



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

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

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

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

PLANNING COMMISSION

March 2, 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 February 2, 2021 Planning Commission meeting.

C. DISCUSSION

1. (MP-14) Discussion and consideration of approval of the Estates of Midwest City No. 1 Minor Plat located in the NW/4 of Section 36, T-12-N, R-2-W of the Indian Meridian, Oklahoma County, Oklahoma.
2. (PC-2073) Public hearing with discussion and consideration of an ordinance to redistrict from C-1, Restricted Commercial to R-6, Single Family Detached Residential, for the property described as Block 7, Lot 4 of the Country Estates Third Addition, addressed as 419 Russell Drive.
3. (PC-2074) 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 district, 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.

D. COMMISSION DISCUSSION

E. PUBLIC DISCUSSION

F. FURTHER INFORMATION

G. ADJOURN

Notice of regular Midwest City Planning Commission meetings in 2021 was filed for the calendar year with the Midwest City Clerk prior to December 15, 2020 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

February 2, 2021 - 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 February 2, 2021 at 6:00 p.m., with the following members present:

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

Commissioner absent: Dean Hinton
 Dee Collins

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 6:07 p.m.

B. MINUTES

1. A motion was made by Huskey, seconded by J. Smith, to approve the minutes of the January 5, 2021 Planning Commission meeting as presented. Voting aye: Huskey, R. Smith, Dawkins, Campbell and J. Smith. Nay: none. Motion carried.

C. NEW MATTERS

1. (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 a part of the SW/4 of Section 6, T11N, R1W, addressed as 10100 S.E. 10th Street and 1120 S. Post Road.

Staff presented a brief overview of the request. The applicant's representative, David Box of 522 Colcord Dr., OKC, was present. There was general discussion. A motion was made by Dawkins, seconded by Campbell to recommend approval of this item. Voting aye: Huskey, Dawkins, Campbell, R. Smith and J. Smith. Nay: none. Motion carried.

2. (PC-2072) Public hearing with discussion and consideration of approval of a resolution for a Special Use Permit to allow the use of Eating Establishment: Sit-Down, Alcoholic Beverages Permitted in the C-3, Community Commercial district, for the property described as a part of the SW/4 of Section 3 T11N, R2W, located at 1100 S. Air Depot Boulevard, Suite 5.

Staff presented a brief overview of this item. The applicant, Navatha Mekala, of 1100 S. Air Depot Suite 5, was present. A motion was made by Huskey, seconded by Dawkins, to recommend approval of this item subject to staff comments. Voting aye: Dawkins, R. Smith, Huskey, J. Smith, and Campbell. Voting nay: none. Motion carried.

D. COMMISSION DISCUSSION: General Discussion.

E. PUBLIC DISCUSSION: None.

F. FURTHER INFORMATION: None.

G. ADJOURNMENT

Chairperson R. Smith adjourned the meeting at 6:19 p.m.

(KG)



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

ENGINEERING DIVISION
Patrick Menefee, City Engineer
CURRENT PLANNING DIVISION
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Comprehensive Planner
BUILDING INSPECTION DIVISION
Christine Brakefield, Building Official
GIS DIVISION
Greg Hakman, GIS Coordinator

To: Chairman and Planning Commission
From: Billy Harless, Community Development Director
Date: March 2, 2021

Subject: (MP-14) Discussion and consideration of approval of the Estates of Midwest City No. 1 Minor Plat located in the NW/4 of Section 36, T-12-N, R-2-W of the Indian Meridian, Oklahoma County, Oklahoma.

Executive Summary: This minor plat is being requested to divide one 7.47 acre parcel into two (2) individual parcels. Originally, the parcel was zoned R-1-D, single family residential. In February of 1980, the majority of the frontage along N. Douglas was rezoned to C-1, Restricted Commercial. In October of 1980, the remainder of the lot was rezoned to R-4, High Density Residential. Although the parcel was then governed by two separate zoning districts, it has never been subdivided or until recently, developed. In 2019 a building permit was issued for The Estates of Midwest City, a senior housing development. Construction on that development is nearly complete. This application is



being requested to allow the owners to subdivide/separate the two existing zoning districts. The boundaries of Lot 1 and Lot 2 follow the existing zoning boundaries. As required for a minor plat, all required infrastructure is existing. No public improvements are required with this application. Action is at the discretion of the Planning Commission and City Council.

Dates of Hearing: Planning Commission – March 2, 2021
City Council – March 23, 2021

Ward: Ward 3, Española Bowen

Owner: The Estates of Midwest City LP – David Rhodes

Applicant: Aaron Gaspers, CFS Engineers

Land Use: The R-HD portion (proposed Lot 1) is nearing the end of construction for multi-family/senior housing. The C-1 portion (proposed Lot 2) is presently vacant.

Size:

The area of request has frontage along N. Douglas of approximately 329.74 feet and a depth of approximately 986.03 feet, containing an area of approximately 7.47 acres, more or less.

Municipal Code Citation:

Subdivision Regulations

Sec. 38-20.1. Purpose

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

In circumstances where adequate infrastructure, easements, and right-of-way already exist and the extension of any City facilities to serve any lot within the subdivision is not required, then a minor plat may be suitable as an instrument to subdivide one lot into three or fewer lots.

In agreement with the intent of this subdivision ordinance, minor plats are intended to ensure that public facilities are available and will have sufficient capacity to serve the proposed subdivision. Additionally, minor plats are intended to ensure the future growth and development of the entire city by ensuring new development does not hinder the provision of public facilities and services to neighborhood and nearby properties.

History:

1. (PC-458) A portion of the lot was rezoned from R-1-D, single family residential to C-1, restricted commercial in February of 1980.
2. (PC-485) The remaining R-1-D zoned land was rezoned to R-4, high density residential in October of 1980.
3. The official zoning map of 2010 identified the zoning for the parcel as C-1, restricted commercial and R-HD (formerly R-4), high density residential.
4. February 2019, a building permit was issued for The Estates of Midwest City, a multi-family/senior housing development.

Engineer's Comments:

Note: This application is for the minor plat of 500 N Douglas Boulevard.

Public Improvements

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

Sec. 38-20.3(a) (4) The proposed plat shall meet all subdivision ordinance requirements (e.e., improvement of substandard streets, per subsection 38-42.3(b)(2)).

Water

An existing eight (8) inch water line runs throughout the proposed Lot 1 and along the southern edge of proposed Lot 2. Therefore, all the proposed lots already have public water access. No further improvements required.

Sanitary Sewer

An existing twelve (12) inch sanitary sewer line runs along the east side of N Douglas Boulevard and there are extensions into the proposed Lot 1. Therefore, all the proposed lots already have public sanitary sewer access. No further improvements required.

Stormwater

The proposed development is creating (2) lots out of one (1) large existing commercial lot. The proposed Lot 1 already has a developed storm system. Proposed Lot 2 will be considered separately when a building permit is submitted with detention required. Both lots drain to an existing drainage ditch running along N Douglas Boulevard, draining to the north where it intersects Soldier Creek Tributary 4. The recent road project was underway the same time as development of the proposed Lot 1 and efforts were taken to work on a seamless design. However, there are a few grade issues between the improvement which were caused by conflicts with shallow City sanitary sewer, AT&T fiber, and medium pressure ONG line. As a result, future improvements to that ditch may require efforts from franchise utilities, City utilities, and the developer.

Street

N Douglas Boulevard is listed as a Primary Arterial (Divided) in the 2008 Comprehensive Plan. It was recently resurfaced in 2020 and is to current standard.

Sidewalk

A five (5) foot sidewalk exists across the frontage of the proposed lots and is in compliance 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. Lighting currently exists along N Douglas Boulevard.

Signage

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

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an "Area of Minimal Flood Hazard" meaning no floodplain on Flood Insurance Rate map (FIRM) on map number 40109C0330H, dated December 18th, 2009.

Drainage and detention improvements are not required with this application but will be required with any new commercial building permit on the proposed Lot 2.



Looking north along N Douglas Boulevard from southern property line



Looking north along N Douglas Boulevard from midway



Upstream end of drainage culvert going under newly constructed driveway for Lot 1



Sidewalk on northern end of property

Fire Marshal's Comments:

The fire department has reviewed the application for MP-14. The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

Staff Comments:


As noted in the Executive Summary and also in the history, this parcel was rezoned twice in 1980. It was originally zoned single family residential. First, the portion shown on this proposed minor plat as Lot 1 was rezoned to R-4, High Density Residential. That zoning designation changed to R-HD with the 2010 Zoning Ordinance. Later, the remaining portion of the lot shown on this proposed minor plat was rezoned to C-1, Restricted Commercial. The property was never subdivided into two (2) lots. Until recently, no development has occurred on any portion of the parcel.

In 2019, a building permit was issued for The Estates of Midwest City, a senior housing development, on the R-HD portion of the lot. That development is nearing completion and only lacks a few final inspections as of this writing.

The applicant is applying for this minor plat to subdivide the existing 7.47 acre tract into two (2) individual parcels. The proposed lot lines follow the R-HD and C-1 zoning boundaries.

As all required public infrastructure is already existing for the area of request, a minor plat application is the most appropriate means of subdividing the parcel.

Action Required: Approve or reject the Estates of Midwest City No. 1 Minor Plat for the property located as noted herein, subject to the staff comments and found in the March 2, 2021 agenda packet and made a part of MP-14 file.



Billy Harless, AICP
Community Development Director

KG



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



Re: MP-14

Date: 11 February 2021

MP-14 is a request to subdivide the parcel at 500 N. Douglas from one parcel to two.

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

Respectfully,

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

Duane Helmberger
Fire Marshal
Midwest City Fire Department

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

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: February 22nd, 2021

Subject: Engineering staff comments for MP-00014 minor plat application

ENGINEERING STAFF CODE CITATIONS AND COMMENTS – MP-00014:

Note: This application is for the minor plat of 500 N Douglas Boulevard.

Public Improvements

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

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Looking north along N Douglas Boulevard from southern property line



Looking north along N Douglas Boulevard from midway



Upstream end of drainage culvert going under newly constructed driveway for Lot 1

