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
January 5, 2021 – 6:00 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 December 1, 2020 Planning
      Commission meeting.

C. DISCUSSION
   1. (PC-2065) Discussion and consideration of approval of the Final Plat of Ryans Ridge,
      described as a part of the SW/4 of Section 6, T11N, R1W and addressed as 10332 SE 10th
      Street.
   2. (PC-2066) Public hearing with discussion and consideration of an ordinance to redistrict
      from R-6, Single Family Residential and SU?, Special Use Permit to C-1, Restricted
      Commercial District and a resolution amend the Comprehensive Plan from LDR, Low
      Density Residential to OR, Office/Retail, for the property described as a part of the SE/4 of
      Section 6, T-11-N, R-1-W, located at 10601 SE 15th Street.
   3. (PC-2067) Public hearing with discussion and consideration of an ordinance to redistrict
      from R-6, Single Family Detached Residential with a Special Use Permit for a Church to
      C-3, Community Commercial, and a resolution to amend the Comprehensive Plan from
      PSP, Public/Semi-Public to COMM, Commercial, for the property described as part the
      NW/4 of Section 1, T-11-N, R-2-W, addressed as 208 S. Douglas Blvd.
   4. (PC-2068) Public hearing with discussion and consideration of an ordinance redistricting
      from PUD, Planned Unit Development to Amended PUD, Amended Planned Unit
      Development, for the property described as Lot 1 of the Red Oak Development addressed
      as 2113 S Douglas Boulevard.
   5. (PC-2069) Public hearing with discussion and consideration of an ordinance redistricting
      from R-2, Single Family Detached Residential, PUD, Planned Unit Development, O-2,
      General Office District 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 to MDR, Medium Density Residential for the property described as
      Lot 1 of the Red Oak Development addressed as 2113 S Douglas Boulevard.
   6. (PC-2070) Discussion and consideration of approval of the Primrose Addition Preliminary
      Plat, described as a part of the SW/4 of Section 31, T12N, R1W and addressed as 316 N.
      Post Road.
7. (PC-2071) Discussion and consideration of approval of the Replat of Lot 3, Block 2 of the Harper Addition, described as a part of the NW/4 of Section 31, T12N, R1W and addressed as 910 N. Poplar Lane.

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

December 1, 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 December 1, 2020 at 7:00 p.m., with the following members present:

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

Commissioner absent: Dean Hinton

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 Huskey, seconded by Dawkins, to approve the minutes of the November 3, 2020 Planning Commission meeting as presented. Voting aye: Huskey, R. Smith, Collins, Campbell, J. Smith and Dawkins. Nay: none. Motion carried.

C. NEW MATTERS
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 Marydale Acres Addition, addressed as 1101 and 1107 N. Post Rd.

Staff presented a brief description of the request. The applicant, Arnold Sefcik of 13714 Neutron Rd. Farmers Branch, TX, was present. There was general discussion. A motion was made by Dawkins, seconded by Collins to recommend approval of this item subject to staff comments. Voting aye: Huskey, Collins, Campbell, R. Smith, J. Smith and Dawkins. Nay: none. Motion carried.
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.

Staff presented a brief overview of this item. The applicant, Coli Alsafi of 3128 Del View Dr., Del City, OK, was present. There was general discussion about the item. R. Smith and Dawkins were concerned about the existing code violations. A motion was made by Dawkins, seconded by Huskey, to recommend denial of this item. Voting aye: Collins, R. Smith, Huskey, J. Smith, Campbell and Dawkins. Voting nay: none. Motion carried.

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.

Staff presented a brief overview of this item. The applicant, Mark Zitzow of Johnson and Associates, 1 E. Sheridan, OKC, OK, was present. There was general discussion. The applicant stated that they wish to amend the application to reduce the area of the lot in the application. The applicant stated that they wanted to amend the application to have the R-MH-2 zoning begin approximately 140’ south of the north property line, where the old railroad right-of-way ended to preserve the existing drainage channel and to serve as a buffer between the mobile home park and the existing neighborhood to the north. William Tomlinson of 10328 Alicia Dr. and Nellie Abrams of 10304 Alicia Dr. addressed the commission. A motion was made by Campbell, seconded by Huskey, to recommend approval of this item subject to staff comments and with the amended legal description. Voting aye: Campbell, J. Smith, R. Smith, Collins, Huskey and Dawkins. Nay: none. Motion carried.

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

Staff presented a brief overview of this item. The applicant, Alec Bass of Wallace Engineering, 410 N. Walnut, OKC, OK, was present. There was general discussion. A motion was made by Huskey, seconded by Campbell to recommend approval of this item subject to staff comments. Voting aye: R. Smith, Collins, Campbell, J. Smith, Huskey and Dawkins. Nay: none. Motion carried.
D. **COMMISSION DISCUSSION:** General Discussion.

E. **PUBLIC DISCUSSION:** None.

F. **FURTHER INFORMATION:** None.

G. **ADJOURNMENT**


The meeting ended at 7:40 p.m.

(KG)
To: Chairman and Planning Commission  

From: Billy Harless, Community Development Director  

Date: January 5, 2021  

Subject: (PC – 2065) Discussion and consideration of approval of the Final Plat of Ryans Ridge, described as a part of the SW/4 of Section 6, T11N, R1W, addressed as 10332 S.E. 10th Street.

Executive Summary: This is a request to approve a final plat to subdivide a single parcel into fourteen (14) individual parcels for single family residential development. The preliminary plat was approved in November of 2019. All public improvements required with the preliminary plat have been installed or bonded. The applicant has also provided staff a copy of the covenants that will govern the development of this addition. The City Attorney has reviewed the HOA covenants sent to her on December 4, 2020 as required by the Subdivision Regulations and issued a memo on December 30, 2020 detailing additional items that need to be addressed to be in compliance with Section 38-50 of the Subdivision Regulations. The memo was sent to the applicant on December 30. The revisions must be made and reviewed by the City Attorney prior to the City Council hearing on January 26, 2021. Action is at the discretion of the Planning Commission and City Council.

Dates of Hearing:  
Planning Commission – January 5, 2021  
City Council – January 26, 2021

Council Ward: Ward 6, Rick Favors  

Owner/Applicant: Kevin Ergenbright  

Engineer: Aaron Hale, P.E., Engineered by Design
Proposed Use: Fourteen (14) single family residential lots

Size:
The area of request has a frontage along SE 10th Street of approximately 317.02 ft. and frontage along SE 12th Street of approximately 317.02 ft. and contains an area of approximately 191,553 square feet or 4.40 acres.

Zoning Districts:
Area of Request – R-6, Single Family Detached Residential
North, South, East and West – R-6, Single Family Detached Residential

Municipal Code Citation:
38-19 Final Plat
38-18.1. Purpose
The purpose of a Final Plat is to ensure consistency with standards of the Subdivision Ordinance pertaining to the adequacy of public facilities, provide for public improvements to serve the subdivision and that all other requirements and conditions have been satisfied or provided for to allow the Final Plat to be recorded.

History:
1. This area has been zoned single-family residential since the adoption of the 1985 zoning code.
2. Ryans Ridge Preliminary Plat was approved November 26, 2019.

Staff Comments:
Engineer’s Comments:
Note: This application is for a final plat of the Ryan’s Ridge located between SE 10th Street and SE 12th Street just west of Avery Avenue.

Public Improvements

The requirements of the public improvements can be found in the subdivision regulations under:
Sec. 38-30.1. Completion prior to final plat approval and recordation.
(a) Construction required prior to final plat approval and recordation. Completion of all required public improvements, in accordance with the approved preliminary plat and the approved construction plans, shall occur prior to final plat approval and recordation.
(b) Final plat shall not be accepted. A final plat shall not be accepted for filing, nor shall it be considered for approval, prior to completion of all required public improvements.

Upon application of final plat, this office reviewed all the public improvements for compliance with the subdivision regulations.

Water

Water line improvements were permitted through this office and Oklahoma Department of Environmental Quality (ODEQ). Construction of the improvements were inspected by the Construction Inspector and completed October of 2020.
Sanitary Sewer
Sanitary Sewer improvements were permitted through this office and Oklahoma Department of Environmental Quality (ODEQ). Construction of the improvements were inspected by the Construction Inspector and completed October of 2020.

Stormwater
Stormwater improvements were permitted through this office. Construction of the improvements were inspected by the Construction Inspector and completed October of 2020.

Street
Ryan Ridge Court and associated improvements along SE 10th Street were permitted through this office. Construction of the improvements were inspected by the Construction Inspector and completed November of 2020.

Sidewalk
At the preliminary plat hearing, City Council waived the requirement for the developer to install sidewalks along SE 10th Street and SE 12th Street. The only sidewalks which were required are to be along both sides of Ryan Ridge Court with a ramp on the northern end. Engineering plans have been reviewed but the developer wants to construct the sidewalks as part of the houses. In the past this has been allowed so long as the developer provides a surety to guarantee the construction in a timely manner. This surety and email stating a time has been provided by the developer.

Easements
Subdivision Regulations requires that all existing, dedicated, and proposed rights-of-way and easements are depicted on the final plat. As required, these are reflected on the final plat.

Lighting
Lighting is not a capital expense to the City, the developer should not be held to OG&E’s timeline. This requirement has been satisfied by the developer’s formal request to OG&E.

Signage
Public signage is required for this development at the intersection of Ryan Ridge Court / SE 10th Street. The developer has supplied the required signing to the City’s specifications.

Record Drawings, Lien Release, and Bonding
Record drawings have been submitted to the city and filed accordingly. Bonds were provided for all the public infrastructure and a lien release has been received.
Looking north at intersection of Ryan Ridge Court / S.E. 10th Street. Stop sign and streets signs installed. Provision for future sidewalk ramps in curb line

Looking south along Ryan Ridge Court

Cul-de-sac of Ryan Ridge Court, looking at inlet which flow into detention pond

Detention pond of Ryans Ridge with paved trickle channel and weir outflow structure

Area where sewer crossed undeveloped natural drainage

Backside of detention pond. On the right is the weir outflow structure, to the left a sanitary sewer manhole

Outfall of the detention pond looking downstream of undeveloped natural drainage

Looking north along west boundary of detention pond
Fire Marshal's Comments:
The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

City Attorney Review of HOA Covenants:
The Home Owner’s Association documents provided do not appear to meet the City’s requirements as set out in Section 38-50. Specifically the HOA documents do not address:

1. A description of amenities for which the HOA is responsible for;
2. Indication that the documents have been filed with the County Clerk and the required copies provided to the Director of Community Development;
3. Listing of required maintenance for identified amenities for which the HOA is responsible is not included;
4. No mention of HOA being responsible for liability insurance and local taxes;
5. The HOA documents indicate that enforcement of HOA covenants can run to City, which is counter to requirements of City ordinance 38-50;
6. The HOA documents indicate the membership will dictate amount of dues while ordinance requires that dues be set to insure sufficient funds are available for the HOA’s obligations;
7. The requirement that the City approve any amendments to HOA documents was not included;
8. The required liability clause indemnifying the City for any damages, injuries etc for any of the amenities that are the HOA’s responsibility is not included;
9. There was not a written assurance of funds being held in a reserve account for HOA or an accredited cost analysis by City of provided;
10. The requirement that City can take action for Subdivision violations was not included;
11. Common space maintenance was not addressed in HOA documents;
12. The requirement that the HOA cannot be dissolved without prior permission of the City Council is not included;
13. The documents do not address that City has no obligation to maintain or reconstruct any fencing, or screening walls, landscaping or irrigation systems but that City does have right to access to inspect, though City is not required to do such inspections, and that City has right to require maintenance and repairs to insure such improvements are maintained to City standards;
14. The HOA documents provided indicate that the individual lots are responsible for any landscaping, walls, fences, and irrigation systems while the ordinance anticipates that HOA’s will be responsible for and insure adequate dues and assessments to maintain such improvements.

The above listed items would need to be provided or included in the HOA documents in order to be in compliance with the City’s Ordinance on HOA’s, 38-50.

**Plan Review Comments:**
This is a request to subdivide one (1) existing 4.40-acre tract into fourteen (14) individual parcels. The parcels are intended for single family residential development.

Construction must meet all requirements of the Zoning Ordinance, including:
- At least 35% of the dwelling units within the development must adhere to section 5.15 of the Zoning Ordinance pertaining to single-family driveways and garages. This requirement only applies to lots under 10,000 square feet in area. This proposed subdivision contains eight (8) lots over 10,000 square feet and six (6) lots under 10,000 square feet. 35% of six (6) lots is 2.1 which means that a minimum of two (2) homes must have J-drives, garages setback 15’ behind the front building line or detached garages in the rear.
- The exterior of each home must be constructed of a minimum of 85% masonry materials, 100% facing the street
- 25’ front setback, 20’ rear setback, 7’ side setbacks
- 40% maximum building coverage
- Minimum 5:12 roof pitch
- Two (2) trees in each front yard prior to issuance of a Certificate of Occupancy
As noted in the preliminary plat report, the Park Land Review Committee voted to approve the request by the applicant to pay a fee in lieu of a park land dedication. Staff and the applicant agreed upon a value of the land which was used to calculate the required fee of $2,765.21. The applicant submitted this fee with this final plat application and the fee was deposited into the park fund per ordinance.

The Ryans Ridge Final Plat as submitted is consistent with the approved preliminary plat. Action is at the discretion of the Planning Commission and City Council.

Action Required: Approve or reject the Ryans Ridge Final Plat located on the property as noted herein, subject to the staff comments and found in the January 5, 2021 agenda packet and made a part of PC- 2065 file.

Billy Harless, AICP
Community Development Director

KG
Re: PC - 2065

Date: 09 December 2020

PC-2065 is the final plat for Ryans Ridge between SE 10th and SE 12th. The preliminary plat was approved in November 2019 under PC 2032. The required public improvements have been installed and accepted or bonded. I've attached the plat.

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

Respectfully,

[Signature]

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: December 14th, 2020
Subject: Engineering staff comments for pc-2065 final plat application

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2065:

Note: This application is for a final plat of the Ryan’s Ridge located between SE 10th Street and SE 12th Street just west of Avery Avenue.

Public Improvements

The requirements of the public improvements can be found in the subdivision regulations under:

Sec. 38-30.1. Completion prior to final plat approval and recordation.

(a) Construction required prior to final plat approval and recordation. Completion of all required public improvements, in accordance with the approved preliminary plat and the approved construction plans, shall occur prior to final plat approval and recordation.

(b) Final plat shall not be accepted. A final plat shall not be accepted for filing, nor shall it be considered for approval, prior to completion of all required public improvements.

Upon application of final plat, this office reviewed all the public improvements for compliance with the subdivision regulations.

Water

Water line improvements were permitted through this office and Oklahoma Department of Environmental Quality (ODEQ). Construction of the improvements were inspected by the Construction Inspector and completed October of 2020.

Sanitary Sewer

Sanitary Sewer improvements were permitted through this office and Oklahoma Department of Environmental Quality (ODEQ). Construction of the improvements were inspected by the Construction Inspector and completed October of 2020.

Stormwater

Stormwater improvements were permitted through this office. Construction of the improvements were inspected by the Construction Inspector and completed October of 2020.
Street
Ryan Ridge Court and associated improvements along SE 10th Street were permitted through this office. Construction of the improvements were inspected by the Construction Inspector and completed November of 2020.

Sidewalk
At the preliminary plat hearing, City Council waived the requirement for the developer to install sidewalks along SE 10th Street and SE 12th Street. The only sidewalks which were required are to be along both sides of Ryan Ridge Court with a ramp on the northern end. Engineering plans have been reviewed but the developer wants to construct the sidewalks as part of the houses. In the past this has been allowed so long as the developer provides a surety to guarantee the construction in a timely manner. This surety and email stating a time has been provided by the developer.

