



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
Building Official

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
September 7, 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 adoption, including any possible amendments of the minutes of the August 3, 2021 Planning Commission meeting.

C. DISCUSSION

1. (PC-2088) Public hearing with discussion and consideration of adoption, including any possible amendment 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 properties described as lots 4 and 9 of the Frank Smith Addition, addressed as 2113 S. Air Depot Boulevard.
2. (PC-2089) Discussion and consideration of adoption, including any possible amendment of the proposed Madison Addition Preliminary Plat, described as a part of the NW/4 of Section 1, T11N, R2W, located at 500 and 600 Davidson Road and 527 and 531 Saint Paul Avenue.
3. (PC-2090) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict from C-3, Community Commercial and to R-HD, High Density Residential, for the property described as a part of the SW/4 of Section 12, T-11-N, R-2-W, located at 2500 S. Douglas Blvd.
4. (PC-2091) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict from A-1, Agriculture to I-3, Heavy Industrial and a resolution for a Special Use Permit to allow the use of Animal Waste Processing, for the property described as a part of the SW/4 of Section 15, T12N, R2W, and addressed as 7221 NE 36th St.

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

August 3, 2021 - 6:00 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 August 3, 2021 at 6:00 p.m., with the following members present:

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

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

A. CALL TO ORDER

The meeting was called to order by Chairperson R. Smith at 6:00 p.m.

B. MINUTES

1. A motion was made by Dawkins, seconded by Collins, to approve the minutes of the July 6, 2021 Planning Commission meeting as presented. Voting aye: Huskey, R. Smith, Dawkins, Hinton, Collins, J. Smith, and Campbell. Nay: none. Motion carried.

* Chairperson Smith advised that item number 3 on the agenda, PC-2085, would be moved to the top of the agenda and would be heard first.

C. NEW MATTERS

1. (PC-2085) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict from C-3, Community Commercial and R-6, Single Family Residential to R-MD, Medium Density Residential and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential, and OR, Office Retail, to MDR, Medium Density Residential, for the property described as a part of the SW/4 of Section 34, T-12-N, R-2-W, located at 2905 and 2913 N. Glenhaven Drive and 198 and 208 Marlow Drive.

Staff presented a brief overview of the request. The representative for the applicant, David Box of 522 Colcord Dr., OKC, was present. There was general discussion. The following citizens addressed the Commission:

Art Mullin, 2913 Bella Vista
Paul Smith, 315 E. Ridgewood
Mike Landers, 3229 Glenhaven
Cornelius Barnett, 7112 Hilltop
Roy Thornton, 2921 Bella Vista
JW Speaks, 3712 Shadybrook Dr
Dennis Roberts, 3421 N. Glenhaven
Nikki Bounds, 308 Guy Dr.
Sandy Boyle, 201 Orchard
Linda Smith, 315 E. Ridgewood
John Brewer, 3115 N. Glenhaven
Michelle Alvarez, 3505 Shadybrook
Carol Hager, 304 Guy Dr.
Sandy Hill, 112 W. Ridgewood

There was addition discussion. A motion was made by Dawkins, seconded by Campbell to recommend denial of this item. Voting in favor of denial: Huskey, Dawkins, Hinton, Collins, and Campbell. Voting in favor of approval: R. Smith, J. Smith. Motion carried. The item was recommended for denial.

2. (PC-2083) Discussion and consideration of adoption, including any possible amendment of the Aspen Ridge Section 3 Replat for the property described as a part of the SE/4 of Section 7, T-11-N, R-1-W.

The applicant, Chris Anderson with SMC, 815 W. Main St., OKC, was present. There was general discussion. A motion was made by Dawkins, seconded by Huskey to recommend approval of this item. Voting aye: R. Smith, J. Smith, Huskey, Collins, Hinton, Dawkins and Campbell. Voting nay: none. Motion carried.

3. (PC-2084) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict HOS, Hospitality, to R-HD, High Density Residential and a resolution to amend the Comprehensive Plan from MDR, Medium Density Residential, to HDR, High Density Residential, for the property described as Lots 9, 10, 11, 12, 13 and 14 of Block 2 in the Aviation Acres Addition. These lots are addressed as 5901, 5905, 5909, 5913 and 6001 Will Rogers Rd.

The representative for the applicant, David Box of 522 Colcord Dr., OKC , was present. There was general discussion regarding the item. A motion was made by Huskey, seconded by Campbell to recommend approval of the item subject to staff comments. Voting aye: R. Smith, J. Smith, Huskey, Collins, Hinton, Dawkins and Campbell. Voting nay: none. Motion carried.

4. (PC-2086) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict from R-6, Single Family Detached Residential with a Special Use Permit for a Church to R-6, Single Family Detached Residential and C-1, Restricted Commercial, for the property described as 9105 and 9107 East Reno Ave.

The property owner, Debra Batson of 9105 E. Reno, Midwest City, was present. There was general discussion regarding the item. A motion was made by Huskey, seconded by Collins, to recommend approval of this item subject to staff comments. Voting aye: R. Smith, J. Smith, Huskey, Collins, Hinton, Dawkins and Campbell. Voting nay: none. Motion carried.

5. (PC-2087) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict from R-6, Single Family Detached Residential with a Special Use Permit for a Lodge to PUD, Planned Unit Development governed by the C-4, General Commercial District and a resolution to amend the Comprehensive Plan from LDR, Low Density Residential to COM, Commercial for the property described as a part of the SE/4 of Section 35, T-12-N, R-2-W, located at 8713 East Main Street.

The applicant's representative, David Box of 522 Colcord Dr., OKC, was present. Glenn Goldschlager of 1409 Evergreen Circle addressed the Commission. There was general discussion regarding the item. A motion was made by Dawkins, seconded by J. Smith to recommend approval of the item. Voting aye: R. Smith, J. Smith, Huskey, Collins, Hinton, Dawkins and Campbell. Voting nay: none. Motion carried.

D. COMMISSION DISCUSSION: Discussion and consideration for adoption, including any possible amendment to reappoint Dean Hinton, Planning Commissioner, for another three (3) year term as the Planning Commission representative on the ADA Transition Committee. A motion was made by Huskey, seconded by Campbell to reappoint Dean Hinton as the Planning Commission representative on the ADA Transition Committee. Voting aye: R. Smith, J. Smith, Huskey, Collins, Dawkins and Campbell. Voting nay: none. Motion carried.

E. PUBLIC DISCUSSION: Per a request from a citizen, staff announced that the Oklahoma County Sheriff would be at the Community Center on August 17, 2021 at 6:00 p.m.

F. FURTHER INFORMATION: None.

G. ADJOURNMENT

Chairperson R. Smith adjourned the meeting at 7:20 p.m.

(KG)



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

ENGINEERING DIVISION
Brandon Bundy, City Engineer
CURRENT PLANNING DIVISION
Kellie Gilles, Planning Manager
COMPREHENSIVE PLANNING
Petya Stefanoff, Comprehensive Planner
BUILDING INSPECTION DIVISION
Building Official

TO: Chairman and Planning Commission

FROM: Billy Harless, Community Development Director

DATE: September 7, 2021

SUBJECT: (PC –2088) Public hearing with discussion and consideration of adoption, including any possible amendment 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 properties described as lots 4 and 9 of the Frank Smith Addition, addressed as 2113 S. Air Depot Boulevard.

Executive Summary: The parcel is currently zoned C-3, Community Commercial. Brielle's Bistro restaurant is located on this parcel. The applicant is proposing to sell alcoholic beverages within the restaurant which is the reason for this Special Use Permit application. Notice was sent to all property owners within 300 feet of the area of request. Staff has not received any calls or letters of protest at the time of this writing. Action is at the discretion of the Planning Commission and City Council.



DATES OF HEARINGS:
Planning Commission –
September 7, 2021
City Council –
September 28, 2021

COUNCIL WARD: Ward 1,
Susan Eads

OWNER:
Henry Pham,
Phamily Properties
LLC

APPLICANT:
Dwayne Johnson

PROPOSED USE:

Eating Establishment: Sit-Down, Alcoholic Beverages Permitted

DEVELOPMENT PROPOSED BY COMPREHENSIVE PLAN:

Area of Request – OR, Office/Retail
North, South, East – OR, Office/Retail
West – COM, Commercial

ZONING DISTRICTS:

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

LAND USE:

Area of Request – Brielle’s Bistro restaurant
North – Air Depot Animal Hospital
South – Big K Pawn Shop/Steven’s Appliances and Plumb-Tech
East – Single Family Homes
West – Patterson’s Marine and Automotive

COMPREHENSIVE PLAN CITATION:

Commercial

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

MUNICIPAL CODE CITATION:

2.20 Community 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.

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.

7.6. Special Use Permit

7.6.1. Special Use Permit

The uses listed under the various districts as special use permits are so classified because they more intensely dominate the area in which they are located than do other uses permitted in the district.

(A) Consideration for compatibility

With consideration given to the setting, physical features, compatibility with surrounding land uses, traffic, and aesthetics, certain uses may locate in an area where they will be compatible with existing or planned land uses.

(B) Review and approval

The Planning Commission shall review each case on its own merit, apply the criteria established herein, and recommend either approval or denial of the special use permit to the City Council. Following the Planning Commission's recommendation, the City Council shall review each case on its own merit, apply the criteria established herein, and, if appropriate, authorize said use by granting a special use permit.

(C) Use identified by individual zoning district

If a special use permit is granted it shall be for all the uses permitted in the specified district plus the special use permit requested.

7.6.3 Criteria for Special Use Permit Approval

(A) Special use permit criteria

The City Council shall use the following criteria to evaluate a special use permit:

- 1) Whether the proposed use shall be in harmony with the policies of the comprehensive plan.
- 2) Whether the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
- 3) Whether the proposed use shall not adversely affect the use of neighboring properties.
- 4) Whether the proposed use shall not generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood.
- 5) Whether utility, drainage, parking, loading, signs, lighting access and other necessary public facilities to serve the proposed use shall meet the adopted codes of the city.

NOTIFICATION:

1. Written notice was mailed to owners of real property within 300 feet of the exterior boundaries of the subject property.

HISTORY:

1. The area of request was zoned C-3, Community Commercial with the adoption of the 1985 Zoning Map.

STAFF COMMENTS:

Planning Division:

As noted in the Executive Summary, this Special Use Permit is required as the applicant is proposing to sell alcoholic beverages within the existing restaurant.

As of this writing, staff has not received any calls or letters of protest regarding this rezoning request.

The proposed use is classified within the Midwest City Zoning Ordinance as Eating Establishments: Sit-Down, Alcoholic Beverages Permitted. This category states that on premise consumption of alcohol is accessory to the restaurant operation.