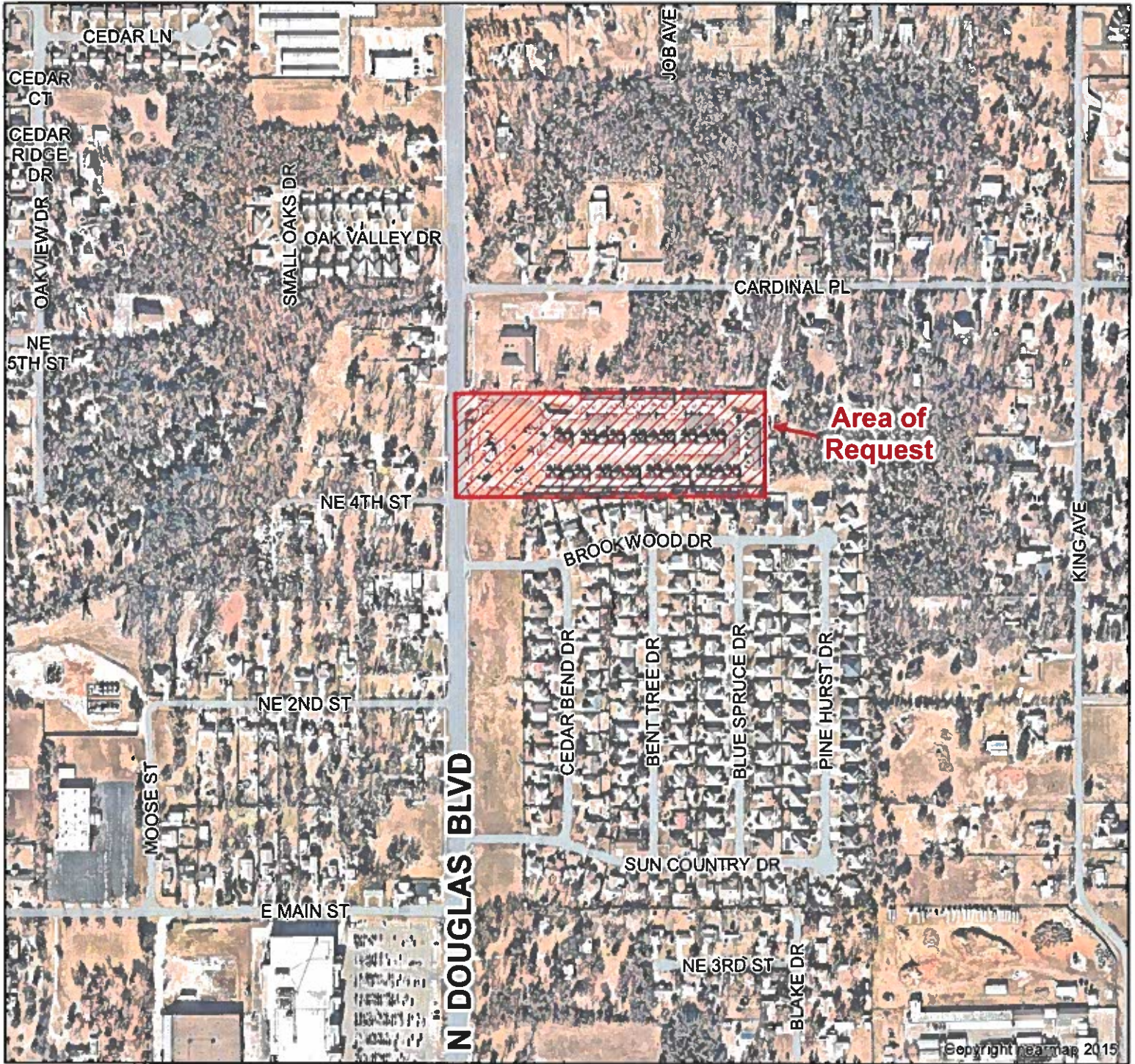


Sidewalk on northern end of property

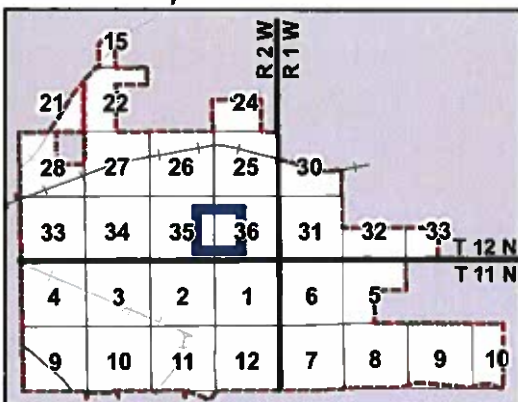
100 N. Midwest Boulevard, Midwest City, Oklahoma 73110

Engineering Division (405) 739-1220

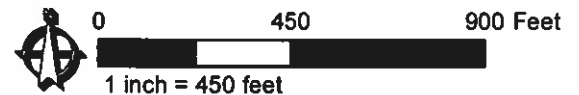
An Equal Opportunity Employer



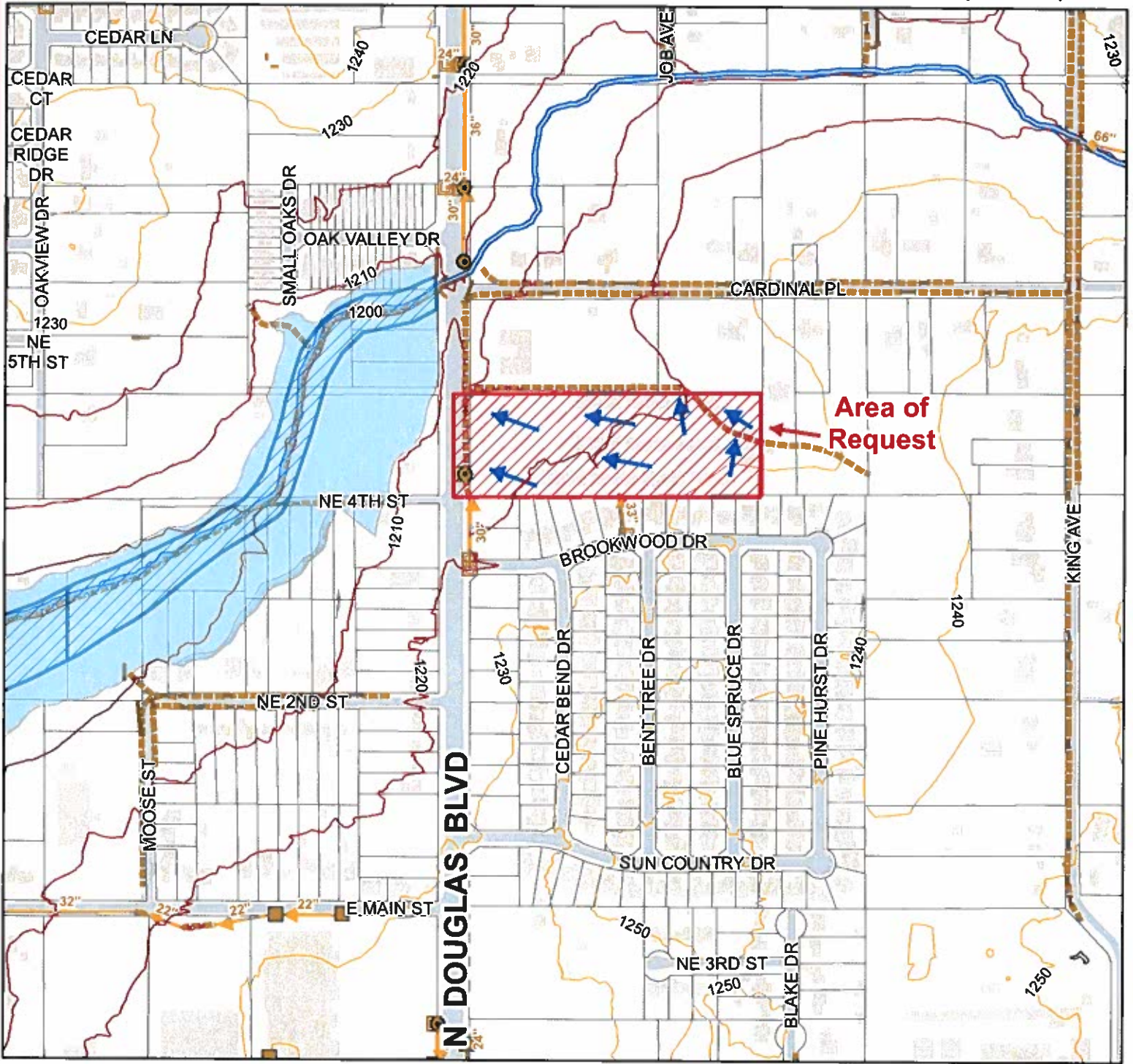
Locator Map



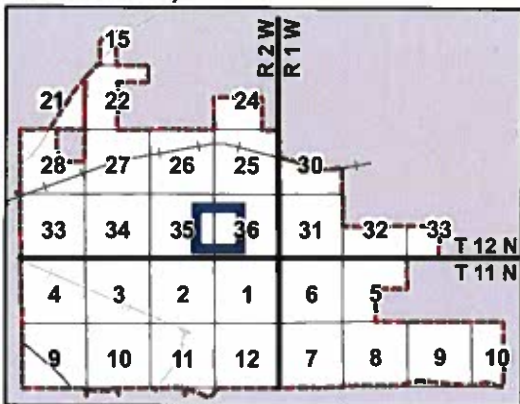
**12/2020 NEARMAP AERIAL VIEW FOR
MP-14
(W/2, Sec. 36, T12N, R2W)**



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



Locator Map



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

2009 FEMA Floodplains

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

DRAINAGE LOCATION MAP FOR MP-14

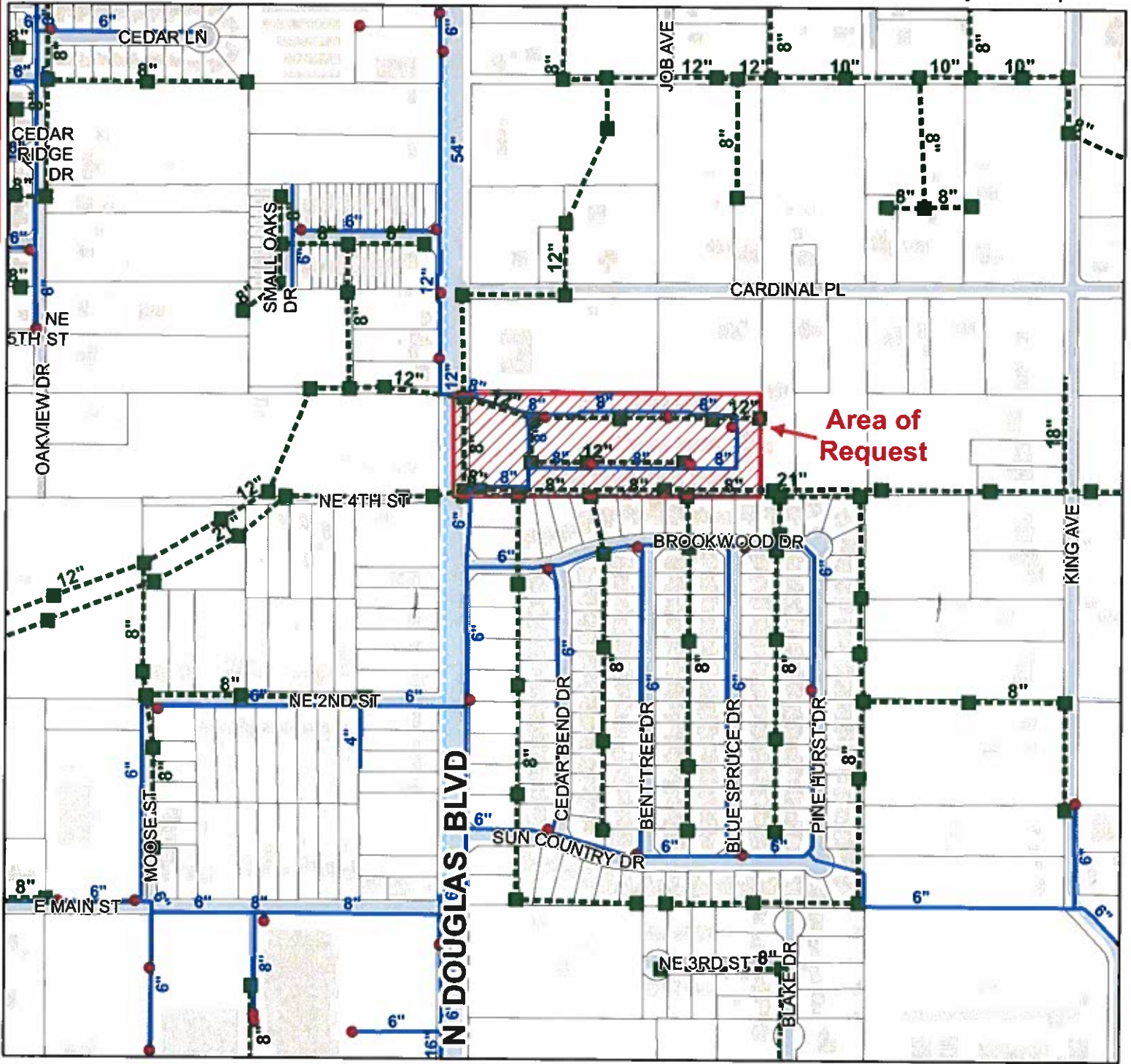
(W/2, Sec. 36, T12N, R2W)