Easements
Subdivision Regulations requires that all existing, dedicated, and proposed rights-of-way and easements are depicted on the final plat. As required, these are reflected on the final plat.

Lighting
Public street lighting is required as part of this development in two locations: at the intersection of Ryan Ridge Court / SE 10th Street and the cul-de-sac of Ryan Ridge Court. The developer has contacted OG&E which supplies the lighting for Midwest City. The lighting has not been installed as of this memo. Because the lighting is not a capital expense to the City, the developer should not be held to OG&E’s timeline. This requirement has been satisfied by the developer’s formal request to OG&E.

Signage
Public signage is required for this development at the intersection of Ryan Ridge Court / SE 10th Street. The developer has supplied the required signing to the City’s specifications.

Record Drawings, Lien Release, and Bonding
Record drawings have been submitted to the city and filed accordingly. Bonds were provided for all the public infrastructure and a lien release has been received.

Looking north at intersection of Ryan Ridge Court / S.E. 10th Street. Stop sign and streets signs installed. Provision for future sidewalk ramps in curb line

Looking south along Ryan Ridge Court

100 N. Midwest Boulevard, Midwest City, Oklahoma 73110
Engineering Division (405) 739-1220
An Equal Opportunity Employer
Cul-de-sac of Ryan Ridge Court, looking at inlet which flow into detention pond

Detention pond of Ryan's Ridge with paved trickle channel and weir outflow structure

Area where sewer crossed undeveloped natural drainage

Backside of detention pond. On the right is the weir outflow structure, to the left a sanitary sewer manhole

Outfall of the detention pond looking downstream of undeveloped natural drainage

Looking north along west boundary of detention pond

Looking north along west boundary showing inlet installed to get water into detention pond

Looking north along west boundary showing upper inlet to get water into detention pond
Looking west along S.E. 10th Street

Looking east along S.E. 10th Street

Looking west along S.E. 12th Street, fire hydrant in foreground was installed by developer.
The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

Applicant: Ryan's Ridge
Phone Number: 
Address: Section 16, T11N, R1W

Final Plat Requirements/Checklist - Engineering

The final 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.

<table>
<thead>
<tr>
<th>38-19</th>
<th>Items to accompany the Final Plat</th>
</tr>
</thead>
<tbody>
<tr>
<td>38-19.4 38-19.9(a)(1)</td>
<td>The final plat and all accompanying data shall conform to the approved preliminary plat or as the preliminary plat may have been subsequently amended. See section 38-18.10 for amending preliminary plat following approval.</td>
</tr>
<tr>
<td>38-19.9(a)(2)</td>
<td>All conditions imposed at the time of approval of the preliminary plat, as applicable, have been satisfied.</td>
</tr>
<tr>
<td>38-19.9(a)(3)</td>
<td>The construction plans conform to the requirements of section 38-27 and have been approved by the city engineer.</td>
</tr>
<tr>
<td>38-19.9(a)(4)</td>
<td>Where public improvements have been installed, the improvements conform to the approved construction plans and have been approved for acceptance by the city engineer.</td>
</tr>
<tr>
<td>38-19.9(a)(5)</td>
<td>The final layout of the subdivision or development meets all standards for adequacy of public facilities contained in this Subdivision Ordinance.</td>
</tr>
<tr>
<td>38-19.9(a)(7)</td>
<td>The final plat conforms to the director of community development's subdivision application checklist, which will include a site development plan.</td>
</tr>
<tr>
<td>38-19.5(a)(1) 38-31.4(b)</td>
<td>A final inspection has been done after the completion of all improvements.</td>
</tr>
<tr>
<td>38-19.5(a)(1) 38-31.4(c)</td>
<td>Letter of final acceptance from City Engineer notifying the applicant of the city's intended acceptance contingent on the approval of the final plat.</td>
</tr>
<tr>
<td>38-19.5(b) 38-65.151</td>
<td>Record drawings (as-buils) of all installed or constructed improvements of a development.</td>
</tr>
<tr>
<td>Administrative 38-19.9(a)(7) 38-19.10(a)(2)(c)</td>
<td>A digital copy of the as-buils</td>
</tr>
<tr>
<td>38-19.5(c) 38-31.6</td>
<td>Maintenance bond as required by City Engineer (10% of improvement cost, 1 year for utilities, 2 years for drainage, 5 years for streets and drainage under streets)</td>
</tr>
<tr>
<td>38-19</td>
<td>Final Plat</td>
</tr>
<tr>
<td>Administrative 38-19.9(a)(7) 38-19.10(a)(2)(c)</td>
<td>A digital copy of the final plat</td>
</tr>
<tr>
<td>Administrative 38-19.9(a)(7)</td>
<td>North arrow, scale, date, and site location map</td>
</tr>
<tr>
<td>Administrative 38-19.9(a)(7)</td>
<td>The total number of lots</td>
</tr>
<tr>
<td>-----------------------------------------------------</td>
<td>------------------------------------------------</td>
</tr>
<tr>
<td>Administrative 38-19.9(a)(7)</td>
<td>The total area of development</td>
</tr>
<tr>
<td>Administrative 38-19.9(a)(7)</td>
<td>The location of proposed lots, areas in Acres and Square Feet, and dimensions.</td>
</tr>
<tr>
<td>Administrative 38-19.9(a)(7)</td>
<td>The location of property lines, existing and proposed easements, and retaining wall easements.</td>
</tr>
<tr>
<td>Administrative 38-19.9(a)(7)</td>
<td>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.</td>
</tr>
<tr>
<td>Administrative 38-19.9(a)(7)</td>
<td>The legal metes and bounds of the property being developed.</td>
</tr>
<tr>
<td>Administrative 38-19.9(a)(7)</td>
<td>The street layout and right of ways including bike trails, horse trails, or other supplementary movement systems.</td>
</tr>
<tr>
<td>38-19.9(a)(7) 38-45.4(c)</td>
<td>All existing arterial streets and such collector and local streets as may be necessary for convenience of traffic circulation and emergency ingress and egress.</td>
</tr>
<tr>
<td>Street signs have been installed.</td>
<td></td>
</tr>
<tr>
<td>Street lights have been installed.</td>
<td></td>
</tr>
</tbody>
</table>

**Engineering Comments and Recommendations:**

**Associated Departments (Fire, Stormwater, and Utilities) Comments and Recommendations:**
TO: Community Development Division
FROM: Heather Poole, City Attorney
DATE: December 30, 2020
SUBJECT: HOA for Ryan’s Ridge

The Home Owner’s Association documents provided do not appear to meet the City’s requirements as set out in Section 38-50. Specifically the HOA documents do not address:

1. A description of amenities for which the HOA is responsible for;
2. Indication that the documents have been filed with the County Clerk and the required copies provided to the Director of Community Development;
3. Listing of required maintenance for identified amenities for which the HOA is responsible is not included;
4. No mention of HOA being responsible for liability insurance and local taxes;
5. The HOA documents indicate that enforcement of HOA covenants can run to City, which is counter to requirements of City ordinance 38-50;
6. The HOA documents indicate the membership will dictate amount of dues while ordinance requires that dues be set to insure sufficient funds are available for the HOA’s obligations;
7. The requirement that the City approve any amendments to HOA documents was not included;
8. The required liability clause indemnifying the City for any damages, injuries etc for any of the amenities that are the HOA’s responsibility is not included;
9. There was not a written assurance of funds being held in a reserve account for HOA or an accredited cost analysis by City of provided;
10. The requirement that City can take action for Subdivision violations was not included;
11. Common space maintenance was not addressed in HOA documents;
12. The requirement that the HOA cannot be dissolved without prior permission of the City Council is not included;
13. The documents do not address that City has no obligation to maintain or reconstruct any fencing, or screening walls, landscaping or irrigation systems but that City does have right to access to inspect, though City is not required to do such inspections, and that City has right to require maintenance and repairs to insure such improvements are maintained to City standards;
14. The HOA documents provided indicate that the individual lots are responsible for any landscaping, walls, fences, and irrigation systems while the ordinance anticipates that HOA’s will be responsible for and insure adequate dues and assessments to maintain such improvements.

The above listed items would need to be provided or included in the HOA documents in order to be in compliance with the City’s Ordinance on HOA’s, 38-50.
The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

Final Plat Requirements/Checklist – Planning

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>38-48.7(B)(1)</td>
<td>Limits-of-No-Access</td>
<td>Where access to arterial streets has been limited by the Planning Commission, a &quot;Limits-of-No-Access&quot; note shall be placed on the final plat.</td>
</tr>
<tr>
<td>38-49.3(E)</td>
<td>City review and approval of plans for amenities shall be required prior to issuance of a Letter of Final Acceptance for the subdivision improvements.</td>
<td></td>
</tr>
<tr>
<td>38-50.3</td>
<td>HOA Establishment Procedures</td>
<td></td>
</tr>
<tr>
<td>38-50.3(A)(1)</td>
<td>The declaration, covenants and other necessary documents establishing the HOA shall be submitted to the City for review by the City Attorney for conformance with this and other applicable ordinances prior to submission of the final plat and prior to issuance of a Letter of Final Acceptance for the development.</td>
<td></td>
</tr>
<tr>
<td>38-50.3(A)(2)</td>
<td>HOA documents should include descriptions of any amenities, Private Streets, stub streets, thoroughfare screening, 100-year Floodplains or tributaries, and other areas for which the HOA is responsible for maintenance and shall outline the organization of the HOA.</td>
<td></td>
</tr>
<tr>
<td>38-50.3(B)(1)</td>
<td>All HOA documents shall be reviewed by the City Attorney prior to recodarion of the final plat.</td>
<td></td>
</tr>
<tr>
<td>38-50.3(B)(2)</td>
<td>The Applicant shall reimburse the City for all related legal costs, as established by the City Clerk’s Office for review of the HOA documents.</td>
<td></td>
</tr>
<tr>
<td>38-50.3(B)(3)</td>
<td>This reimbursement shall be paid in full prior to recodarion of the final plat.</td>
<td></td>
</tr>
<tr>
<td>38-50.3(C)(1)</td>
<td>All HOA documents shall be recorded at the County prior to the recodarion of the final plat.</td>
<td></td>
</tr>
<tr>
<td>38-50.3(C)(2)</td>
<td>Two copies of the recorded documents shall be submitted to the Director of Community Development for City records within five days following recodarion.</td>
<td></td>
</tr>
<tr>
<td>38-50.3(D)</td>
<td>An additional phase to an existing subdivision is not required to establish a separate and distinct HOA provided that:</td>
<td></td>
</tr>
<tr>
<td>38-50.3(D)(1)</td>
<td>The existing recorded HOA documents are amended to incorporate the area of the new subdivision phase and to adopt the responsibility of its amenities, Private Streets, 100-year Floodplains and tributaries, thoroughfare screening, and other areas for which the HOA is responsible for maintenance.</td>
<td></td>
</tr>
<tr>
<td>38-50.3(D)(2)</td>
<td>The Applicant shall provide a draft of the amended covenants to the City Attorney for review prior to the recodarion of the plat.</td>
<td></td>
</tr>
<tr>
<td>38-50.5</td>
<td>General HOA Governance and Requirements – The following shall be set forth in the HOA documents:</td>
<td></td>
</tr>
<tr>
<td>Section</td>
<td>Description</td>
<td>Present/Not Present</td>
</tr>
<tr>
<td>------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>38-50.5(A)(1)</td>
<td>A statement that membership in the HOA is mandatory for all owners of property within the subdivision;</td>
<td>Present</td>
</tr>
<tr>
<td>38-50.5(A)(2)</td>
<td>A listing of all required maintenance responsibilities and, where possible, the lot number(s), legal descriptions, street name(s), etc. as shown on the approved plat for areas to be the responsibility of the HOA;</td>
<td>Not Present</td>
</tr>
<tr>
<td>38-50.5(A)(3)</td>
<td>By-laws related to the governance of the HOA;</td>
<td>Present</td>
</tr>
<tr>
<td>38-50.5(A)(4)</td>
<td>Covenants for maintenance assessments, which shall run with the land;</td>
<td>Not Present</td>
</tr>
<tr>
<td>38-50.5(A)(5)</td>
<td>Responsibility for liability insurance and local taxes;</td>
<td>Not Present</td>
</tr>
<tr>
<td>38-50.5(A)(6)</td>
<td>Statement that the authority for enforcement of HOA rules and regulations is solely the responsibility of the HOA and is not the responsibility of the City;</td>
<td>Not Present</td>
</tr>
<tr>
<td>38-50.5(A)(7)</td>
<td>Authority for the HOA to secure funds from its members sufficient to meet its responsibilities. This authority shall include the ability to collect dues, increase dues, charge special assessments and to place liens against property for failing to pay dues and assessments;</td>
<td>Not Present</td>
</tr>
<tr>
<td>38-50.5(A)(8)</td>
<td>Provision that no amendment of the HOA documents relating to maintenance of amenities, private streets, 100-year Floodplains or tributaries, thoroughfare screening any other HOA-maintained area or facility, or related reserve funds shall occur without prior City approval;</td>
<td>Not Present</td>
</tr>
<tr>
<td>38-50.5(A)(9)</td>
<td>Written release of liability for maintenance to benefit the City, written indemnification of the City outlining that under no circumstances shall the City be liable to the HOA or any property owner or their respective heirs, executors, administrators, devisees, personal representatives, successors or assigns for any damages, injuries (including death) and/or liability resulting from any amenity on the private streets, within or adjacent to any 100-year Floodplain or tributary associated with any thoroughfare screening or common landscaping, or from any other HOA-owned and maintained area or facility;</td>
<td>Not Present</td>
</tr>
<tr>
<td>38-50.5(A)(10)</td>
<td>Written assurance of funds based on an accredited cost projection analysis within a specific reserve account of the HOA for the maintenance and removal of amenities as determined by the City;</td>
<td>Not Present</td>
</tr>
<tr>
<td>38-50.5(A)(11)</td>
<td>Written consent giving the City the authority to take the actions for violations as set forth in the Subdivision Code.</td>
<td>Not Present</td>
</tr>
<tr>
<td>38-50.5(A)(12)</td>
<td>Other city requirements as applicable.</td>
<td></td>
</tr>
<tr>
<td>38-50.6</td>
<td>HOA Development Regulations shall comply with the following regulations:</td>
<td></td>
</tr>
<tr>
<td>38-50.6(A)</td>
<td>HOA documents shall not overrule the landscaping or other provisions of the Zoning Ordinance by penalizing or restricting water conserving landscapes, or by requiring landscape materials that do not comply with Zoning landscape requirements;</td>
<td>Present</td>
</tr>
<tr>
<td>38-50.6(B)(1)</td>
<td>Where amenities are proposed in conjunction with a development, the Applicant shall comply with the regulations for amenities in the Subdivision Regulations.</td>
<td>NA</td>
</tr>
<tr>
<td>Section</td>
<td>Requirement/Action</td>
<td></td>
</tr>
<tr>
<td>----------</td>
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<td></td>
</tr>
<tr>
<td>38-50.6(B)(2)</td>
<td>All developments that require the provision of common open space shall submit covenants to maintain open space recreational areas and other commonly owned facilities for review with the final plat application.</td>
<td></td>
</tr>
<tr>
<td>38-50.6(C)</td>
<td>For single-family and two-family residential developments, the 100-year Floodplain may be owned and maintained by and HOA. The final plat shall reflect and the HOA's documents shall provide:</td>
<td></td>
</tr>
<tr>
<td>38-50.6(C)(1)</td>
<td>City access for emergency vehicles, equipment and personnel, and for the improvement and maintenance of the 100-year Floodplain in the event they are not being properly maintained and;</td>
<td></td>
</tr>
<tr>
<td>38-50.6(C)(2)</td>
<td>The HOA shall reimburse the City for all costs incurred by the City for maintenance.</td>
<td></td>
</tr>
<tr>
<td>38-50.6(D)(1)</td>
<td>The HOA shall own and be responsible for the maintenance of Private Streets and appurtenances and shall provide for payment of dues and assessments required to maintain the Private Streets and appurtenances.</td>
<td></td>
</tr>
<tr>
<td>38-50.6(D)(2)</td>
<td>The HOA documents shall state that if Private Streets are converted to public streets, the reserve fund shall become the property of the City.</td>
<td></td>
</tr>
<tr>
<td>38-50.6(D)(3)</td>
<td>The HOA's documents shall specify the following:</td>
<td></td>
</tr>
<tr>
<td>38-50.6(D)(3)(a)</td>
<td>That the streets within the development are private, that they are owned and maintained by the HOA, and that the City has no obligation to maintain, repair or reconstruct the private streets.</td>
<td></td>
</tr>
<tr>
<td>38-50.6(D)(3)(b)</td>
<td>A statement that the City may, but is not obligated to, inspect private streets and require repairs necessary to insure that the same are maintained to City standards.</td>
<td></td>
</tr>
<tr>
<td>38-50.6(D)(3)(c)</td>
<td>A statement that the HOA may not be dissolved without prior written consent of the City Council, which consent shall not be withheld by the City if it determines that an adequate reserve fund exists and the streets and alleys are in satisfactory condition as determined by the City.</td>
<td></td>
</tr>
<tr>
<td>38-50.6(D)(4)</td>
<td>The HOA's documents shall note that certain City services may not be provided in Private Street developments.</td>
<td></td>
</tr>
<tr>
<td>38-50.6(D)(4)(a)</td>
<td>The services that may not be provided include, but are not limited to: police enforcement of traffic and parking ordinances and preparation of accident reports.</td>
<td></td>
</tr>
<tr>
<td>38-50.6(D)(5)</td>
<td>The HOA's documents shall contain a provision that requires the HOA to provide unrestricted access to emergency vehicles, utility personnel, the U.S. Postal Service and governmental employees, agents or representatives in the performance of their official duties. All access gates shall be designed and constructed in accordance with emergency access design standards.</td>
<td></td>
</tr>
<tr>
<td>38-50.6(E)(1)</td>
<td>The HOA shall own and be responsible for the maintenance of all required screening walls and fences, landscaping, landscape edges and landscape irrigation systems and shall provide for payment of dues and assessments required to maintain such improvements.</td>
<td></td>
</tr>
<tr>
<td>38-50.6(E)(2)</td>
<td>The HOA documents shall state that the City has no obligation to maintain or reconstruct the screening walls and fences, landscaping, landscape edges and irrigation systems in the event of damage to such improvements.</td>
<td></td>
</tr>
</tbody>
</table>
| 38-50.6(E)(3) | The HOA documents shall state that the City may but is not obligated to inspect screening walls and fences, landscaping, landscape edges and
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>38-52.5</td>
<td>Minimum Park Improvements</td>
</tr>
<tr>
<td>38-52.5(A)</td>
<td>Neighborhood and linear parks shall be improved by the developer prior to a Letter of Final Acceptance being issued by the City.</td>
</tr>
<tr>
<td>38-52.7</td>
<td>Completion of Land Dedication and Improvements</td>
</tr>
<tr>
<td>38-52.7(A)</td>
<td>Park land shall be dedicated to the City concurrently with the filing of an approved Final Plat or Replat.</td>
</tr>
<tr>
<td>38-52.7(B)</td>
<td>All improvements, if applicable, shall be completed prior to approval of the Final Plat or Replat.</td>
</tr>
<tr>
<td>38-53.7(B)</td>
<td>Tree Mitigation Plan</td>
</tr>
<tr>
<td>38-53.7(I)</td>
<td>Replacement trees shall be planted prior to the approval of a Final Plat and shall be installed using best management practices.</td>
</tr>
</tbody>
</table>