As mentioned above, criteria for special use permit approval is outlined in 7.6.3. of the Midwest City Zoning Ordinance. Below are staff's opinions as to how this application meets or does not meet the required criteria:

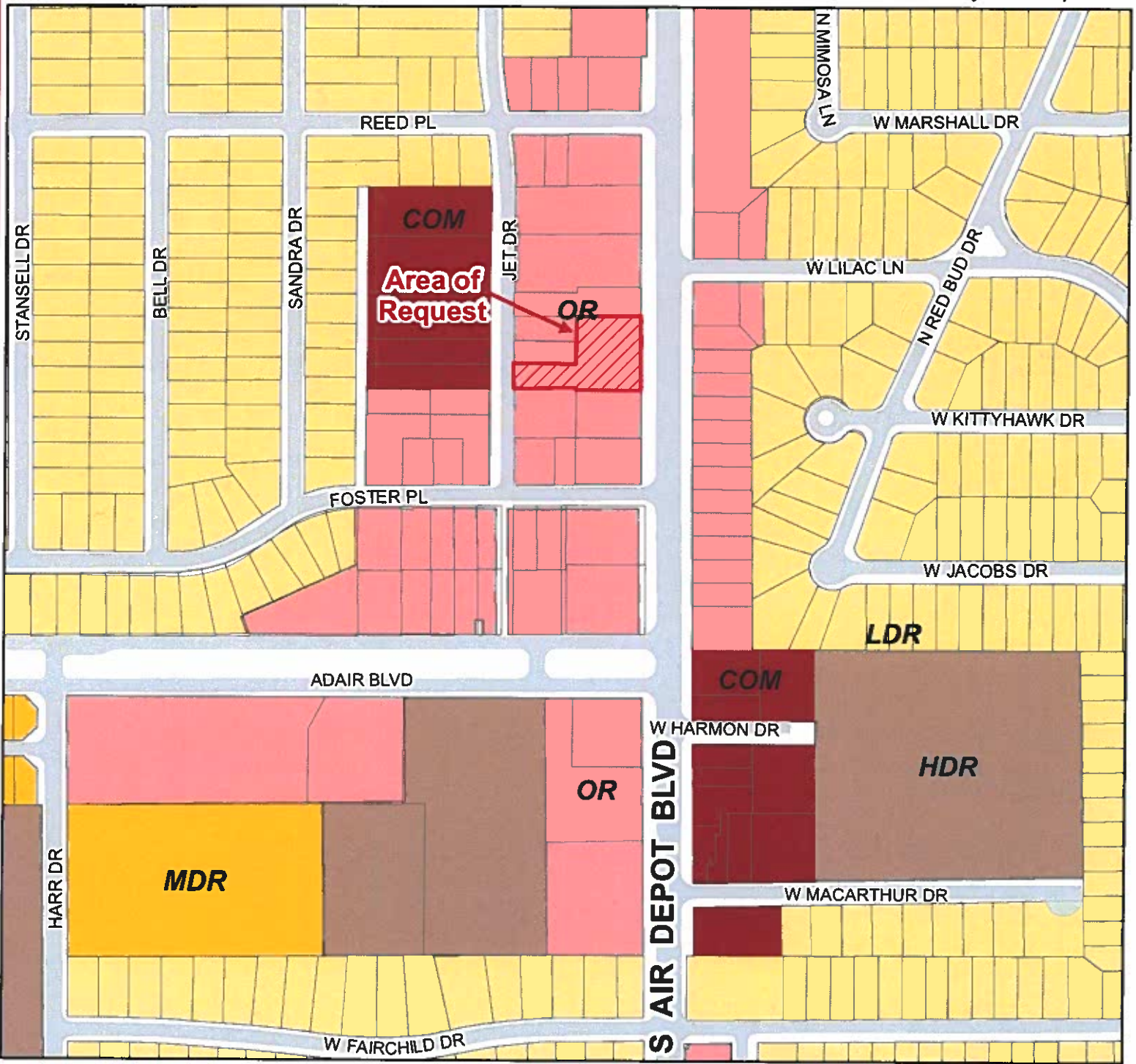
1. The Comprehensive Plan states that one of the three basic targets of economic development programming retaining and increasing the viability of existing local businesses. Allowing this Special Use Permit will allow this existing business to offer a wider variety of products and is consistent with the targets of the Comprehensive Plan.
2. The proposed use is in harmony with the general purpose and intent of the C-3 zoning district regulations as it is located along an arterial street and neighbors other commercial properties.
3. The proposed use is not likely to adversely affect the neighboring properties. The applicant will be required to adhere to all laws regarding serving alcoholic beverages to patrons.
4. The use is not expected to generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood. The area of request is already zoned C-3 and the traffic generated from this use would likely not change much from the existing daily traffic.
5. Utility, drainage, parking, loading, signs, lighting access and other necessary public facilities are all existing and will not be affected by this proposed use.

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

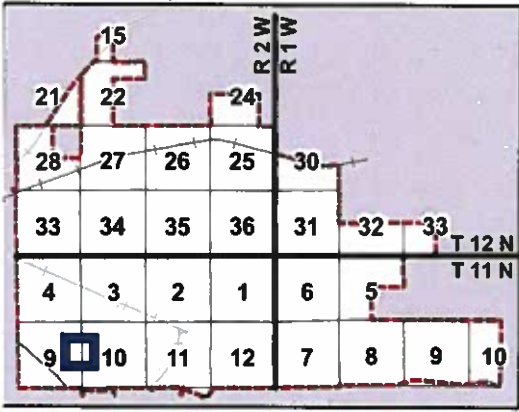
Action Required: Approve or reject the resolution for a Special Use Permit for the property as noted herein, subject to the staff comments as found in the September 7, 2021 agenda packet and made a part of PC-2088 file.



Billy Harless, AICP
Community Development Director
SS



Locator Map



Future Land Use Legend

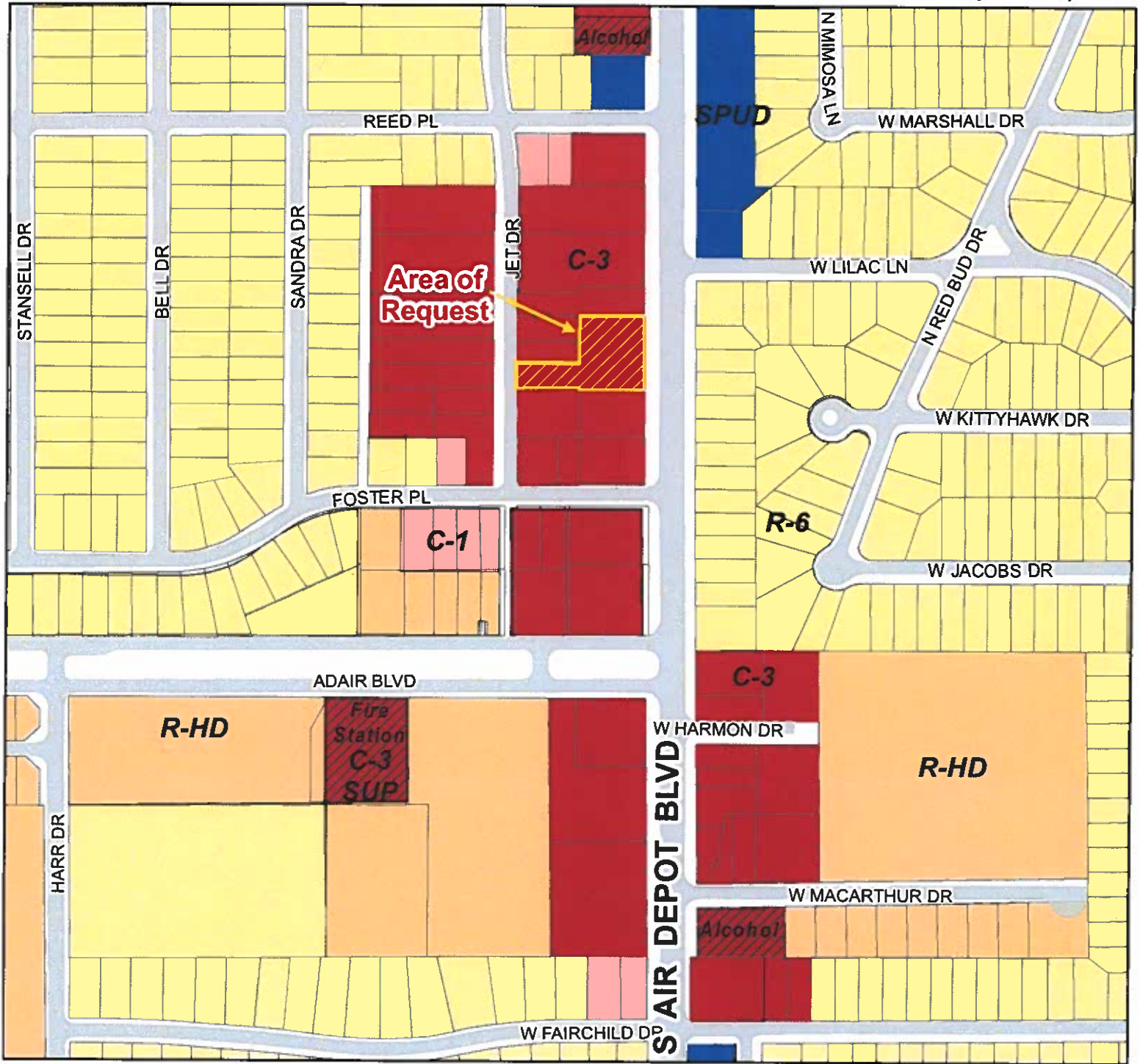
- Single-Family Detached Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home
- Public/Semi-Public
- Parks/Open Space
- Office/Retail
- Commercial
- Industrial
- Town Center

**FUTURE LAND USE
MAP FOR
PC-2088**

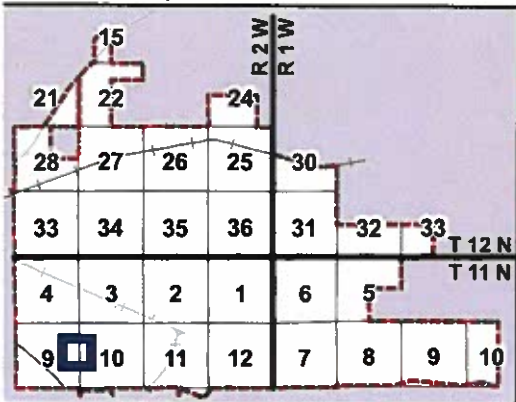
(NE/4, Sec. 9, T11N, R2W)



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



Locator Map



Current Zoning Legend

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

**ZONING MAP FOR
PC-2088
(NE/4, Sec. 9, 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.

2 RESOLUTION NO. _____

3 A RESOLUTION APPROVING A SPECIAL USE PERMIT TO ALLOW EATING ES-
4 TABLISHMENT: SIT-DOWN, ALCOHOLIC BEVERAGES PERMITTED AND DIRECT-
5 ING AMENDMENT OF THE OFFICIAL ZONING DISTRICT MAP TO REFLECT
6 THE RECLASSIFICATION OF THE PROPERTY'S ZONING DISTRICT; AND
7 PROVIDING FOR REPEALER AND SEVERABILITY

8 WHEREAS, the Zoning Map of Midwest City, Oklahoma, 2010, shows the following described
9 property with a classification of C-3, Community Commercial:

10 All of Lots 4 and 9, Block 1 of the Frank Smith Addition, located in the NE/4 of Section
11 9, T-11-N, R-2-W, Oklahoma County, Oklahoma and addressed as 2113 S. Air Depot
12 Boulevard.

