ANY PERSON REQUIRING SPECIAL ASSISTANCE OR OTHER REASONABLE ACCOMMODATION 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
December 1, 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 November 3, 2020 Planning
      Commission meeting.

C. DISCUSSION
   1. (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-4, General Commercial subject to staff comments, for the properties
      described as Lots 1 and 2 of Block A of the Maryland Acres Addition, addressed as 1101
      and 1107 N. Post Rd.
   2. (PC-2062) Public hearing with discussion and consideration of an ordinance to redistrict
      from C-3, Community Commercial, to C-4, General Commercial, and a resolution to
      amend the Comprehensive Plan from OR, Office/Retail to COMM, Commercial, for the
      property described as a part the SW/4 of Section 34, T12N, R2W, and addressed as 422 N.
      Air Depot Blvd.
   3. (PC-2063) Public hearing with discussion and consideration of an ordinance to redistrict
      from R-HD, High Density Residential, to R-MH-2, Manufactured Home Park, for the
      property described as a part the SW/4 of Section 7, T11N, R1W, and addressed as 10301
      S.E. 29th Street.
   4. (PC-2064) Public hearing with discussion and consideration of approval of an ordinance
      redistricting from Planned Unit Development (PUD) to Amended PUD, for the property
      described as a part of the NW/4 of Section 15, T-11-N, R-2-W, located at 7200 SE 29th
      Street.

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

November 3, 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 November 3, 2020 at 7:00 p.m., with the following members present:

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

Commissioner absent: Jim Smith

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 Collins, seconded by Dawkins, to approve the minutes of the October 6, 2020 Planning Commission meeting as presented. Voting aye: Hinton, Huskey, R. Smith, Collins, Campbell and Dawkins. Nay: none. Motion carried.

C. NEW MATTERS  
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.

Staff presented a brief description of the request. The applicant, Roshan Kalra, 220 N. Saint Luke, Midwest City, was present. There was general discussion. A motion was made by R. Smith, seconded by Campbell to recommend approval of this item. Voting aye: Hinton, Huskey, Collins, Campbell, R. Smith and Dawkins. Nay: none. Motion carried.
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.

Staff presented a brief overview of this item. The applicant, AJ Shresha of 1101 N. Sooner Rd., Midwest City, present. There was general discussion about the item. A motion was made by Collins, seconded by Huskey, to recommend approval of this item. Voting aye: Collins, R. Smith, Huskey, Hinton, Campbell and Dawkins. Voting nay: none. Motion carried.

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.

Staff presented a brief overview of this item. A motion was made by Huskey, seconded by Dawkins, continue this item to the December 1, 2020 Planning Commission agenda. Voting aye: Campbell, Hinton, R. Smith, Collins, Huskey and Dawkins. Nay: none. Motion carried.

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.

Staff presented a brief overview of this item. The applicant, Donald Nevard of 2025 NW Grand Ave., OKC, was present. There was general discussion. A motion was made by Dawkins, seconded by Campbell to recommend approval of this item subject to staff comments. Voting aye: R. Smith, Collins, Campbell, Hinton, Huskey and Dawkins. Nay: none. Motion carried.

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.

Staff presented a brief overview of this item. The applicant’s representative, Jon Doyle of 11912 N. Pennsylvania, OKC, was present. There was general discussion. A motion was made by Huskey, seconded by Hinton to recommend approval of this item subject to staff comments Voting aye: R. Smith, Collins, Campbell, Huskey, Hinton and Dawkins. Nay: none. 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 7:22 p.m.

(KG)
To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: December 1, 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-4, General 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.

Executive Summary: This request is to rezone the properties from C-3, Community Commercial to a SPUD governed by C-4, with Special Development Regulations to exclude some C-4 uses. Current zoning does allow for a marijuana dispensary. Staff met with the applicant in September of 2020 to discuss rezoning the area for request to allow commercial marijuana grow, light processing and commercial uses. If the property were to use heavy processing in the future, a zoning amendment would be required. The zoning districts where the use of commercial marijuana grow are C-4, General Commercial, I-1, Light Industrial, I-2, Moderate Industrial and I-3, Heavy Industrial. The use of light marijuana processing is allowed by Special Use Permit in C-3, Community Commercial and by right in C-4, General Commercial, I-1, Light Industrial, I-2, Moderate Industrial, and I-3, Heavy Industrial. The lots do not currently have access to city sewer. A public sewer extension is required prior to building permits. As of this writing, staff has not received protest to the rezoning. Action is at the discretion of the Planning Commission and City Council.

Dates of Hearing: Planning Commission – December 1, 2020
City Council – January 12, 2021

Council/Ward: Ward 5 – Christine Allen

Applicant: Arnold Sefcik

Owner: Janet Miller

Proposed Use: Three (3) Multi-Tenant building for C-4, General Commercial uses as well as the additional use of marijuana grow and light processing.
Size:
The area of request contains approximately 200' of frontage on N. Post Rd. and contains an area of approximately 1.38 acres.

Zoning Districts:
Area of Request – C-3, Community Commercial
North – C-3, Community Commercial
South and West – R-6, Single Family Residential
East – R-6, Single Family Residential and C-3, Community Commercial

Land Use:
Area of Request – Vacant lots
North – Delling Enterprises
East – Single Family Homes and Sam’s Corner Market
South – Single Family Homes
West – Single Family Home
Comprehensive Plan Citation:

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

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. (PC-607) – This property was rezoned from single family residential to C-3, Community Commercial in December of 1982
2. The property has been zoned C-3, Community Commercial since the adoption of the 2010 Zoning Map
Staff Comments:

Engineer’s report:
Note: No engineering improvements are required with this application.