**Additional Notes:**

NA - KG

Fee in lieu paid - KG

✓ KG

not required - K
3/2020 NEARMAP AERIAL VIEW FOR PC-2065
(SW/4, Sec. 6, T11N, R1W)

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. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.
To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: January 5, 2021

Subject: (PC-2066) Public hearing with discussion and consideration of an ordinance to redistrict from R-6, Single Family Detached Residential to C-1, Restricted Commercial, and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential to OR, Office Retail, for the property described as part the SE/4 of Section 6, T-11-N, R-1W, and a portion of the parcel addressed as 10601 SE 15th Street.

Executive Summary: This is a request to rezone the property from R-6, Single Family Detached Residential to C-1, Restricted Commercial. The northern portion of this lot is not included in this application. That portion of the lot will remain zoned R-6, Single Family Detached Residential at this time and the owner/applicant may apply to rezone and/or subdivide that portion at a later date. No variances are being requested. All future construction would be required to meet the minimum requirements of the Zoning Ordinance including parking, landscaping, screening, exterior materials, coverage, setbacks, minimum lot size, etc. Action is at the discretion of the Planning Commission and City Council.
Dates of Hearing: Planning Commission – January 5, 2021
City Council – January 26, 2021

Owner/Applicant: Les Chateaux LLC

Proposed Use: Office/Commercial

Size:
The area of request has a frontage of approximately 258.51’ along SE 15th St. and a depth of approximately 136.43’ along Lynn Fry Blvd. containing an area of approximately 35,277.24 square feet or .81 acres, more or less.

Development Proposed by Comprehensive Plan:
Area of Request – Low Density Residential (LDR)
North, South, East and West – Low Density Residential (LDR)

Zoning Districts:
Area of Request – R-6, Single Family Detached Residential
North, South and West – R-6, Single Family Detached Residential
East – PUD, Planned Unit Development governed by R-6, Single Family Residential

Land Use:
Area of Request – One single family residence
North – vacant
South – Windsong Addition
East – Riverwind Addition
West – One single family residence

Municipal Code Citation:
2.18. C-1, Restricted Commercial
2.18.1 General Description
This district is intended to provide a location for a limited number of retail commercial goods and personal services which serve the day-to-day needs of the residents of surrounding neighborhoods.

Because these shops and offices are lower intensity uses, they may be designed to be located along arterial streets in close proximity to housing areas or as limited service facilities in larger planned high density housing areas.

This district is limited to the types of uses that will not cause and adverse impact (i.e. noise, lighting, traffic) upon the surrounding area. Outdoor storage and display is not permitted.

History:
1. This area is not platted and has been zoned R-6 since the adoption of the 1985 Zoning Ordinance and Map.
Staff Comments:
Engineer’s report:
Note: No engineering improvements are required with this application.

Water Improvements
There are two public water mains bordering the proposed parcel; a thirty-six (36) inch public water main is located along the south side of S.E. 15th Street and a six (6) inch public water main is located along the west side of Lynn Fry Boulevard. Any new building permit will require tie into the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal
Immediately bordering the proposed parcel is an eight (8) inch public sanitary sewer along the south side of S.E. 15th Street. Additionally, there are two separate eight (8) inch public sanitary sewer mains nearby which would require extension prior to tie in. Any new building permit will require tie into the public water system as outlined in Municipal Code 43-109. If done in the future, 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.

Streets and Sidewalks
Access to the area of request exists off S.E. 15th Street which is classified as a Secondary Arterial (Divided) and Lynn Fry Boulevard which is classified as a Local Road in the 2008 Comprehensive Plan.
Sidewalk improvements will be required with a commercial building permit.

Drainage and Flood Control, Wetlands, and Sediment Control
The area of request is shown to be in an “Area of Minimal Flood Hazard” on Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009. Drainage and detention improvements are not required with this application but will be required with a commercial building permit.

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.

Plan Review Comments:
This is an application to rezone the southern .81 acre of a parcel located at 10601 SE 15th St. from R-6, Single Family Detached Residential to C-1, Restricted Commercial. The applicant does plan to possibly develop the remainder of the lot to the north in the future and will subdivide the lot at that time.
If this request is approved, the following requirements of the Zoning Ordinance must be met with any building permit:

- The building must be constructed of 80% masonry materials. The City does not accept EIFS as a masonry product.
- Parking for office use: 1 space per 250 sq. ft. GLA for the first 12,000 sq. ft. of GLA. From 12,001 sq. ft. - 48,000 sq. ft. GLA = 1 space per 300 sq. ft. of GLA.
- Parking for retail use: 1 space per 150 sq. ft. GLA for the first 5,000 sq. ft. of GLA. From 5,001-12,000 sq. ft. GLA = 1 space per 200 sq. ft. of GLA. From 12,001-30,000 sq. ft. GLA = 1 space per 225 sq. ft. of GLA.
- Minimum aisle width of 26’.
- Minimum parking space size of 8’6”x18’6”
- 25’ front building line along S. Post
- 15’ setback along Lynn Fry Blvd.
- Required West side setback of 10’ or 15’ – dependent on whether or not there is a driveway or parking on the side
- 10’ rear setback abutting the boundary of the residential zoning
- Base landscaping of six (6) trees and twelve (12) shrubs per building plus two (2) trees and two (2) shrubs for every ten (10) parking spaces installed. Landscaping must be in place prior to issuance of a Certificate of Occupancy.
- Maximum lot coverage of 90% 
- Signage must meet the requirements of the Sign Ordinance
- Dumpster must be enclosed on three (3) sides by a minimum of 8’ tall masonry walls with a minimum 12’ opening when gates are opened.

Staff sent notices out to all property owners within 300 feet of the area of request. As of this writing, staff has received no calls or letters of protest.

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

**Action Required:**
Approve or reject the ordinance to redistrict to C-1, Restricted Commercial and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential to OR, Office Retail, for the property as noted herein, subject to staff comments as found in the January 5, 2021 agenda packet and made a part of PC-2066 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: December 8th, 2020
Subject: Engineering staff comments for pc-2066 application

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2066:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There are two public water mains bordering the proposed parcel; a thirty-six (36) inch public water main is located along the south side of S.E. 15th Street and a six (6) inch public water main is located along the west side of Lynn Fry Boulevard. Any new building permit will require tie into the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

Immediately bordering the proposed parcel is an eight (8) inch public sanitary sewer along the south side of S.E. 15th Street. Additionally, there are two separate eight (8) inch public sanitary sewer mains nearby which would require extension prior to tie in. Any new building permit will require tie into the public water system as outlined in Municipal Code 43-109. If done in the future, 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.

Streets and Sidewalks

Access to the area of request exists off S.E. 15th Street which is classified as a Secondary Arterial (Divided) and Lynn Fry Boulevard which is classified as a Local Road in the 2008 Comprehensive Plan. Sidewalk improvements will be required with a commercial building permit.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an “Area of Minimal Flood Hazard” on Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009. Drainage and detention improvements are not required with this application but will be required with a commercial building permit.

Easements and Right-of-Way

No further easements or right of way would be required with this application.
Re: PC - 2066

Date: 09 December 2020

PC-2066 is a request to rezone a portion of the property at 10601 SE 15th from R-6 to C-1, Restricted Commercial, for future commercial/office development. I've attached an exhibit showing the boundaries of the request.

- 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
PC-2066

ORDINANCE NO. __________

AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY DESCRIBED IN THIS ORDINANCE TO C-1, RESTRICTED 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 MIDWEST CITY, OKLAHOMA:

ORDINANCE

SECTION 1. That the zoning district of the following described property is hereby reclassified to C-1, Restricted Commercial, subject to the conditions contained in the PC-2066 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 West Half of the East Half of the SW/4 of the SE/4 of Section 6, T11N, R11W, of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the SE/C of the SE/4 of said Section 6; thence S88°10’20”W along the South line of said SE/4 a distance of 1724.52 feet; thence N00°06’02”W a distance of 50.02 feet to the point of beginning; thence S88°10’20”W and parallel with the South line of said SE/4 a distance of 258.51 feet to a point on the West line of said W/2 of the E/2 of the SW/4 of the SE/4; thence N00°06’32”W along the West line of said W/2 of the E/2 of the SW/4 of the SE/4 a distance of 136.43 feet; thence N89°53’58”E a distance of 270.40 feet; thence S00°06’29”E a distance of 68.30 feet; thence S18°38’36”W a distance of 37.34 feet; thence S00°06’02”E a distance of 24.98 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 LDR, LOW DENSITY RESIDENTIAL, TO OR, OFFICE RETAIL 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 LDR, LOW DENSITY RESIDENTIAL:

For the property described as a part of the West Half of the East Half of the SW/4 of the SE/4 of Section 6, T11N, R1W, of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Commencing at the SE/C of the SE/4 of said Section 6; thence S88°10'20"W along the South line of said SE/4 a distance of 1724.52 feet; thence N00°06'02"W a distance of 50.02 feet to the point of beginning; thence S88°10'20"W and parallel with the South line of said SE/4 a distance of 258.51 feet to a point on the West line of said W/2 of the E/2 of the SW/4 of the SE/4; thence N00°06'32"W along the West line of said W/2 of the E/2 of the SW/4 of the SE/4 a distance of 136.43 feet; thence N89°53'58"E a distance of 270.40 feet; thence S00°06'29"E a distance of 68.30 feet; thence S18°38'36"W a distance of 37.34 feet; thence S00°06'02"E a distance of 24.98 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 Office Retail;

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 Office/Retail 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: January 5, 2021

Subject: (PC-2067) Public hearing with discussion and consideration of an ordinance to redistrict from R-6, Single Family Detached Residential with a Special Use Permit for a Church to C-3, Community Commercial, and a resolution to amend the Comprehensive Plan from PSP, Public/Semi-Public to COMM, Commercial, for the property described as part the NW/4 of Section 1, T-11-N, R-2-W, addressed as 208 S. Douglas Blvd.

Executive Summary: This is a request to rezone the property from R-6, Single Family Detached Residential to C-3, Community Commercial. A church building and accessory building currently exist on the lot. If this request is approved, the applicant plans to demolish the former church building, build one or multiple new commercial building(s) and leave the existing metal building in the rear portion of the lot. No variances are being requested. All future construction would be required to meet the minimum requirements of the Zoning Ordinance including parking, landscaping, screening, exterior materials, coverage, setbacks, minimum lot size, etc. Action is at the discretion of the Planning Commission and City Council.
Dates of Hearing: Planning Commission – January 5, 2021
City Council – January 26, 2021

Applicant: Rod Baker, Baker First

Owner: Board of Trustees Oklahoma Annual Conference

Proposed Use: Office/Commercial

Size:
The area of request has a frontage of approximately 322’ along S. Douglas Blvd. and a depth of approximately 410’ containing an area of approximately 132,022 square feet more or less.

Development Proposed by Comprehensive Plan:
Area of Request – Public/Semi-Public (PSP)
North - Public/Semi-Public (PSP) and Office Retail (OR)
South – Office Retail (OR) and Low Density Residential (LDR)
East – Low Density Residential (LDR)
West – Parks/Open Space (POS)

Zoning Districts:
Area of Request – R-6, Single Family Detached Residential with a Special Use Permit for a Church
North – C-3, Community Commercial and C-1, Restricted Commercial
South, East and West – R-6, Single Family Detached Residential

Land Use:
Area of Request – vacant church and accessory building
North – Little Caesar’s and medical office
South and East – single family residences
West – Reno Swim & Slide

Municipal Code Citation:
2.20. C-3, Restricted Commercial
2.20.1 General Description
This commercial district is intended for the conduct of business activity which is located at the edge of residential areas but which serves a larger trade area than the immediately surrounding residential neighborhoods.

Business uses will most often be found in a wide variety of commercial structures, normally on individual sites with separate ingress, egress, and parking. Because of the varied uses permitted, it is important to be separated as much as possible visually and physically from any nearby residential areas and to limit the harmful effects of increased traffic, noise, and general nonresidential activity which will be generated.