13 WHEREAS, it is the desire of the Midwest City Council to grant a Special Use
14 Permit for said property.

15 NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF MID-
16 WEST CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA:

17 That the above described property located in Midwest City, Oklahoma be and is
18 hereby granted a Special Use Permit to allow the use of Eating Establishment: Sit-
19 Down, Alcoholic Beverages Permitted.

20 PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Okla-
21 homa, on the _____ day of _____, 2021.

22 THE CITY OF MIDWEST CITY, OKLAHOMA

23 _____
24 MATTHEW D. DUKES II, Mayor

25 ATTEST:

26 _____
27 SARA HANCOCK, City Clerk

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

29 _____
30 DONALD MAISCH, City Attorney
31
32
33
34
35
36



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: September 7, 2021

Subject: (PC – 2089) Discussion and consideration of adoption, including any possible amendment of the proposed Madison Addition Preliminary Plat, described as a part of the NW/4 of Section 1, T11N, R2W, located at 500 and 600 Davidson Road and 527 and 531 Saint Paul Avenue.

Executive Summary: This item is a request to subdivide four parcels into forty-eight (48) individual parcels for single family development. Access to the subdivision will be via Davidson Road and Saint Paul Avenue. 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 the dedication of 2.04 acres of private park land to be maintained by a Homeowners Association. The applicant has requested a partial waiver to Section 38-53 of the Subdivision Regulations regarding Tree Preservation. If this preliminary plat is approved, the applicant may submit construction plans for all required public improvements. Once the public improvements are installed and accepted, the applicant may file a final plat application. A similar application was heard and approved in May 2020. The applicant has made changes to the density and circulation which required a new preliminary plat application. The applicant has requested a waiver to the Tree Canopy Management Plan. The waiver request is included in the agenda. Action is at the discretion of the Planning Commission and City Council.

Dates of Hearing: Planning Commission – September 7, 2021
City Council – September 28, 2021

Council Ward: Ward 2, Pat Byrne

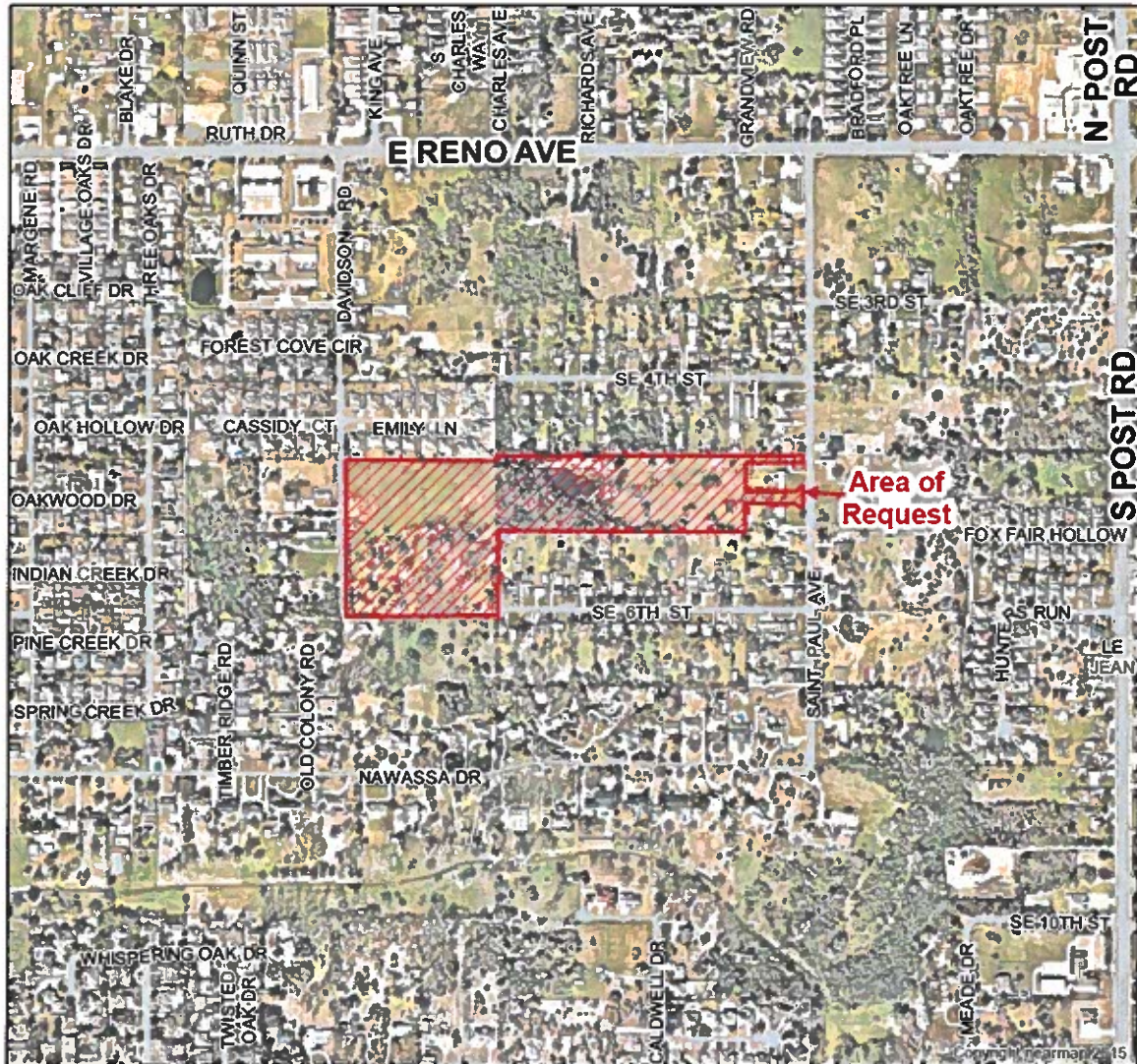
Owner/Applicant: Jim Campbell

Engineer: Jon Doyle, Cedar Creek

Proposed Use: Forty-eight (48) single family residential lots

Size:

The area of request has a frontage along Davidson Rd. of approximately 660 ft and frontage along Saint Paul Ave. of approximately 133 ft., containing an area of approximately 18.01 acres, more or less.



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 – vacant
North, South and East – 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.

38-19 *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 and has never been platted.
2. A preliminary plat for the parcels addressed off of Saint Paul was submitted but withdrawn by the applicant in September of 2018. (PC-1960)
3. A request to rezone the parcels addressed off of Saint Paul to a PUD was denied in January 2019. (PC-1983)
4. A preliminary plat for the parcels addressed off of Davidson was approved in April of 2019, however, no public improvements have been installed and a final plat application has not been received. (PC-1990)
5. The City Council approved a preliminary plat for the area of request in May 2020 (PC-2042).

Engineer's Comments:

Note: This application is for a preliminary plat of Madison Addition located between Davidson Road and Saint Paul Road south of Reno Avenue.

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 an eight (8) inch public water main running along the west side of Davidson Road terminating at the proposed development. A six (6) inch public water main runs along the west side of Saint Paul Road.

The applicant has proposed extending the existing eight (8) inch public water main to the southern end of Davidson and carrying across an eight (8) inch public water main to tie into the main on Saint Paul Road. The block 4 lots off SE 6th Street will require extension of the existing six (6) inch public water main. According to the utility plan, all proposed lots would have access to public water as required in Municipal Code 43-32. The lines will be within the proposed right of way of the proposed streets. 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 runs north to south from the middle of the Cassidy Cove Addition Section 2 bisecting the proposed development.
- An eight (8) inch main runs north to south from the east side of Cassidy Cove Addition Section 2 and runs in a straight line bisecting the proposed development.
- An eight (8) inch main runs north to south terminating at the south border of the proposed development, note that this is near the highest point of the development and unlikely to be utilized for future development.

- An eight (8) inch main runs south to north terminating at the north border of the proposed development, note that this is near the highest point of the development and unlikely to be utilized for future development.

The applicant has proposed constructing a public sewer main providing service to all of the proposed lots by extension of the eight (8) inch line running along proposed streets and utilizing existing sanitary sewers. The lines constructed outside of the right of way will be constructed in a fifteen (15) foot easement dedicated on the plat.

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

Streets and Sidewalks

Davidson Road is listed as a local road in the 2008 Comprehensive Plan. A right-of-way of 50 feet is required, 25 feet on each side of centerline with an additional ten (10) foot utility easement adjacent to the proposed development. It will be required to be dedicated on the final plat if not already existing.



Looking south on Davidson Dr. Example of half street improvements on one side eventually being improved by another half street improvement further south.



Looking south on Davidson Dr. Development area on west side of street.



End of Davidson Drive.



Looking north from end of Davidson Drive. Note condition of roadway.



Looking north on Davidson Drive, east side of roadway. Note the presence of rutting and alligator cracking.



Looking south on Davidson Drive from approximate location of new proposed road, Allison Way.

Saint Paul Road is listed as an existing collector in the 2008 Comprehensive Plan. A right-of-way of 60 feet is required, 30 feet on each side of centerline with an additional ten (10) foot utility easement adjacent to the proposed development. It will be required to be dedicated on the final plat if not already existing.



Looking south on Saint Paul Road. New proposed road, Allison Way would intersect just on the opposite side of mailbox.

Saint Paul Road is listed as an existing collector in the 2008 Comprehensive Plan. A right-of-way of 60 feet is required, 30 feet on each side of centerline with an additional ten (10) foot utility easement adjacent to the proposed development. It will be required to be dedicated on the final plat if not already existing.

The applicant proposes to construct a public through local street, Allison Way. Most of the lots in the proposed development will front onto the new street. Of the remaining lots; four lots will front onto Davidson Road and two lots will have frontage at the cul-de-sac of SE 6th Street. Additionally, the applicant proposed to make half street improvements along Davidson Road the length of the proposed development and Allison Drive is being proposed with traffic calming islands.

For SE 6th Street, the developer will be required to construct sidewalk but not curbing since the majority of the cul-de-sac does not currently exist and curbing may cause drainage issues associated with ponding and redirection of water. However, the driveways for those associated homes will need to be constructed in such a way as if the cul-de-sac was existing.

All improvements will include sidewalks. This sidewalk will be required to be built prior to the final plat application as per Section 38-47.2.

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 has 48 lots but would meet the requirement with the proposed connections to St. Paul Road and Davidson Road.

Drainage and Flood Control, Wetlands, and Sediment Control

Previously, a similar development of the same name was approved by Council in 2020. At that time staff had a third party engineer review the drainage plan and found it satisfactory. The current proposed development does not differ much from the previously approved plan so a third party review was not required for the preliminary plat. However, the same third party engineer will be utilized to review and examine the construction plans if this preliminary plat is approved.