Water Supply and Distribution
A ten (10) inch public water main is located along the south side of N.E. 10th Street and a twelve (12) inch public water main along the east side of Post Road. Any future building will have to connect to public water as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal
There are no public sewer mains within or bordering area of request. The nearest public sewer is at the northeast corner of 1111 N Post. Any future building permit will require that a public sewer line to be extended and connect 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 N.E. 10th Street and Post Road.
N.E. 10th Street is classified as a Primary Arterial and Post Road is classified as a Secondary Arterial (Divided) in the 2008 Comprehensive Plan.

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

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 40109C0330H, dated December 18th, 2009. Drainage and detention improvements are not required with this application but will be required with any future building permits.

Easements and Right-of-Way
No further easements or right of way would be required with this application.

Fire Marshal’s report:
The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15. Minimum fire apparatus turning radius is required to be maintained throughout the site. Fire lane minimums are required to be maintained per city standards.

Plan Review Comments:
As mentioned in the Executive Summary, staff met with the applicant in September of 2020 to discuss this application. The SPUD calls for a phased development of the three (3) proposed multitenant buildings. All buildings will have shared drives with access along both frontages at N. Post Road and N.E. 10th Street. All future buildings will be required to observe the 25’ platted front building line along both N. Post Road and N.E 10th Street.
There is also 50' of right-of-way present along both frontages of N.E. 10th Street and N. Post Road. Development, observing both the right-of-way and platted building lines, must be at a minimum of 75' from the center of the N. Post Road and N.E. 10th Street. If this request is approved, an amending plat will be required to combine the two lots. At the time of building permit, the development must meet current zoning requirements for impervious surface coverage, landscaping, parking, exterior materials, open space, setbacks, and screening.

The building must meet all the requirements for a commercial building including 80% masonry exterior construction requirement and all setbacks. The maximum allowable impervious surface coverage is 90% of lot area, with 10% being open space. The applicant has requested two (2) multi-tenant buildings of 5000 sq. ft. and one (1) multi-tenant building of 8000 sq. ft with a proposed building coverage of approximately 30%. Site proof screening would be required along the West side property line where abutting residential. The applicant has agreed to provide a 6 ft. stockade fence along the West property line for the site-proof screening. The parking area must be a paved hard surface. For retail uses, parking is calculated on a regressed scale. A minimum of 1 parking space for every 150 sq. ft of gross floor area for the first 5,000 sq. ft, then a minimum of 1 parking space for every 200 sq. ft of gross floor area for 5,001 to 12,000 sq. ft. of gross floor area. There are no specific parking requirements for the use of marijuana grow. Light processing, falling under the Light Industrial zoning, is required 1 space for every 500 sq. ft. of gross floor area. The parking spaces must be striped and meet the minimum width and depth requirements of the Zoning Ordinance. Parking aisle width must be a minimum of 26'. The applicant is requesting a Special Development Regulation to allow a minimum of 35 parking spaces. Regarding landscaping, a base of 6 trees and 12 shrubs are required plus 2 trees and 2 shrubs for every 10 parking spaces installed. A minimum of 75% of the required landscaping must be installed in the front of the property. The SPUD design statement calls for one (1) 8X12 multi-tenant freestanding sign at the corner of 10th Street and N. Post Road in addition to wall signs for the entrances to the multi-tenant units. Midwest City code for freestanding signs allows for a maximum of 20' in height and 200 sq. ft. of display surface area. All wall signs must adhere to current Midwest City codes which allows for a maximum of 500 square feet of display surface area per building.

The applicant has requested to exclude the following C-4 uses:

- Automotive Sales and Rentals: Light
- Automotive and Equipment: Storage
- Eating Establishments: Drive-In
- Funeral and Interment Services: Undertaking
- Gasoline Sales: Restricted
- Gasoline Sales: General
- Manufactured Housing and Travel Trailers: Sales and Rentals
- Spectator Sports and Entertainment: Restricted
- Spectator Sports and Entertainment: General
- Tourist Accommodations: Campground
- Off-Street Parking: Commercial Parking
- Off-Street Parking: Personal Vehicle Storage
As noted in the history section, the area of request was rezoned from residential to commercial in 1982. Since that time, the area of request has remained vacant on the corner of two arterial streets.

If this request is approved, staff would recommend that the applicant meet with the Chief Building Official and Fire Marshal to ensure that all equipment to be used for growing and light processing meets current building, electrical and fire codes. Also, if this application is approved, as mentioned above, an Amending Plat application should be submitted to combine the two lots. At time of building permit, the sewer extension and sidewalks will be required.

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

**Action Required:**
Approve or reject the ordinance to redistrict to SPUD for the property as noted herein, subject to staff's comments as found in the December 1, 2020 agenda packet and made a part of PC-2059 file.

Billy Harless,
Community Development Director

SS: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-2059 application

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2059:
Note: No engineering improvements are required with this application.

Water Supply and Distribution
A ten (10) inch public water main is located along the south side of N.E. 10th Street and a twelve (12) inch public water main along the east side of Post Road. Any future building will have to connect to public water as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal
There are no public sewer mains within or bordering area of request. The nearest public sewer is at the northeast corner of 1111 N Post. Any future building permit will require that a public sewer line to be extended and connect 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 N.E. 10th Street and Post Road.
N.E. 10th Street is classified as a Primary Arterial and Post Road is classified as a Secondary Arterial (Divided) in the 2008 Comprehensive Plan.
Although sidewalk improvements are not required with this application, future building permits will require that sidewalks.

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 40109C0330H, dated December 18th, 2009. Drainage and detention improvements are not required with this application but will be required with any future building permits.

Easements and Right-of-Way
No further easements or right of way would be required with this application.
3/2020 NEARMAP AERIAL VIEW FOR PC-2059
(SE/4, Sec. 25, T12N, R2W)

Locator Map

1 inch = 400 feet

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.
Simplified Planned Unit Development

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

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

A. Special Development Regulations

1. List of the owners and/or developers: AMA Holdings LLC.

2. Please list the adjoining land uses, both existing and proposed.
   - North: commercial
   - South: residential
   - East: commercial & residential
   - West: residential

3. Please list the use or uses that would be permitted on the site. Please see attachment for approved uses.

4. This site will be developed in accordance with the Development Regulations of the C-4, General Commercial zoning district.

