



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

CURRENT PLANNING DIVISION
Michael Pugh, Associate Planner
COMPREHENSIVE PLANNING
Petya Stefanoff, Comprehensive Planner

Billy Harless, Community Development Director

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 1, 2022 – 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 December 7th, 2021 Planning Commission meeting.

C. DISCUSSION

1. (PC – 2106) Discussion and consideration for Acceptance, including any possible amendment of The Parkland Dr. and National Ave. Revitalization Plan & Design Code.
2. (PC – 2103) Discussion and consideration of adoption, including any possible amendment to redistrict from C-3, Community Commercial to SPUD, simplified planned unit development, with the added uses of Sit-Down Eating Establishment: Alcohol Permitted and Brewpub for the property described as McCorkle Park ADD E35ft of Lot 27 & all of Lots 28 & 29 addressed as 227 & 231 W. MacArthur.
3. (PC – 2104) Discussion and consideration of adoption, including any possible amendment of the proposed replat of the eastern 225 feet of Lot 6, plus the eastern 225 feet of the Friendly Acres Subdivision, described as a part of the NW/4 of Section 5, T11N, R1W and addressed as 11113 Friendly Lane.
4. (PC – 2105) Discussion and consideration of adoption, including any possible amendment of an application to rename Alicia Drive located within the Frolich Addition to Viewins Drive.

D. COMMISSION DISCUSSION

E. PUBLIC DISCUSSION

F. FURTHER INFORMATION

G. ADJOURN

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

December 7, 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 December 7, 2021 at 6:00 p.m., with the following members present:

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

Commissioner absent: Dean Hinton

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

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 Huskey, seconded by Dawkins, to approve the minutes of the November 2, 2021 Planning Commission meeting as presented. Voting aye: Huskey, R. Smith, Dawkins, Collins, J. Smith and Campbell. Nay: none. Motion carried.

C. NEW MATTERS

5. Discussion and consideration, including any possible amendment, of appointing a Planning Commissioner to serve on the Local Development Act Review Committee.

A motion was made by Huskey, seconded by Collins to recommend Russell Smith to serve on the Local Development Act Review Committee for the Planning Commission. Voting aye: Huskey, R. Smith, Dawkins, Collins, J. Smith and Campbell. Nay: none. Motion carried.

6. (PC-2102) Discussion and consideration of adoption, including any possible amendment of the proposed preliminary plat of Parkway described as a part of the SW/4 of Section 7, T11N, R1W, addressed as 10301 SE 29th Street.

The applicant, Tyler Muzney with Johnson and Associates, 1 E. Sheridan, OKC, was present. There was general discussion. A motion was made by Dawkins, seconded by Campbell to recommend approval of this item. Voting aye: R. Smith, Huskey, Collins, J. Smith, Campbell and Dawkins. Voting nay: none. Motion carried.

D. COMMISSION DISCUSSION: The Commission discussed having their regular July meeting on the second Tuesday of the month, July 12, 2022 rather than the first Tuesday of the month, July 5, 2022.

E. PUBLIC DISCUSSION: John Earle of 2305 S. Webster Dr., and Nellie Abrams of 10304 Alicia Dr. addressed the Commission.

F. FURTHER INFORMATION: None.

G. ADJOURNMENT

A motion to adjourn was made by Huskey, Seconded by Dawkins. Voting aye: Huskey, Dawkins, Collins, J. Smith, R. Smith, and Campbell. Voting nay: none. Motion carried. The meeting adjourned at 6:37 p.m.

(KG)



CITY of MIDWEST CITY
COMMUNITY DEVELOPMENT

Billy Harless, Community Development Director

CURRENT PLANNING DIVISION
Michael Pugh- Associate Current Planner
COMPREHENSIVE PLANNER
Petya Stefanoff, Comprehensive Planner

TO : Honorable Chairman and Commissioners

FROM : Billy Harless, Director

DATE : March 1, 2022

SUBJECT : (PC – 2106) Discussion and consideration, including any possible amendment, for acceptance of The Parkland Dr. and National Ave. Revitalization Plan & Design Code.

In 2021, the City of Midwest City Memorial Hospital Authority finalized an agreement with SSM Health Oklahoma to lease and manage the hospital. This agreement requires both parties to invest substantially to make this area a first-class healthcare facility. The item before you tonight is a collaborative revitalization plan between the City of Midwest, SSM Health Oklahoma and consultants TSW.