The proposed development is rolling with a natural drainage bisecting the property with two existing manmade ponds located on the property. The western pond was previously built by the developer when developing tracts to the north. The eastern pond is of unknown origin. Drainage to the proposed development generally is as follows:

- A developed storm sewer channel flows from north to south out of the Cassidy Cove Addition Section 2. Upon entering the proposed development, the water runs across the unimproved property into the western pond.
- An unimproved channel flows out of the Kanaly's Homeland 2nd Addition. This channel then flows into the eastern pond.
- Sheet flow runs across the eastern side of the proposed development and parts of the neighboring development to the south, eventually flowing into the eastern pond.
- Water collects off the western end of SE 6th and flows into the proposed development.
- Sheet flow comprises of the rest of the drainage both into and out of the proposed development.
- The western pond has an outfall consisting of four 24 inch pipes which then flows to the south across neighboring property through unimproved channels. This pond is detention which means it is generally dry and only temporarily holds water.
- The eastern pond does not have a piped outflow but runs around the dam on the west end. Water then flows to the south and west across neighboring property through unimproved channels. This pond is retention which means it typically holds water even during the dry season.
- All the drainage for the proposed development and surrounding land flows through unimproved channels until eventually flowing into an improved concrete channel in the Three Oaks Addition. This improved channel meanders to a point where it crosses Nawassa Drive and then flows into the Soldier Creek Tributary 6.

All the drainage eventually flows into Soldier Creek near the John Conrad Golf Course. Currently, the proposed development is undeveloped with no improvements or structures other than the two ponds.

BELOW PICTURES WERE TAKEN MARCH 23rd, 2020 after stretch of rain days



Looking east from Davidson Road



View of west detention pond



Outfall of west pond looking downstream



Unimproved channel from west pond at southern edge of development.



Looking south at house at southern boundary, note unimproved channel flowing around house



Looking north northeast, drainage from east pond



Looking north just west of terminal of SE 6th St.



Improved drainage channel flowing from Cassidy Cove



Looking west towards Davidson Road



East pond, note ruts where it is sometimes dry



Outfall of east pond, runs around earthen dam

The applicant has proposed that a common detention pond handle all the drainage with improvements to be made throughout the development to channel water into the new pond.

The area of request has no identified flood zones or floodway as shown on the effective Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009.

The National Wetlands Inventory, www.fws.gov/wetlands/data/Mapper.html prepared by the United States Department of the Interior Fish and Wildlife Service, access October 15th, 2019 has identified the following:

- The east pond is identified as a Freshwater Pond (PUBFh)
- The channel running from Cassidy Cove Addition Section 2 is identified as a Riverine habitat (R4SBC)

The developer will be required to obtain the proper permits and complete any mitigation required from all the regulatory bodies including the Army Corp of Engineers.

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.

Fire Marshal's Comments:

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

Staff Comments:

The purpose of this preliminary plat is to create 48 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
- 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 Davidson Road and one new curb-cut along Saint Paul will provide access to the area of request.

The Park Land Review Committee met on August 19, 2021 to review the proposed subdivision. A total of .23 acres of park land is required based on the density of this proposed subdivision. The applicant is proposing a total of 3.34 acres of park land/common area to be dedicated to and maintained by the Homeowners Association. As the proposed park land is also being used as detention, certain elements such as lighting, seating areas and landscaping are required. The Park Land Review Committee recommended approval of private park land to be maintained by the HOA. If this preliminary plat is approved, the applicant must submit a copy of the HOA covenants with the final plat applications. The covenants must include provisions for the care and maintenance of the park land.

Section 38-53.4 of the 2012 Midwest City Subdivision Regulations requires the applicant to submit a Tree Canopy Management Plan with the preliminary plat application. The applicant has submitted a Tree Canopy Management Plan as well as a partial waiver request to this requirement. The waiver is included in this agenda packet. The applicant has provided a Tree Canopy Management Plan showing the tree canopy he intends to leave throughout the platting process. The waiver would allow the applicant to remove all trees outside of the area designated as common area.

It should be noted that several lots back onto the area that is to be dedicated as park land. The Subdivision Regulations states that lots should not back onto park land. The applicant modified the design of this subdivision from what was approved in May 2020 to work better with the existing topography and the cost of fill. The applicant has stated that, if approved, he will include in the covenants a provision that those lots backing to the park land must have black chain-link fence to allow for visibility and a more welcoming area. It should also be noted that the park land, as approved by the Park Land Review Committee will be private and only accessible to the homeowners of the subdivision, not the public.

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

Action Required: Approve or reject the waiver request to the Tree Canopy Management Plan AND approve or reject Madison Addition Preliminary Plat located on the property as noted herein, subject to the staff comments and found in the September 7, 2021 agenda packet and made a part of PC- 2089 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: PC - 2089

Date: 31 August 2021

PC-2089 is a request for a preliminary plat for Madison Addition.

- 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: August 31, 2021

Subject: Engineering staff comments for pc-2089 preliminary plat application

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2089:

Note: This application is for a preliminary plat of Madison Addition located between Davidson Road and Saint Paul Road south of Reno Avenue.

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 an eight (8) inch public water main running along the west side of Davidson Road terminating at the proposed development. A six (6) inch public water main runs along the west side of Saint Paul Road.

The applicant has proposed extending the existing eight (8) inch public water main to the southern end of Davidson and carrying across an eight (8) inch public water main to tie into the main on Saint Paul Road. The block 4 lots off SE 6th Street will require extension of the existing six (6) inch public water main. According to the utility plan, all proposed lots would have access to public water as required in Municipal Code 43-32. The lines will be within the proposed right of way of the proposed streets.

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 runs north to south from the middle of the Cassidy Cove Addition Section 2 bisecting the proposed development.
- An eight (8) inch main runs north to south from the east side of Cassidy Cove Addition Section 2 and runs in a straight line bisecting the proposed development.
- An eight (8) inch main runs north to south terminating at the south border of the proposed development, note that this is near the highest point of the development and unlikely to be utilized for future development.

- An eight (8) inch main runs south to north terminating at the north border of the proposed development, note that this is near the highest point of the development and unlikely to be utilized for future development.

The applicant has proposed constructing multiple extensions of eight (8) inch public sewer mains providing service to all of the proposed lots and by utilizing existing sanitary sewers. The lines constructed outside of the right of way will be constructed in a fifteen (15) foot easement dedicated on the plat.

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

Streets and Sidewalks

Davidson Road is listed as a local road in the 2008 Comprehensive Plan. A right-of-way of 50 feet is required, 25 feet on each side of centerline with an additional ten (10) foot utility easement adjacent to the proposed development. It will be required to be dedicated on the final plat if not already existing.



Looking south on Davidson Dr. Example of half street improvements on one side eventually being improved by another half street improvement further south.



Looking south on Davidson Dr. Development area on west side of street



End of Davidson Drive.



Looking north from end of Davidson Drive. Note condition of roadway



Looking north on Davidson Drive, east side of roadway. Note the presence of rutting and alligator cracking.



Looking south on Davidson Drive from approximate location of new proposed road, Allison Way



Looking south on Saint Paul Road. New proposed road, Allison Way would intersect just on the opposite side of mailbox

Saint Paul Road is listed as an existing collector in the 2008 Comprehensive Plan. A right-of-way of 60 feet is required, 30 feet on each side of centerline with an additional ten (10) foot utility easement adjacent to the proposed development. It will be required to be dedicated on the final plat if not already existing.

The applicant proposes to construct a public through local street, Allison Way. Most of the lots in the proposed development will front onto the new street. Of the remaining lots; four lots will front onto Davidson Road and two lots will have frontage at the cul-de-sac of SE 6th Street. Additionally, the applicant proposed to make half street improvements along Davidson Road the length of the proposed development and Allison Drive is being proposed with traffic calming islands.

For SE 6th Street, the developer will be required to construct sidewalk but not curbing since the majority of the cul-de-sac does not currently exist and curbing may cause drainage issues associated with ponding and redirection of water. However, the driveways for those associated homes will need to be constructed in such a way as if the cul-de-sac was existing.

All improvements will include sidewalks. This sidewalk will be required to be built prior to the final plat application as per Section 38-47.2.

100 N. Midwest Boulevard, Midwest City, Oklahoma 73110

Engineering Division (405) 739-1220

An Equal Opportunity Employer

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 has 48 lots but would meet the requirement with the proposed connections to St. Paul Road and Davidson Road.

Drainage and Flood Control, Wetlands, and Sediment Control

Previously, a similar development of the same name was approved by Council in 2020. At that time staff had a third party engineer review the drainage plan and found it satisfactory. The current proposed development does not differ much from the previously approved plan so a third party review was not required for the preliminary plat. However, the same third party engineer will be utilized to review and examine the construction plans if this preliminary plat is approved.

The proposed development is rolling with a natural drainage bisecting the property with two existing manmade ponds located on the property. The western pond was previously built by the developer when developing tracts to the north. The eastern pond is of unknown origin. Drainage to the proposed development generally is as follows:

- A developed storm sewer channel flows from north to south out of the Cassidy Cove Addition Section 2. Upon entering the proposed development, the water runs across the unimproved property into the western pond.
- An unimproved channel flows out of the Kanaly's Homeland 2nd Addition. This channel then flows into the eastern pond.
- Sheet flow runs across the eastern side of the proposed development and parts of the neighboring development to the south, eventually flowing into the eastern pond.
- Water collects off the western end of SE 6th and flows into the proposed development.
- Sheet flow comprises of the rest of the drainage both into and out of the proposed development.
- The western pond has an outfall consisting of four 24 inch pipes which then flows to the south across neighboring property through unimproved channels. This pond is detention which means it is generally dry and only temporarily holds water.
- The eastern pond does not have a piped outflow but runs around the dam on the west end. Water then flows to the south and west across neighboring property through unimproved channels. This pond is retention which means it typically holds water even during the dry season.
- All the drainage for the proposed development and surrounding land flows through unimproved channels until eventually flowing into an improved concrete channel in the Three Oaks Addition. This improved channel meanders to a point where it crosses Nawassa Drive and then flows into the Soldier Creek Tributary 6.

All the drainage eventually flows into Soldier Creek near the John Conrad Golf Course. Currently, the proposed development is undeveloped with no improvements or structures other than the two ponds.

BELOW PICTURES WERE TAKEN MARCH 23rd, 2020 after stretch of rain days



Looking east from Davidson Road.



View of west detention pond



Outfall of west pond looking downstream



Unimproved channel from west pond at southern edge of development.



Looking south at house at southern boundary, note unimproved channel flowing around house



Looking north northeast, drainage from east pond

100 N. Midwest Boulevard, Midwest City, Oklahoma 73110

Engineering Division (405) 739-1220

An Equal Opportunity Employer



Looking north just west of terminal of SE 6th St.



Improved drainage channel flowing from Cassidy Cove



Looking west across towards Davidson Road



East pond, note ruts where it is sometimes dry



Outfall of east pond, runs around earthen dam

The applicant has proposed that a common detention pond handle all the drainage with improvements to be made throughout the development to channel water into the new pond.

The area of request has no identified flood zones or floodway as shown on the effective Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009.

100 N. Midwest Boulevard, Midwest City, Oklahoma 73110

Engineering Division (405) 739-1220

An Equal Opportunity Employer

The National Wetlands Inventory, www.fws.gov/wetlands/data/Mapper.html prepared by the United States Department of the Interior Fish and Wildlife Service, access October 15th, 2019 has identified the following:

- The east pond is identified as a Freshwater Pond (PUBFh)
- The channel running from Cassidy Cove Addition Section 2 is identified as a Riverine habitat (R4SBC)

The developer will be required to obtain the proper permits and complete any mitigation required from all the regulatory bodies including the Army Corp of Engineers.