5. Please list all applicable special development regulations or modified regulations to the base zoning district: Please see proposed site plan.

6. Please provide a statement of the existing and proposed streets, including right-of-way standards and street design concepts: N/A - no new streets.

7. Please describe the physical characteristics of the following:
   - Sight-proof screening proposed: 6 ft. stockade fence along West property line.
   - Landscaping proposed: will meet or exceed city code.
The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

Signs proposed: 8 x 12 sign at the corner of 10th & Post,
business signs located over the entrance of space

Area of open space proposed: 10% minimum required

Proposed access points: NE 10th St. & Post - 2 access points

Drainage information: per engineer specs, retainage to the
NE of 10th St entrance and/or underground retainage below parking

8. Existing or proposed building size: 2) 5000 sq.ft., 1) 8000 sq.ft.

Maximum building height: 22

Number of existing or proposed buildings: see proposed site plan

Building setbacks -
Front: 
Sides: 
Rear: 

9. Please provide a description of the proposed sequence of development.
North buildings will be developed first

B. Other Development Regulations
Please list any other amenities or controls included in the SPUD: 

C. Master Plan Map (attached)
Exhibit A: see attached site plan, renderings, and plat map

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

11/16/70 Date

100 N. Midwest Boulevard • Midwest City, Oklahoma 73110
Community Development Department (405) 739-1220 • FAX (405) 739-1399 • TDD (405) 739-1359
An Equal Opportunity Employer
Please see the attached list of all C-4 uses, those highlighted in yellow will be excluded from development.

4.2.9 Home Occupation
4.3.1 Public Service or Utility: Light
4.3.2 Public Service or Utility: Moderate
4.3.6 Low Impact Institutional: Neighborhood Related
4.3.9 Cultural Exhibits
4.3.10 Library Services and Community Centers
4.3.11 Community Recreation: Restricted
4.3.12 Community Recreation: General
4.3.13 Community Recreation: Property Owners’ Association
4.4.1 Administrative and Professional Office
4.4.3 Agricultural Supplies and Services
4.4.4 Alcoholic Beverage Retail Sales
4.4.6 Animals: Grooming and Sales
4.4.8 Animal Sales and Services: Kennels and Veterinary, Restricted
4.4.10 Automotive Equipment: Light
4.4.12 Automotive Sales and Rentals: Light
4.4.14 Automotive and Equipment: Storage
4.4.15 Building Maintenance Services
4.4.16 Business Support Services
4.4.17 Child Care Center and Adult Day Care Center
4.4.18 Communication Services: Limited
4.4.20 Construction Sales and Services
4.4.21 Convenience Sales and Personal Services (dispensary)
4.4.23 Eating Establishments: Drive-In
4.4.24 Eating Establishments: Fast Foods
4.4.26 Eating Establishments: Sit-Down, Alcoholic Beverages not Permitted
4.4.28 Eating Establishments: Sit-Down, Alcoholic Beverages Permitted

4.4.29 Food and Beverage Retail Sales

4.4.33 Funeral and Internment Services: Undertaking

4.4.34 Gasoline Sales: Restricted

4.4.35 Gasoline Sales: General

4.4.36 Health Club

4.4.37 Laundry Services

4.4.38 Manufactured Housing and Travel Trailers: Sales and Rentals

4.4.39 Medical Services: Restricted

4.4.40 Medical Services: General

4.4.42 Participation Recreation and Entertainment: Indoor, Alcoholic Beverages Permitted

4.4.44 Personal Services: Restricted

4.4.45 Personal Services: General

4.4.46 Personal Storage

4.4.47 Repair Services: Consumer

4.4.48 Research Services (testing lab)

4.4.49 Retail Sales and Services: General

4.4.52 Spectator Sports and Entertainment: Restricted

4.4.53 Spectator Sports and Entertainment: General

4.4.55 Tourist Accommodations: Campground

4.4.56 Tourist Accommodations: Lodging

4.4.57 Off-Street Parking: Accessory Parking

4.4.58 Off-Street Parking: Commercial Parking

4.4.59 Off-Street Parking: Personal Vehicle Storage

4.5.1 Custom Manufacturing

4.5.2 Light Industrial: Restricted (Light processing)

4.5.8 Wholesaling, Storage and Distribution: Restricted

4.5.10 Commercial Medical Marijuana Grower

4.7.6 Horticulture
PC-2059

ORDINANCE NO. ____________

AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY DESCRIBED IN THIS ORDINANCE TO SPUD, SIMPLIFIED PLANNED UNIT DEVELOPMENT, AND DIRECTING AMENDMENT OF THE OFFICIAL ZONING DISTRICT MAP TO REFLECT THE RECLASSIFICATION OF THE PROPERTY’S ZONING DISTRICT; AND PROVIDING FOR REPEALER AND SEVERABILITY

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

ORDINANCE

SECTION 1. That the zoning district of the following described property is hereby reclassified to SPUD, Simplified Planned Unit Development, subject to the conditions contained in the PC-2059 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:

Lots 1 and 2 of Block A of the Marydalw Acres Addition, Midwest City, OK.

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

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

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

THE 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
To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: December 1, 2020

Subject: (PC-2062) Public hearing with discussion and consideration of an ordinance to redistrict from C-3, Community Commercial, to C-4, General Commercial, and a resolution to amend the Comprehensive Plan from OR, Office/Retail to COMM, Commercial, for the property described as a part the SW/4 of Section 34, T12N, R2W, and addressed as 422 N. Air Depot Blvd.

Executive Summary: This is a request to rezone the property from C-3, Community Commercial to C-4, General Commercial. An auto mechanic shop is currently being operated at this location. The owner met with staff and stated that he would like to operate a car sales lot on the property. As the property is zoned C-3, which only allows limited outdoor storage and display, the applicant is making this application to rezone the property to C-4, which does allow the use of car sales and outdoor display. No additions or modifications to the existing structure are requested with this application. Action is at the discretion of the Planning Commission and City Council.

