEND

SYMBOL	DESCRIPTION
(Solid line)	BOUNDARY LINE
(Dashed line)	RIGHT OF WAY LINE
(Dotted line)	PROPOSED FLOODPLAIN
(Thick solid line)	PROPOSED CONCRETE CURB AND GUTTER
(Thin solid line)	ASPHALT DRIVE
(Dashed line)	ASPHALT DRIVE
(Dotted line)	UNDERGROUND UTILITY
(Symbol with 'W')	WATER METER
(Symbol with 'E')	ELECTRIC METER
(Symbol with 'G')	GAS METER
(Symbol with 'S')	SEWER METER
(Symbol with 'F')	FIRE HYDRANT
(Symbol with 'P')	PROP. POWER POLE
(Symbol with 'T')	PROP. TELEPHONE POLE
(Symbol with 'H')	PROP. HYDRO-PNEUMATIC TANK
(Symbol with 'L')	PROP. LIGHT POLE
(Symbol with 'M')	PROP. MANHOLE
(Symbol with 'V')	PROP. VALVE
(Symbol with 'C')	PROP. CHECK VALVE
(Symbol with 'S')	PROP. STOP VALVE
(Symbol with 'D')	PROP. DRAIN
(Symbol with 'I')	PROP. ILLUMINATION
(Symbol with 'U')	PROP. UTILITY

CURVE TABLE (LOTS)

CURVE #	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD LENGTH
C1	23.11'	25.00'	52°37'26"	N 82°50'18" E		22.29'
C2	209.42'	56.00'	205°58'33"	N 00°32'01" W		69.66'
C3	23.11'	25.00'	52°37'26"	N 84°03'18" W		22.29'

LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter of Section Twelve (12), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Commencing at the southwest corner of said Southwest Quarter;

THENCE South 09°29'47" East, along the west line of said Southwest Quarter a distance of 442.00 feet to the POINT OF BEGINNING;

THENCE North 09°29'47" West, along the east line of said Southwest Quarter a distance of 442.00 feet to the POINT OF BEGINNING;

THENCE North 09°29'47" West, along the east line of said Southwest Quarter a distance of 442.00 feet to the POINT OF BEGINNING;

THENCE South 89°29'47" East, along the west line of said Block 1, a distance of 338.00 feet to the south corner of said Block 1;

THENCE South 89°29'47" West, along the east line of said Block 1, a distance of 338.00 feet to the south corner of said Block 1;

THENCE North 09°29'47" East, along the west line of said Block 1, a distance of 338.00 feet to the POINT OF BEGINNING;

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THENCE North 09°29'47" West, along the east line of said Block 1, a distance of 338.00 feet to the POINT OF BEGINNING;

NOTE THE 100-YEAR FLOODPLAIN SHALL BE EXERCISED ON THE FINAL PLAT TO OWNED AND MAINTAINED BY PROPERTY OWNER.

NOTE DETERMINATION SHALL BE MAINTAINED BY PROPERTY OWNER'S ASSOCIATION.

NOTE THE OWNER SHALL MAINTAIN THE FLOODPLAIN.

NOTE THE 100-YEAR FLOODPLAIN SHALL BE EXERCISED ON THE FINAL PLAT TO OWNED AND MAINTAINED BY PROPERTY OWNER'S ASSOCIATION.

VERTICAL SEPARATION REQUIREMENT

PROF. UNITS (SEE DRAWING PLANS FOR TYPE)

September 30, 2020

Kellie Gilles, AICP
Planning Manager
City of Midwest City

Dear Kellie,

We're asking for the city to grant us the freedom to remove 99% of the trees west of the creek, as best described in the 9-30-20 Preliminary Tree Canopy Plan, prior to the work and installation of the following:

1. complete dirt grading and site balancing
2. detention pond
3. water lines
4. sewer lines
5. detention drainage lines
6. natural gas lines
7. power lines
8. high speed internet lines
9. street and hammerhead turnaround curbing
10. street and hammerhead paving

If we wait to remove all of the trees and perform most of the site grading and balancing, after above said items 2 through 10 are completed, we run the high probability of damaging the street, curbing, etc., which none of us would want. We all want the same; quality results.

Our issue is primarily caused by our difficult, narrow site, with very extreme high and low dirt elevations.

As your community partner, we ask you to entrust us with the task of pre-assessing and saving the few desirable trees that are found to be savable, meaning they're currently sitting at our final grading plan elevations and outside the street and service install areas.

As with you and the rest of Midwest City, we believe it's in the best interest of the community and us to save desirable trees, whenever deemed possible.

Thank you for your time and consideration!

Sincerely,

Chris Webster
Co-Owner of
2500 So. Douglas Blvd, MWC, OK.