Revitalization MP Report <https://linkprotect.cudasvc.com/url?a=https%3a%2f%2ftswshare-my.sharepoint.com%2f%3af%3a%2fg%2fpersonal%2fkomeilia_tsw-design_com%2fEqdge8lkPk5CxcimxnN8DoB_mu0o9JAdueiFJChmKyAmg%3fe%3dVI82TP&c=E,1,x3pyMvhpCKQok-44pZzzbCG6WpbmrWehys_HFcAuOmweZ56onUCD6HaeyNmRCSryr48vvrB6EDuxL2jXpBYa-cBq35QXtgwKHpTX46bwhiiY3jU,&typo=1>

Let us know if you would prefer a hard copy?

I am available for any additional questions.



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CURRENT PLANNING DIVISION
 Michael Pugh, Associate Current Planner
 COMPREHENSIVE PLANNING
 Petya Stefanoff, Comprehensive Planner

Billy Harless, Community Development Director

To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: March 1, 2022

Subject: (PC-2103) Public hearing with discussion and consideration of an ordinance to redistrict from C-3, Community Commercial, to SPUD, Simplified Planned Unit Development governed by the C-3, General Commercial district, and a resolution to amend the Comprehensive Plan from COMM to SPUD, Simplified Planned Unit Development with added uses of eating establishments: sit-down, alcoholic beverages permitted and brewpub, for the property described as McCorkle Park ADD E35ft of Lot 27 & all of Lots 28 & 29 addressed as 227 & 231 W. MacArthur.

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. The location is a former auto body and paint shop that has been vacant. The owner met with staff and stated that he would like to develop the property so it is suitable for a restaurant and brewery on the property which is not an allowable use in the C-3 district. If approved, all C-3 uses would be allowed on the property with added uses of eating establishments: sit-down, alcoholic beverages permitted and brewpub. A parking variance has been requested, 38 spots 9' stall with 18.5' depth and 26' isle width for the off street parking. Action is at the discretion of the Planning Commission and City Council.



Dates of Hearing: Planning Commission – March 1, 2022
 City Council – March 22, 2022
Council Ward: Ward 1, Susan Eads

Owner/Applicant: Jlou Properties

Proposed Use: Eating establishment: sit-down, alcoholic beverages permitted, brewpub

Size:
 The area of request has a frontage of approximately 185' along W. MacArthur Dr and contains an area of approximately .63 acres, more or less.

Development Proposed by

Comprehensive Plan:

Area of Request – COM, Commercial
South and East – HDR, High Density Residential
West – OR, Office/Retail
North – COM, Commercial

Zoning Districts:

Area of Request – C-3, Community Commercial
North and South – C-3 Community Commercial
East – HDR, High Density Residential
West – C-3, Community Commercial

Land Use:

Area of Request – Brewpub/restaurant
North – Barber Shop & Bar
South – Multi-tenant commercial buildings
East – Apartments
West – Multi-tenant retail and transmission shop

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 fact that commercial uses often have a

greater need for outside storage areas and these areas tend to lessen the visual quality of major thoroughfares.

History:

The property was designated as C-3, Community Commercial, at the time of adoption of the 1985 Zoning Map. C/O for a body repair shop was filed for and approved in 1986.

Staff Comments:

Engineer Brandon Bundy's report:

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2103:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There is a six (6) inch public water main bordering the proposed parcel along the north side of McArthur Drive. There is a four (4) inch public water main to the north of the parcel which previously served the existing building; however, it is planned to be abandoned in the near future in efforts of removing lines less than six (6) inches as well as dead end lines. Any new building permit will require tie into the public water system along McArthur Drive as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There is no public sewer available to this site. A twelve (12) inch public sanitary sewer runs along under Air Depot Boulevard in the NB outside lane. This would be the nearest main to the proposed parcel. Any new building permit will require tie into the public sewer system as outlined in Municipal Code 43-109. This site is not grandfathered in and would require that the sewer extension be completed. Design would need to be by a licensed Oklahoma engineer; submitted for review by the City and Oklahoma Department of Environmental Quality (ODEQ), bonded, and inspected by the City prior to acceptance.