Limited outdoor storage and limited open display as defined in the Zoning Ordinance shall be permitted.
Traffic generated by the uses permitted shall be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

**History:**
1. No record can be found of when the Special Use Permit for a church was approved.
2. County records show that the church building was built in 1975 and that the fellowship hall was built in 1981.

**Staff Comments:**

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

**Water Improvements**
There is a twelve (12) inch public water main located along the west side of Douglas Boulevard. Any new building permit will require tie into the public water system as outlined in Municipal Code 43-32.

**Sanitary Sewerage Collection and Disposal**
There are multiple eight (8) inch public sanitary sewers bordering the north, west, and south of the proposed parcel. Any new building permit will require tie into the public water system as outlined in Municipal Code 43-109.

**Streets and Sidewalks**
Access to the area of request exists off Douglas Boulevard which is classified as a Primary Arterial (Divided) in the 2008 Comprehensive Plan. Sidewalk currently exists along Douglas Boulevard across the frontage of the proposed parcel.

**Drainage and Flood Control, Wetlands, and Sediment Control**
The area of request is shown to be in an “Area of Minimal Flood Hazard” on Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009. Drainage and detention improvements are not required with this application but will be required with a commercial building permit.

**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.

**Plan Review Comments:**
This is an application to rezone the parcel located at 208 S. Douglas Blvd. from R-6, Single Family Detached Residential with a Special Use Permit for a church to C-3, Community Commercial.
The applicant plans to demolish the existing church building and build one or multiple commercial building(s). The applicant would like to leave the existing metal structure located in the rear portion of the structure. The metal structure does not meet the current ordinance regarding the exterior materials for commercial buildings, however, the structure is existing and has been since 1981.

If this request is approved, the following requirements of the Zoning Ordinance must be met with any building permit:

- The building must be constructed of 80% masonry materials. The City does not accept EIFS as a masonry product.
- Parking for office use: 1 space per 250 sq. ft. GLA for the first 12,000 sq. ft. of GLA. From 12,001 sq. ft – 48,000 sq. ft. GLA = 1 space per 300 sq. ft. of GLA.
- Parking for retail use: 1 space per 150 sq. ft. GLA for the first 5,000 sq. ft. of GLA. From 5,001-12,000 sq. ft. GLA = 1 space per 200 sq. ft. of GLA. From 12,001-30,000 sq. ft. GLA = 1 space per 225 sq. ft. of GLA.
- Parking for restaurant: 1 space per 100 sq. ft. GFA
- Minimum aisle width of 26’.
- Minimum parking space size of 8’6”x18’6”
- 25’ front building line along S. Douglas
- 5’ setback along north property line
- Required south side setback of 10’ or 15’ – dependent on whether or not there is a driveway or parking on the side
- 10’ rear setback abutting the boundary of the residential zoning
- Base landscaping of six (6) trees and twelve (12) shrubs per building plus two (2) trees and two (2) shrubs for every ten (10) parking spaces installed. Landscaping must be in place prior to issuance of a Certificate of Occupancy.
- Maximum lot coverage of 90%
- Signage must meet the requirements of the Sign Ordinance
- Dumpster must be enclosed on three (3) sides by a minimum of 8’ tall masonry walls with a minimum 12’ opening when gates are opened.

Staff sent notices out to all property owners within 300 feet of the area of request. As of this writing, staff has received no calls or letters of protest.

Action is at the discretion of the Planning Commission and City Council.
Action Required:
Approve or reject the ordinance to redistrict to C-3, Community Commercial and a resolution to amend the Comprehensive Plan from PSP, Public/Semi-Public to COMM, Commercial, for the property as noted herein, subject to staff comments as found in the January 5, 2021 agenda packet and made a part of PC-2067 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:     December 8th, 2020

Subject:  Engineering staff comments for pc-2067 application

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2067:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There is a twelve (12) inch public water main located along the west side of Douglas Boulevard. Any new building permit will require tie into the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There are multiple eight (8) inch public sanitary sewers bordering the north, west, and south of the proposed parcel. Any new building permit will require tie into the public water system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the area of request exists off Douglas Boulevard which is classified as a Primary Arterial (Divided) in the 2008 Comprehensive Plan.

Sidewalk currently exists along Douglas Boulevard across the frontage of the proposed parcel.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an “Area of Minimal Flood Hazard” on Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009.

Drainage and detention improvements are not required with this application but will be required with a commercial building permit.

Easements and Right-of-Way

No further easements or right of way would be required with this application.
Re: PC - 2067

Date: 09 December 2020

PC 2067 is a request to rezone the parcel at 208 S. Douglas from R-6 with a Special Use Permit for a church to C-3, Community Commercial. The applicant plans to demo the church building and rebuild for commercial use. The applicant plans to leave the existing metal building in the rear portion of the property.

- 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
ORDINANCE NO. _________

AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY DESCRIBED IN THIS ORDINANCE TO C-3, COMMUNITY 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 MIDWEST CITY, OKLAHOMA:

ORDINANCE

SECTION 1. That the zoning district of the following described property is hereby reclassified to C-3, Community Commercial, subject to the conditions contained in the PC-2067 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:

The West 410 feet of the South Half (S/2) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of Section One (1), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point 330 feet South of the Northwest Corner of said Section; Thence East 410 feet; Thence South 330 feet; Thence West 410 feet; Thence North 330 feet to the place 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 PSP, PUBLIC/SEMI-PUBLIC, TO 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 PSP, PUBLIC/SEMI-PUBLIC:

The West 410 feet of the South Half (S/2) of the Northwest Quarter (NW/4) of the Northwest Quarter (NW/4) of Section One (1), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point 330 feet South of the Northwest Corner of said Section; Thence East 410 feet; Thence South 330 feet; Thence West 410 feet; Thence North 330 feet to the place 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: January 5, 2021

Subject: (PC – 2068) Public hearing with discussion and consideration of an ordinance redistricting from Planned Unit Development (PUD) to Amended Planned Unit Development (PUD), for the property described as Lot 1 of the Red Oak Development addressed as 2113 S. Douglas Boulevard.

Executive Summary: This is a request to amend the zoning from PUD, Planned Unit Development to Amended PUD, Amended Planned Unit Development. The area of request is a single lot currently zoned PUD and governed by the C-3, Community Commercial district. Staff held a meeting with the applicant in October to discuss amending the existing PUD to govern Lot 1, addressed as 2113 S. Douglas by the C-4, General Commercial District to allow the use of commercial marijuana grow. With this application, all of the existing C-3 uses currently allowed by the PUD will remain for Lot 1 and the only C-4 use allowed will be that of commercial marijuana grow. The existing use of an office will continue in the building on the eastern side of Lot 1. The applicant expressed interest in using the existing building in the rear portion of the lot as an indoor marijuana grow facility. The structure has been used previously as indoor horticultural growing as part of a landscaping business. Proper building permits to covert the existing structure into a marijuana grow facility would be required. If this application is approved, the applicant would be required to file for a marijuana grow license with the state. Action is at the discretion of the Planning Commission and City Council.

Dates of Hearing: Planning Commission – January 5, 2021
City Council – January 26, 2021

Council Ward: Ward 2, Councilmember Pat Byrne

Owner/Applicant: Tom Strahorn

Representative: Rick Rice

Proposed Use: Marijuana grow

Size: The area of request has a frontage along S. Douglas Blvd. of approximately 140 ft. and contains an area of approximately 1.05 acres.
Development Proposed by Comprehensive Plan:
Area of Request – COM, Commercial
North, South and West – COM, Commercial
East – OR – Office/Retail

Zoning Districts:
Area of Request – Planned Unit Development (PUD) governed by C-3, Community Commercial District
North – I-2, Moderate Industrial District and PUD, Planned Unit Development governed by I-2, Moderate Industrial District
South – PUD, Planned Unit Development governed by C-3, Community Commercial District
East – PUD, Planned Unit Development governed by C-1, Restricted Commercial District
West – PUD, Planned Unit Development governed by I-2, Moderate Industrial District
Land Use:
Area of Request – Strahorn Landscaping and vacant building
North – The Guild Salon and Tinker Storage
South – Multi-tenant commercial building
East – KinderCare
West – Tinker Storage

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 pawnshops. 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 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 area was indicated as industrially zoned with the adoption of the 1968 Zoning Map.
2. A Preliminary plat to divide this area into 6 parcels was approved in October of 2012 (PC-1774).
3. The area of request was rezoned to PUD, Planned Unit Development governed by C-3, Community Commercial in February of 2013 (PC-1781).
4. The Red Oak Development Final Plat was approved March 26, 2013 (PC-1783).

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 west side of Douglas Boulevard. The existing buildings on the proposed parcel are currently on City water, therefore water line improvements are not required as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal
There is an eight (8) inch public sanitary sewer running along the west side of the proposed parcel. Any future building permit will require a sanitary sewer connection as outlined in Municipal Code 43-109.

Streets and Sidewalks
Access to the area of request exists off Douglas Boulevard. Douglas Boulevard is classified as a Primary Arterial in the 2008 Comprehensive Plan.

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

Drainage and Flood Control, Wetlands, and Sediment Control
The area of request is developed with buildings existing. 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.

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.
Plan Review Comments:
The area of request, tract A lot 1 of the Red Oak Development, was rezoned to a PUD in 2013 and governed by the C-3, Community Commercial District. The applicant is requesting that the PUD be amended for Lot 1 to be governed by the C-4, General Commercial for the intended use of commercial marijuana grow. This request will only allow for the single C-4, General Commercial use of marijuana grow. No other C-4 uses would be permitted with this application. All existing C-3 uses currently allowed within the PUD will remain. Any C-3 uses excluded in the PUD approved as part of PC 1781 will remain excluded.

The applicant has stated that the existing building in the rear portion of the property will be remodeled and used as the marijuana grow facility. The existing building does meet current side and rear yard setback requirements for this use. No additional parking or landscaping is required with this application.

If this application is approved, the applicant will be required to apply for a Certificate of Occupancy through the Community Development office. Prior to issuance of a CO, the operation must pass inspections by the building and fire departments. The building must meet all current building and fire codes.

As of this writing, staff has received no calls or letters of protest.

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

Action Required: Approve or reject the ordinance to redistrict to Amended Planned Unit Development for the property as noted herein, subject to the staff comments and recommendations as found in the January 5, 2021 agenda packet and made a part of PC-2068 file.

Billy Harless, AICP
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: December 11th, 2020
Subject: Engineering staff comments for pc-2068 application

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2068:
Note: No engineering improvements are required with this application.

Water Supply and Distribution
A twelve (12) inch public water main is located along the west side of Douglas Boulevard. The existing buildings on the proposed parcel are currently on City water, therefore water line improvements are not required as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal
There is an eight (8) inch public sanitary sewer running along the west side of the proposed parcel. Any future building permit will require a sanitary sewer connection as outlined in Municipal Code 43-109.

Streets and Sidewalks
Access to the area of request exists off Douglas Boulevard. Douglas Boulevard is classified as a Primary Arterial in the 2008 Comprehensive Plan.
Although sidewalk improvements are not required with this application, future substantial building permits will require sidewalks.

Drainage and Flood Control, Wetlands, and Sediment Control
The area of request is developed with buildings existing. 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.

Easements and Right-of-Way
No further easements or right of way would be required with this application.
Re: PC -2068

Date: 09 December 2020

PC-2068 is a request to amend a portion of a PUD to allow marijuana grow on one lot. The original Red Oak PUD was approved in 2013 and the lots along Douglas were governed by the C-3, Community Commercial. This request is to amend the PUD for lot 1, addressed as 2113 S. Douglas, for that lot to be governed by C-4 to allow marijuana grow. All other uses currently allowed in the original PUD would remain and grow would only be allowed on this lot.

- 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

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.
ZONING MAP FOR PC-2068
(NE/4, Sec. 11, T11N, R2W)

Locator Map

Current Zoning Legend
- A-1
- A-1 SUP
- C-1
- C-1 SUP
- C-2
- C-3
- C-3 SUP
- C-4
- C-4 SUP
- I-1
- I-2
- I-2 SUP
- I-3
- O-1
- O-1 SUP
- O-2
- O-2 SUP
- O-6 SUP
- R-6
- R-6 SUP
- R-8
- R-10
- R-22
- R-35
- R-2F
- R-MD
- R-MD SUP
- R-HD
- R-HD SUP
- R-MH-1
- R-MH-2
- PUD
- SPUD
- HOS
- HOS SUP

Area of Request

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.
Supplement to
Design Statement of the Planned Unit Development of
Red Oak Development
Midwest City, Oklahoma

Complimentary to the application materials for the rezoning request of Lot One (1) of Red Oak Development, PUD governed by C-3 to C-4, on behalf of the applicant I offer the following explanation of the reason for the request.

The property is currently zoned as a PUD governed by the C-3, Community Commercial district. The request is to amend the PUD for Lot One (1) of the Red Oak Development of Midwest City to be governed by C-4, General Commercial rather than C-3. The only C-4 use under the requested amendment would be for Commercial Marijuana Grow.

The anticipated plans for the property will use the existing building already present on the property. Some minor interior modifications, and a modification to that building’s HVAC system are the only modifications to the property expected.

Should you have any further questions, do not hesitate to contact me.

Sincerely,

[Signature]

RICHARD R. RICE
Rick@RiceLawFirm.net
PUD No. PC-XXXX

DESIGN STATEMENT OF THE PLANNED UNIT DEVELOPMENT OF

Red Oak Development

MIDWEST CITY, OKLAHOMA

January 31, 2013

Owner/Developer:

TSB, LLC
2113 S. Douglas Blvd.
Midwest City, OK 73130
(405) 737-4548

Prepared by:

JTK Engineering Company
37906 Wolverine Road
Shawnee, OK 74804
(405) 878-0715
Attn: Keith Cook, P.E.
LOCATION:

The Planned Unit Development of Red Oak Development consists of 30.56 acres more or less and is located on the West side of South Douglas Boulevard and South of S.E. 15th Street in Midwest City. The property is further described as being in the Northeast Quarter (NE/4) of Section Eleven (11), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma.

LEGAL DESCRIPTION:

The legal description of the property contained within this Planned Unit Development is described in Exhibit A.

OWNER/DEVELOPER:

The owner/developer of the property is TSB, LLC.

SITE, SURROUNDING AREAS AND CONCEPT:

The property is currently zoned I-2, Moderate Industrial District. The majority of the site is currently undeveloped land. A small portion of this site has been improved with buildings used in conjunction with Strahorn Landscaping. If approved, all existing structures will be removed to make way for new development. This PUD proposes to split the property into seven (7) tracts including an apartment complex on the west side of Soldier Creek, a self-storage facility, and five (5) commercial lots along Douglas Boulevard. Soldier creek runs through the property. Jim White Drive is routed through the northwestern corner of the Property with City of Midwest City public works administration building across Jim White Drive. Located to the north of the Property is raw land and a Poblano Restaurant. To the west of the Property is raw land. The property lies within the Midwest City School District.

SITE TOPOGRAPHY, ACCESS, DRAINAGE AND EXISTING UTILITIES:

The following is an analysis of the existing and proposed infrastructure to serve this Planned Unit Development:

The site generally slopes to the middle into Soldier Creek and from south to north along the creek. A significant portion of the site resides in the FEMA 100-year flood plain. If Owner chooses to build within the flood plain, Owner shall take all appropriate measures prior to do so.