Dates of Hearing: Planning Commission – December 1, 2020
City Council – January 12, 2021
Council Ward: Ward 4, Sean Reed

Owner/Applicant: Abdul Karem Alsalafi

Proposed Use: Car sales

Size:
The area of request has a frontage of approximately 167’ along N. Air Depot Blvd. and contains an area of approximately 1.46 acres, more or less.
Development Proposed by Comprehensive Plan:
Area of Request – O/R, Office Retail
South and East – O/R, Office Retail
West – HDR, High Density Residential
North – PSP, Public Open Space

Zoning Districts:
Area of Request – C-3, Community Commercial
North and South – C-3 Community Commercial
East – R-6, Single Family Residential with a SUP for a church
West – Rolling Oaks Apartments

Land Use:
Area of Request – Pit Stop Total Car Care Center
North – Vacant and Ridgecrest Church of Christ property
South – Multi-tenant commercial buildings
East – Vacant
West - Apartments

Municipal Code Citation:
2.21. C-4, General Commercial
2.21.1 General Description
This commercial district is designed for the conduct of personal and business services and the general retail trade of the community and surrounding area.

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

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

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

History:
1. The property was designated as C-3, Community Commercial, at the time of adoption of the 1985 Zoning Map.
Staff Comments:

Engineer Brandon Bundy'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 Air Depot Boulevard. Any building permit will require tie into the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal
There are two eight (8) inch public sanitary sewers bordering the site. One runs along the east side of Air Depot Boulevard and another runs along the east edge of the property. Any 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 Air Depot Boulevard which is classified as a Secondary Arterial in the 2008 Comprehensive Plan. City sidewalks currently exist along the frontage of Air Depot Boulevard.

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) on map 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 Duane Helmberger's report:
The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.
- Fire department access is required around entire facility; car sales placement cannot cover a 20’ wide fire lane that is required. The fire lane is required to be properly marked.
- Tires are not allowed to be allowed in storage units unless done in accordance with the International Fire Code.
- Based on observation made on Monday, November 16, 2020, this facility is currently being used for motor-rebuilding which classifies it as an F-1 Moderate Occupancy building use. The currently permitted occupancy type is a B occupancy. The change in occupancy type requires the facility to be permitted for an F-1 occupancy.
- A fire place / stove was also observed in the facility work area. This was not installed per any observable requirements and is currently being evaluated under an unsafe building report.
- The facility layout and site plan are not currently adequate for auto sales. Please provide a detailed layout of the facility for further evaluation in regards to re-zoning the property. There is not enough adequate information provided to efficiently evaluate the request for re-zoning.
Neighborhood Services Director Mike Stroh’s report:
The property at 422 North Air Depot Boulevard has been an ongoing code issue. We have worked twelve (12) cases for the year of 2020. The property is constantly parking on what was a grass lot on the East side to include up on the hill. We have also had issues with trash and debris. The property does not have an area to park vehicles that are for sale as they are always over their allowable storage now, changing zoning to allow for more outside storage would only add to the unsightly condition. I have attached a few pictures of the property from our case files. Please do a physical inspection before voting to change the zoning.

Plan Review Comments:
The applicant has met with staff and would like to operate a car sales business from the parcel addressed as 422 N. Air Depot Blvd. The parcel is currently zoned C-3, Community Commercial which does not allow car sales and only allows limited outdoor merchandise display/storage. This application is a request to rezoned the parcel to C-4, General Commercial to allow the use of automotive sales and rentals: light.

All parking for customers and merchandise (cars for sale) must be permanent paved hard surface. There is an area in the rear, eastern portion of this lot that has been used for vehicle storage before. If this request is approved, this area must be paved with hard surface pavement prior to issuance of a Certificate of Occupancy for car sales.

At this time, there are no proposed additions or alterations to the existing structure. If alterations are proposed in the future, a building permit is required and all alterations must meet all requirements of the municipal code.

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

Action Required:
Approve or reject the ordinance to redistrict to C-4, General Commercial for the property as noted herein, subject to staff’s comments as found in the December 1, 2020 agenda packet and made a part of PC-2062 file.

Billy Harless,
Community Development Director

KG
Re: PC - 2062

Date: 18 November 2020

PC-2062 is a request to rezone the parcel at 422 N. Air Depot (Pit Stop) from C-3, Community Commercial to C-4, General Commercial, to allow for the use of auto sales.

- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.
- Fire department access is required around entire facility, car sales placement cannot cover a 20’ wide fire lane that is required. The fire lane is required to be properly marked.
- Tires are not allowed to be allowed in storage units unless done in accordance with the International Fire Code.
- Based on observation made on Monday, November 16, 2020, this facility is currently being used for motor-rebuilding which classifies it as an F-1 Moderate Occupancy building use. The currently permitted occupancy type is a B occupancy. The change in occupancy type requires the facility to be permitted for an F-1 occupancy.
- A fire place / stove was also observed in the facility work area. This was not installed per any observable requirements and is currently being evaluated under an unsafe building report.
- The facility layout and site plan are not currently adequate for auto sales. Please provide a detailed layout of the facility for further evaluation in regards to re-zoning the property. There is not enough adequate information provided to efficiently evaluate the request for re-zoning.

Respectfully,

[Signature]

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.
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: November 10th, 2020

Subject: Engineering staff comments for pc-2062 application

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2062:

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 Air Depot Boulevard. Any building permit will require tie into the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal
There are two eight (8) inch public sanitary sewers bordering the site. One runs along the east side of Air Depot Boulevard and another runs along the east edge of the property. Any 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 Air Depot Boulevard which is classified as a Secondary Arterial in the 2008 Comprehensive Plan. City sidewalks currently exist along the frontage of Air Depot Boulevard.