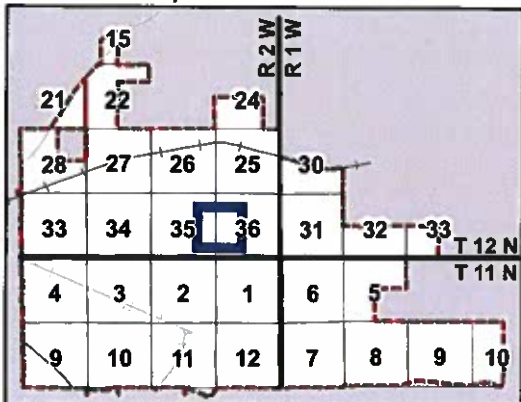
0 450 900 Feet

1 inch = 450 feet

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Locator Map



Water/Sewer Legend

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

**WATER/SEWER LINE
LOCATION MAP FOR
MP-14**

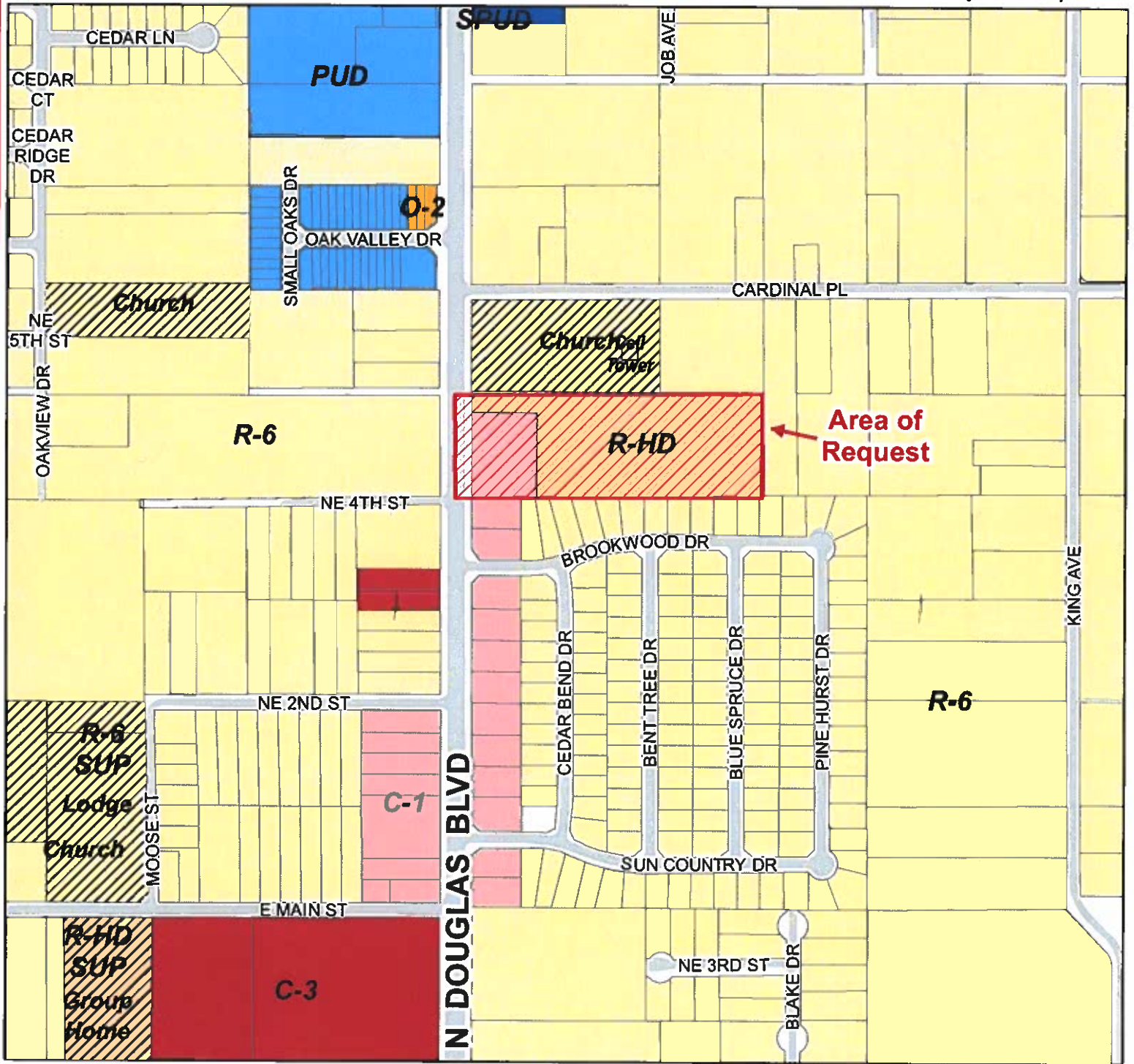
(W/2, Sec. 36, T12N, R2W)



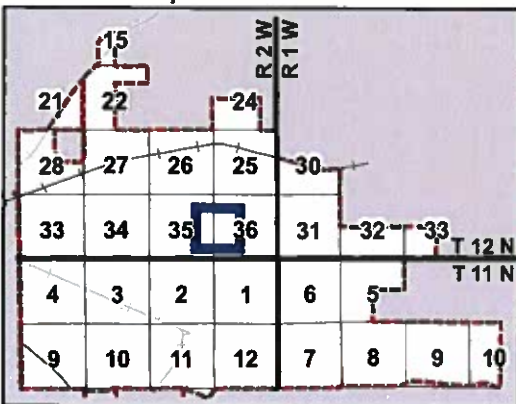
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Locator Map



Current Zoning Legend

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

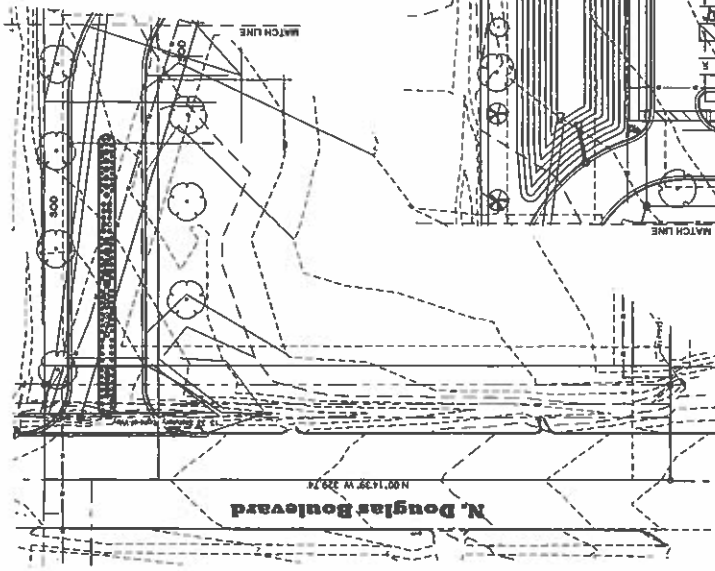
**ZONING MAP FOR
MP-14
(W/2, Sec. 36, T12N, R2W)**



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Landscape Requirements:

- FRONTAGE: (CODE 5.2.B)**
- LANDSCAPE THE AREA WITH TREES ONLY WITHIN THE STREET RIGHT-OF-WAY.
 - STREET TREES CAN BE COUNTED TOWARDS THE OVERALL AS LONG AS NO MORE THAN 25 PERCENT OF STREET TREES COUNT AS PART OF THE TOTAL REQUIRED.
- LANDSCAPE REQUIREMENTS: (CODE 5.2.3.B)**
- 8 TREES AND 12 SHRUBS PER BUILDING
 - 10% OF NET LAND AREA DEVELOPED MUST BE DEDICATED LANDSCAPE/OPEN SPACE.
 - 2 TREES AND 2 SHRUBS PER EVERY 10 PARKING SPACES
 - PARKING ISLAND EVERY 10'
 - 10% OF PARKING AREA SHALL BE LANDSCAPED
 - MINIMUM PLANT SIZES
 - TREE HEIGHT: 8' TALL FOR DECIDUOUS AND 4' TALL FOR EVERGREEN, MIN.
 - SHRUB: 2-GALLON CONTAINER MIN.
- LANDSCAPE REQUIREMENTS:**
- BORDER SHRUBS ZONES WITH AN EDGE
 - SAVE PARENT SOIL TO PLACE WITHIN LANDSCAPE/OPEN SPACE AREAS ON SITE
 - ALL ISLANDS BUILT WITH 6-INCH CROWN
- PLANT CLASSIFICATIONS**
- LARGE TREE: MATURE HEIGHT GREATER THAN 41' MINIMUM SPACING 30'
 - MEDIUM TREE: MATURE HEIGHT BETWEEN 31'-40' MINIMUM SPACING 20'
 - SMALL TREE: MATURE HEIGHT LESS THAN 30'
- TREES REQUIRED: 98**
- FOR 12 UNITS: 72
 - FOR 12 BLDG 3: 4
 - FOR 128 PARKING STALLS: 28
 - CALCULATION: $128 \text{ STALLS} \times 2 = 256$
- TREES PROVIDED: 98 ON ENTRY DRIVE**
- SHRUBS PROVIDED THROUGHOUT SITE: 62**
- OTHER OPEN AREAS REQUIREMENTS**
- OPEN SPACE REQUIRED: 26,852 SF
 - CALCULATION: 10% OF 268,517 SF OF DEVELOPED AREA = 26,852 SF
 - DEDICATED LANDSCAPE/OPEN AREA PROVIDED: GREATER THAN 26,852 SF
- SHRUBS REQUIRED: 186**
- SHRUBS REQUIRED FOR 12 UNITS: 144
 - CALCULATION: $12 \text{ BLDG} \times 12 = 144$
 - SHRUBS REQUIRED FOR 128 PARKING STALLS: 28
 - CALCULATION: $128 \text{ STALLS} \times 2 = 28$
 - SHRUBS PROVIDED THROUGHOUT SITE GREATER THAN 200



2 LANDSCAPE PLAN
SCALE: 1"=30'-0"

Native Mix Notes:

- NATIVE GRASSES LIKE INSTALL PRIMER 3 PLUS SEED MIXTURE PROVIDED BY STOCK SEED. MANUFACTURED COM.
- NATIVE GRASSES PLANTING: BROADCAST SEED AT A RATE OF 1 LB/1000 SQ FT. SEED INTO NOT 10-INCH OF SOIL AND WATER WITH A FINE SPRAY
- NATIVE GRASSES HYDRICORINZA INOCULUM APPLY GROWTH BY MANUFACTURER'S RECOMMENDED EQUAL USING MANUFACTURER'S RECOMMENDED RATE.
- NATIVE GRASS FERTILIZER: APPLY PRIME FORMULATION 6-3-1 BY MANUFACTURER'S RECOMMENDED EQUAL USING MANUFACTURER'S RECOMMENDED RATE.
- NATIVE GRASS EROSION BLANKET: INSTALL A BIODEGRADABLE PHOTOGRADABLE TYPES ARE NOT ACCEPTABLE. APPROVED PRODUCT INCLUDES BOWEN 51508N BY NORTH AMERICAN GREEN