Primary vehicular access to the site would be provided by way of the entrance on Douglas Boulevard that borders the property on the east. An emergency only gate shall be placed on the northern edge of the property which would allow vehicles to access the facility from Jim White Drive in
times of an emergency. The main ingress/egress into the southern side of the development, including the apartments, off of Douglas Boulevard shall feature a boulevard style entrance/exit with one entrance lane and two exit lanes; one for turning each direction. There shall be an approximately 8’ wide center median separating the entrance from the exits abutting Douglas Boulevard and running approximately 50’ back to the west. The drives and access corridors within the property will be private and will feature a cross-access easement. Upon closing the sale of each parcel contained within this PUD, all parties shall be required to execute a cross parking and access agreement. The agreement shall allow for all owners in Areas A, B, and C to access one another’s property through public access areas running immediately west and adjacent to Douglas Blvd. It will also allow all property owners and their customers, employees and invitees to utilize the road on the south end of the development and all curb cuts along Douglas Blvd. This language is contained within the standard contract for this development and will be a requirement of closing. Further, each parcel owner shall be required to submit proof of recorded cross access agreements before a building permit can be picked up.

Many of the required utility systems for the project (including water, sewer, gas, telephone and electric) are currently located on, adjacent to, or in near proximity to, the boundaries or the property. A new approximately 2,400 linear foot water line shall be installed throughout the development.

Fire protection for the development shall be provided by the City of Midwest City Fire Department. The nearest fire station is located at 15th Street and Jim White Drive, Midwest City, OK. The station is approximately 1/2 mile from the site. The development as designed and reviewed at the preliminary plat stage will provide the necessary fire protection and truck turning radii as is required by the City of Midwest City Fire Marshall.

SPECIAL DEVELOPMENT REGULATIONS:

In cases of conflict between provisions of the Planning and Zoning Code Regulations for The City of Midwest City and the provisions of this Planned Unit Development, the Planned Unit Development provisions shall supersede. The regulations are as follows:

Tract A:

The use and development regulations of the C-3 “Community Commercial” District shall govern development of this tract.

Access to individual lots within this Planned Unit Development will be permitted from Douglas Boulevard. A maximum of three (3) entrances will be provided along Douglas. Two (2) existing entrances may be relocated and one (1) new entrance will be installed near the middle of Tract A. Individual lots will be allowed to cross-access for the purpose of parking and
maneuvering via a cross access agreement effective through recorded covenants and restrictions.

It is envisioned that this portion of the PUD be the site for uses such as restaurants (which may or may not sell alcohol), retail sales and general professional office. Several C-3 uses shall not be permitted including but not limited to: automotive repair or sales, funeral homes/undertaking, storage and/or distribution facilities, building maintenance services, landscaping or horticulture services and construction sales and services with the exception of general professional office facility for a builder.

Tract B:

The use and development regulation of the I-2 “Moderate Industrial” District shall govern development of this tract.

Lots within this tract of the PUD will not be required to have frontage on an approved street.

The use of Tract B will be that of Personal Storage in the Zoning Ordinance. There will also be a portion of Tract B utilized for enclosed outdoor storage of boats and recreational vehicles (RV). The boat and RV storage area would initially cover areas currently residing in the floodplain and cover no more than fifty percent (50%) of Tract B. It is likely that, over time, this portion will be reduced as the operator plans to fill in portions of the floodplain in order to build more personal storage in those areas.

Tract C:

The use and development regulations of the R-MD “Medium Density Residential” District shall govern development of this tract.

1. Uses permitted: In addition to any of the uses permitted as a matter of right under the R-MD district, this PUD shall also allow for the following special uses:

   a. Church, temple, or other place of worship
   b. Child care center
   c. Off-street parking, per the provisions of the City of Midwest City Code
   d. Office buildings, per the provisions of the City of Midwest City Code
   e. Convalescent home, rest home, nursing home, or assisted living center

2. Height: No structure may be more than three (3) stories or forty-five (45) feet tall.
3. Density: The residential portion of the Addition may be developed to a
density of anywhere between a range of 10 to 20 units per gross acre. The
preliminary plans include approximately 325 residential units, but may be
adjusted upward or downward within the allowed density so long as all
other regulations are met (such as, but not limited to, height, building
setbacks, coverage, etc.).

4. Impervious Area: the total amount of impervious area, including all
building footprints and paved areas shall not cover more than forty percent
(40%) of lot area.

5. Accessory Buildings: Accessory buildings such as a common area
clubhouse and related uses are allowed and may contain uses consistent
with, but not limited to, office, fitness, game room, library, club house,
meeting room, swimming accessory buildings, model unit, maintenance
and equipment rooms, etc. Accessory building wall heights may not
exceed the height of the principal structures and shall be in harmony with
the adjacent buildings.

6. Amenities: Athletic and recreational courts and facilities are allowed as
support uses within the residential district.

7. Parking: Parking may be accommodated by way of common area parking
lots within the district, and/or by way of parallel parking along the private
drives within this residential area.

8. Noise Reduction: Since the subject property resides in an area impacted
by airplane noise, any residential structures constructed on the Property
shall be meet any City of Midwest City ordinances, code or
recommendations to reduce potential noise that tenants may incur.

9. Building Design: Although actual architectural renderings and plans shall
be submitted prior to final platting, architectural integrity will be used in the
design and construction of any structures. All buildings shall be designed
in likeness to surrounding buildings within the overall development and
shall be constructed with some combination of brick, stucco, and wood.

10. Dumpster and Trash Enclosures: One or more trash compactor(s) and
its/their enclosure(s) may be located on site to facilitate resident trash
removal. Any dumpster enclosure(s) will be built with brick on at least (3)
sides (8) foot in height with wood or metal doors.

11. Site Plan and Final Plat: The preliminary site development plans for the
medium density residential areas currently submitted with this PUD may
be further refined once final site development plans are submitted with the
final plat. As the PUD process is intended to foster innovative and
creative design, the applicant may exercise flexibility in the design and
layout of the site plans within the addition.
12. Amenities:

   a. Park land will be provided as private park land within the addition, and so long as such private park land is in excess of the amount that would have been required of public park land, then there will be no public requirement of park land or fee in lieu of.

   b. Open space and green space areas are located throughout the addition. Open green space due to flood plain currently totals over approximately 10.66 acres, or over approximately 55% of the total site area in Tract C. In the event, the floodplain changes, the site will have no less than 30% of the property dedicated to open space and green space.

   c. As part of the City of Midwest City's parks system, Owner agrees to allow a city controlled walking trail following Soldier Creek across the property on the west side of the creek which is the eastern edge of Tract C. An easement for this trail will be designated with the final plat.

13. Signage: There shall be no more than five (5) signs fronting Douglas Boulevard and no more than three (3) of those signs shall be pylon signs. All signage shall be in conformance with the City of Midwest City's sign codes, as amended from time to time, and comply with applicable district regulations. Signs may be lit and landscaped with appropriate vegetation and planter boxes designed so as not to interfere with traffic sight lines.

14. Fencing/Buffering: Fencing will be constructed around portions of Tract A and Tract C. Fencing may be constructed in other areas of the PUD as well in the discretion of the Owner. Construction material may be of masonry, metal/iron, or wood, or any combination thereof, and other materials as compatible with the building structures.

15. Traffic access/Circulation/Parking and Sidewalks: The access to the PUD will be from South Douglas Boulevard. Landscape buffers will accommodate all City of Midwest City traffic division sight triangle requirements. All internal drives and streets will have adequate circulation provided for the fire department and City Waste Management Services. All sidewalks will be at least four feet (4') wide and provide adequate access to the buildings along with all project amenities.

16. Lighting: All exterior lighting shall be installed in conformance with the City of Midwest City lighting ordinance, and so as to prevent blinding glare into vehicular roadways and residential windows.
EXHIBITS:

The followings exhibits are attached hereto and shall be made an integral part of this Planned Unit Development.

A. Master Development Plan
B. Plat Map
C. Tract Legal Descriptions
PC-2068

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-2068 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:

Lot 1 of the Red Oak Development, 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 ______________________, 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
To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: January 5, 2021

Subject: (PC-2069) Public hearing with discussion and consideration of an ordinance to redistrict from R-6, Single Family Detached Residential, PUD, Planned Unit Development and O-2 General Office to a PUD, governed by the R-MD, Medium Density Residential and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential to MDR, Medium Density Residential, for the property described as a part of the SW/4 of Section 6, T11N, R1W, addressed as 10100 S.E. 10th St. and 1120 S. Post Rd.

Regarding zoning applications, Section 7.1.3(B)(2) of the Zoning Ordinance requires that "notice of public hearing shall be given by publications in a newspaper of general circulation in the City of Midwest City wherein the property is located on less than fifteen (15) business days prior to the public hearing."

Notice for this application was sent to the Journal Record on December 9, however, when staff received the publication verification for the applications to be heard by the Planning Commission on January 5, 2021 the notice for PC 2069 was not included. Staff contacted the Journal Record and they verified that it was submitted but did not publish. As notice of this item was not published 15 business days prior to the January 5, 2021 Planning Commission meeting, it cannot be heard on that date.

Staff has sent out a new notice to the surrounding property owners and published a new notice in the Journal Record advertising that this item will be heard by the Planning Commission on February 2, 2021 and by the City Council on February 23, 2021.

No action is required at this time.

Billy Harless, AICP
Community Development Director

KG
To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: January 5, 2021

Subject: (PC – 2070) Discussion and consideration of approval of the proposed preliminary plat of Primrose Hill, described as a part of the SW/4 of Section 31, T12N, R1W, located at 316 N. Post Road.

Executive Summary: This item is a request to subdivide a single parcel into thirty (30) individual parcels for single family development. Access to the subdivision will be via one new street, Primrose Lane, off of North Post Road. The applicant is proposing water and sewer line extensions to serve all of the lots. The area of request is currently zoned R-6, Single Family Detached Residential. No variances to any of the requirements of the Zoning Ordinance for development in the R-6 district will be allowed within this development. The Park Land Review Committee recommended approval of a fee to be paid in lieu of park land dedication. Tree preservation will be required with this subdivision. The applicant has requested a waiver to the cul-de-sac length as the Subdivision Regulations state that cul-de-sacs shall not exceed 500’. The proposed cul-de-sac is 999’ in length. The applicant has also requested a partial waiver regarding tree preservation. Both waivers are included with this agenda packet. A preliminary stormwater management and drainage plan is available upon request. Action is at the discretion of the Planning Commission and City Council. It is requested that the Planning Commission and City Council address the waivers to the length of the cul-de-sac and the tree canopy management plan in the motion for this item.

Dates of Hearing: Planning Commission – January 5, 2021
City Council – January 26, 2021

Council Ward: Ward 3, Española Bowen

Owner: Edith McFarland

Applicant: Les Chateaux LLC

Engineer: Mark Grubbs, Grubbs Consulting, LLC

Proposed Use: Thirty (30) single family residential lots
Size:
The area of request has a frontage along N. Post Road of approximately 320 ft. and a
depth of approximately 1204 ft. and contains an area of approximately 402,270 square
feet or 9.23 acres.

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 single family home
North, South, East and West – single family residences

Municipal Code Citation:
2.7.1. R-6, Single-Family Detached Residential District
The R-6, Single-Family Detached Residential District is intended for single-family
residences on lots of not less than 6,000 square feet in size. This district is estimated to
yield a maximum density of 5.1 gross dwelling units per acre (DUA).
Additional uses for the district shall include churches, schools and public parks in logical
neighborhood units.
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. This area has been zoned single-family residential since the adoption of the 1985 zoning code and has never been platted.

**Staff Comments:**

**Engineer’s Comments:**
Note: This application is for a preliminary plat of Primrose located at 316 N Post Road. Section 38-18 in the Subdivision Regulations requires all existing and proposed utility lines and public improvements be reflected on the preliminary plat or accompanying plan. The proposed public utility line installations required with this application are shown on the plat, must be constructed and will be dedicated to the city prior to the final plat application.

**Water Supply and Distribution**
There is a fourteen (14) inch public water main running along the east side of Post Road. The applicant has proposed teeing into this water main, 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 Primrose Lane. This will be a deadend waterline with no other connections to existing public water mains.
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 Sewer Collection and Disposal**
The proposed development has access to multiple different sewer lines.
- An eight (8) inch main terminates within the boundary of the proposed development approximately 180 feet east of Post Road. This main is likely above the future flow line of much of the future development.
- There is an eight (8) inch main approximately 175 feet north of the northeast corner of the proposed development. Connecting to this main would require extension across unimproved public right of way.
- An eight (8) inch sewer main approximately 335 feet south of the southeast corner of the proposed development. Connecting to this main would require extension along the right of way of Lawson Avenue.

The applicant has proposed constructing a public sewer main providing service to all of the proposed lots by extension of an eight (8) inch line running along Primrose Lane within the right of way and extending to the north from the northeast corner.
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
Post Road is listed as a secondary arterial (divided) in the 2008 Comprehensive Plan. A right-of-way of 100 feet is required, 50 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, Primrose Lane, with sidewalks to service the area of request. Right of way for Primrose Lane will be a required minimum of 50 feet. Access to all the lots is proposed off Post Road via an approximate 999 foot long Primrose Lane which is proposed to end in a standard cul-de-sac arrangement. Post Road is currently two lanes which will require an improvement required by Sec. 37-65 of the municipal code;

Sidewalk currently exists across the frontage of Post Road. 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 Post Road. 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 thirty 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 topography is sloped towards the east away from Post Road. Drainage to the proposed development generally flows via sheet flow east with a slight bend to the north. The lowest existing spot on the property is approximately the northeast corner. There is also a ditch along Post Road which flows from south to north.

All the drainage eventually flows into Crutcho 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 7.32 acres, 77% of the total 9.5 acres. The remaining 2.18 acres, 23%, is shown to bypass and flow directly onto neighboring property. It will be required that any water flowing unmitigated onto neighboring property be sheet flow (not concentrated). The common detention pond shows to have a discharge to the north where there is an abutting unimproved right-of-way. The discharge at this exact point will likely be concentrated and higher flow that existing. With private property downstream of this point, further improvements may be required on the public right of way to further distribute and mitigate the water.

The proposed development is not regulated floodway or flood zone AE (the 100-year floodplain) as shown on the effective Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009.

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, accessed December 14th, 2020.

All future development on the proposed tracts must conform to the applicable requirements of Municipal Code Chapter 13, "Drainage and Flood Control."
Resolution 84-20 requires that developers install and maintain sediment and/or erosion controls in conjunction with their construction activities. Any proposed development must conform to the applicable requirements of Municipal Code Chapter 43, "Erosion Control." Sediment control plans must be submitted to and approved by the city before any land disturbance is done on-site. The developer is responsible for the cleanup of sediment and other debris from drainage pipes, ditches, streets and abutting properties as a result of his activities.

Easements and Right-of-Way
The required easements and existing right of way for the area of request are illustrated on the preliminary plat and will be dedicated to the city when the final plat is filed.
All easements and right of way dedications are to comply with Municipal Code Sections 38-43, 38-44, and 38-45.
A 15' Utility easement will be required to be dedicated along the southern property line per 38-48.15(c)(2).

Waiver Request
The developer has requested a waiver to Municipal Code 37-68(3)(a): "A cul-de-sac shall not exceed 500' in length, measured from the nearest street right-of-way line to the outer curb line of the cul-de-sac."
Municipal Code 37-68(3)(b) allows for the Planning Commission and City Council to waive this requirement but provides that if the cul-de-sac is 1000' or longer, it shall be zoned in a Planned Unit Development AND have traffic calming islands [Municipal Code 37-68(3)(e)]. The proposed Primrose Lane is 999 feet long which is skirting just under this requirement.