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) on map 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.
To: Kellie Gilles, Planning Manager
From: Mike S. Stroh, Neighborhood Services Director
Date: November 17, 2020
Subject: 422 North Air Depot Boulevard

The property at 422 North Air Depot Boulevard has been an ongoing code issue. We have worked twelve (12) cases for the year of 2020. The property is constantly parking on what was a grass lot on the East side to include up on the hill. We have also had issues with trash and debris. The property does not have an area to park vehicles that are for sale as they are always over their allowable storage now, changing zoning to allow for more outside storage would only add to the unsightly condition. I have attached a few pictures of the property from our case files. Please do a physical inspection before voting to change the zoning.

Thank you,

Mike S. Stroh
Neighborhood Services Director
3/2020 NEARMAP AERIAL VIEW FOR PC-2062
(SW/4, Sec. 34, T12N, R2W)

Locator Map

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 or any information on it. 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.
PC-2062

ORDINANCE NO. _________

AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY
DESCRIBED IN THIS ORDINANCE TO C-4 GENERAL COMMERCIAL, AND
DIRECTING AMENDMENT OF THE OFFICIAL ZONING DISTRICT MAP TO
REFLECT THE RECLASSIFICATION OF THE PROPERTY'S ZONING DISTRICT;
AND PROVIDING FOR REPEALER AND SEVERABILITY

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

ORDINANCE

SECTION 1. That the zoning district of the following described property is hereby reclassified
to C-4, General Commercial, subject to the conditions contained in the PC-2062 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:

A part of the SW/4 of Section 34, T-12-N, R-2-W, of the Indian Meridian, Oklahoma
County, Oklahoma, being more particularly described as follows:

Beginning 467.27 feet South of the Northwest corner of the Southwest Quarter (SW/4);
Thence East a distance of 435 feet;
Thence South a distance of 165 feet;
Thence West a distance of 435 feet to the West line of said Quarter Section;
Thence North a distance of 165 feet to the Point of Beginning.

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

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

PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma,
on the _____ day of ________________________, 2021.

THE CITY OF MIDWEST CITY,
OKLAHOMA

MATTHEW D. DUKES II, Mayor
ATTEST:

SARA HANCOCK, City Clerk

APPROVED as to form and legality this ______ day of___________________, 2021.

HEATHER POOLE, City Attorney
RESOLUTION NO. 2021-_____

A RESOLUTION AMENDING THE COMPREHENSIVE PLAN MAP CLASSIFICATION FROM OR, OFFICE RETAIL TO COMM, COMMERCIAL FOR THE PROPERTY DESCRIBED IN THIS RESOLUTION WITHIN THE CITY OF MIDWEST CITY, OKLAHOMA.

WHEREAS, the Comprehensive Plan Map of Midwest City, Oklahoma shows the following described property identified as OR, Office Retail:

A part of the SW/4 of Section 34, T-12-N, R-2-W, of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows:

Beginning 467.27 feet South of the Northwest corner of the Southwest Quarter (SW/4), Thence East a distance of 435 feet; Thence South a distance of 165 feet; Thence West a distance of 435 feet to the West line of said Quarter Section; Thence North a distance of 165 feet to the Point of Beginning.

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

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 Commercial on the Comprehensive Plan Map.

PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma, this ______ day of ____________________, 2021.

CITY OF MIDWEST CITY, OKLAHOMA

__________________________
MATTHEW D. DUKES II, Mayor
ATTEST:

SARA HANCOCK, City Clerk

APPROVED as to form and legality this ______ day of ____________, 2021.

HEATHER POOLE, City Attorney
To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: December 1, 2020

Subject: (PC-2063) Public hearing with discussion and consideration of an ordinance to redistrict from R-HD, High Density Residential to R-MH-2, Manufactured Home Park, for the property described as a part the SW/4 of Section 7, T11N, R1W, and addressed as 10301 S.E. 29th Street.

Executive Summary: This is a request to rezone the property from R-HD, Residential High Density to R-MH-2, Manufactured Home Park. The area of request currently serves as the Parkway Manufactured Home Community. The lot has been operating as a legal nonconforming use. The owner met with staff and stated that he would like to expand the manufactured home park to allow for an additional 18 lots. In order to expand the existing non-conforming use, the zoning for the entire parcel must come into compliance. Therefore, the applicant is requesting to rezone the parcel for expansion. The proposed expansion includes 3.02 acres and will be served connecting the drive on two existing streets within the community. Action is at the discretion of the Planning Commission and City Council.

Dates of Hearing:
Planning Commission — December 1, 2020
City Council — January 12, 2021

Council Ward: Ward 6,
Rick Favors

Applicant: Mark W. Zitzow

Proposed Use:
Manufactured Home Park

Size:
The area of request has a frontage of approximately 880' along S.E. 29th St. and contains an area of approximately 33.06 acres, more or less.
Development Proposed by Comprehensive Plan:
Area of Request – MH, Manufactured Home
North – LDR, Low Density Residential
East – COM, Commercial, and LDR, Low Density Residential
South – Oklahoma City boundary
West – O/R, Office Retail, and LDR, Low Density Residential

Zoning Districts:
Area of Request – R-HD, Residential High Density
North, East, and West – R-6, Single Family Residential
South – Oklahoma City Boundary

Land Use:
Area of Request – Manufactured Home Park
North, East and West – Single Family Residences
South – Oklahoma City Boundary

Municipal Code Citation:
2.12. R-MH-2, Manufactured Home Park District
2.12.1 General Description
This district permits locations for manufactured home parks which, while providing a residential environment, are not generally compatible with normal single-family and two-family residential developments.

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

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

5.8. Nonconforming Buildings, Structures, and Uses of Land
5.8.2 (C) Expansions prohibited. During the five-year notice time period, the nonconforming use shall not be expanded or moved in whole or in part to any other portion of the lot or parcel on which it is located.