1 LANDSCAPE PLAN
SCALE: 1"=30'-0"

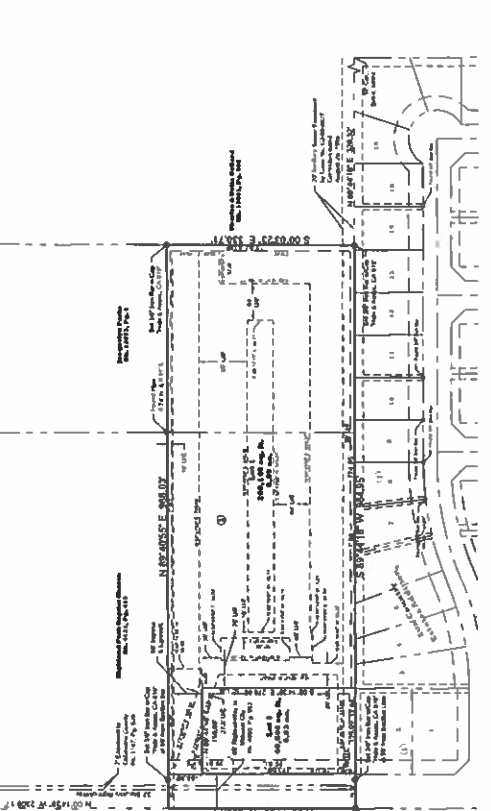


DATE	DESCRIPTION	BY	CHKD
11/17/23	PREP. PLAN	WJW	
11/17/23	STAMP. PLAN	WJW	

PROJECT NO.	1000-23-01-1-00
DATE	11/17/23
PROJECT NAME	THE ESTATES OF FOREST CITY, OKLAHOMA
ADDRESS	1000-23-01-1-00
CITY	FOREST CITY, OKLAHOMA
STATE	OKLAHOMA
COUNTY	ADAIR
TOWNSHIP	1000-23-01-1-00
RANGE	1000-23-01-1-00
SECTION	1000-23-01-1-00

Construction Documents

Minor Plat of:
Estates of Midwest City No. 1
A Subdivision in the Northwest Quarter of
Section 36, Township 12 North, Range 2 West
City of Midwest City, Oklahoma County, Oklahoma



Certificate of Approval
I, _____, Chairman of the Planning Commission
for the City of Midwest City, Oklahoma, do hereby approve the
Planning Commission file #_____ of the City of Midwest City,
Oklahoma, on this _____ day of _____, 2021.

Certificates of City Clerk
I, _____, City Clerk of the City of Midwest City,
Oklahoma, hereby certify that I have examined the records of said City
and that the same are in accordance with the provisions of the
Statutes of Oklahoma, and that no objections have been
recorded against the land on the attached plat of Estates of
Midwest City No. 1, to the City of Midwest City, Oklahoma, signed by
the City Clerk on this _____ day of _____, 2021.

Acceptance of Dedication
We, the undersigned, a duly qualified and lawfully qualified
Abstractor of titles in and for the County of Oklahoma, State of Oklahoma, hereby certify that the records for said
County show that the land
shown on this plat is a subdivision of the land shown on the
attached plat of Estates of Midwest City, Oklahoma, as
shown on the attached plat of Estates of Midwest City, Oklahoma,
signed by the Mayor of the City of Midwest City, Oklahoma, on
this _____ day of _____, 2021.

County Treasurer's Certificate
I, _____, County Treasurer of the County of Oklahoma, State of Oklahoma, hereby certify that I am the duly
qualified and lawfully qualified Abstractor of titles in and for the County
of Oklahoma, and that the records of said County show that the
land shown on this plat is a subdivision of the land shown on the
attached plat of Estates of Midwest City, Oklahoma, as shown on the
attached plat of Estates of Midwest City, Oklahoma, signed by the Mayor of the City of Midwest City, Oklahoma, on
this _____ day of _____, 2021.

County Treasurer

Mayor

Bonded Abstractor's Certificate
The undersigned, a duly qualified and lawfully qualified Abstractor of titles in and for the County of
Oklahoma, State of Oklahoma, hereby certify that the records for said County show that the land
shown on this plat is a subdivision of the land shown on the
attached plat of Estates of Midwest City, Oklahoma, as shown on the
attached plat of Estates of Midwest City, Oklahoma, signed by the Mayor of the City of Midwest City, Oklahoma, on
this _____ day of _____, 2021.

STATE OF OKLAHOMA, COUNTY OF _____
Before me, the undersigned, a Notary Public in and for said County
and State, personally appeared _____,
of the County of _____, State of _____, known to me to be the
identical person who executed the above instrument, and
who acknowledged to me that he executed the same for the
purposes and for the reasons set forth.

My Commission Expires _____
Notary Public

Notarizing
1. This Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as
provided by Oklahoma Statutes, Title 16, Section 1-106, and the Oklahoma Board of Land Surveyors,
and that said Plat complies with the requirements of Title 16, Section 1-106
of the Oklahoma State Statutes.

2. This lot does not include the apt-to-use, dedicated to the City of Midwest City along N.
Dupleux Boulevard.

Legal Description
A tract of land in the Northwest Quarter (NW1/4) of Section Thirtieth (30), Township Twelve (12)
North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more
particularly described by Civil Law File, L.S. 1058 as July 11, 2021, with metes and bounds as
follows:
Beginning at the Southwest corner of said plat; Thence South 09°12'39" West on the line of
said plat 161.18 feet to the Northwest corner of said plat; Thence South 89°47'30" West on the line of
said plat 161.18 feet to the Northwest corner of said plat; Thence North 09°12'39" West on the line of
said plat 161.18 feet to the Northwest corner of said plat; Thence North 89°47'30" West on the line of
said plat 161.18 feet to the Northwest corner of said plat; Thence North 09°12'39" West on the line of
said plat 161.18 feet to the Northwest corner of said plat; Thence North 89°47'30" West on the line of
said plat 161.18 feet to the Northwest corner of said plat; Thence North 09°12'39" West on the line of
said plat 161.18 feet to the Northwest corner of said plat; Thence North 89°47'30" West on the line of
said plat 161.18 feet to the Northwest corner of said plat.

KNOWN ALL MEN BY THESE PRESENTS:
The Estates of Midwest City, LLC, does hereby certify that it is the owner of and the City Clerk
has confirmed the records of said City, Oklahoma, that the records for said City show that the
land shown on this plat is a subdivision of the land shown on the attached plat
of Estates of Midwest City, Oklahoma, as shown on the attached plat of Estates of Midwest
City, Oklahoma, signed by the Mayor of the City of Midwest City, Oklahoma, on this
_____ day of _____, 2021.

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA
Before me, the undersigned, a Notary Public in and for said County
and State, personally appeared _____,
of the County of _____, State of _____, known to me to be the
identical person who executed the above instrument, and
who acknowledged to me that he executed the same for the
purposes and for the reasons set forth.



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

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

To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: March 2, 2021

Subject: (PC-2073) Public hearing with discussion and consideration of an ordinance to redistrict from C-1, Restricted Commercial to R-6, Single Family Detached Residential, for the property described as Block 7, Lot 4 of the Country Estates Third Addition, addressed as 419 Russell Drive.

Executive Summary: This is a request to rezone the property from C-1, Restricted Commercial to R-6, Single Family Detached Residential to C-3, Community Commercial. In 2008, a permit was issued to expand the paving at this location for a parking lot. A Certificate of Occupancy was also issued in 2008 allowing a real estate office at this location. The real estate business has since moved and the new owner of the property would like to use the structure as a residence rather than an office. Aside from a laundry business to the east, this property is surrounded by residential structures. The applicant has verified that the parcel as is with the structure and parking lot does not exceed the maximum allowable impervious surface coverage of 65% in the R-6 zoning district. No variances are being requested. Any future construction would be required to meet the minimum requirements of the Zoning Ordinance for the R-6, Single Family Detached Residential zoning district. Action is at the discretion of the Planning Commission and City Council.

Dates of Hearing: Planning Commission – March 2, 2021
City Council – March 23, 2021

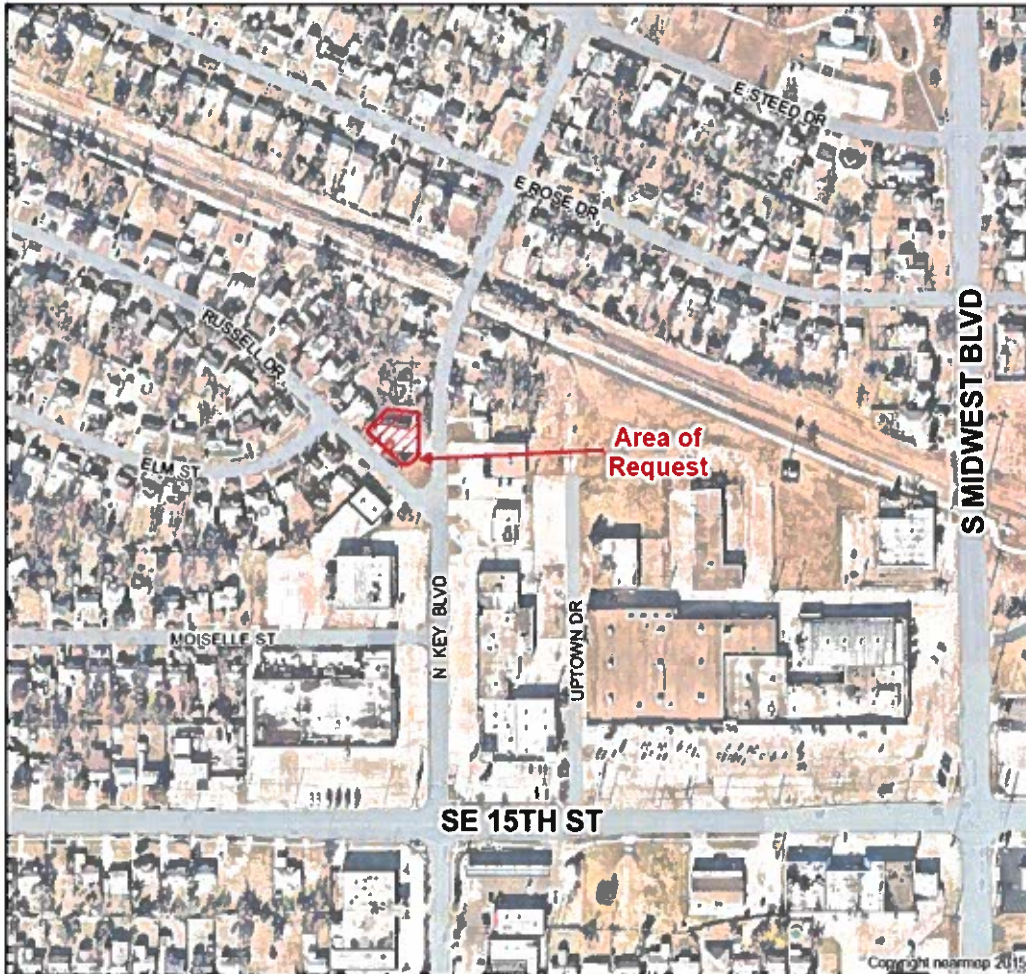
Applicant: Krista Borrego, Trinity Property Management, LLC

Owner: Robert Macias

Proposed Use: one single family residential home

Size:

The area of request has a frontage of approximately 81' along Russell Dr. and a depth of approximately 92' containing an area of approximately .17 acres or 7,405 square feet, more or less.



Development Proposed by Comprehensive Plan:

Area of Request – Low Density Residential (LDR)

North and West – Low Density Residential

South and East – Office Retail (OR) and 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 – C-1, Restricted Commercial

Land Use:

Area of Request – vacant structure

North and West – single family residential homes

South – single family residence and structure used for the Garden Club

West – Reno Swim & Slide

Municipal Code Citation:

2.7. R-6, Single-Family Detached Residential District

2.7.1 General Description

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.

History:

1. No record can be found of when parcel was zoned from residential use to C-1, Restricted Commercial.
2. September 23, 2008 a Certificate of Occupancy was issued for a real estate office at the area of request.
3. The 2010 Zoning Map identified this parcel as C-1, Restricted Commercial.