One of the reasons for a maximum length of a cul-de-sac is traffic and speeding. While the developer has shown a slight curve in the proposed street; it does not qualify as traffic calming. Adding traffic calming to the proposed Primrose Lane will mitigate some of those issues and follow the intent of Municipal Code 37-68(3)(e).
Fire Marshal's Comments:
The Fire Marshal has reviewed this preliminary plat.
- The property is required to meet and maintain the requirements of Midwest City Ordinances, Section 15.
- The proposed cul-de-sac is required to have a minimum diameter of 96'-0"
- The access road shall be a minimum of 26'-0"
- The minimum acceptable fire main is eight (8) inches when the dead-end water main exceeds three hundred (300) feet (Midwest City Ordinances Section 15-22(h))
- Fire hydrant separation shall not exceed five hundred (500) feet.

Plan Review Comments:
The purpose of this preliminary plat is to create 30 single family residential lots. The area of request is zoned R-6, Single Family Detached Residential. If this proposed subdivision is approved, all development will be required to meet the regulations for the R-6 district as stated in the Zoning Ordinance. These regulations include:
- At least 35% of the dwelling units within the development must adhere to section 5.15 of the Zoning Ordinance pertaining to single-family driveways and garages. This requirement only applies to lots under 10,000 square feet in area. This proposed subdivision contains ten (10) lots over 10,000 square feet and twenty (20) lots under 10,000 square feet. 35% of twenty (20) lots is 7 which means that a minimum of seven (7) homes must have J-drives, garages setback 15’ behind the front building line or detached garages in the rear.
- The exterior of each home must be constructed of a minimum of 85% masonry materials, 100% facing the street
- 25' front setback, 20' rear setback, 7' side setbacks
- 40% maximum building coverage
- Minimum 5:12 roof pitch

One new curb-cut along N. Post Rd. will provide access to the subdivision via a new street, Primrose Ln.

The Park Land Review Committee met on December 9, 2020 to review the proposed subdivision. As the subdivision is anticipated to generate far less than 2,500 new residents, the code does allow the applicant to pay a fee in lieu of a park land dedication. The applicant requested the fee in lieu option and the committee voted to approve the request. The fee will be determined by staff and the applicant as required by code and paid prior to application for the final plat.

A Tree Canopy Management Plan is required and has been submitted. The applicant has chosen to pursue the standard compliance option. Under this option, the only trees that can be removed throughout the platting process are those in areas of right-of-way, easements, utilities and drainage. The applicant has requested a waiver requesting to remove some trees that are not in areas intended for infrastructure. The waiver request is included with the agenda item.
Thoroughfare screening is required where the lots side onto N. Post Rd., an arterial street. The applicant has indicated on the landscaping plan that they intend to install 4’-8’ ornamental fencing. In addition to the screening fence, the Subdivision Regulations also requires that a 2.5” caliper tree be planted at a minimum spacing of 30’ in front of the ornamental fence. It should be noted that the trees are required and must be planted, however, they may not be planted over the existing 14” water line that runs along the frontage of this parcel.

Action is at the discretion of the Planning Commission and City Council. It is requested that the Planning Commission and City Council address the waivers to the length of the cul-de-sac and the tree canopy management plan in the motion for this item.

**Action Required:** Approve or reject the preliminary plat of Primrose Hill located on the property as noted herein, subject to the staff comments and found in the January 5, 2021 agenda packet and made a part of PC- 2070 file.

Billy Harless, AICP
Community Development Director

KG
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

<table>
<thead>
<tr>
<th>38-48.2</th>
<th>Zoning Compliance</th>
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<tbody>
<tr>
<td>38-48.2</td>
<td>All lots shall conform to zoning district compliance.</td>
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<tr>
<th>38-48.4</th>
<th>Lot Shape</th>
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<tbody>
<tr>
<td>38-48.4 (A) (B)</td>
<td>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.</td>
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<tr>
<th>38-48.5</th>
<th>Lot Lines</th>
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<tbody>
<tr>
<td>38-48.5 (A) (1)</td>
<td>Side lot lines shall be at ninety degree angles or radial to street Right-of-Way lines to the greatest extent possible.</td>
</tr>
<tr>
<td>38-48.5 (B) (1)</td>
<td>All lot lines shall align along County, school district and other jurisdictional boundary lines.</td>
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<tr>
<th>38-48.6</th>
<th>Lot Orientation Restrictions</th>
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</thead>
<tbody>
<tr>
<td>38-48.6 (A)</td>
<td>No single-family, two-family or townhome lot shall front onto or have a driveway onto any Arterial Street.</td>
</tr>
<tr>
<td>38-48.6 (B)</td>
<td>Lots are prohibited from backing to local streets.</td>
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<tr>
<th>38-48.7</th>
<th>Limits-of-No-Access – shown on preliminary plat</th>
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<tbody>
<tr>
<td>38-48.7 (A)(1)</td>
<td>Low Density lots shall not derive access from an Arterial Street.</td>
</tr>
<tr>
<td>38-48.7 (A)(2)</td>
<td>Lots facing Collector Streets should be minimized to the fullest extent.</td>
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<tr>
<th>38-48.8</th>
<th>Lot Frontages</th>
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<tr>
<td>38-48.8 (A)(1)</td>
<td>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 cul-de-sac portion of a cul-de-sac.</td>
</tr>
<tr>
<td>38-48.8(B)(1)(a)</td>
<td>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.</td>
</tr>
<tr>
<td>38-48.8(B)(1)(b)</td>
<td>Where lots back or side onto an Arterial Street, no driveway access is allowed onto the Arterial Street.</td>
</tr>
<tr>
<td>38-48.8(B)(2)</td>
<td>For multifamily and nonresidential lots, if lots have frontage on more than one street, a front building line must be established for each street.</td>
</tr>
<tr>
<td>38-48.8(B)(3)</td>
<td>Residential lots should face the front of a similar lot, park or open space.</td>
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<tr>
<th>38-48.10</th>
<th>Lot and Block Numbering</th>
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<tbody>
<tr>
<td>38-48.10(A)</td>
<td>All lots within each phase of a development are to be numbered consecutively.</td>
</tr>
</tbody>
</table>
# Within Each Block

Each block shall have alpha or numeric designations.

### Building Lines

38-48.11

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.

### Block Requirements

38-48.12

38-48.12(B)(1) Blocks for residential uses shall not be longer than 1,800 feet measured along the centerline of the block.

38-48.12(B)(2) When a block exceeds 800 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.

### Subdivision Name Requirement

38-48.14

38-48.14(A)(1) New subdivisions shall be named so as to prevent conflict or "sound-alike" confusion with names of other subdivisions.

38-48.14(A)(2) Subdivisions with similar names shall be located in proximity to each other.

### Subdivision Amenities

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:

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.

### Design of Amenities

38-49.4

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.

38-49.4 No entry feature, other than screening walls or extensions of screening walls,
49.4(A)(1)(d) may be constructed on any portion of a single-family, two-family or townhome

<table>
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<tr>
<th>Section</th>
<th>Description</th>
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<tbody>
<tr>
<td>38-49.4(A)(a)</td>
<td>All such features shall be constructed on lots that are platted as &quot;non-buildable&quot; lots and dedicated to a HOA for private ownership and maintenance.</td>
</tr>
<tr>
<td>38-49.4(A)(2)</td>
<td>Entry features shall not encroach into the visibility triangle or otherwise impair pedestrian or vehicular visibility.</td>
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<tr>
<td>38-49.4(A)(3)</td>
<td>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.</td>
</tr>
<tr>
<td>38-49.4(B)</td>
<td>If private recreation facilities are provided, they shall be centrally located within the overall development to the greatest extent possible.</td>
</tr>
<tr>
<td>38-49.4(C)</td>
<td>All outdoor amenities shall provide appropriate lighting.</td>
</tr>
<tr>
<td>38-49.4(D)</td>
<td>A detention or retention pond shall be considered an amenity if it meets the following design considerations:</td>
</tr>
<tr>
<td>38-49.4(D)(1)</td>
<td>Located between the building and street or completely bounded by streets</td>
</tr>
<tr>
<td>38-49.4(D)(2)</td>
<td>Viewable from public space</td>
</tr>
<tr>
<td>38-49.4(D)(4)</td>
<td>Accessible by patrons</td>
</tr>
<tr>
<td>38-49.4(D)(6)</td>
<td>Seating area, public art or fountain</td>
</tr>
<tr>
<td>38-49.4(D)(8)</td>
<td>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.</td>
</tr>
<tr>
<td>38-50.2</td>
<td>Homeowners' Association (HOA) Applicability</td>
</tr>
<tr>
<td>38-50.2(A)</td>
<td>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:</td>
</tr>
<tr>
<td>38-50.2(A)(1)</td>
<td>Amenity</td>
</tr>
<tr>
<td>38-50.2(A)(2)</td>
<td>100-year Floodplain</td>
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<tr>
<td>38-50.2(A)(3)</td>
<td>Private streets</td>
</tr>
<tr>
<td>38-50.2(A)(4)</td>
<td>Thoroughfare screening</td>
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<tr>
<td>38-50.2(A)(5)</td>
<td>Detention or retention ponds</td>
</tr>
<tr>
<td>38-50.2(A)(6)</td>
<td>Private park</td>
</tr>
<tr>
<td>38-51.2</td>
<td>Applicability of Parks and Open Space Dedication</td>
</tr>
<tr>
<td>38-51.5(A)</td>
<td>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:</td>
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\[
\text{Two acres} \times \frac{\text{X (multiplied by)}}{\text{Each 1,000 persons projected to occupy the fully developed subdivision}} = \text{Amount of land to be contributed}
\]

| Which is | Request to pay in lieu approved by Park and Recreation Committee |

100 N. Midwest Boulevard • Midwest City, Oklahoma 73110  
Current Planning Division (405) 739-1223 • FAX (405) 739-1399 • TDD (405) 739-139 |

An Equal Opportunity Employer  
Revised 01/25/2014
The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

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<th>Code</th>
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</tr>
</thead>
<tbody>
<tr>
<td>38-51.6</td>
<td>Suitability of land</td>
</tr>
<tr>
<td>38-51.6(A)(1)</td>
<td>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.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Code</th>
<th>Design requirements for parks and open space</th>
</tr>
</thead>
<tbody>
<tr>
<td>38-52.3(A)</td>
<td>Parks and open spaces shall be bounded by a street or by other public uses.</td>
</tr>
<tr>
<td>38-52.3(B)(1)</td>
<td>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.</td>
</tr>
<tr>
<td>38-52.3(B)(2)</td>
<td>Residential lots shall only be allowed to back onto a park or open space when:</td>
</tr>
<tr>
<td>38-52.3(B)(2)(a)</td>
<td>A trail is provided within the related park or open space.</td>
</tr>
<tr>
<td>38-52.3(B)(2)(b)</td>
<td>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).</td>
</tr>
<tr>
<td>38-52.3(C)(1)</td>
<td>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.</td>
</tr>
<tr>
<td>38-52.3(C)(2)</td>
<td>Street connections to existing or future adjoining subdivisions shall be required to provide reasonable access to parks and open space areas.</td>
</tr>
<tr>
<td>38-52.3(D)(1)</td>
<td>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.</td>
</tr>
<tr>
<td>38-52.3(D)(2)</td>
<td>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.</td>
</tr>
<tr>
<td>38-52.3(E)</td>
<td>Alleys should not be designed to encourage their use as a means of vehicular, bike or pedestrian travel to the park.</td>
</tr>
<tr>
<td>38-52.3(F)(1)</td>
<td>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.</td>
</tr>
<tr>
<td>38-52.3(F)(2)</td>
<td>Such access shall not be part of a residential lot or other private property.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Code</th>
<th>Hike-and-Bike Trail Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>38-52.8(B)</td>
<td>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:</td>
</tr>
<tr>
<td>38-52.8(B)(1)</td>
<td>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.</td>
</tr>
<tr>
<td>38-52.8(B)(2)</td>
<td>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.</td>
</tr>
<tr>
<td>Section</td>
<td>Description</td>
</tr>
<tr>
<td>---------</td>
<td>-------------</td>
</tr>
<tr>
<td>38-52.8(B)(4)</td>
<td>The hike-and-bike trail shall be designed to minimize visibility blind spots from public streets for public safety purposes.</td>
</tr>
<tr>
<td>38-52.8(C)(1)</td>
<td>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.</td>
</tr>
<tr>
<td>38-52.8(C)(2)</td>
<td>The location of such trails shall be safe and economical.</td>
</tr>
<tr>
<td>38-52.8(C)(3)</td>
<td>No development shall interrupt future trail routes or otherwise hinder efficient public access to or from an existing or future planned trail.</td>
</tr>
<tr>
<td>38-52.8(D)(1)</td>
<td>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.</td>
</tr>
<tr>
<td>38-52.8(D)(2)</td>
<td>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.</td>
</tr>
<tr>
<td>38-52.8(E)</td>
<td>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.</td>
</tr>
<tr>
<td>38-53.4</td>
<td>Tree Canopy Management Plan</td>
</tr>
<tr>
<td>38-53.4</td>
<td>A Tree Canopy Management Plan shall be required as part of the preliminary plat. This only applies to sites five acres or larger.</td>
</tr>
<tr>
<td>38-53.5(B)(1)</td>
<td>The applicant shall prepare a Tree Canopy Management Plan and shall submit the plan as part of the preliminary plat application.</td>
</tr>
<tr>
<td>38-53.5(B)(2)</td>
<td>Within the Tree Canopy Management Plan, the applicant shall provide the following information:</td>
</tr>
<tr>
<td>38-53.5(B)(2)(a)</td>
<td>Pre-development tree canopy coverage (as determined by the City)</td>
</tr>
<tr>
<td>38-53.5(B)(2)(b)</td>
<td>Post-development tree canopy coverage (as determined by the applicant)</td>
</tr>
<tr>
<td>38-53.5(B)(2)(c)</td>
<td>Visual identification of tree canopy to be removed.</td>
</tr>
<tr>
<td>38-53.5(C)(1)</td>
<td>Tree Canopy Management Plan shall be reviewed by the Director of Community Development for compliance with all standards.</td>
</tr>
<tr>
<td>38-53.5(C)(2)</td>
<td>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.</td>
</tr>
<tr>
<td>38-53.6</td>
<td>Tree Preservation Requirements</td>
</tr>
<tr>
<td>38-53.6(A)</td>
<td>Option A (Standard Option) – Only trees in the following areas may be removed:</td>
</tr>
<tr>
<td>Section</td>
<td>Description</td>
</tr>
<tr>
<td>---------</td>
<td>-------------</td>
</tr>
<tr>
<td>38-53.6(A)(1)</td>
<td>The Tree Canopy or any tree located within any street Right-of-Way may be removed.</td>
</tr>
<tr>
<td>38-53.6(A)(2)</td>
<td>The Tree Canopy or any tree located within any area dedicated for water, wastewater, drainage and other similar infrastructure needs may be removed.</td>
</tr>
<tr>
<td>38-53.6(A)(3)</td>
<td>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.</td>
</tr>
<tr>
<td>38-53.6(B)</td>
<td>Option B (Alternative Compliance)</td>
</tr>
<tr>
<td>38-53.6(B)(1)</td>
<td>The applicant may elect to develop a site using the Residential Cluster Development option.</td>
</tr>
<tr>
<td>38-53.6(B)(2)</td>
<td>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.</td>
</tr>
<tr>
<td>38-53.7</td>
<td>Tree Mitigation Plan – Required if trees are removed prior to approval of a Tree Canopy Management Plan</td>
</tr>
<tr>
<td>38-53.7(B)(2)</td>
<td>Tree Mitigation Requirements:</td>
</tr>
<tr>
<td>38-53.7(B)(2)(a)</td>
<td>The applicant shall calculate the area of Tree Canopy that should have been preserved under Option A or Option B.</td>
</tr>
<tr>
<td>38-53.7(B)(2)(b)</td>
<td>The resulting calculation shall be the amount of Tree Canopy that shall be restored.</td>
</tr>
<tr>
<td>38-53.7(B)(2)(c)</td>
<td>Replacement trees shall be required to cover an area equal to the calculated restoration area.</td>
</tr>
<tr>
<td>38-53.7(B)(2)(d)</td>
<td>The applicant shall calculate the number of replacement trees needed to cover the calculated restoration area.</td>
</tr>
<tr>
<td>38-53.7(B)(2)(e)</td>
<td>In calculating the area for replacement trees, the mature size of replacement trees shall be used.</td>
</tr>
<tr>
<td>38-53.7(B)(2)(f)</td>
<td>In calculating the area for replacement trees, only large trees shall be used.</td>
</tr>
<tr>
<td>38-53.7(B)(2)(g)</td>
<td>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.</td>
</tr>
<tr>
<td>38-53.7(B)(2)(h)</td>
<td>Replacement trees shall be a minimum 2.5 inch caliper trees.</td>
</tr>
<tr>
<td>38-53.7(B)(2)(i)</td>
<td>Replacement trees shall be planted at spacing that will meet the calculated restoration area.</td>
</tr>
<tr>
<td>38-53.7(B)(2)(j)</td>
<td>The Tree Canopy Management Plan shall show graphically the location of each replacement tree.</td>
</tr>
<tr>
<td>38-53.7(B)(2)(k)</td>
<td>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.</td>
</tr>
<tr>
<td>38-53.7(B)(2)(l)</td>
<td>Replacement trees shall be planted prior to the approval of a final plat.</td>
</tr>
<tr>
<td>38-53.7(B)(3)</td>
<td>Alternative Tree Mitigation Requirements</td>
</tr>
</tbody>
</table>
### Administrative