Streets and Sidewalks

Access to the area of request exists off McArthur Drive which is designated as a local road in the 2008 Comprehensive Plan. Existing drives will be allowed but any future modification will require to come into compliance with current City code.

Sidewalk across the frontage of McArthur Drive will be required as part of any new building permit.

Drainage and Flood Control, Wetlands, and Sediment Control

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

Future development will need to take existing conditions under consideration.

Easements and Right-of-Way

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

Fire Marshal Duane Helmberger's report:

PC-2103 is a request to rezone the parcels at 227 & 231 W McArthur from C-3 to a SPUD governed by C-3 with alcohol, brewery, restaurant as added uses and a parking variance. The legal description is: McCorkle Park ADD E35FT of Lot 27 & All of Lots 28 & 29. The SPUD design statement and master development plan is attached. –

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

Plan Review Comments:

The applicant has met with staff and would like to develop the property so it is suitable for a tenant to operate a restaurant and/or brewpub. Surrounding uses are compatible with a sit down restaurant. Restaurant/brewpub use is compatible with the Future Land Use Map designation of Commercial. At this time, the applicant has submitted building permits for new construction, remodel, and addition. The SPUD must be approved before permits can issued for the tenants intended use. All alterations must meet all requirements of the municipal code.

Variance Requested

The applicant is requesting a variance to the parking requirements, asking for a reduction in the spaces required by code. For the Use of Eating establishment: Alcohol Permitted calls for 1 parking space per 100 feet of general floor area, which would equal 68 parking spaces instead of the proposed 38 spaces. A factor that should not be overlooked in considering this variance is potential tenants might be devoting substantial floor area to the production of alcoholic beverages for on-site consumption, reducing the number of available tables thereby reducing the amount of guests the establishment could host thereby reducing the amount of needed parking.

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

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 1, 2022 agenda packet and made a part of PC-2103 file.



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Billy Harless, Community Development Director

To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: March 1, 2022

Subject: (PC – 2104) Discussion and consideration for adoption, including any possible amendment of the Replat of the eastern 225 feet of Lot 6, plus the eastern 225 feet of the Friendly Acres Subdivision, described as a part of the NW/4 of Section 5, T11N, R1W and addressed as 11113 Friendly Lane.

Executive Summary

This is a request to divide one (1) existing lot into three (3) lots for residential development. There are currently no structures on the lot. The area of request is platted as the eastern 225 feet of Lot 6, plus the eastern 225 feet of the Friendly Acres Subdivision. The proposed lots meet the minimum standards regarding lot size. If approved, the home built on each lot must meet the minimum house size, exterior construction materials and setbacks listed in the Zoning Ordinance. If the replat application is approved, the applicant is responsible for bringing the curb and gutter along the frontage to city standard as well as sidewalks along the frontage of both proposed lots. The proposed lots have access to city sewer along the frontage. A public water extension is required prior to the issuance of any building permit. The applicant has agreed to fulfill all requirements including sidewalk along the frontage of the three proposed lots as well as the water extension. Approval of this replat is at the discretion of the Planning Commission and City Council.

Dates of Hearing: Planning Commission – March 1st, 2022
City Council – March 22nd, 2022

Council Ward: Ward 3, Councilmember Española Brown

Owner/Applicant: Mike Williams, Crafton Tull & Associates Inc.

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

Size:

The area of request has a frontage along Friendly Lane of approximately 225 ft. and a depth of approximately 170 feet, containing an area of approximately 37,897 square feet.



Development Proposed by Comprehensive Plan:
 Area of Request – LDR, Low Density Residential North, South, East & West – LDR, Low Density Residential.

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

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

Comprehensive Plan Citation:

Single-Family Detached Land Use

This use is representative of traditional single-family detached dwelling units. Of the residential categories, it is recommended that single-family detached land use continue to account for the largest percentage. The areas designated for single-family detached residential land uses are generally not adjacent to incompatible land uses, and are in proximity to existing single-family residential land use. The city should strive for a range of lot sizes to develop, and should reinforce this by providing a choice of several single-family zoning districts with various lot sized in the Zoning Ordinance.

Municipal Code Citation:

38-21.1. Purpose

A Replat of all or a portion of a recorded Plat may be approved without vacation of the recorded Plat, if the Replat meets the following criteria:

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

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

History:

1. The Plat of the Friendly Acres Addition was approved in 1937.

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2104:

Note: This application is for a re-plat of Lot 6 and a portion of Lot 5, Block 3 of the Friendly Acres Addition known currently as 1113 Friendly Lane.