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; an eight (8) inch line along the west side of Key Boulevard and a six (6) inch line running along the west/south side of Russell Drive. 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 north/east side of Russell Drive. Additionally; there is an eight (8) inch public sanitary sewer main which terminates at the northwest corner of the parcel on the west side of Key Boulevard. Any new building permit will require tie into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the area of request exists off Russell Drive and Key Boulevard. Russell Drive is classified as a Local Road in the 2008 Comprehensive Plan. Key Boulevard is classified as an Existing Collector in the 2008 Comprehensive Plan. There is a large driveway which exists off Key Boulevard. This particular drive is wider than current standard allows and will not be able to be modified in the future unless the width is reduced.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an "Area of Minimal Flood Hazard" on Flood Insurance Rate Map (FIRM) number 40109C0310H, dated December 18th, 2009.

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.

Chief Building Official's report:

After inspection of 419 Russell Dr it has been determined that the structure meets the minimum requirements to be a residential dwelling as outlined in the 2015 International Property Maintenance and Residential Building Codes as amended and adopted by the City of Midwest City.

Plan Review Comments:

This is an application to rezone the parcel located at 419 Russell Dr. from C-1, Restricted Commercial to R-6, Single Family Detached Residential.

The applicant plans to leave the existing structure and use it as a single family detached residence. The Current Planning Manager and Chief Building Official inspected the structure on February 21, 2021 and found it to meet the requirements for a residential dwelling unit.

While the structure was used as an office, a parking area was poured. In the R-6, single family residential zoning district, a maximum of 65% of the lot can be used for buildings and pavement. The applicant measured the driveway and parking area which total approximately 2,300 square feet. The structure on the lot is 819 square feet. The paving and building areas total 3,119 square feet. The lot is 7,452 square feet. 65% of 7,452 is 4,843 which means that the paving and building areas are under the 65% maximum coverage.

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 R-6, Single Family Detached Residential, for the property as noted herein, subject to staff comments as found in the March 2, 2021 agenda packet and made a part of PC-2073 file.



Billy Harless,
Community Development Director
KG



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Christine Brakefield, Chief Building Official

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


Date: February 23, 2021

RE: 419 Russell Dr
Commercial to Residential

To whom it may concern:

After inspection of 419 Russell Dr it has been determined the structure meets the minimum requirements to be a residential dwelling as outlined in the 2015 International Property Maintenance and Residential Building Codes as amended and adopted by the City of Midwest City.

Sincerely,


Christine Brakefield, MPA
Chief Building Official
Community Development

The City of
MIDWEST CITY

COMMUNITY DEVELOPMENT DEPARTMENT - ENGINEERING DIVISION

William Harless, Community Development Director

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

To: Kellie Gilles, Plans Review Manager

From: Brandon Bundy, City Engineer

Date: February 11th, 2021

Subject: Engineering staff comments for pc-2073 application

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2073:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There are two public water mains bordering the proposed parcel; an eight (8) inch line along the west side of Key Boulevard and a six (6) inch line running along the west/south side of Russell Drive. 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 north/east side of Russell Drive. Additionally; there is an eight (8) inch public sanitary sewer main which terminates at the northwest corner of the parcel on the west side of Key Boulevard. Any new building permit will require tie into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the area of request exists off Russell Drive and Key Boulevard. Russell Drive is classified as a Local Road in the 2008 Comprehensive Plan. Key Boulevard is classified as an Existing Collector in the 2008 Comprehensive Plan. There is a large driveway which exists off Key Boulevard. This particular drive is wider than current standard allows and will not be able to be modified in the future unless the width is reduced.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an "Area of Minimal Flood Hazard" on Flood Insurance Rate Map (FIRM) number 40109C0310H, dated December 18th, 2009.

Easements and Right-of-Way

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



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



Re: PC - 2073

Date: February 11, 2021

PC-2073 is a request to rezone 419 Russell Drive from C-1 Restricted Commercial to R-6, Single Family Detached Residential.

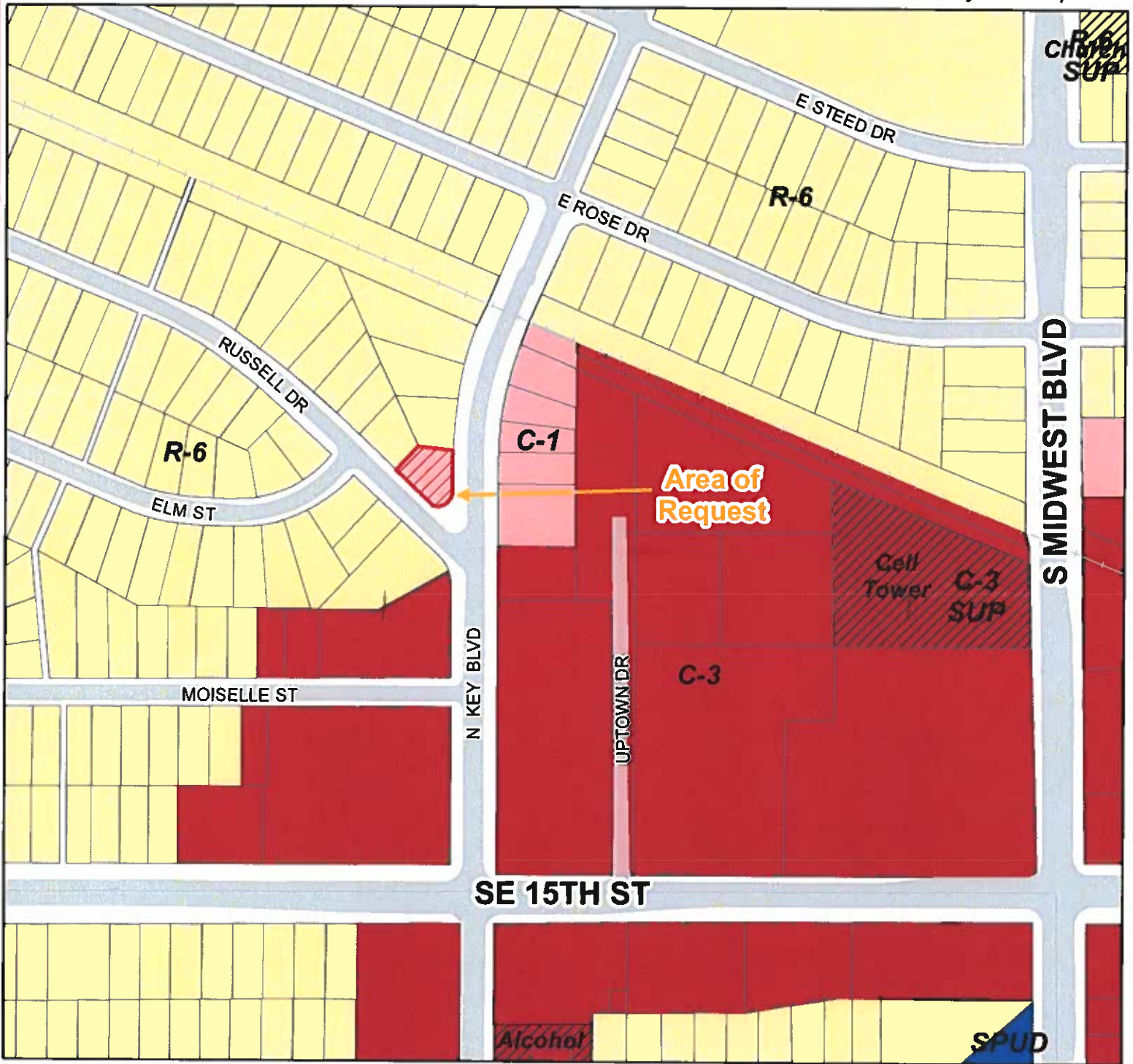
- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

Respectfully,

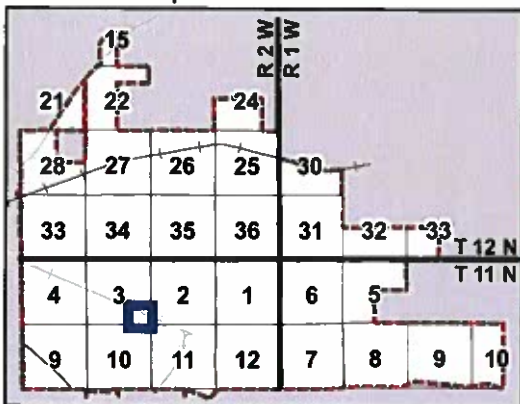
A handwritten signature in black ink, appearing to read "D. Helmberger".

Duane Helmberger
Fire Marshal
Midwest City Fire Department

The 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.



Locator Map



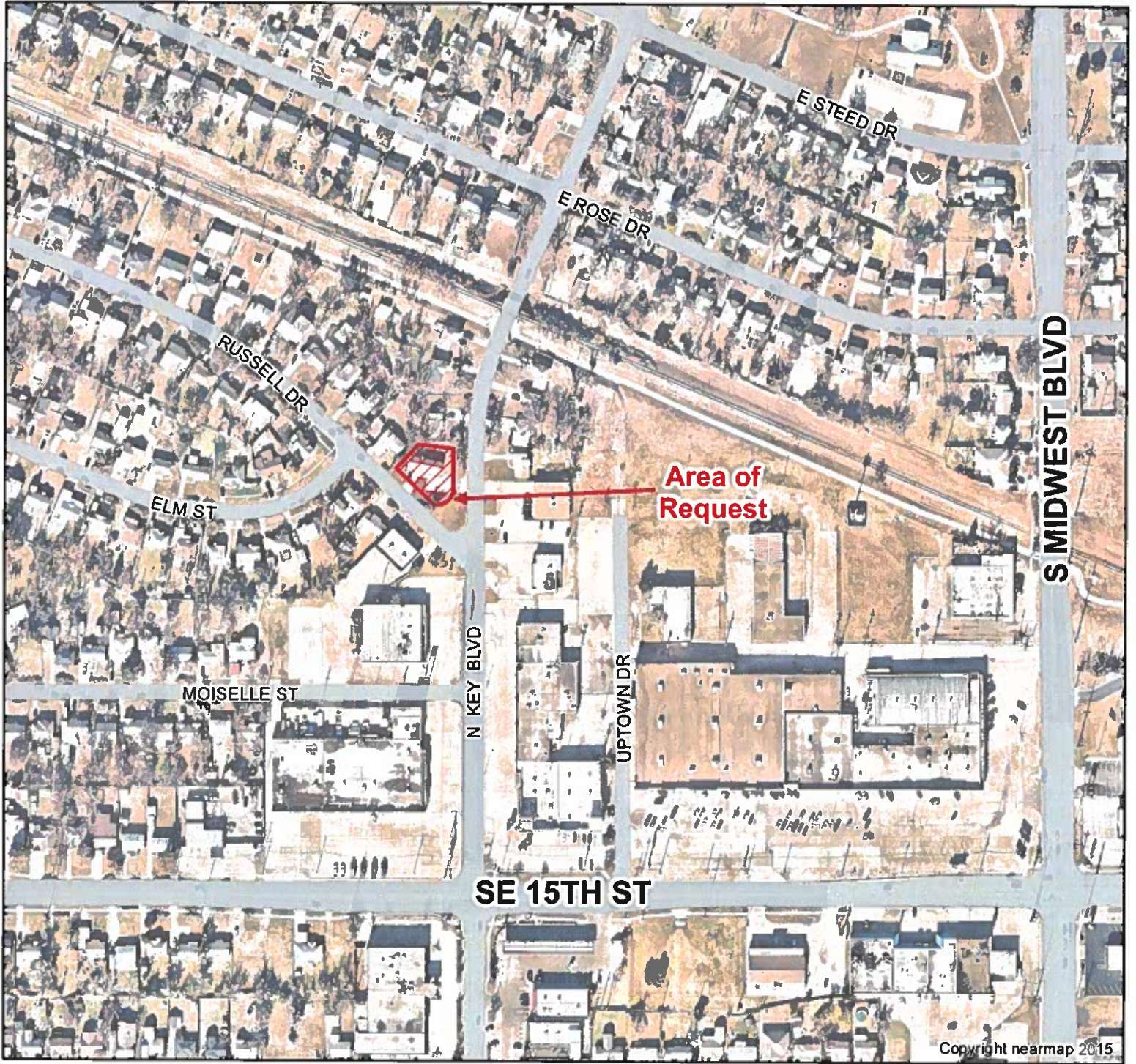
Current Zoning Legend

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

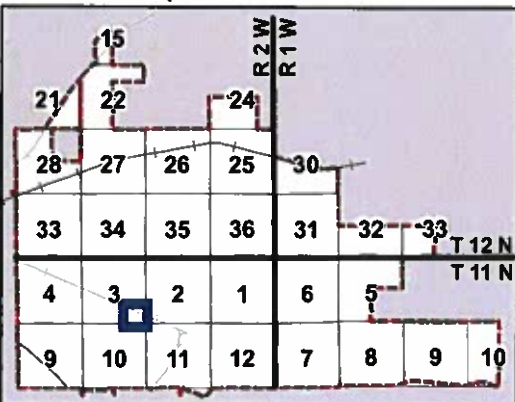
**ZONING MAP FOR
PC-2073
(SE/4, Sec. 3, T11N, R2W)**