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

### Preliminary Plat Requirements/Checklist - Zoning

<table>
<thead>
<tr>
<th>5.14.1</th>
<th>Lot Variety Required (required for areas 5 acres or larger)</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.14.1(A)</td>
<td>Applicability – This section only applies to single-family residential developments of 5 acres or larger.</td>
</tr>
<tr>
<td>5.14.1(B)(1)</td>
<td>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.</td>
</tr>
<tr>
<td>5.14.1(B)(2)</td>
<td>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.</td>
</tr>
<tr>
<td>5.14.1(C)</td>
<td>Single-family lots shall not be smaller than 6,000 square feet.</td>
</tr>
<tr>
<td>5.14.1(D)</td>
<td>Lots of various sizes shall be evenly distributed throughout a development.</td>
</tr>
</tbody>
</table>

### Additional Notes:
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.

<table>
<thead>
<tr>
<th>NO.</th>
<th>Description</th>
<th>Reviewed by</th>
</tr>
</thead>
<tbody>
<tr>
<td>38-18</td>
<td><strong>Preliminary Plat:</strong></td>
<td>BB</td>
</tr>
<tr>
<td>Administrative</td>
<td>North arrow, scale, date, and site location map</td>
<td>BB</td>
</tr>
<tr>
<td>Administrative</td>
<td>The total number of lots</td>
<td>BB</td>
</tr>
<tr>
<td>Administrative</td>
<td>The total area of development</td>
<td>BB</td>
</tr>
<tr>
<td>Administrative</td>
<td>The location of proposed lots, areas in Acres and Square Feet, and dimensions.</td>
<td>BB</td>
</tr>
<tr>
<td>Administrative 38-42.3(b)(3)</td>
<td>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.</td>
<td>BB</td>
</tr>
<tr>
<td>Administrative 38-42.3(b)(3)</td>
<td>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.</td>
<td>BB</td>
</tr>
<tr>
<td>Administrative 38-42.3(b)(3)</td>
<td>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.</td>
<td>BB</td>
</tr>
<tr>
<td>Administrative</td>
<td>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.</td>
<td>BB</td>
</tr>
<tr>
<td>13-18.2(c)</td>
<td>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.</td>
<td>BB</td>
</tr>
<tr>
<td>Administrative</td>
<td>The legal metes and bounds of the property being developed.</td>
<td>BB</td>
</tr>
<tr>
<td>13-69.7(1)</td>
<td>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.</td>
<td>BB</td>
</tr>
<tr>
<td>13-69.7(3)</td>
<td>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.</td>
<td>None besides ditches along Post Rd</td>
</tr>
<tr>
<td>Section</td>
<td>Requirement</td>
<td>Notes</td>
</tr>
<tr>
<td>---------</td>
<td>-------------</td>
<td>------</td>
</tr>
<tr>
<td>13-69.7(4)</td>
<td>Special structures such as dams, spillways, dikes or levees.</td>
<td>BB</td>
</tr>
<tr>
<td>Administrative</td>
<td>Location of Floodplain if adjacent or within development</td>
<td>None present</td>
</tr>
<tr>
<td>Administrative</td>
<td>Location of Wetlands if adjacent or within development. If so, the developer is required to notify the Army Corp of Engineers.</td>
<td>None present</td>
</tr>
<tr>
<td>Administrative 38-43.3(a)(1)</td>
<td>Show the location and size of water mains.</td>
<td>BB</td>
</tr>
<tr>
<td>Administrative 38-43.3(a)(1)</td>
<td>Show the location and size of wastewater mains.</td>
<td>BB</td>
</tr>
<tr>
<td>Administrative 38-43.3(a)(2)</td>
<td>Show the location and specifications for fire hydrant systems.</td>
<td>BB</td>
</tr>
<tr>
<td>Administrative</td>
<td>Finish floor elevations for all pad sites</td>
<td>BB</td>
</tr>
<tr>
<td>Administrative 13-69.7(2)</td>
<td>Drainage arrows on all lots showing the final grading and where the water will drain</td>
<td>BB</td>
</tr>
<tr>
<td>Administrative 38-54.3(c)(1) 38-54.3(d)(1) 38-54.4</td>
<td>Required retaining walls and retaining wall easements</td>
<td>BB</td>
</tr>
<tr>
<td>Administrative</td>
<td>Existing contours with intervals not to exceed two (2) feet referenced to a United State Geological Survey or Geodetic Survey bench mark or monument.</td>
<td>BB</td>
</tr>
<tr>
<td>Administrative</td>
<td>Show the proposed street layout and right of ways.</td>
<td>BB</td>
</tr>
<tr>
<td>38-45.4(c)</td>
<td>All existing arterial streets and such collector and local streets as may be necessary for convenience of traffic circulation and emergency ingress and egress.</td>
<td>BB</td>
</tr>
<tr>
<td>38-45.4(d)</td>
<td>All access points to existing roadways and be of the required number.</td>
<td>Does not have appropriate connection to Post Rd, see 37-65</td>
</tr>
<tr>
<td>38-45.4(e)</td>
<td>The development shall have two (2) connections to adjacent properties.</td>
<td>&lt;50 lots, developer does not want additional connection</td>
</tr>
<tr>
<td>38-45.4(n)</td>
<td>The names of all new proposed streets.</td>
<td>BB</td>
</tr>
<tr>
<td>38-45.4(o)</td>
<td>The development shall not have any proposed cul-de-sacs longer than five hundred (500) feet in length</td>
<td>Waiver requested</td>
</tr>
<tr>
<td>38-47</td>
<td>The location and size of all proposed pedestrian crosswalks, bike trails, horse trails, or other supplementary movement systems.</td>
<td>BB</td>
</tr>
<tr>
<td>38-18.2(a)(1) 38-44.3(a)(2)</td>
<td>Preliminary stormwater management plan (SWMP)</td>
<td>BB</td>
</tr>
<tr>
<td>38-44.3(e)(1)</td>
<td>A digital copy of the preliminary SWMP shall be submitted along with the preliminary plat.</td>
<td>BB</td>
</tr>
<tr>
<td>Reference</td>
<td>Description</td>
<td>Notes</td>
</tr>
<tr>
<td>-----------</td>
<td>-------------</td>
<td>-------</td>
</tr>
<tr>
<td>38-44.3(e)(2)</td>
<td>The preliminary SWMP shall be labeled as &quot;Preliminary&quot;</td>
<td>BB</td>
</tr>
<tr>
<td>38-44.3(e)(3)</td>
<td>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</td>
<td>BB</td>
</tr>
<tr>
<td>38-44.3(b)(3)</td>
<td>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)</td>
<td>--</td>
</tr>
<tr>
<td>38-44.3(c)</td>
<td>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</td>
<td>BB</td>
</tr>
<tr>
<td>38-18.2(a)(2)</td>
<td>Preliminary drainage plan</td>
<td>BB</td>
</tr>
<tr>
<td>38-44.4(a)(2)</td>
<td>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.</td>
<td>BB</td>
</tr>
<tr>
<td>13-69.7(3)</td>
<td>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.</td>
<td>BB</td>
</tr>
<tr>
<td>13-69.7(4)</td>
<td>Special structures such as dams, spillways, dikes or levees.</td>
<td>BB</td>
</tr>
<tr>
<td>38-44.4(c)(1)</td>
<td>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.</td>
<td>BB</td>
</tr>
<tr>
<td>38-44.4(c)(2)</td>
<td>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)</td>
<td>BB</td>
</tr>
<tr>
<td>38-44.4(d)(1)</td>
<td>Three (3) paper copies of the preliminary drainage plan</td>
<td>Paper and electronic</td>
</tr>
<tr>
<td>38-44.4(d)(2)</td>
<td>The preliminary drainage plan shall be labeled as &quot;Preliminary&quot;</td>
<td>BB</td>
</tr>
<tr>
<td>38-44.4(d)(3)</td>
<td>The preliminary drainage plan shall be stamped by and dated by the engineer, professional</td>
<td>BB</td>
</tr>
<tr>
<td>38-44.5</td>
<td>If the development proposed is adjacent to or within the 100-year floodplain the following are required:</td>
<td>NA</td>
</tr>
<tr>
<td>38-44.6(a)</td>
<td>No Development within a floodway.</td>
<td>NA</td>
</tr>
<tr>
<td>38-44.6(b)(1)</td>
<td>All 100-year floodplains shall be maintained in an open natural condition</td>
<td>NA</td>
</tr>
<tr>
<td>38-44.6(b)(2)(a)</td>
<td>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</td>
<td>NA</td>
</tr>
<tr>
<td>38-44.6(b)(3)(b)</td>
<td>No portion of a single-family or two-family residential lot shall exist within the 100-year floodplain</td>
<td>NA</td>
</tr>
<tr>
<td>38-44.5(b)(3)(c)</td>
<td>A fifteen-foot wide maintenance easement adjacent to the floodway</td>
<td>NA</td>
</tr>
</tbody>
</table>
38-44.5(b)(3)(e)  All streets adjacent to a 100-year floodplain shall have a minimum ROW width of fifty (50) feet.  NA
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.  NA
38-44.5(b)(3)(f)(3)(a) Not more than one (1) cul-de-sac in a row adjacent to 100-year floodplain  NA
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.  NA
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.  NA
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.  BB
<table>
<thead>
<tr>
<th>Reference</th>
<th>Description</th>
<th>Fig.</th>
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<tr>
<td>38-45.4(b)</td>
<td>The streets within the development shall conform to the city's comprehensive plan.</td>
<td>BB</td>
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<tr>
<td>38-45.4(c)</td>
<td>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.</td>
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<td>38-45.4(d)</td>
<td>The street layout plan shall show all access points to existing roadways and be of the required number.</td>
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<td>38-45.4(e)</td>
<td>The street layout plan shall have two (2) connections to adjacent properties.</td>
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<tr>
<td>38-45.4(n)</td>
<td>The street layout plan will have the names of all new proposed streets.</td>
<td>BB</td>
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<tr>
<td>38-45.4(o)</td>
<td>The street layout plan shall not have any proposed cul-de-sacs longer than five hundred (500) feet in length</td>
<td>Waiver requested</td>
</tr>
<tr>
<td>38-47</td>
<td>The location, size, and easements of all proposed pedestrian crosswalks, bike trails, horse trails, or other supplementary movement systems.</td>
<td>BB</td>
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<tr>
<td>38-18.2(a)(7)</td>
<td>Street signage and striping plan</td>
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<tr>
<td>Administrative</td>
<td>Proposed signage of development</td>
<td>BB</td>
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<tr>
<td>Administrative</td>
<td>Proposed striping if required</td>
<td>NA</td>
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<tr>
<td>38-18.2(a)(9)</td>
<td>Other plans</td>
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<tr>
<td>Administrative</td>
<td>If fee in lieu of improvements: include quantities and cost estimates</td>
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</tbody>
</table>

**Engineering Comments and Recommendations:**
- Lots 1-14 have backyards draining directly onto neighboring lot, backyards steep in most cases

**Associated Departments (Fire, Stormwater, and Utilities) Comments and Recommendations:**
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: December 14th, 2020
Subject: Engineering staff comments for pc-2070 preliminary plat application

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2070:

Note: This application is for a preliminary plat of Primrose located at 316 N Post Road.

Section 38-18 in the Subdivision Regulations requires all existing and proposed utility lines and public improvements be reflected on the preliminary plat or accompanying plan. The proposed public utility line installations required with this application are shown on the plat, must be constructed and will be dedicated to the city prior to the final plat application.

Water Improvements

There is a fourteen (14) inch public water main running along the east side of Post Road.

The applicant has proposed teeing into this water main, 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 Primrose Lane. This will be a deadend waterline with no other connections to existing public water mains.

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.

- An eight (8) inch main terminates within the boundary of the proposed development approximately 180 feet east of Post Road. This main is likely above the future flow line of much of the future development.
- There is an eight (8) inch main approximately 175 feet north of the northeast corner of the proposed development. Connecting to this main would require extension across unimproved public right of way.
- An eight (8) inch sewer main approximately 335 feet south of the southeast corner of the proposed development. Connecting to this main would require extension along the right of way of Lawson Avenue.

The applicant has proposed constructing a public sewer main providing service to all of the proposed lots by extension of an eight (8) inch line running along Primrose Lane within the right of way and extending to the north from the northeast corner.

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**

Post Road is listed as a secondary arterial (divided) in the 2008 Comprehensive Plan. A right-of-way of 100 feet is required, 50 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, Primrose Lane, with sidewalks to service the area of request. Right of way for Primrose Lane will be a required minimum of 50 feet. Access to all the lots is proposed off Post Road via an approximate 999 foot long Primrose Lane which is proposed to end in a standard cul-de-sac arrangement. Post Road is currently two lanes which will require an improvement required by Sec. 37-65 of the municipal code;

Sidewalk currently exists across the frontage of Post Road. 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 Post Road. 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 thirty lots. The applicant proposes to construct a public local street that is a cul de sac with one point of ingress / egress.

100 N. Midwest Boulevard, Midwest City, Oklahoma 73110

Engineering Division (405) 739-1220 X FAX (405)739-1399

An Equal Opportunity Employer
Drainage and Flood Control, Wetlands, and Sediment Control

The proposed development topography is sloped towards the east away from Post Road. Drainage to the proposed development generally flows via sheet flow east with a slight bend to the north. The lowest existing spot on the property is approximately the northeast corner. There is also a ditch along Post Road which flows from south to north.

All the drainage eventually flows into Crutcho 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 7.32 acres, 77% of the total 9.5 acres. The remaining 2.18 acres, 23%, is shown to bypass and flow directly onto neighboring property. It will be required that any water flowing unmitigated onto neighboring property be sheet flow (not concentrated).

The common detention pond shows to have a discharge to the north where there is an abutting unimproved right of way. The discharge at this exact point will likely be concentrated and higher flow that existing. With private property downstream of this point, further improvements may be required on the public right of way to further distribute and mitigate the water.

The proposed development is not regulated floodway or flood zone AE (the 100-year floodplain) as shown on the effective Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009.