Comprehensive Code Citation:
Manufactured Home Land Use
There are several existing areas within Midwest City that are characterized by uses such as manufactured homes, which provide affordable housing for citizens in the City. The types of residential uses that can be found within this classification are manufactured homes, single-family detached dwelling units and duplexes. On the Future Land Use Plan Map, the areas that have been designated are consistent with areas wherein manufactured homes are currently located.

History:
1. The property was denied to be rezoned from R-1, Single Family Residential to, R-4, Medium Density Residential in July of 1984 (PC-754).
2. A request to rezone the property to a PUD, Planned Unit Development governed by R-4, Medium Density Residential in September of 1984 (PC-777) was withdrawn.

3. This area was zoned R-HD, Residential High Density with the adoption of the 1985 and 2010 Zoning Ordinances.

Staff Comments:

Engineer’s report:
Note: No engineering improvements are required with this application.

Water Supply and Distribution

An eighteen (18) inch public water main is located along the south side of S.F. 29th Street. Any new building permit or new trailer site will require tie into the public water system as outlined in Municipal Code 43-32. The existing park may already be tied into public water via a master meter and distributed after.

Sanitary Sewerage Collection and Disposal

Two separate eight (8) inch public sanitary sewers are located along the north and east sides of the property. Any new building permit or new trailer site will require tie into the public water system as outlined in Municipal Code 43-109. Extension of the public sewer system will require plans submitted by an Oklahoma licensed engineer to be designed to city standard. Plans will be reviewed by both the City and Oklahoma Department of Environmental Quality before being constructed and inspected. Alternatively, since this property is one lot, a private sewer service can be built to extend to the northwest. The sewer system on the north east corner is served by a lift station and further study would be required by the developer prior to allowing to tie into that particular main.

Streets and Sidewalks

Access to the area of request exists off S.E. 29th Street which is classified as a Primary Arterial in the 2008 Comprehensive Plan.

Sidewalk improvements will not be considered as long as the property remains minimally developed. 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 two Flood Insurance Rate maps (FIRM) which bisect the property.

- The northern section of the property is on map number 40109C0330H, dated December 18th, 2009.
- The southern section of the property is 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 property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.
- Fire hydrants and fire mains are required to be installed in accordance with Midwest City Ordinance Section 15 and the International Fire Code through the proposed new addition of the site.
- Hydrant placement will be reviewed, coordinated and approved through line maintenance and the Fire Marshal's office.
- If the park expands to the north of the exiting streets water supply and hydrants will be required

**Plan Review Comments:**
The applicant has met with staff and would like to expand the manufactured home park East on the lot. The parcel is currently zoned R-HD, High Density Residential and the use of a manufactured home community is not allowed by right in the R-HD district. The use of a manufactured home park is considered to be a legal nonconforming use. This application is a request to rezone the parcel to R-MH-2, Manufactured Home Park to allow the existing use to expand eastward on the property for an additional 18 manufactured home lots, comprising 3.2 acres of the 33.06 acre lot.

The expansion of the use will include a drive that connects two existing streets. The additional lots must provide a minimum of 2 parking spaces per dwelling unit. The additional street and parking must be of a permanent paved hard surface. All homes will be required to meet the landscaping, setback, parking, and building codes in place at the time of permitting.

There is a small, parhandle shaped portion of the lot in the northeast corner that is zoned R-6, Single Family Detached Residential. The owners do not have immediate plans to use that portion for mobile homes. That section of the parcel is not included in this rezoning application and will remain R-6, Single Family Residential.

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

**Action Required:**
Approve or reject the ordinance to redistrict to R-MH-2, Manufactured Home Park for the property as noted herein, subject to staff's comments as found in the December 1, 2020 agenda packet and made a part of PC-2063 file.

Billy Harless,
Community Development Director

SS: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:          November 12th, 2020

Subject:       Engineering staff comments for pc-2063 application

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2063:

Note: No engineering improvements are required with this application.

Water Supply and Distribution
An eighteen (18) inch public water main is located along the south side of S.E. 29th Street. Any new building permit or new trailer site will require tie into the public water system as outlined in Municipal Code 43-32. The existing park may already be tied into public water via a master meter and distributed after.

Sanitary Sewerage Collection and Disposal
Two separate eight (8) inch public sanitary sewers are located along the north and east sides of the property. Any new building permit or new trailer site will require tie into the public water system as outlined in Municipal Code 43-109. Extension of the public sewer system will require plans submitted by an Oklahoma licensed engineer to be designed to city standard. Plans will be reviewed by both the City and Oklahoma Department of Environmental Quality before being constructed and inspected. Alternatively, since this property is one lot, a private sewer service can be built to extend to the northwest. The sewer system on the north east corner is served by a lift station and further study would be required by the developer prior to allowing to tie into that particular main.

Streets and Sidewalks
Access to the area of request exists off S.E. 29th Street which is classified as a Primary Arterial in the 2008 Comprehensive Plan.

Sidewalk improvements will not be considered as long as the property remains minimally developed.
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 two Flood Insurance Rate maps (FIRM) which bisect the property.

- The northern section of the property is on map number 40109C0330H, dated December 18th, 2009.
- The southern section of the property is 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.
Re: PC - 2063

Dale: 18 November 2020

PC-2063 is a request to rezone the parcel at 10301 SE 29th Street from R-HD, High Density Residential to R-MH-2, Manufactured Home Park District. Parkway Mobile Home Community is located at this site and the zoning is currently non-conforming for a mobile home park. The owners are wanting to expand/add additional spaces and in order to expand, the zoning must come into conformance.

- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.
- Fire hydrants and fire mains are required to be installed in accordance with Midwest City Ordinance Section 15 and the International Fire Code through the proposed new addition of the site.
- Hydrant placement will be reviewed, coordinated and approved through line maintenance and the Fire Marshal’s office.
- If the park expands to the north of the exiting streets water supply and hydrants will be required.