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



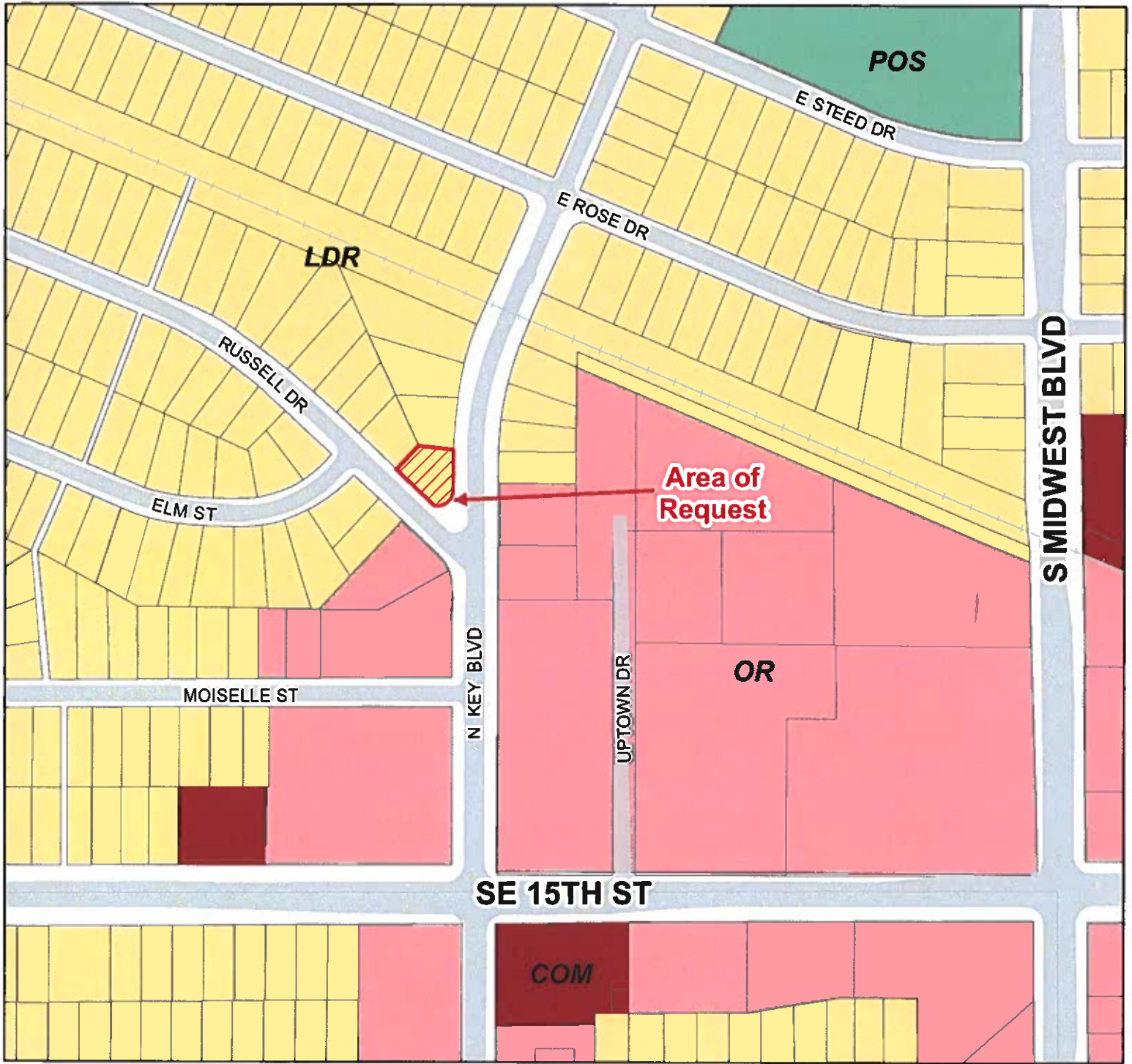
Locator Map



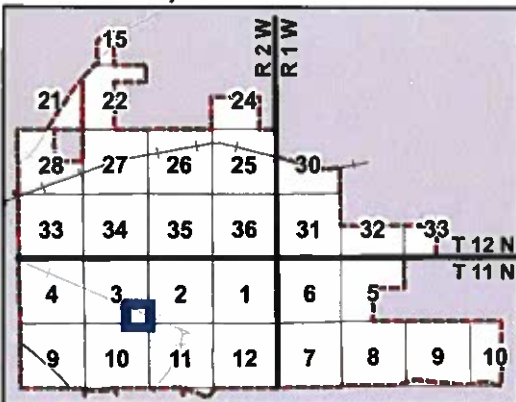
**12/2020 NEARMAP AERIAL VIEW FOR
PC-2073
(SE/4, Sec. 3, T11N, R2W)**



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



Locator Map



Future Land Use Legend

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

**FUTURE LAND USE
MAP FOR
PC-2073**

(SE/4, Sec. 3, T11N, R2W)



0 250 500 Feet

1 inch = 250 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.

1 **PC-2073**

2 **ORDINANCE NO. _____**

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

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

9 **ORDINANCE**

10 **SECTION 1.** That the zoning district of the following described property is hereby reclassified
11 to R-6, Single Family Detached Residential, subject to the conditions contained in the PC-2073
12 file, and that the official Zoning District Map shall be amended to reflect the reclassification of
13 the property's zoning district as specified in this ordinance:

14 Lot 4, Block 7 of the Country Estates Third Addition, Midwest City, Oklahoma.

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

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

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

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

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

26 **ATTEST:**

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

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

_____ **HEATHER POOLE, City Attorney**



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

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

To: Chairman and Planning Commission
From: Billy Harless, Community Development Director
Date: March 2, 2021

Subject: (PC-2074) 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 district, and a resolution to amend the Comprehensive Plan from OR, Office/Retail to COMM, Commercial, for the property described as a part the SW/4 of Section 34, T12N, R2W, and addressed as 422 N. Air Depot Blvd.

Executive Summary: This is a request to rezone the property from C-3, Community Commercial to a SPUD, Simplified Planned Unit Development, governed by the C-4, General Commercial district. An auto mechanic shop is currently being operated at this location. The owner met with staff and stated that he would like to operate a car sales lot on the property which is not an allowable use in the C-3 district. An application to rezone this parcel to C-4 was denied by the City Council in January 2020. The applicant has submitted this SPUD application and added additional controls for the property. These



are listed in the planning section of this report. If approved, all C-3 uses would be allowed on the property with the one C-4 use of automotive sales and rentals: light. No additions or modifications to the existing structure are requested with this application. Action is at the discretion of the Planning Commission and City Council.

Dates of Hearing: Planning Commission – March 2, 2021
City Council – March 23, 2021
Council Ward: Ward 4, Sean Reed

Owner/Applicant: Abdul Karem Alsalfi

Proposed Use: Car sales

Size:

The area of request has a frontage of approximately 167' along N. Air Depot Blvd. and contains an area of approximately 1.46 acres, more or less.

Development Proposed by Comprehensive Plan:

Area of Request – O/R, Office Retail

South and East – O/R, Office Retail

West – HDR, High Density Residential

North – PSP, Public Open Space

Zoning Districts:

Area of Request – C-3, Community Commercial

North and South – C-3 Community Commercial

East – R-6, Single Family Residential with a SUP for a church

West – Rolling Oaks Apartments

Land Use:

Area of Request – Pit Stop Total Car Care Center

North – Vacant and Ridgecrest Church of Christ property

South – Multi-tenant commercial buildings

East – Vacant

West - Apartments

Municipal Code Citation:

2.26 SPUD, Simplified Planned Unit Development

2.26.1. General Description

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

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

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

2.26.2 Intent and Purpose

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

(A) Innovative development

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

(B) Efficient use of land

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

(C) Appropriate limitations and compatibility

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

Comprehensive Code Citation:

Commercial

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

History:

1. The property was designated as C-3, Community Commercial, at the time of adoption of the 1985 Zoning Map.
2. A request to rezone this parcel to C-4, General Commercial was denied by the City Council January 12, 2021 (PC-2062)

Staff Comments:

Engineer Brandon Bundy's report:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

A twelve (12) inch public water main is located along the east side of Air Depot Boulevard. Any building permit will require tie into the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There are two eight (8) inch public sanitary sewers bordering the site. One runs along the east side of Air Depot Boulevard and another runs along the east edge of the property. Any building permit will require that connection to the public sanitary sewer as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the area of request exists off Air Depot Boulevard which is classified as a Secondary Arterial in the 2008 Comprehensive Plan. City sidewalks currently exist along the frontage of Air Depot Boulevard.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an "Area of Minimal Flood Hazard" meaning no floodplain on Flood Insurance Rate map (FIRM) on map number 40109C0310H, dated December 18th, 2009.

Drainage and detention improvements are not required with this application but any additional paving will be required to drain west over the property to Air Depot Boulevard. No additional water can be directed to the north or south than existing.

Easements and Right-of-Way

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

Fire Marshal Duane Helmberger's report:

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

- Fire department access is required around entire facility, car sales placement cannot cover a 20' wide fire lane that is required. The fire lane is required to be properly marked.
- The fire land shall be continuous from the North to South entrances, the fire land shall be designed to hold the imposed weight of 75,000 lbs.
- Tires are not allowed to be allowed in storage units unless done in accordance with the International Fire Code.
- A inspection shall be completed for the interior of the business prior to the issuance of a Certificate of Occupancy for this location.

Neighborhood Services Director Mike Stroh's report:

The property at 422 North Air Depot Boulevard has taken care of all issue that we have pointed out and has continued to keep the property clear of any code violations that we would have. The property has continued to stay clear of any violations since our last inspection, over a month ago.

Plan Review Comments:

The applicant has met with staff and would like to operate a car sales business from the parcel addressed as 422 N. Air Depot Blvd. The parcel is currently zoned C-3, Community Commercial which does not allow car sales and only allows limited outdoor merchandise display/storage. This application is a request to rezone the parcel to Simplified Planned Unit Development, SPUD, governed by the C-4, General Commercial district to allow all C-3 uses and the one C-4 use of automotive sales and rentals: light.