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.



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 ENGINEERING DIVISION

Applicant: Jim Campbell

Phone Number: _____

Email: jimcampbellhomes@gmail.com

Address: 500 S Davidson Rd

Preliminary Plat Requirements/Checklist - Engineering

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

38-18	Preliminary Plat:	
Administrative	North arrow, scale, date, and site location map	BB
Administrative	The total number of lots	BB
Administrative	The total area of development	BB
Administrative	The location of proposed lots, areas in Acres and Square Feet, and dimensions.	BB
Administrative 38-42.3(b)(3)	The location of property lines, existing easements, buildings, fences, cemeteries or burial grounds, and other existing features within the area to be subdivided and similar facts regarding existing conditions on immediately adjacent property.	BB
Administrative 38-42.3(b)(3)	The location of any natural features such as water courses, water bodies, flood hazard areas, tree masses, steep slopes, or rock outcroppings within the area to be subdivided and similar facts regarding existing conditions on immediately adjacent property.	BB
Administrative 38-42.3(b)(3)	The location, width, and name of all existing or platted streets or other public ways (i.e. railroad and state-owned) within or immediately adjacent to the tract.	BB
Administrative	The location of all existing or abandoned oil or gas wells, oil or gas pipelines and other appurtenances associated with the extraction, production and distribution of petroleum products and all related easements on the site or on immediately adjacent property.	BB
Administrative	The legal metes and bounds of the property being developed.	BB
Administrative	Location of Floodplain if adjacent or within development	BB
Administrative	Location of Wetlands if adjacent or within development. If so, the developer is required to notify the Army Corp of Engineers.	BB
Administrative 38-54.3(c)(1) 38-54.3(d)(1) 38-54.4	Required retaining walls and retaining wall easements	BB
Administrative	Show the proposed street layout and right of ways.	BB



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 ENGINEERING DIVISION

38-45.4(c)	All existing arterial streets and such collector and local streets as may be necessary for convenience of traffic circulation and emergency ingress and egress.	BB
38-45.4(d)	All access points to existing roadways and be of the required number.	BB
38-45.4(e)	The development shall have two (2) connections to adjacent properties.	BB
38-45.4(n)	The names of all new proposed streets.	BB
38-45.4(o)	The development shall not have any proposed cul-de-sacs longer than five hundred (500) feet in length	BB
38-47	The location and size of all proposed pedestrian crosswalks, bike trails, horse trails, or other supplementary movement systems.	BB
38-18.2(a)(1) 38-44.3(a)(2)	Preliminary stormwater management plan (SWMP)	BB
38-44.3(e)(1)	A digital copy of the preliminary SWMP shall be submitted along with the preliminary plat.	BB
38-44.3(e)(2)	The preliminary SWMP shall be labeled as "Preliminary"	BB
38-44.3(e)(3)	The preliminary SWMP shall be signed, sealed, and dated by the professional engineer (P.E.) or shall contain a statement showing the professional engineer's name and license number and affirming the preliminary SWMP was prepared under the direction of the engineer and that the plan is preliminary	BB
38-44.3(b)(3)	If no preliminary drainage plan is required [only upon city engineer's approval, see 38-44.44 (b)(3)]: show existing drainage patterns, runoff coefficients, and the proposed changes to these items (before and after development)	NA
38-44.3(c)	The preliminary SWMP must comply with the Engineering Standards Manual and construction details and the Midwest City Code of Ordinances (e.g. chapters 13 and 43), including control/sediment plans	BB
38-18.2(a)(2) 38-44.4(a)(2)	Preliminary drainage plan	BB
13-69.7(1)	The area of the preliminary drainage plan in acres shown at points where storm water enters and leaves the proposed subdivision, and where drainage channels intersect roadways and at junction points.	BB
13-69.7(3)	The location, size, and type of existing and proposed storm water control facilities including storm sewers, inlets, culverts, swales, channels and retention or detention ponds and areas. The approximate area in acres served by said facilities shall be shown.	BB
13-69.7(4)	Special structures such as dams, spillways, dikes or levees.	BB
38-44.4(c)(1)	The preliminary drainage plan shall show the watershed affecting the development and how the runoff from the fully-developed watershed will be conveyed to, through, and from the development.	BB
38-44.4(c)(2)	The preliminary drainage plan must comply with the Engineering Standards Manual and construction details and the Midwest City Code of Ordinances (e.g. chapters 13 and 43)	BB
38-44.4(d)(1)	Three (3) paper copies of the preliminary drainage plan	digital



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 ENGINEERING DIVISION

38-44.4(d)(2)	The preliminary drainage plan shall be labeled as "Preliminary"	BB
38-44.4(d)(3)	The preliminary drainage plan shall be stamped by and dated by the engineer, professional	BB
38-44.5	If the development proposed is adjacent to or within the 100-year floodplain the following are required:	NA
38-44.5(a)	No Development within a floodway.	--
38-44.5(b)	All 100-year floodplains shall be maintained in an open natural condition	--
38-44.5(b)(3)(a)	The 100-year floodplain shall be dedicated on the final plat to the city as a single lot or may be owned and maintained by an HOA	--
38-44.5(b)(3)(b)	No portion of a single-family or two-family residential lot shall exist within the 100-year floodplain	--
38-44.5(b)(3)(c)	A fifteen-foot wide maintenance easement adjacent to the floodway	--
38-44.5(b)(3)(e)	All streets adjacent to a 100-year floodplain shall have a minimum ROW width of fifty (50) feet.	--
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	--
38-44.5(b)(3)(f)(3)(a)	Not more than one (1) cul-de-sac in a row adjacent to 100-year floodplain	--
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.	--
38-44.5(b)(3)(f)(2)(b)(2)	An entry monument(s) or feature(s) as well as landscaping shall be provided at the end of the cul-de-sac and a pathway of a minimum twelve (12) feet in width shall be provided to the major creek	--
38-18.2(a)(3) 38-43.3	Preliminary utility plan	BB
Administrative	The preliminary utility plan shall show the location and width of all adjacent utility easements	BB
38-38.43.2(2)	Width of all proposed utility easements	BB
38-43.3(a)(1)	The preliminary utility plan shall show the location and size of water mains.	BB
38-43.3(a)(1)	The preliminary utility plan shall show the location and size of wastewater mains.	BB
38-43.3(a)(2)	The preliminary utility plan shall include plans and specifications for fire hydrant systems.	BB
38-43.4(b)	All water and wastewater utilities including connections within the ROW or easements shall be vested to the city.	BB
38-43.4(d)	No utility or service lines shall cross another lot.	BB
38-43.4(e)	Any utility adjacent to non-city government roads shall be constructed outside that ROW and in a separate easement unless agreed upon by non-city owner and Midwest City	BB



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 ENGINEERING DIVISION

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	NA
Administrative	The classification of every street within or adjacent to the development.	--
38-45.4(b)	The streets within the development shall conform to the city's comprehensive plan.	--
38-45.4(c)	The proposed street system shall extend all existing arterial streets and such collector and local streets as may be necessary for convenience of traffic circulation and emergency ingress and egress.	--
38-45.4(d)	The street layout plan shall show all access points to existing roadways and be of the required number.	--
38-45.4(e)	The street layout plan shall have two (2) connections to adjacent properties.	--
38-45.4(n)	The street layout plan will have the names of all new proposed streets.	--
38-45.4(o)	The street layout plan shall not have any proposed cul-de-sacs longer than five hundred (500) feet in length	--
38-47	The location, size, and easements of all proposed pedestrian crosswalks, bike trails, horse trails, or other supplementary movement systems.	--
38-18.2 (a) (7)	Street signage and striping plan	On other sheets
Administrative	Proposed signage of development	BB
Administrative	Proposed striping if required	NA
38-18.2 (a) (9)	Other plans	NA
Administrative	If fee in lieu of improvements: include quantities and cost estimates	
Engineering Comments and Recommendations:		
Associated Departments (Fire, Stormwater, and Utilities) Comments and Recommendations:		



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 CURRENT PLANNING DIVISION

Applicant: Jim Campbell
 Phone Number: _____
 Address: _____

Preliminary Plat Requirements/Checklist – Planning

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

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



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 CURRENT PLANNING DIVISION

	within each block. Each block shall have alpha or numeric designations.	
38-48.11	Building Lines	
	Building lines along all streets shall be shown on the Preliminary Plats and shall conform with the minimum setbacks for front, side and rear yards as required by the zoning district.	X
38-48.12	Block Requirements	
38-48.12(B)(1)	Blocks for residential uses shall not be longer than 1,800 feet measured along the center line of the block.	X
38-48.12(B)(2)	When a block exceeds 600 feet in length, the Planning Commission may require a dedicated easement not less than 15 feet wide and a paved crosswalk not less than 4 feet wide to provide pedestrian access across the block.	Traffic Calming provided
38-48.12(C)(1)	Blocks used for residential purposes should be of sufficient width to allow for two tiers of lots of appropriate depth.	NA
38-48.12(C)(2)	Exceptions to the prescribed block width shall be permitted for blocks adjacent to major streets, railroads or waterways.	NA
38-48.12(C)(3)	Blocks intended for business and industrial use should be of a width suitable for the intended use, with due allowance for off-street parking and loading facilities.	NA
38-48.14	Subdivision Name Requirement	
38-48.14(A)(1)	New subdivisions shall be named so as to prevent conflict or "sound-alike" confusion with names of other subdivisions.	X
38-48.14(A)(2)	Subdivisions with similar names shall be located in proximity to each other.	NA
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.	Parkland is only amenity
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.	NA
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.	NA
38-49.4	Design of Amenities	
38-49.4(A)(1)(a)	Entry features shall be constructed entirely on privately owned property and shall not suspend over a public Right-of-Way.	NA
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.	Median platted w/in ROW
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.	NA
38-	No entry feature, other than screening walls or extensions of screening walls,	