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](http://www.fws.gov/wetlands/data/Mapper.html) prepared by the United States Department of the Interior Fish and Wildlife Service, accessed December 14th, 2020.

All future development on the proposed tracts must conform to the applicable requirements of Municipal Code Chapter 13, "Drainage and Flood Control."

Resolution 84-20 requires that developers install and maintain sediment and/or erosion controls in conjunction with their construction activities. Any proposed development must conform to the applicable requirements of Municipal Code Chapter 43, "Erosion Control." Sediment control plans must be submitted to and approved by the city before any land disturbance is done on-site. The developer is responsible for the cleanup of sediment and other debris from drainage pipes, ditches, streets and abutting properties as a result of his activities.

Easements and Right-of-Way

The required easements and existing right of way for the area of request are illustrated on the preliminary plat and will be dedicated to the city when the final plat is filed.

All easements and right of way dedications are to comply with Municipal Code Sections 38-43, 38-44, and 38-45.

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

Waiver Request

The developer has requested a waiver to Municipal Code 37-68(3)(a): "A cul-de-sac shall not exceed 500' in length, measured from the nearest street right-of-way line to the outer curb line of the cul-de-sac". Municipal Code 37-68(3)(b) allows for the Planning Commission and City Council to waive this requirement but provides that if the cul-de-sac is 1000' or longer, it shall be zoned in a Planned Unit Development AND have traffic calming islands [Municipal Code 37-68(3)(e)]. The proposed Primrose Lane is 999 feet long which is skirting just under this requirement.
One of the reasons for a maximum length of a cul-de-sac is traffic and speeding. While the developer has shown a slight curve in the proposed street; it does not qualify as traffic calming. Adding traffic calming to the proposed Primrose Lane will mitigate some of those issues and follow the intent of Municipal Code 37-68(3)(e).

Looking south towards proposed development across undeveloped City right of way.

Looking north along Post Road from the southwest corner.

Looking east from the southern edge of property

Looking east from the southern edge of property

Looking north on Lawson Avenue, southeast corner of proposed development immediately in front.

Looking north at end of Lawson Avenue, southeast corner of proposed development immediately to left.
Re: PC – 2070

Date: 09 December 2020

PC 2070 is a preliminary plat application for the property addressed as 316 N. Post. The applicant is proposing to subdivide this 9 acre parcel into 30 lots plus one lot for detention for single family residential development. A waiver is requested as the cul-de-sac length exceeds 500’.

- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.
- The proposed cul-de-sac is required to have a minimum diameter of 96'-0”
- The access road shall be a minimum of 26'-0” wide
- The minimum acceptable fire main is eight (8) inches when the dead-end water main exceeds three hundred (300) feet (Midwest City Ordinance Section 15-22 (h))
- Fire hydrant separation shall not exceed five hundred (500) feet.

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.
3/2020 NEARMAP AERIAL VIEW FOR
PC-2070
(SW/4, Sec. 31, T12N, R1W)

Locator Map

1 inch = 500 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.
12/9/2020

City of Midwest City
Attn: Kellie Gilles
100 N. Midwest Blvd
Midwest City, OK 73110

RE: Primrose Hill Development – Tree Canopy Plan

Dear City of Midwest City:

This letter is to request approval of the Tree Canopy Plan submitted for the Primrose Hill development. The plan was created with thoughtful consideration to tree preservation, in conjunction with the considerations listed below.

- Existing tree buffers will remain along the Northern and Southern boundaries, to minimize impact on the surrounding neighbors.
- Many of the existing trees have become unsightly due to poor maintenance, disease and ice storm damage that would negatively impact the development.
- Tree removal after development would cause unnecessary damage to new infrastructure – including MWC roadways & utilities, OGE, ONG and others.
- The proposed new tree canopy of 93,750 SF far exceeds the minimum mitigation requirement of 54,756 SF. The new canopy plantings will consist of healthy and new trees planted in desirable locations.
- Allows for proper pad site balancing which enables the drainage to perform as engineered. This will minimize future problems for community residents and the city.

The goal is to provide a quality residential development within our community, and we hope to have your support. Please let me know if you have any questions.

Sincerely,

Joel Bryant
December 1, 2020

Midwest City Planning Commission
C/o Planning Department
100 N. Midwest Boulevard
Midwest City, OK 73110

RE: Request for waiver to maximum cul-de-sac length in the proposed new residential subdivision identified as Primrose Hill, located at 316 N. Post Road

To Whom It May Concern,

We are the civil engineering firm responsible for the preparation of the preliminary plat of Primrose Hill, a proposed single family residential subdivision located at 316 N. Post Road. The subdivision will consist of 30 lots and one cul-de-sac street extending east from Post Road.

The proposed street is designed with a cul-de-sac at its terminus and is 999 feet in length measuring from the right-of-way line of Post Road to the outer curb line of the cul-de-sac. According to Section 38-45.4(O)2 of the Subdivision Regulations, a cul-de-sac street shall not exceed 500 feet in length except when topography or ownership create a hardship whereby the Planning Commission and City Council may waive the 500 feet maximum length but the cul-de-sac cannot exceed 1,000 feet in length.

As representative for the developer of Primrose Hill, it is requested that a waiver of the above maximum cul-de-sac length requirement be approved due to the limited amount of street frontage along Post Road, which limits the ability to construct two points of access to said street.

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

Respectfully,

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

cc: Joel Bryant
Les Chateaux LLC
PLANTING NOTES

1. The contractor shall maintain a method of access at the site to provide access for the installation of all planting materials at the site.

2. The contractor shall provide all plant materials as specified in the Planting Schedule.

3. All plant materials shall be delivered to the site within the specified time frame.

4. The contractor shall provide all plant materials in accordance with the specifications provided in the Planting Schedule.

5. The contractor shall ensure that all plant materials are properly planted and maintained.

6. The contractor shall ensure that all plant materials are properly fertilized and watered.

7. The contractor shall provide all plant materials in accordance with the specifications provided in the Planting Schedule.

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100. The contractor shall provide all plant materials in accordance with the specifications provided in the Planting Schedule.
To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: January 5, 2020

Subject: (PC – 2071) Discussion and consideration of approval of the Replat of Lot 3, Block 2 of the Harper Addition, described as a part of the NW/4 of Section 31, T12N, R1W and addressed as 910 N. Poplar Lane.

Executive Summary
This is a request to divide one (1) existing lot into three (3) lots for residential development. The pre-application meeting for this replat was held on November 10, 2020. There is one existing house on the Southern-most portion of the lot. The area of request is platted as Lot 3, Block 2 of the Harper Addition. The proposed replat shows Lots 3A, 3B, and 3C. All proposed lots meet the minimum standards regarding lot size. If approved, the home built on each lot must meet the minimum house size, exterior construction materials and setbacks listed in the Zoning Ordinance. If the replat application is approved, the applicant is responsible for bringing the curb and gutter along the frontage to city standard as well as sidewalks along the frontage of all proposed lots. All proposed lots have access to city sewer and city water along the frontage. The applicant has agreed to fulfill all half street improvement requirements, including curb and gutter and sidewalk along the frontage of the three proposed lots. Approval of this replat is at the discretion of the Planning Commission and City Council.

Dates of Hearing: Planning Commission – January 5, 2020
City Council – January 26, 2020

Council Ward: Ward 3, Councilmember Española Bowen

Owner/Applicant: Rodney Tyra

Proposed Use: three (3) lots for single family homes

Size:
The area of request has a frontage along NE 7th Street of approximately 330 ft. and a depth of approximately 321 ft. along N. Poplar Lane, containing an area of approximately 2.15 acres.

Development Proposed by Comprehensive Plan:
Area of Request – LDR, Low Density Residential
North, South, East & West – LDR, Low Density Residential
Zoning Districts:
Area of Request – R-6, Single Family Residential
North, South, East and West – R-6, Single Family Residential

Land Use:
Area of Request – one single family residence
North, South, East and West – single family residences

Comprehensive Plan Citation:
Single-Family Detached Land Use
This use is representative of traditional single-family detached dwelling units. Of the residential categories, it is recommended that single-family detached land use continue to account for the largest percentage. The areas designated for single-family detached residential land uses are generally not adjacent to incompatible land uses, and are in proximity to existing single-family residential land use. The city should strive for a range of lot sizes to develop, and should reinforce this by providing a choice of several single-family zoning districts with various lot sized in the Zoning Ordinance.
Municipal Code Citation:
38-21.1. Purpose
A Replat of all or a portion of a recorded Plat may be approved without vacation of the recorded Plat, if the Replat meets the following criteria:

The Replat is signed and acknowledged by the owners of the property being replatted; and

The Replat does not propose to amend or remove any covenants or restrictions previously incorporated in the recorded plat.

History:
1. The Plat of the Harper Addition was approved in 1933.

Staff Comments:

Engineer’s Comments:
Note: This application is for a re-plat of Lot 3, Block 2 of the Harper Addition located near the intersection of N.E. 10th Street and Poplar Lane.

Section 1. Public Improvements
The requirements of the public improvements can be found in the subdivision regulations under:
Sec. 38-21.3. Construction management (Replat).

(a)
Requires construction. If the subdivision as replatted requires construction of additional improvements, the provisions of article IV, Construction Plans and Procedures shall apply.

(b)
Does not require construction. If the subdivision as replatted does not require any appreciable alteration or improvement of utility installations, streets, alleys, building setback lines, etc., then no construction plans shall be required.

Upon application of replat, this office reviewed all the public improvements for compliance with the subdivision regulations.

Section 2. Water
An existing six (6) inch water line runs along the west side of Poplar Lane. Therefore, all the proposed lots already have public water access. No further improvements required.

Section 3. Sanitary Sewer
An existing eight (8) inch sanitary sewer line runs along the west side of Poplar Lane. Therefore, all the proposed lots already have public sanitary sewer access. No further improvements required.
Section 4. Stormwater

The proposed development is making three (3) lots out of one (1) large existing. Only two (2) more houses would be added to the existing system. Lots are relatively flat with a gentle slope to the east. Upon application of building permit, additional grading of the building pad will be required to flow more water than current to the west and into ditching along Poplar Lane. No further improvements required. The rest of the lots will maintain the existing drainage pattern.

Section 5. Street

Poplar Lane is a publicly maintained asphalt roadway without curb and gutter approximately 20 feet wide. The City standard is for a street to be 26 feet wide, 13 feet on each side. The maximum gutter width is 1 foot so the remaining ~2 feet of widening will require asphalt to match the same material of the road. The widening and curb and gutter will have to be added prior to filing of the plat. The improvement will be inspected by the Construction Inspector and approved by this office.

Section 6. Sidewalk

A four (4) foot sidewalk shall be constructed along the frontage of Poplar Lane Sidewalk will have to comply with current American with Disabilities Act (ADA) regulations.

Section 7. Easements

Subdivision Regulations requires that all existing, dedicated, and proposed rights-of-way and easements are depicted on the plat. As required, these are reflected on the plat as shown.

Section 8. Lighting

Public street lighting is not required of this development since there are no areas within the extents of the development where street lighting is warranted by City policy.

Section 9. Signage

Public street signage is not required of this development since there are no intersecting roadways within the extents of the development and Poplar Lane is already a publicly maintained roadway.

Section 10. Record Drawings, Lien Release, and Bonding

No public improvements are required other than sidewalk and curbing, neither of which will require record drawings or bonding. The required improvements will be inspected upon completion.
Fire Marshal’s Comments:
The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

Planning Comments:
The Replat of Lot 3, Block 2 of the Harper Addition will allow the owner to divide the existing lot into three (3) lots. Each lot is intended for one single family residence.

The proposed lots meet the minimum standard of 6,000 square feet. If this application is approved, the homes built on the lots must meet the requirements of the Zoning Ordinance including a minimum of 1,200 square feet, 85% masonry exterior materials (100% facing the street), maximum lot coverage of 40% and 7’ side setbacks.

The applicant has agreed to complete all required half street improvements including curb and gutter and sidewalks along the frontage of all three proposed lots. These improvements will be required prior to building permit application. The proposed lots have access to city sewer and city water along the frontage, therefore, no water or sewer extensions will be required with this replat application.

Approval of the Replat of Lot 3, Block 2 of the Harper Addition is at the discretion of the Planning Commission.
Action Required: Approve or reject the Replat of a part of Lot 5, Block 1 of the Harper Addition located on the property as noted herein, subject to the staff comments and found in the January 5, 2020 agenda packet and made a part of PC-2071 file.

Billy Harless, AICP
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: December 18th, 2020

Subject: Engineering staff comments for pc-2071 re-plat application

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2071:

Note: This application is for a re-plat of Lot 3, Block 2 of the Harper Addition located near the intersection of N.E. 10th Street and Poplar Lane.

Public Improvements

The requirements of the public improvements can be found in the subdivision regulations under:

Sec. 38-21.3. Construction management (Replat).

(a)
Requires construction. If the subdivision as replatted requires construction of additional improvements, the provisions of article IV, Construction Plans and Procedures shall apply.

(b)
Does not require construction. If the subdivision as replatted does not require any appreciable alteration or improvement of utility installations, streets, alleys, building setback lines, etc., then no construction plans shall be required.

Upon application of replat, this office reviewed all the public improvements for compliance with the subdivision regulations.

Water

An existing six (6) inch water line runs along the west side of Poplar Lane. Therefore, all the proposed lots already have public water access. No further improvements required.

Sanitary Sewer

An existing eight (8) inch sanitary sewer line runs along the west side of Poplar Lane. Therefore, all the proposed lots already have public sanitary sewer access. No further improvements required.
Stormwater
The proposed development is making three (3) lots out of one (1) large existing. Only two (2) more houses would be added to the existing system. Lots are relatively flat with a gentle slope to the east. Upon application of building permit, additional grading of the building pad will be required to flow more water than current to the west and into ditching along Poplar Lane. No further improvements required. The rest of the lots will maintain the existing drainage pattern.

Street
Poplar Lane is a publicly maintained asphalt roadway without curb and gutter approximately 20 feet wide. The City standard is for a street to be 26 feet wide, 13 feet on each side. The maximum gutter width is 1 foot so the remaining ~2 feet of widening will require asphalt to match the same material of the road. The widening and curb and gutter will have to be added prior to filing of the plat. The improvement will be inspected by the Construction Inspector and approved by this office.

Sidewalk
A four (4) foot sidewalk shall be constructed along the frontage of Poplar Lane Sidewalk will have to comply with current American with Disabilities Act (ADA) regulations.

Easements
Subdivision Regulations requires that all existing, dedicated, and proposed rights-of-way and easements are depicted on the plat. As required, these are reflected on the plat as shown.

Lighting
Public street lighting is not required of this development since there are no areas within the extents of the development where street lighting is warranted by City policy.

Signage
Public street signage is not required of this development since there are no intersecting roadways within the extents of the development and Poplar Lane is already a publicly maintained roadway.

Record Drawings, Lien Release, and Bonding
No public improvements are required other than sidewalk and curbing, neither of which will require record drawings or bonding. The required improvements will be inspected upon completion.
Looking north along Poplar Lane from the southwest corner of the proposed development

Looking north along Poplar Lane from the southwest corner of the proposed lot 3B

Looking east at the southwest corner of the proposed lot 3B. Lot 3C has an existing house.

Looking east northeast showing approximately lots 3A and 3B.
Re: PC - 2071

Date: 09 December 2020

PC 2071 is a request to replat a lot addressed as 910 N. Poplar from one lot into 3 lots for single family residential development.

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

Respectfully,

[Signature]

Duane Helmberger
Fire Marshal
Midwest City Fire Department
WATER/SEWER LINE LOCATION MAP FOR
PC-2071
(NW/4, Sec. 31, T12N, R1W)

Locator Map

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

1 inch = 400 feet

0 400 800 Feet

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