All parking for customers and merchandise (cars for sale) must be permanent paved hard surface. There is an area in the rear, eastern portion of this lot that has been used for vehicle storage before. If this request is approved, this area must be paved with hard surface pavement prior to issuance of a Certificate of Occupancy for car sales. The applicant has outlined in his planning statement that he only plans to operate during the hours of 8 am to 7 pm Monday through Friday and 8 am to 5 pm on Saturdays.

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

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

March 2, 2021

Action Required:

Approve or reject the ordinance to redistrict to SPUD, Simplified Planned Unit Development for the property as noted herein, subject to staff's comments as found in the March 2, 2021 agenda packet and made a part of PC-2074 file.



Billy Harless,
Community Development Director

KG



The City Of Midwest City
Neighborhood Services Department
Code Enforcement • Neighborhood Initiative

MEMO

To: Kellie Gilles, Planning Manager
From: Mike S. Stroh, Neighborhood Services Director
Date: February 23, 2021
Subject: 422 North Air Depot Boulevard

The property at 422 North Air Depot Boulevard has taken care of all issue that we have pointed out and has continued to keep the property clear of any code violations that we would have. The property has continued to stay clear of any violations since our last inspection, over a month ago.

Thank you,

Mike S. Stroh
Neighborhood Services Director

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: February 11th, 2021

Subject: Engineering staff comments for pc-2074 application

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2074:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

A twelve (12) inch public water main is located along the east side of Air Depot Boulevard. Any building permit will require tie into the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There are two eight (8) inch public sanitary sewers bordering the site. One runs along the east side of Air Depot Boulevard and another runs along the east edge of the property. Any building permit will require that connection to the public sanitary sewer as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the area of request exists off Air Depot Boulevard which is classified as a Secondary Arterial in the 2008 Comprehensive Plan. City sidewalks currently exist along the frontage of Air Depot Boulevard.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an "Area of Minimal Flood Hazard" meaning no floodplain on Flood Insurance Rate map (FIRM) on map number 40109C0310H, dated December 18th, 2009.

Drainage and detention improvements are not required with this application but any additional paving will be required to drain west over the property to Air Depot Boulevard. No additional water can be directed to the north or south than existing.

Easements and Right-of-Way

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



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



Re: PC - 2074

Date: 11 February 2021

PC-2039 is a request to rezone the existing C-3 zoned Pit Stop Carwash to a SPUD governed by C-4 for a used car sales lot.

- The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.
- Fire department access is required around entire facility, car sales placement cannot cover a 20' wide fire lane that is required. The fire lane is required to be properly marked.
- The fire lane shall be continuous from the North to South entrances, the fire lane shall be designed to hold the imposed weight of 75,000 lbs.
- Tires are not allowed to be allowed in storage units unless done in accordance with the International Fire Code.
- A inspection shall be completed for the interior of the business prior to the issuance of a Certificate of Occupancy for this location.

Respectfully,

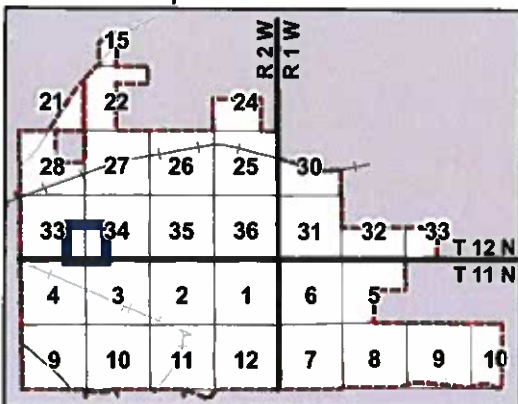
A handwritten signature in black ink, appearing to read "D. Helmberger".

Duane Helmberger
Fire Marshal
Midwest City Fire Department

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



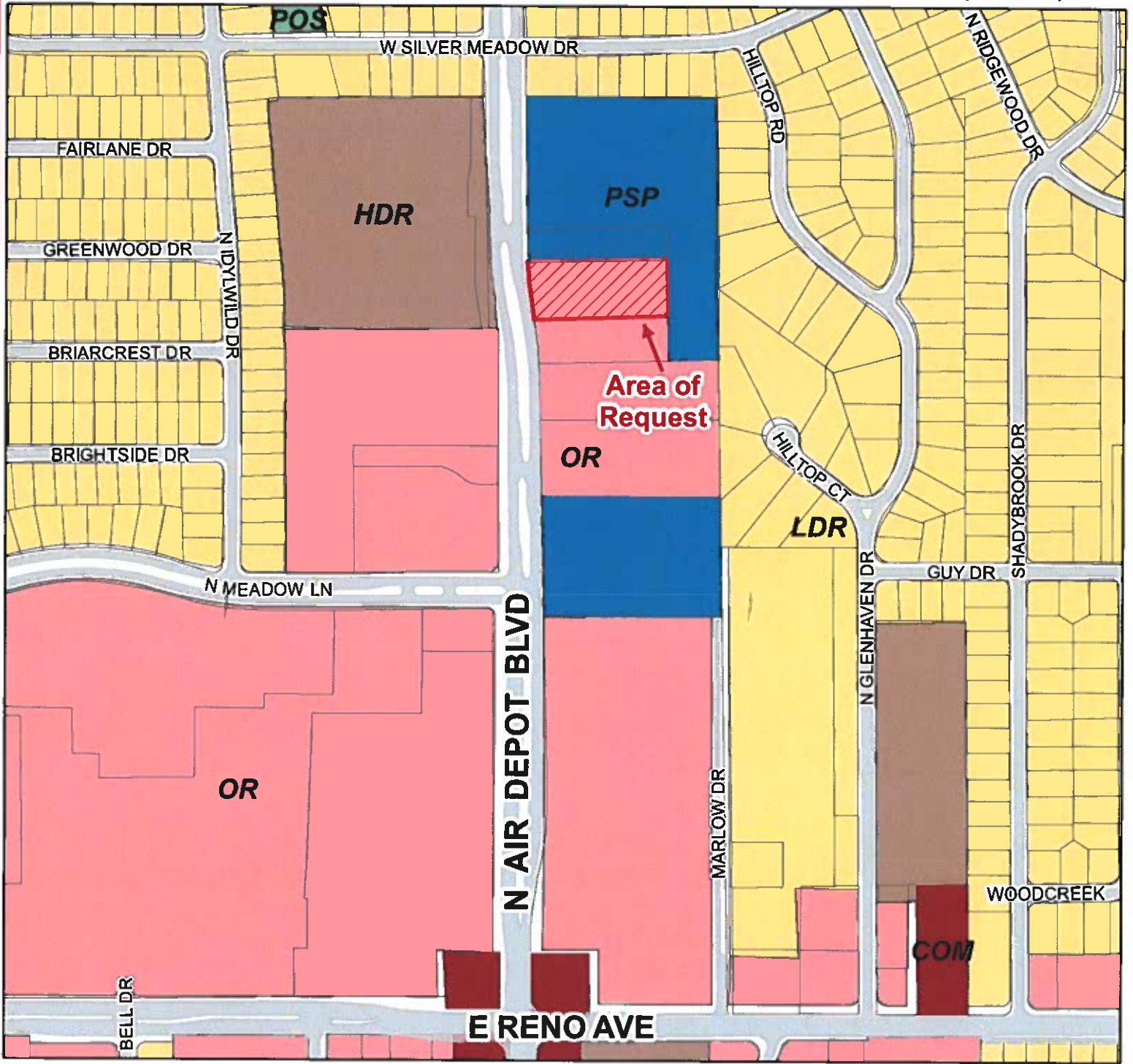
Locator Map



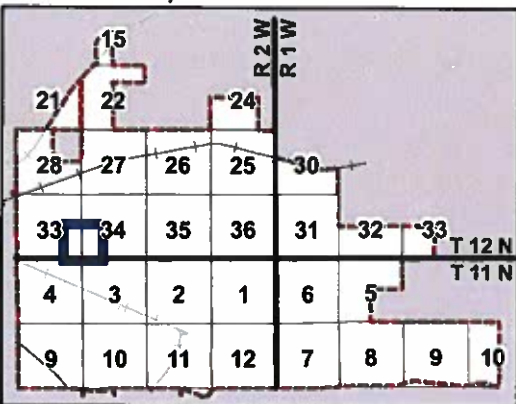
**12/2020 NEARMAP AERIAL VIEW FOR
PC-2074
(SW/4, Sec. 34, T12N, R2W)**



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Locator Map



Future Land Use Legend

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

**FUTURE LAND USE
MAP FOR
PC-2074**

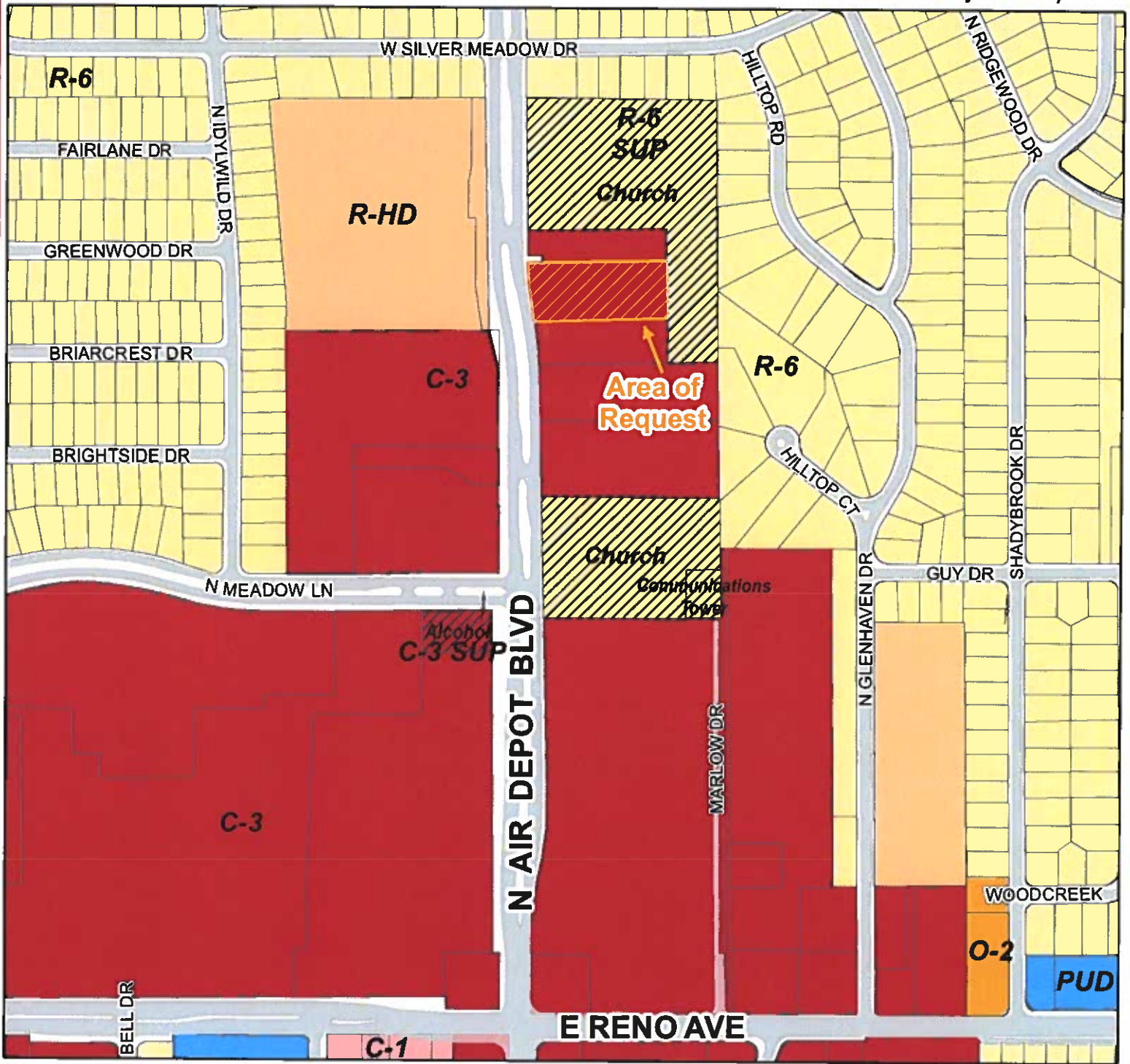
(SW/4, Sec. 34, T12N, R2W)