Respectfully,

[Signature]

Duane Helmberger
Fire Marshal
Midwest City Fire Department
To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: December 1, 2020

Subject: (PC – 2064) Public hearing with discussion and consideration of approval of an ordinance redistricting from Planned Unit Development (PUD) to Amended PUD, for the property described as a part of the NW/4 of Section 15, T-11-N, R-2-W, located at 7200 S.E. 29th Street.

Executive Summary: This is a request to amend the existing PUD to allow an additional monument sign as well as an interactive plaza featuring a selfie station. This property is owned by the City of Midwest City, however, the State recently took over operation of the Oklahoma Visitor’s Center. Staff was approached in October about adding an additional monument sign as well as a plaza in Bicentennial Park. The original PUD and staff report was specific in the signage that was to be allowed on the area of request and did not allow for any additional signage. No changes are requested with regard to use. Action is at the discretion of the Planning Commission and City Council.

Dates of Hearing: Planning Commission – December 1, 2020
City Council – January 12, 2021

Owner: City of Midwest City

Applicant: Jim Beach, Wallace Engineering

Proposed Use: The existing uses of a park, water feature, Welcome Center and public service sign will remain. This is a request to allow an additional monument sign and a selfie station.

Size:
The area of request has a frontage along SE 29th Street of approximately 1947 ft and a varying depth, containing an area of approximately 8 acres.
Development Proposed by Comprehensive Plan:
Area of Request – Park / Open Space
North – Town Center
South – Tinker Air Force Base
East – I-40 right-of-way
West – I-40 right-of-way

Zoning Districts:
Area of Request – PUD, governed by the C-3, Community Commercial District
North – PUD
South – Tinker Air Force Base
East and West – I-40 right-of-way

Land Use:
Area of Request – park, water feature, welcome center
North – commercial development
South – Tinker Air Force Base
East and West – I-40 right-of-way

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

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. This property was zoned residentially with the adoption of the 1985 Zoning Map.
2. A PUD, Planned Unit Development, was approved for the area of request in August 2016. (PC-1880)

Staff Comments:

Engineer’s Report:
Note: This application is amending the PUD at 7200 S.E. 29th Street.

Water Supply and Distribution
The subject property is served by a six (6) inch public water main is located on the south side of S.E. 29th Street. Water line improvements are not required as outlined in Municipal Code 43-32.

Sanitary Sewer Collection and Disposal
The subject property already operates a local lift station which is then served by an eight (8) inch public sewer main running to the west. Sewer line improvements are not required as outlined in Municipal Code 43-109.

Streets and Sidewalks
Access to the area of request is available via a signalized drive directly across from Mid-America Boulevard on S.E. 29th Street which is classified as a Primary Arterial in the 2008 Comprehensive Plan.

Drainage and Flood Control, Wetlands, and Sediment Control
None of the area of request is affected by flood zone AE (the 100-year floodplain) as shown on the effective Flood Insurance Rate map (FIRM) number 40109C0320H, dated December 18th, 2009.
Easements and Right-of-Way
No additional rights-of-way and/or easements are required with this application.

Fire Marshall’s Report:
The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

Planning Comments:
The site is already developed with a welcome center, park, an air force jet fighter plane exhibit, a water feature/detention area and a public service sign on the far western portion of the site. The State has recently taken over operations of the Visitor’s Center and is making this application to request an additional monument sign on the site. The applicant also plans to add a plaza with a selfie station and a dog park. These are allowable uses under the current PUD.

No additional changes to the allowable uses are requested.

Renderings of the monument, selfie station and plaza are included within this report.

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

Action Required: Approve or reject the ordinance to amend the PUD for the property as noted herein, subject to the staff comments as found in the December 1, 2020 agenda packet and made a part of PC-2064 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: November 10th, 2020

Subject: Engineering staff comments for pc-2064 application to amend a PUD.

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2064:

Note: This application is amending the PUD at 7200 S.E. 29th Street.

Water Supply and Distribution

The subject property is served by a six (6) inch public water main is located on the south side of S.E. 29th Street. Water line improvements are not required as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

The subject property already operates a local lift station which is then served by an eight (8) inch public sewer main running to the west. Sewer line improvements are not required as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the area of request is available via a signalized drive directly across from Mid-America Boulevard on S.E. 29th Street which is classified as a Primary Arterial in the 2008 Comprehensive Plan.

Drainage and Flood Control, Wetlands, and Sediment Control

None of the area of request is affected by flood zone AE (the 100-year floodplain) as shown on the effective Flood Insurance Rate map (FIRM) number 40109C0320H, dated December 18th, 2009.

Easements and Right-of-Way

No additional rights-of-way and/or easements are required with this application.
Re: PC - 2064

Date: 18 November 2020

PC-2064 is a request to amend the PUD for the Welcome Center. The amendment is to allow an additional monument sign and a selfie station.

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

Respectfully,

[Signature]

Duane Helmbberger
Fire Marshal
Midwest City Fire Department
PUD No. PC-1880

Design Statement of the Planned Unit Development titled

Bicentennial Park PUD

Midwest City, Oklahoma

July 29, 2016

Owner:

City of Midwest City

100 N. Midwest Blvd.

Midwest City, OK
General Location:

This property is located south of Lot 3C and Outparcels 5, 6, 7 and 8 of the Town Center Plaza development. It is bound on the south by Interstate 40 and on the east and west by Interstate 40 right-of-way.

The property is primarily already developed. There are no residential uses abutting or near the site. Traffic will be routed from and onto the major arterial street of SE 29th Street.

PUD Concept:

This site encompasses an area of approximately 8 acres, more or less. See the Master Development Plan Map for a site layout.

The site is currently developed with the Midwest City Welcome Center, a playground, detention pond/water feature and a decommissioned air force jet fighter plane. Parking for the existing uses is already available. The only additional use proposed through this PUD is that of one public service, informational sign.

Site and Surrounding Areas:

To the north of the site is the Town Center Plaza, a large commercial shopping and dining center. To the south, east and west is Interstate 40 and Interstate 40 right-of-way.