Section 1. Public Improvements

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

(a)

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

(b)

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

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

Section 2. Water

There is currently no water service along Friendly Ln. The closest available public water main is a twelve (12) inch water line running along the west side of Westminster Rd. Code requires that all subdivided lots have access to public water across the frontage. Therefore, prior to platting, the developer will be required to extend the public water main east along Friendly Ln and across the entire frontage. Design of the extension will have to be done by an Oklahoma licensed engineer and submitted to this office for approval, then to Oklahoma Department of Environmental Quality, and upon approval; bonded and inspected per our code.

Section 3. Sanitary Sewer

There is an existing eight (8) inch sanitary sewer lines immediately adjacent to the proposed development; along the north side of Friendly Ln. Therefore, all the proposed lots already have public sanitary sewer access. No further improvements required.

Section 4. Stormwater

The proposed development is making three (3) lots out of one (1) existing. Only two (2) more house would be added to the existing system. Upon application of building permit, the lots will be required to keep the historic drainage pattern with care not to cause adverse impacts to surrounding property. No further improvements required.

Section 5. Street

Friendly Ln. is a publicly maintained asphalt roadway without curb and gutter. The City standard is for a street to be 26 feet wide, 13 feet on each side. The maximum gutter width is 1 foot so the remaining widening will require asphalt to match the same material of the road. The widening and curb and gutter will have to be added prior to filing of the plat. The improvement will be designed by an engineer and submitted for approval. Upon approval of plans, the work will be bonded and inspected by the Construction Inspector.

Section 6. Sidewalk

A four (4) foot sidewalk will have to be constructed along the frontage of Friendly Ln. Sidewalk will have to comply with current American with Disabilities Act (ADA) regulations. Sidewalk construction can be at time of building permit and will be required prior to any certificate of occupancy (CO) of the associated lot. A note to require sidewalk at CO will have to be on the recorded replat.

Section 7. Easements

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

Section 8. Lighting

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

Section 9. Signage

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

Section 10. Record Drawings, Lien Release, and Bonding

The water and half street public improvements will require inspection fees, bonding, and record drawings prior to acceptance. The required improvements will be inspected upon completion.

Fire Marshal's Comments:

PC-2104 is a request to replat. The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

Planning Comments:

The Replat of eastern 225 feet of Lot 6, plus the eastern 225 feet of the Friendly Acres Subdivision Addition will allow the owner to divide the existing lot into three (3) lots. Each lot is intended for one single family residence.

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

Approval of the Replat of eastern 225 feet of Lot 6, plus the eastern 225 feet of the Friendly Acres Subdivision is at the discretion of the Planning Commission and City Council.

Action Required: Approve or reject the Replat of the eastern 225 feet of Lot 6, plus the eastern 225 feet of the Friendly Acres Subdivision addressed as 11113 Friendly Lane. Located on the property as noted herein, subject to the staff comments and found in the March 1st, 2022 agenda packet and made a part of PC-2104 file.



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Billy Harless, Community Development Director

To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: March 1, 2022

Subject: (PC – 2105) Public hearing with discussion and consideration of an application to rename Alicia Drive located within the Frolich Addition to Viewins Drive.

Dates of Hearing: Planning Commission – March 1st, 2022
City Council – March 22nd, 2022.

A resident of the Midwest City has submitted an application to rename the existing public street of Alicia Drive in the Frolich Village Addition. The applicant seeks to change the name of the street to honor the life of someone close to her that died due to colon cancer.

The proposed name “Viewins Drive” does not conflict with any existing streets in Midwest City and would be acceptable. A total of 37 addresses would be affected by the name change.

Notice was sent to owners of all property abutting Alicia Drive within the Frolich Villages Addition and was also published in the Beacon. Staff has received a few calls from residents who live on Alicia Drive in the Frolich Villages Addition. Many of the calls expressed concern with the trouble that neighbors will have to go through to get their addresses changed for all mailings and documents such as driver’s licenses. One of the callers suggested the renaming of the park adjacent to Alicia Drive as a substitute to renaming the street.



Action Required: Approve or reject the proposed street name change from Alicia Drive in the Frolich Villages Addition to Viewins Drive.