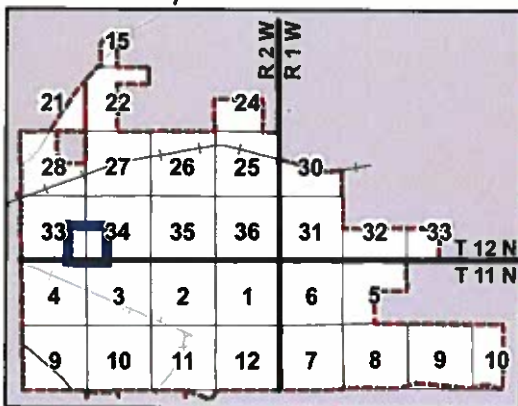
0 400 800 Feet

1 inch = 400 feet

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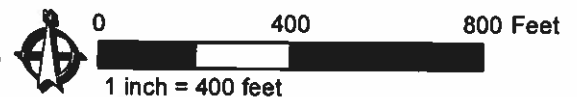
Locator Map



Current Zoning Legend

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

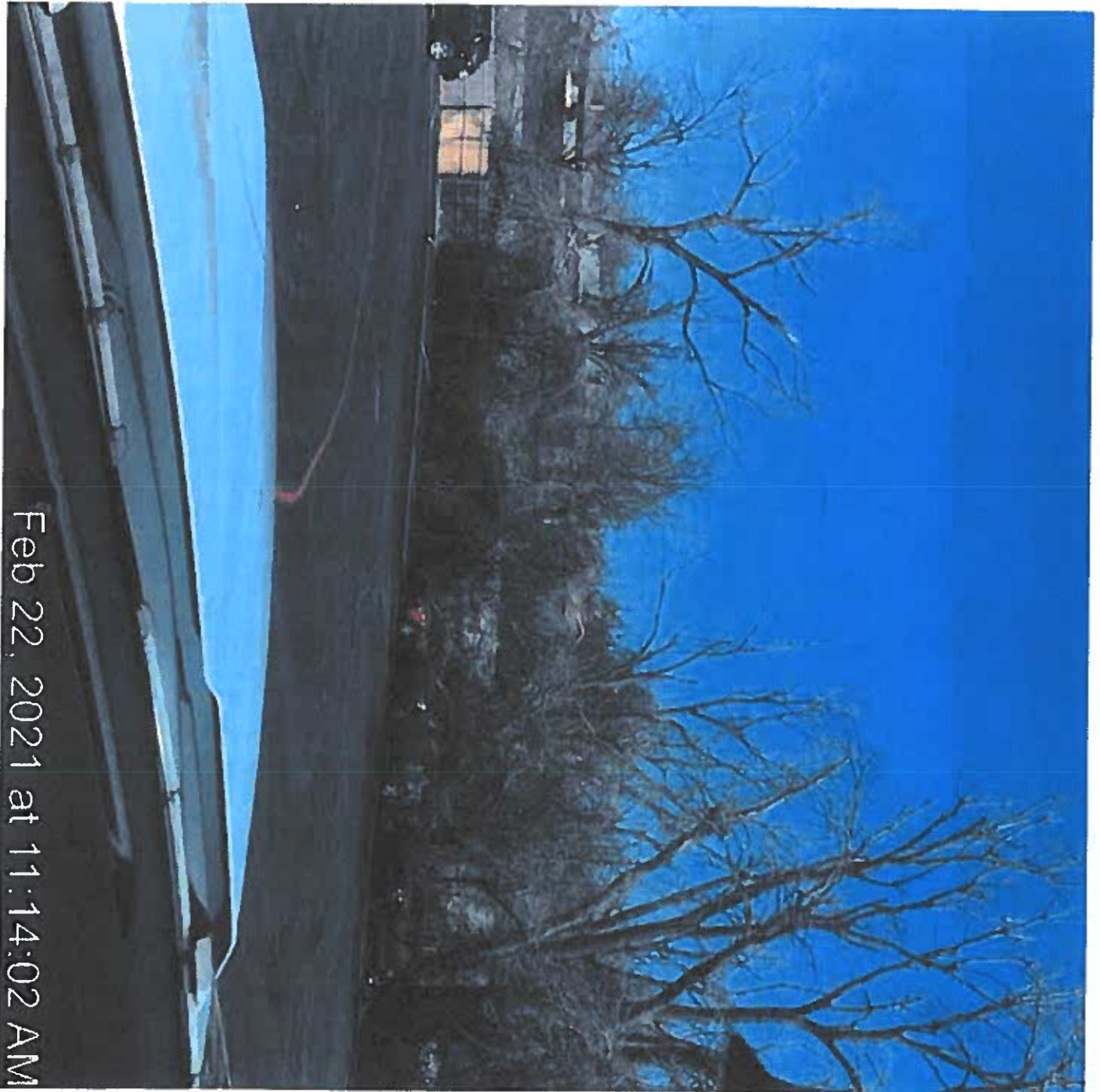
**ZONING MAP FOR
PC-2074
(SW/4, Sec. 34, T12N, R2W)**



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Feb 22, 2021 at 11:16:21 AM



Feb 22, 2021 at 11:14:02 AM



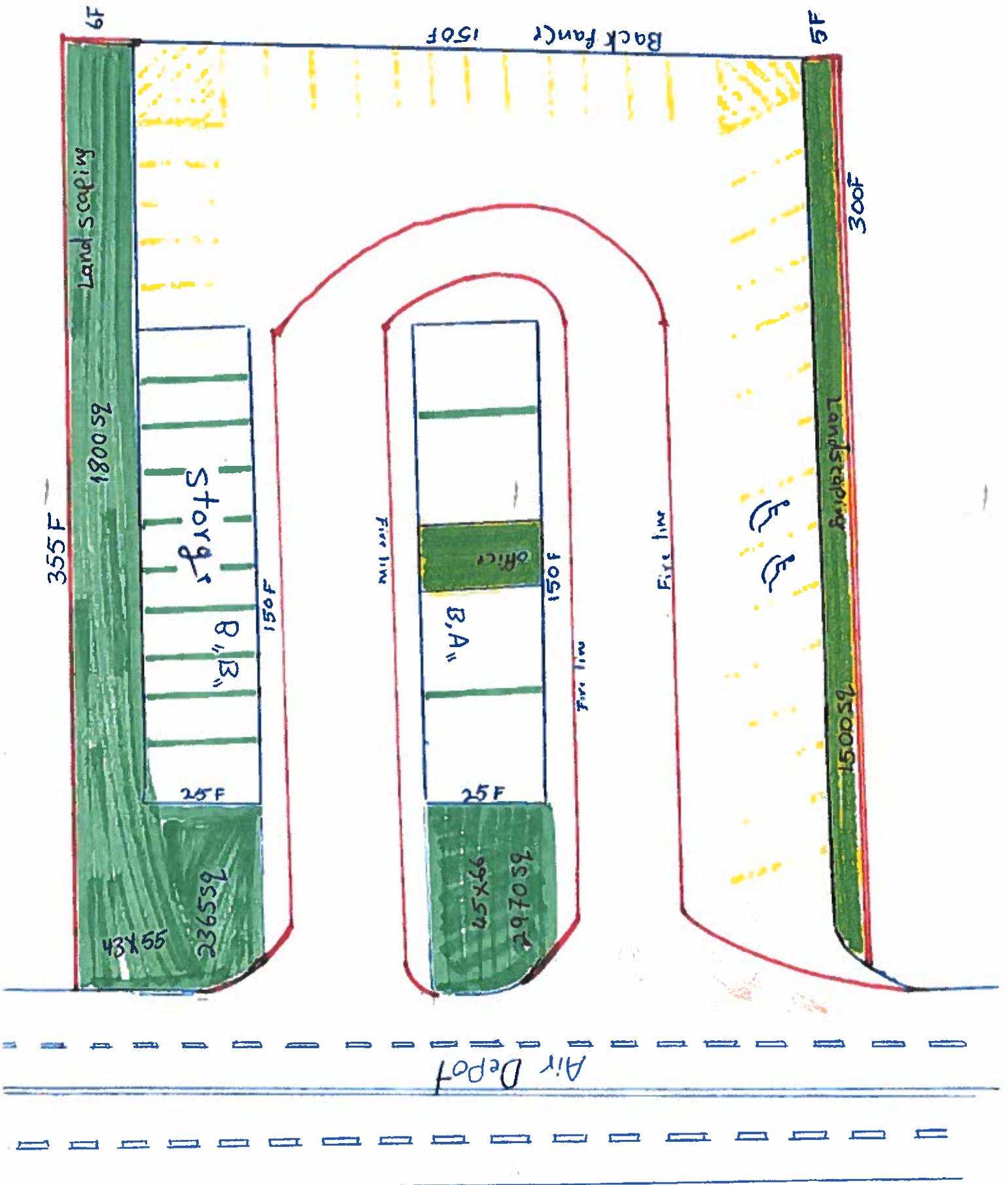
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Feb 22, 2021 at 11:13:54 AM



Proposed site Plan





The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 CURRENT PLANNING DIVISION

Simplified Planned Unit Development

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

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

A. Special Development Regulations

1. List of the owners and/or developers: AbulKareem Alsalabi
2. Please list the adjoining land uses, both existing and proposed.
 North: Church
 South: Financ company
 East: A Apartment complex
 West: empty lot
3. Please list the use or uses that would be permitted on the site.
Automotive Sales / Storage
4. This site will be developed in accordance with the Development Regulations of the C-4 zoning district.
5. Please list all applicable special development regulations or modified regulations to the base zoning district: Governed By C4 Allowing all C-3 Uses and the C4 Use of Automotive Sales and Rentals Right
6. Please provide a statement of the existing and proposed streets, including right-of-way standards and street design concepts: 2 ~~lane~~ lane, No Proposed Private street
7. Please describe the physical characteristics of the following:
 Sight-proof screening proposed: There is a fence in west side of the location (No plan to add anything).
 Landscaping proposed: I'm going to put some trees between my location and the other building (south side)

Planning Statement

Location:

422 N air depot blvd Mwc ok, 73110

Owner: Abdulkarem Alsalafi

On the location up above I am planning to open a car lot, (automotive sale) to sale used vehicles building A and use the back building as storage units building B (RENT) and personal use.

My business operation will be 8:00 Am to 7:00 Pm

Monday to Friday.

On Saturday from 8:00am to 5pm

The maximum volume for my inventory will be thirty vehicles.



1 **PC-2074**

2 **ORDINANCE NO. _____**

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

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

9 **ORDINANCE**

10 **SECTION 1.** That the zoning district of the following described property is hereby reclassified
11 to SPUD, Simplified Planned Unit Development, subject to the conditions contained in the PC-
12 2074 file, and that the official Zoning District Map shall be amended to reflect the
13 reclassification of the property's zoning district as specified in this ordinance:

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

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

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

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

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

28 **THE CITY OF MIDWEST CITY,**
29 **OKLAHOMA**

MATTHEW D. DUKES II, Mayor

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ATTEST:

SARA HANCOCK, City Clerk

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

HEATHER POOLE, City Attorney

PC-2074

RESOLUTION NO. 2021-_____

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

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

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

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

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

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

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

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

CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES II, Mayor

ATTEST:

SARA HANCOCK, City Clerk

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

HEATHER POOLE, City Attorney