The Midwest City Welcome Center that is located on the site was built in 1998. The playground was built around the same time. The detention pond/water feature was developed in 2005 to accommodate drainage from the neighboring Town Center development.

Governing Zoning Districts:

The development as proposed will be governed by the C-3, Community Commercial District as with the Midwest City Zoning Ordinance along with the Planned Unit Development requirements found in this PUD Design Statement. The permitted uses with this PUD from the Community Commercial district shall be as listed below.

Special Development Regulations:

The following uses will be the only uses permitted within the area of this PUD;
Community Recreation: Restricted

Cultural Exhibits

Administrative and Professional Offices

Convenience Sales and Personal Services

Personal Services: Restricted

There are currently two monument signs for the Midwest City Welcome Center on either side of the entrance drive. These two signs will remain. In 2013, the Midwest City Chamber of Commerce was awarded grant money for a public service, informational sign to be located near Interstate 40 displaying information regarding upcoming activities, promotions and events produced by the City of Midwest City and/or the Midwest City Chamber of Commerce. This sign would be considered a public service sign according to the Midwest City Zoning Ordinance. This PUD would allow for one sign to be placed on the lot as indicated on the Master Development Plan map. The maximum height of the proposed sign would be 20’0”. There is a low point on the site and that is where the sign is proposed to be located. The height shall be 20’ from the elevation of the adjacent roadway. The maximum surface area would not exceed 180 square feet per side. The surface area of the sign incorporates a digital sign face on either side. Video and still images are proposed on both digital faces. A rendering of the proposed sign is included in this PUD. Decorative poles similar to styles used in Town Center Plaza are incorporated in the design of the sign. In the case of a conflict with the Midwest City Sign Ordinance regarding pole covers, a variance allowing poles as shown on the rendering is requested. No commercial advertising will be displayed on this public service sign.

Special events such as food truck sales, cruise-ins, festivals and bike nights that are allowed in the C-3 district shall also be allowed on this site.

Access to the site is existing via two curb cuts onto SE 29th Street. No new access points are requested in this PUD.

Physical Characteristics:

According to the US Web Soil Survey, the site is identified as urban land. Trees are sparse throughout the site. No trees will be removed during the installation of the proposed informational sign. There are no flood plains impacting this site. Drainage for the site is provided by the Town Center Development regional detention pond.

Sequence of Development:

The only new development on the site will be the installation of the non-accessory sign. The current uses are fully developed. No other development is proposed on this site.
We made this sign 20' over all height because that is the limit in Midwest City.

The price for manufacturing and installing this sign is $83,105.00. This sign incorporates two digital sign faces. The digital sign is made by WatchFire, the leader in electronic signs for the sign industry. The size is 4'-5" x 9'-3". This will be a 19mm RGB, full color, with a 64 x 144 matrix. The ID portion of the sign will be rout out show thru, aluminum face backed with white plex.

Watchfire 19mm RGB full color
64x144 matrix
4'-5" x 9'-3" W

19" OAW pole system - square tubing cross members with round steel poles.
Master Development Plan Map for Proposed Welcome Sign

Legend
- City Projects
- Parks
- MWC City Limits
- Proposed Sign Location

MWC Locator Map

Approximate Location of Sign

0 400 Ft
Design Statement
Amendment to PUD Number PC-1880
Bicentennial Park PUD
Midwest City, Oklahoma
November 2, 2020

Purpose

This application proposes to amend PUD No. PC-1880, Centennial Park PUD. The site is the location of an Oklahoma Visitor's Center which, along with a number of others along highways across the state, is being enhanced to create a welcoming “front door” experience for visitors to Oklahoma that reinforces the state’s rebranding efforts and is representative of a top 10 state.

A new Welcome Sign will greet travelers, inviting them to visit the Welcome Center and discover what our great state has to offer. Once they have arrived, visitors are offered a unique opportunity to “capture” their experience with selfies and video to share with the world.

Proposed Enhancements

The original PUD, approved in August-September 2016, is attached for reference. Nothing in this proposed amendment changes the approved PUD except the addition of a welcome sign and an interactive plaza. There are also improvements to the interior of the visitor’s center building but no exterior changes are proposed at this time.

The Plaza will tell a story unique to the Welcome Center’s geographic region. The plaza will have themed graphic elements that serve as a colorful and exciting backdrop for visitors to capture images. Visitors will be provided with an opportunity to learn additional information about Oklahoma and share with their friends and family. Please see attached illustrations and site plan.

The Welcome Sign will mark the visitor’s beginning experience to each Welcome Center. The construction of the Welcome Sign will be cast-in-place concrete with raised signage elements and will be illuminated at night. Please see attached illustrations and site plan.

Further detail about the area zoning, adjacent land uses, location, and illustrations of the now-existing elements can be found in the attached original PUD.

Owner:
City of Midwest City
100 N. Midwest Blvd.
Midwest City, Oklahoma
Soft Wall Wash
Landscape Lighting
Hidden in landscape around the perimeter of the plaza.
Provides a wide throw but soft ambient wash.

Crop Jet 87' x 141' (Double Sided)
Printed "Oklahoma" letters (Front + Back) 50' x 9'

Circles - 60" x 24" (Double Sided)

Signage (QR Code) - 28.6" x 63" (Single Sided)
ORDINANCE NO. ________

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

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

ORDINANCE

SECTION 1. That the zoning district of the following described property is hereby reclassified to Amended PUD, Planned Unit Development, subject to the conditions contained in the PC-2064 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 for the property described as:

A part of the NW/4 of Section 15, T-11-N, R-2-W, located at 7200 SE 29th Street.

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

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

PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma, on the _____ day of ________________, 2021.

THE CITY OF MIDWEST CITY,
OKLAHOMA

MATTHEW D. DUKES II, Mayor

ATTEST:

SARA HANCOCK, City Clerk

APPROVED as to form and legality this _____ day of ________________, 2021.

HEATHER POOLE, City Attorney