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 CURRENT PLANNING DIVISION

49.4(A)(1)(d)	may be constructed on any portion of a single-family, two-family or townhome	NA										
38-49.4(A)(1)(e)	All such features shall be constructed on lots that are platted as "non-buildable" lots and dedicated to a HOA for private ownership and maintenance.	NA										
38-49.4(A)(2)	Entry features shall not encroach into the visibility triangle or otherwise impair pedestrian or vehicular visibility.	NA										
38-49.4(A)(3)	The maximum height for entry features and structures shall be the maximum height of the governing zoning district as measured from the nearest street or sidewalk grade.	NA										
38-49.4(B)	If private recreation facilities are provided, they shall be centrally located within the overall development to the greatest extent possible.	X										
38-49.4(C)	All outdoor amenities shall provide appropriate lighting.											
38-49.4(D)	A detention or retention pond shall be considered an amenity if it meets the following design considerations:	X										
38-49.4(D)(1)	Located between the building and street or completely bounded by streets	X										
38-49.4(D)(2)	Viewable from public space	X										
38-49.4(D)(4)	Accessible by patrons	X										
38-49.4(D)(5)	Seating area, public art or fountain	Will be required w/ final plat										
38-49.4(D)(6)	One tree or planter at least 16 square feet for every 200 square feet of open space, and be located within or adjacent to the open space.	Will be required w/ final plat										
38-50.2	Homeowners' Association (HOA) Applicability											
38-50.2(A)	Any one or more of the following elements created as part of a development shall require formation of a HOA prior to recordation of a final plat in order to maintain the amenity or facility:											
38-50.2(A)(1)	Amenity	X - Private park										
38-50.2(A)(2)	100-year Floodplain	NA										
38-50.2(A)(3)	Private streets	NA										
38-50.2(A)(4)	Thoroughfare screening	NA										
38-50.2(A)(5)	Detention or retention ponds	X										
38-50.2(A)(6)	Private park	X										
38-51.2	Applicability of Parks and Open Space Dedication											
	This shall apply to all residential subdivision plats having a dwelling unit density of greater than one unit per net acre	X										
38-51.5(A)	The acreage to be contributed concurrent with the final approval by the City Council of any residential subdivision plat shall be determined by the following formula:											
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Two acres</td> <td style="width: 15%;">X (multiplied by)</td> <td style="width: 35%;">Each 1,000 persons projected to occupy the fully developed subdivision</td> <td style="width: 5%; text-align: center;">=</td> <td style="width: 30%;">Amount of land to be contributed</td> </tr> <tr> <td colspan="5" style="text-align: center;">Which is</td> </tr> </table>	Two acres	X (multiplied by)	Each 1,000 persons projected to occupy the fully developed subdivision	=	Amount of land to be contributed	Which is					
Two acres	X (multiplied by)	Each 1,000 persons projected to occupy the fully developed subdivision	=	Amount of land to be contributed								
Which is												



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 CURRENT PLANNING DIVISION

	.002 acres	X (multiplied by)	Number of person per dwelling unit	X (multiplied by)	# of dwelling units projected for subdivision	=	Amount of land to be contributed	
								<i>.23 acres</i>
38-51.6	Suitability of land							
38-51.6(A)(1)	The dedicated land should form a single parcel or tract of land at least 3 acres in size unless the Parkland Review Committee determines that a smaller tract would be in the public interest.							<i>NA</i>
38-52.3	Design requirements for parks and open space - Private Park land maintained by HOA							
38-52.3(A)	Parks and open spaces shall be bounded by a street or by other public uses.							<i>X - Applicant requests to</i>
38-52.3(B)(1)	Single-family and two-family residential lots shall be oriented such that they front or side onto parks and open spaces but do not back to them.							<i>X ✓</i>
38-52.3(B)(2)	Residential lots shall only be allowed to back onto a park or open space when:							
38-52.3(B)(2)(a)	A trail is provided within the related park or open space.							<i>NA</i>
38-52.3(B)(2)(b)	The sites physical character does not reasonably accommodate an alternative design or the layout of the subdivision complements the use of the use of park or open space (e.g., lots backing to a golf course.)							<i>X</i>
38-52.3(C)(1)	A proposed development adjacent to a park of open space shall not be designed to restrict public visibility or reasonable access from other area developments.							<i>X</i>
38-52.3(C)(2)	Street connections to existing or future adjoining subdivisions shall be required to provide reasonable access to parks and open space areas.							<i>NA</i>
38-52.3(D)(1)	Where a non-residential use must directly abut a park or open space area, the use shall be oriented such that it sides, and does not back onto the park or open space area if at all possible							<i>NA</i>
38-52.3(D)(2)	Nonresidential uses shall be separated from the park or open space by a minimum 6 foot tall decorative metal fence with an irrigated living screen.							<i>NA</i>
38-52.3(E)	Alleys should not be designed to encourage their use as a means of vehicular, bike or pedestrian travel to the park.							<i>NA</i>
38-52.3(F)(1)	Public access into parks and open spaces shall not be less than 50' in width at the public Right-of-Way line, at the street curb, and at any other public access point.							<i>X</i>
38-52.3(F)(2)	Such access shall not be part of a residential lot or other private property.							<i>X</i>
38-52.8	Hike-and-Bike Trail Requirements							
38-52.8(B)	Hike-and-Bike trails, especially those providing access too and along 100-year Floodplains and other open spaces, shall be in accordance with the following design criteria:							<i>NA</i>
38-52.8(B)(1)	A minimum 30' wide level ground surface shall be provided for a 10' wide public hike-and-bike trail. The 30' wide level ground surface (compliant with ADA) may be provided within and/or outside of the 100-year floodplain.							<i>NA</i>
38-52.8(B)(2)	The Right-of-Way of a public street may count towards the 30' wide, ADA compliant level ground surface upon approval from the Director of Community Services.							<i>NA</i>

allow lots to back to park land. Black chain link fences will be a requirement for the lots that back to park land in covenants



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 CURRENT PLANNING DIVISION

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



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 CURRENT PLANNING DIVISION

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



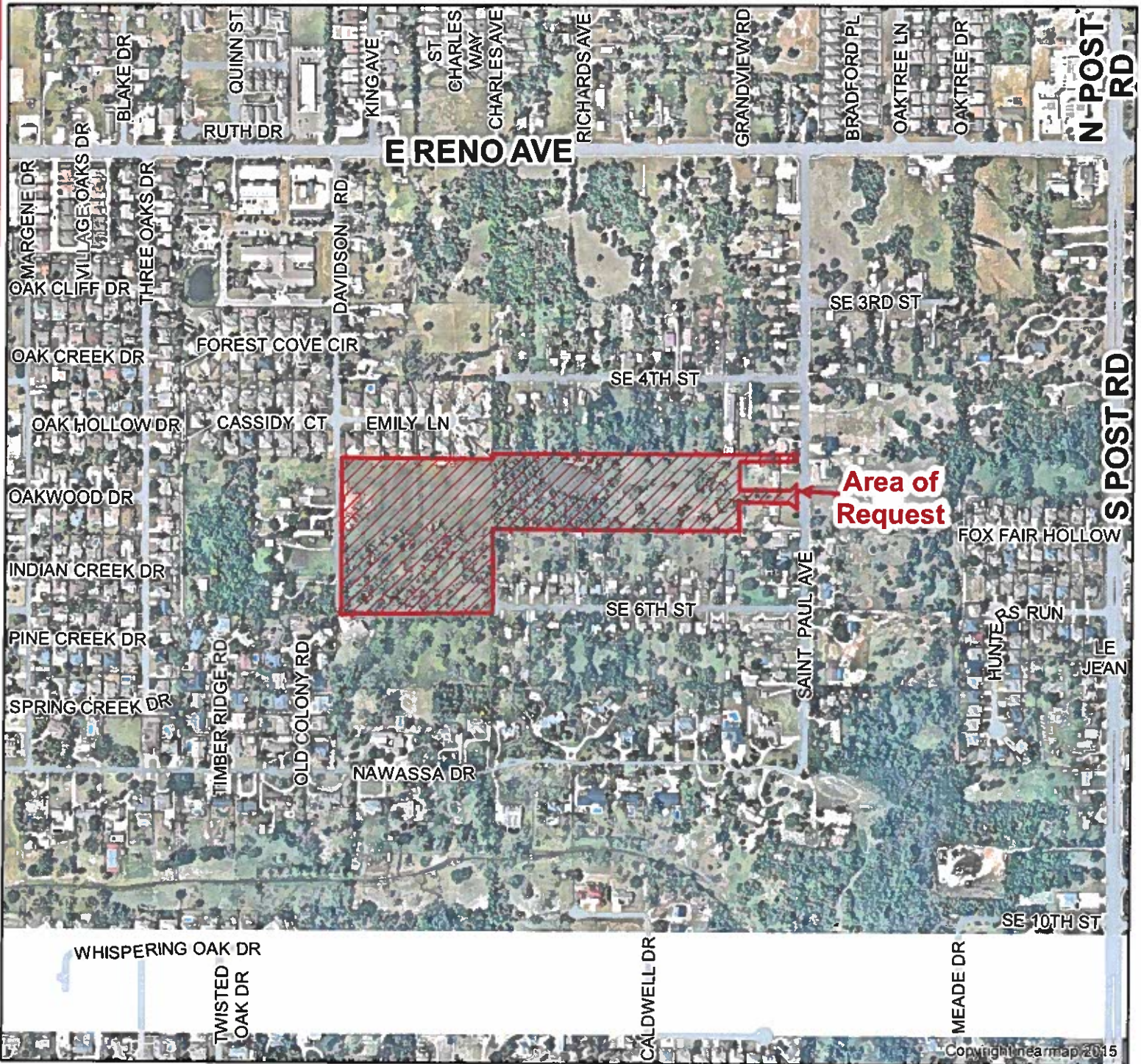
The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT
 CURRENT PLANNING DIVISION

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

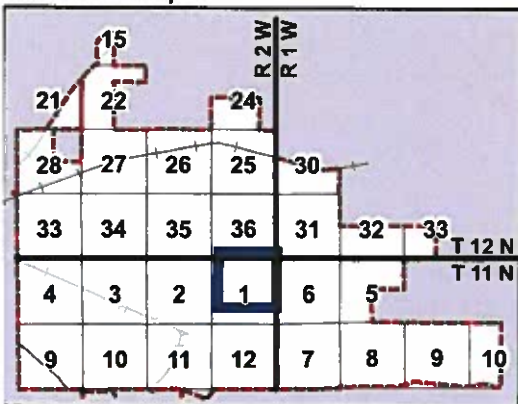
Preliminary Plat Requirements/Checklist - Zoning

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

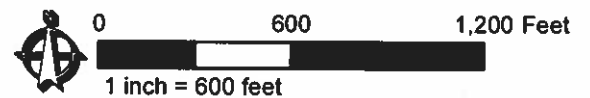
Additional Notes:



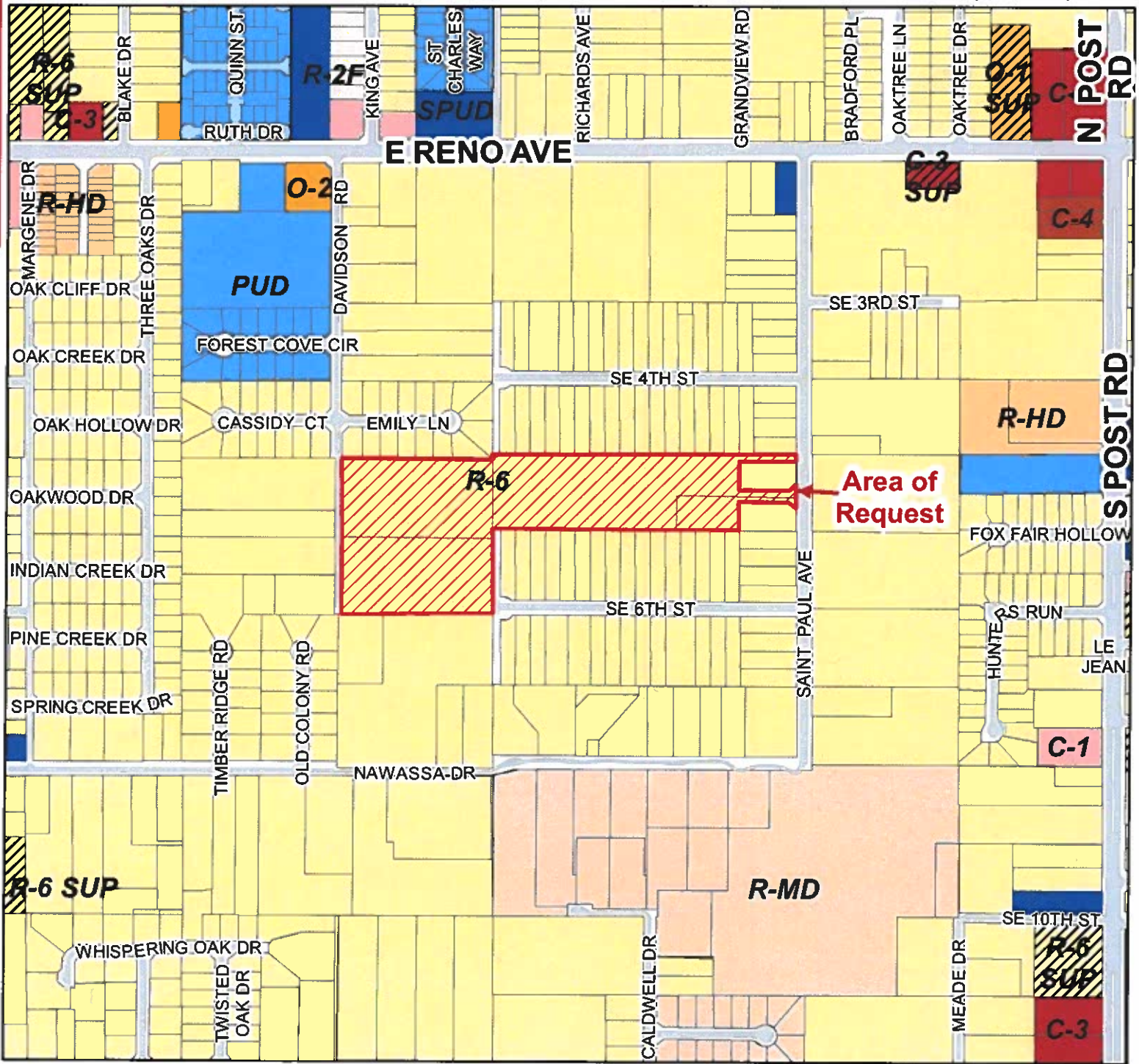
Locator Map



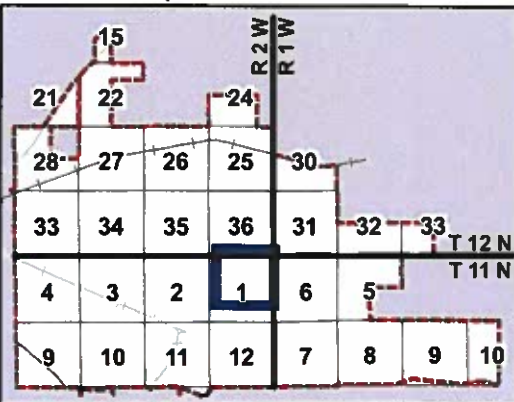
2021 NEARMAP AERIAL VIEW FOR PC-2089 (N/2, Sec. 1, T11N, R2W)



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



Locator Map



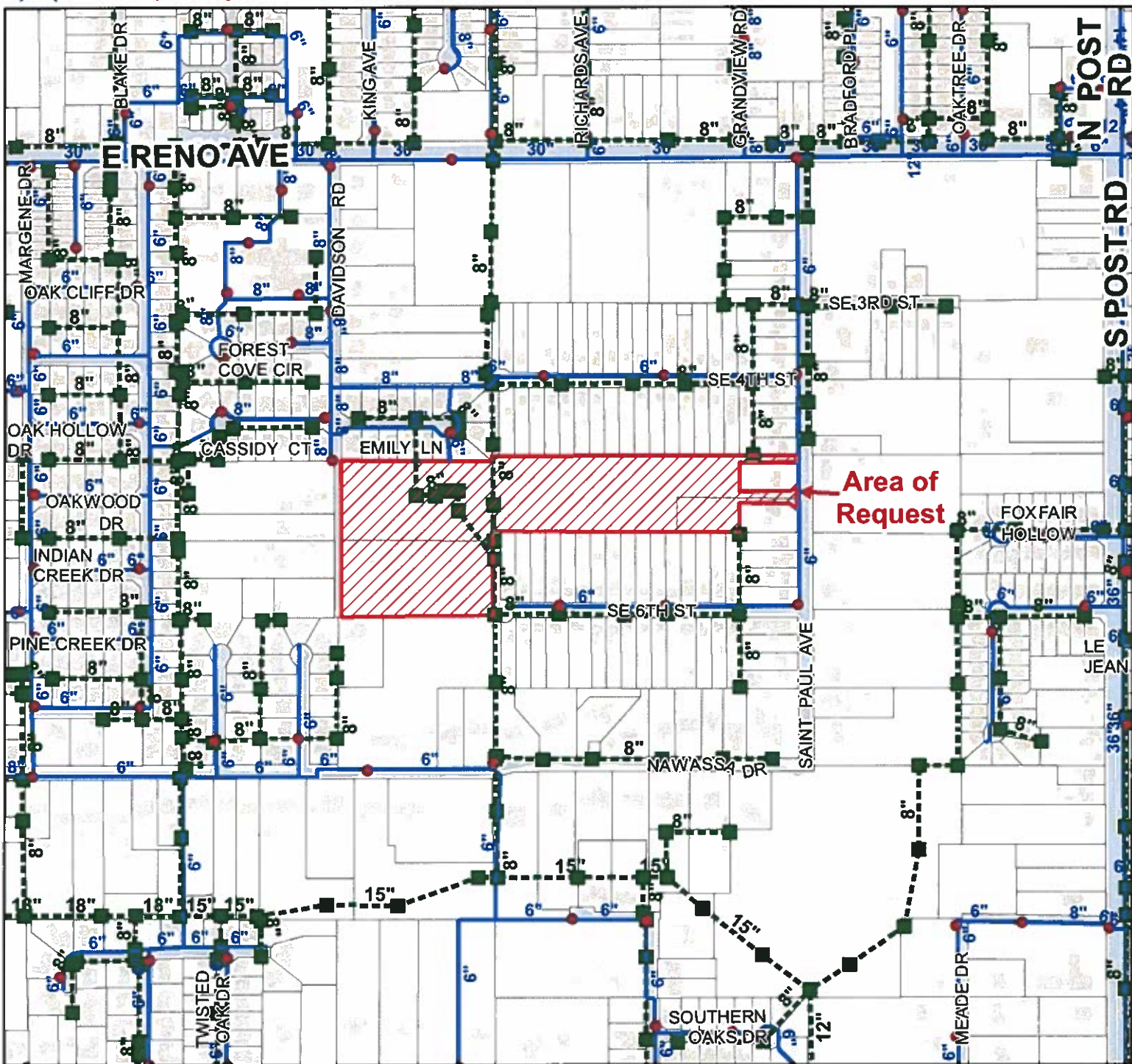
Current Zoning Legend

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

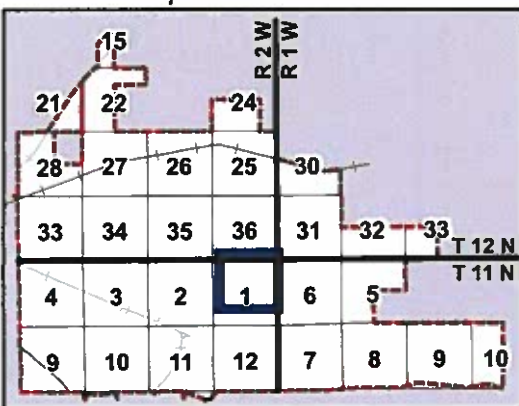
ZONING MAP FOR PC-2089 (N/2, Sec. 1, T11N, R2W)



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.



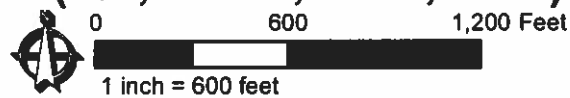
Locator Map



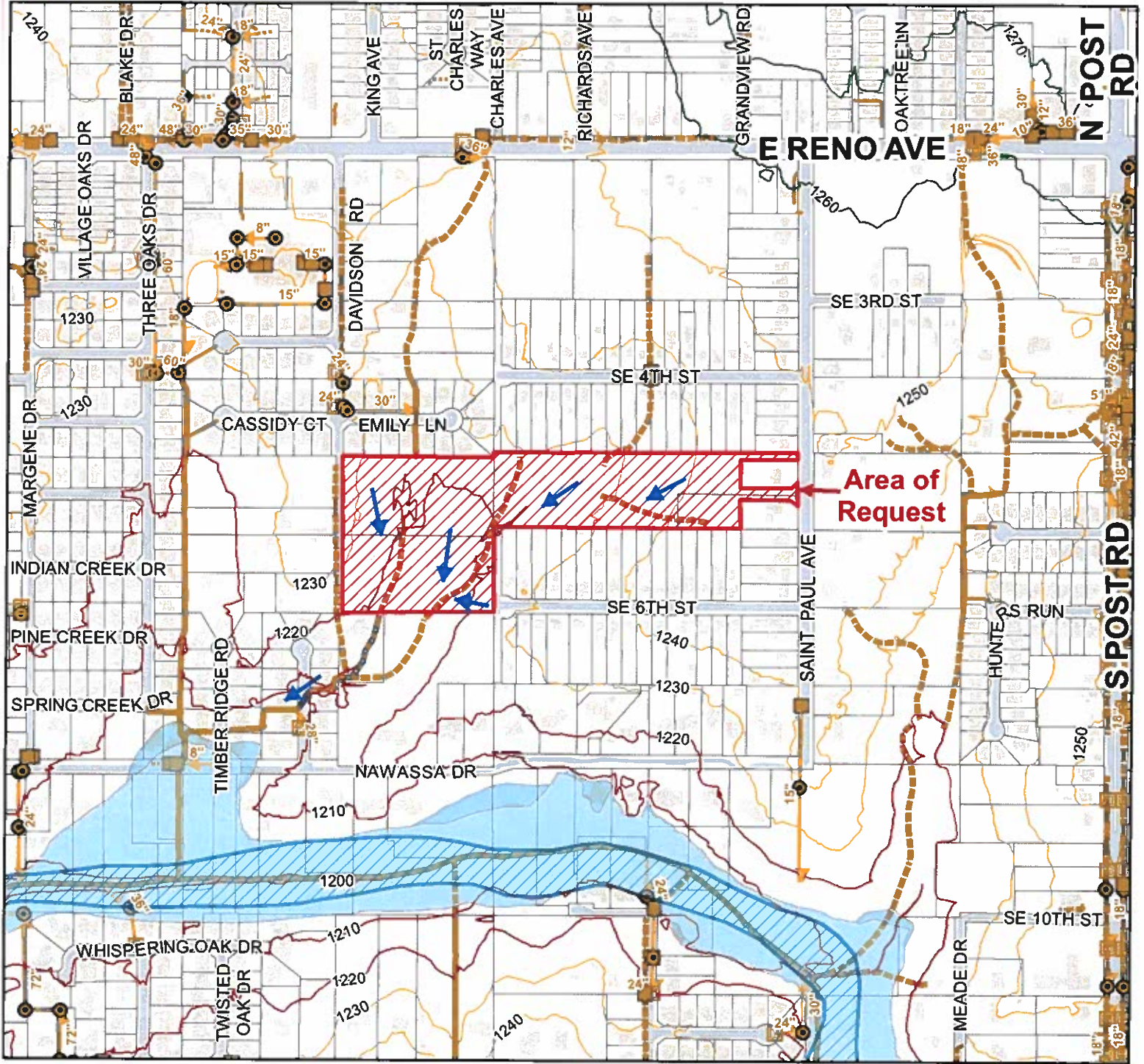
Water/Sewer Legend

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

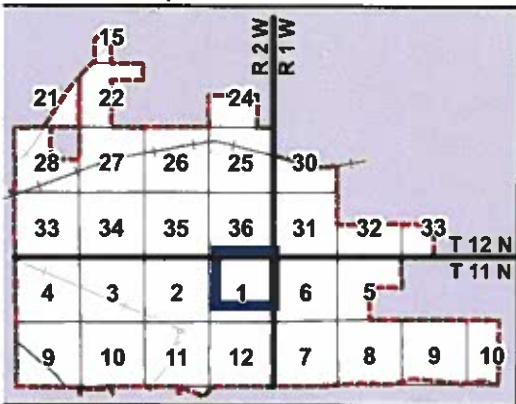
**WATER/SEWER LINE
LOCATION MAP FOR
PC-2089
(N/2, Sec. 1, T11N, R2W)**



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.



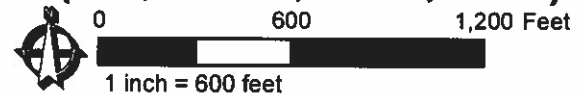
Locator Map



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

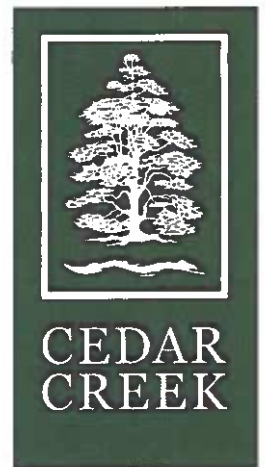
- 2009 FEMA Floodplains**
- 500-yr floodplain
 - 100-yr floodplain
- 2009 FEMA Floodway**
- FLOODWAY

DRAINAGE LOCATION MAP FOR PC-2089 (N/2, Sec. 1, 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.

Ms. Kellie Gilles, AICP
Current Planning Manager
City of Midwest City
405-739-1223



Re: Madison Addition Preliminary Plat Waiver Request

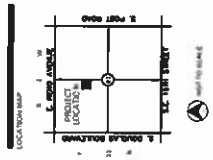
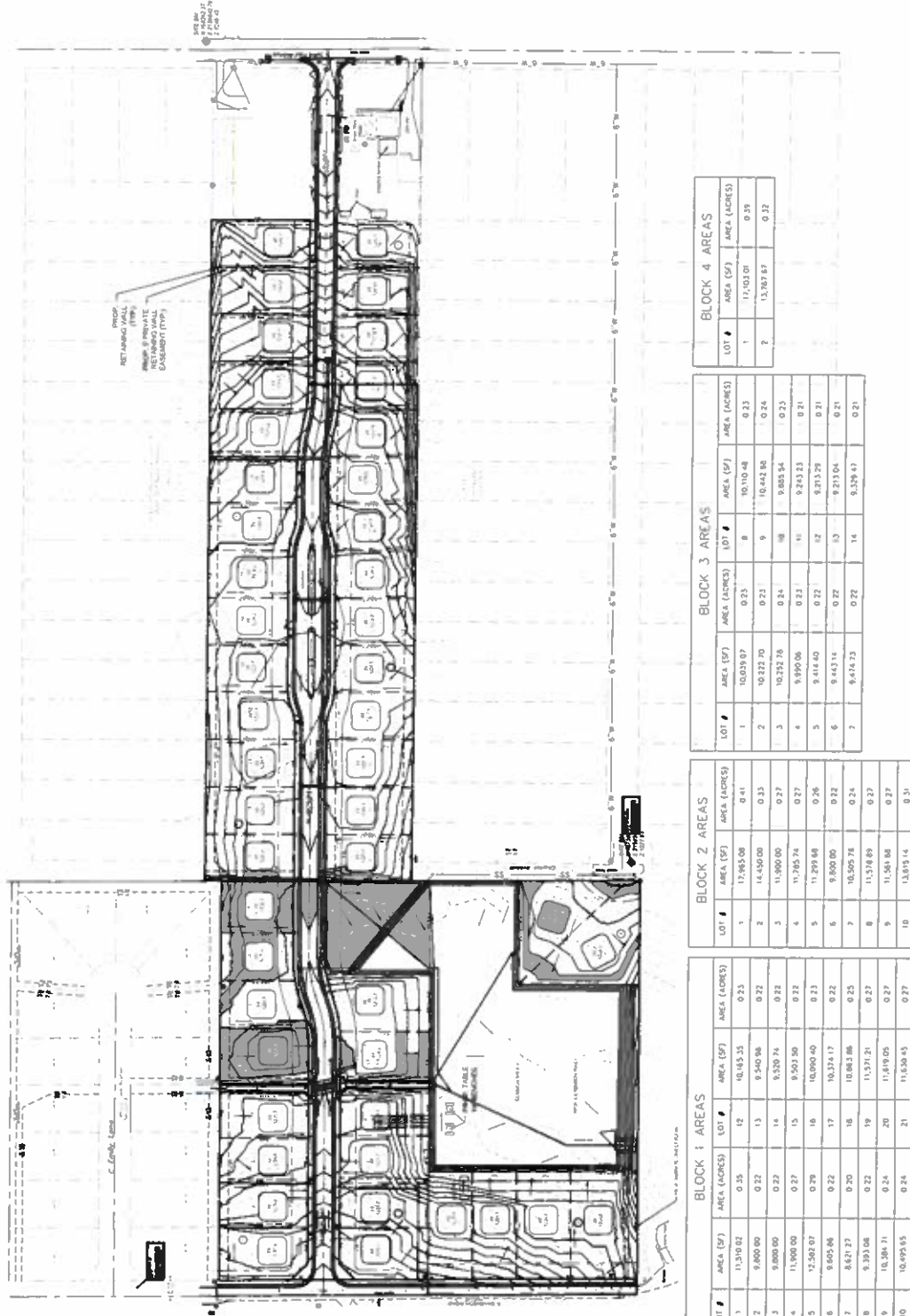
Ms. Gilles:

We hereby request to waive the Tree preservation requirement per **section 38-53.6(a)** as the majority of the trees have suffered severe ice damage and are not salvageable. The developer will need to perform earthwork to balance the site so that it can be developed. The developer will try to salvage and maintain as many trees as possible during the development. More detail is provided on the Tree Canopy Management Plan. Thank you very much.

Sincerely,

Jon Doyle, PE
Cedar Creek Engineering for Jim Campbell

PRELIMINARY SITE DEVELOPMENT PLAN



MADINET CITY, OKLAHOMA

MADISON ADDITION

PROJECT NUMBER: 1811
 DRAWING DATE: 01/19/20
 ISSUE DATE: 01/19/20

PRELIMINARY PLAT SUBMITTAL

PRELIMINARY SITE DEVELOPMENT PLAN

C4.00

BLOCK 4 AREAS

LOT #	AREA (SF)	AREA (ACRES)
1	17,031.01	0.39
2	13,763.87	0.32

BLOCK 3 AREAS

LOT #	AREA (SF)	AREA (ACRES)	LOT #	AREA (SF)	AREA (ACRES)
1	10,819.97	0.25	8	10,710.48	0.25
2	10,232.70	0.23	9	10,442.86	0.24
3	10,232.76	0.24	10	9,865.54	0.23
4	9,990.06	0.23	11	9,213.23	0.21
5	9,414.40	0.22	12	8,213.79	0.21
6	9,443.14	0.22	13	8,213.04	0.21
7	9,414.23	0.22	14	8,219.47	0.21

BLOCK 2 AREAS

LOT #	AREA (SF)	AREA (ACRES)
1	12,963.08	0.31
2	14,430.00	0.33
3	11,900.00	0.27
4	11,763.74	0.27
5	11,293.88	0.26
6	9,800.00	0.22
7	10,309.76	0.24
8	11,578.89	0.27
9	11,561.88	0.27
10	13,015.14	0.31

BLOCK 1 AREAS

LOT #	AREA (SF)	AREA (ACRES)	LOT #	AREA (SF)	AREA (ACRES)
1	11,310.02	0.26	12	10,185.55	0.23
2	9,800.00	0.22	13	9,540.86	0.22
3	9,800.00	0.22	14	9,530.74	0.22
4	11,900.00	0.27	15	9,501.30	0.22
5	12,583.07	0.29	16	10,000.40	0.23
6	9,605.84	0.22	17	10,374.17	0.24
7	8,621.27	0.20	18	10,083.86	0.23
8	9,393.08	0.22	19	11,571.21	0.27
9	10,394.31	0.24	20	11,619.05	0.27
10	10,492.65	0.24	21	11,630.45	0.27
11	10,476.95	0.24	22	11,648.73	0.27

TOTAL NUMBER OF LOTS: 48
TOTAL ACREAGE OF SUBDIVISION: 17.68 ACRES



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

ENGINEERING DIVISION
Brandon Bundy, City Engineer
CURRENT PLANNING DIVISION
Kellie Gilles, Manager
COMPREHENSIVE PLANNING
Petya Stefanoff, Comprehensive Planner
BUILDING INSPECTION DIVISION
Building Official

Billy Harless, Community Development Director

To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: September 7, 2021

Subject: (PC-2090) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict from C-3, Community Commercial and to R-HD, High Density Residential, for the property described as a part of the SW/4 of Section 12, T-11-N, R-2-W, located at 2500 S. Douglas Blvd.

The applicant has requested that this item be continued to the October 5, 2021 Planning Commission meeting and October 26, 2021 City Council meetings. This request came in after notices for this application were sent to surrounding property owners and published in The Beacon with the hearing dates of September 7, 2021 and September 28, 2021.

No action is required at this time.

Billy Harless, AICP
Community Development Director

KG



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

ENGINEERING DIVISION
Brandon Bundy, City Engineer
CURRENT PLANNING DIVISION
Kellie Gilles, Manager
COMPREHENSIVE PLANNING
Petya Stefanoff, Comprehensive Planner
BUILDING INSPECTION DIVISION
Building Official

Billy Harless, Community Development Director

To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: September 7, 2021

Subject: (PC-2091) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict from A-1, Agriculture to I-3, Heavy Industrial and a resolution for a Special Use Permit to allow the use of Animal Waste Processing, for the property described as a part of the SW/4 of Section 15, T12N, R2W, and addressed as 7221 NE 36th St.

The applicant has requested that this item be continued to the November 2, 2021 Planning Commission meeting and December 14, 2021 City Council meetings. This request came in after notices for this application were sent to surrounding property owners and published in The Beacon with the hearing dates of September 7, 2021 and September 28, 2021.

No action is required at this time.

Billy Harless, AICP
Community Development Director

KG