



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
May 3rd, 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 April 5th, 2022 Planning Commission meeting.

C. DISCUSSION

1. (PC – 2110) Public hearing with discussion and consideration of an ordinance to redistrict from C-1, Restricted Commercial to R-6, Single Family Detached Residential, for the property described as Block 1, Lot 1 of the Harr Julian Replat, addressed as 403 W Fairchild Drive.
2. (PC – 2111) Public hearing with discussion and consideration for adoption, including any possible amendment of a resolution for a Special Use Permit to allow the use of Automotive Sales & Rentals: Light in the C-3, Community Commercial, for the property described as a part of the NE/4 of Section 9, T-11-N, R-2-W, located at 2029 South Air Depot.
3. (PC – 2112) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict from PUD, Planned Unit Development governed by the C-3, Community Commercial, to SPUD, Simplified Planned Unit Development, governed by the R-HD, High Density Residential district and a resolution to amend the Comprehensive Plan from OR, Office Retail, to HDR, High Density Residential, for the properties platted as Midtown Office Park Phase II, Block 5, Lots 1-6, addressed as 1641, 1647, 1653, 1659, 1665, & 1671 Midtown Place.
4. (PC – 2113) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict from R-6, Single Family Residential to PUD, Planned Unit Development, governed by the R-HD, High Density Residential district as well as a tract governed by the C-3, Community Commercial district and a resolution to amend the Comprehensive Plan from POS, Parks and Open Space and OR, Office Retail, to HDR, 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 9309 SE 29th Street and 9020 SE 25th Street

D. COMMISSION DISCUSSION

E. **PUBLIC DISCUSSION**

F. **FURTHER INFORMATION**

G. **ADJOURN**



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

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: May 3rd, 2022

Subject: (PC-2110) Public hearing with discussion and consideration of an ordinance to redistrict from C-1, Restricted Commercial to R-6, Single Family Detached Residential, for the property described as Block 1, Lot 1 of the Harr Julian Replat, addressed as 403 W Fairchild Drive.

Executive Summary: This is a request to rezone the property from C-1, Restricted Commercial to R-6, Single Family Detached Residential to C-3, Community Commercial. The applicant, Mr. Ben Fox, is attempting to sell the house that has existed on the property since 1960. As of 1985, the property was zoned C-1, Restricted Commercial. The sale fell through because the house could not be rebuilt if it were to burn down, per city ordinance regarding non-conforming uses. Mr. Fox wishes to zone the property to match its current existing use. No variances are being requested. Any future construction would be required to meet the minimum requirements of the Zoning Ordinance for the R-6, Single Family Detached Residential zoning district. Action is at the discretion of the Planning Commission and City Council.

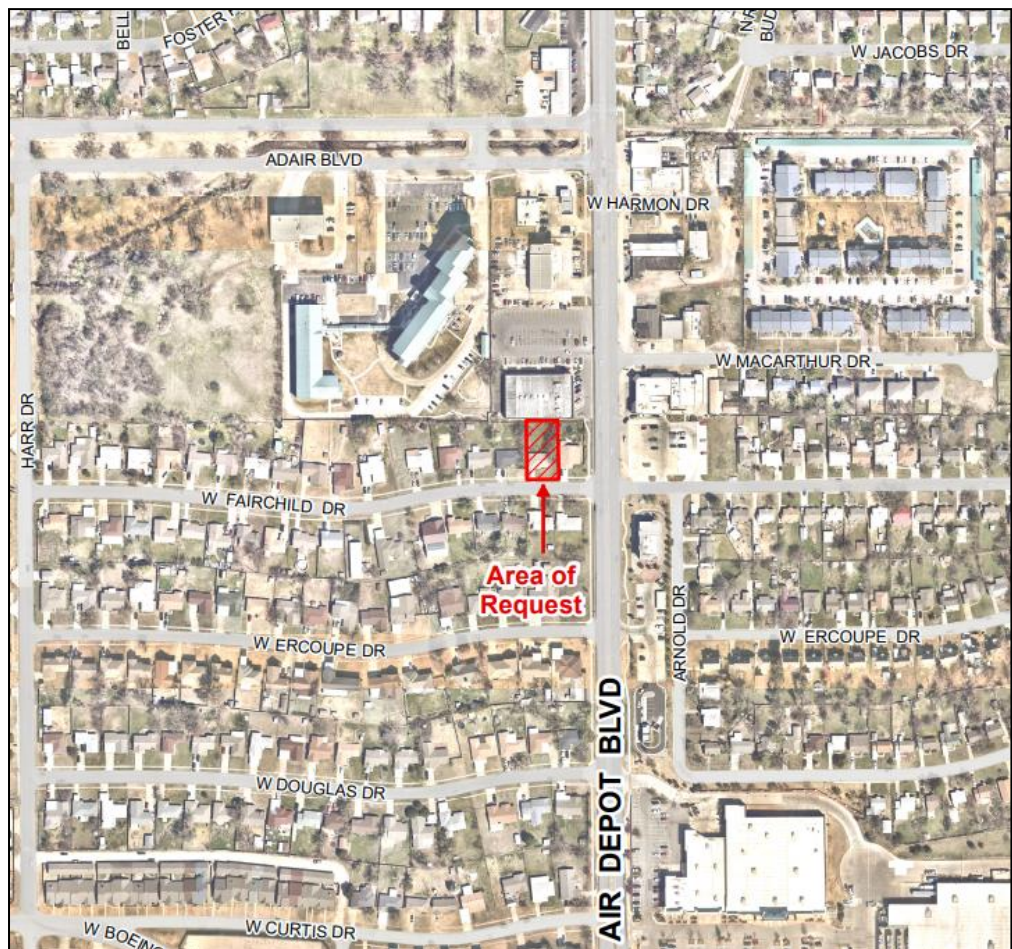
Dates of Hearing: Planning Commission – May 3rd, 2022
City Council – May 24th, 2022

Applicant: Ben Fox,
Handspring Properties LLC

Owner: Ben Fox

Proposed Use: One single family residential home

Size:
The area of request has a frontage of approximately 75 feet along West Fairchild and a depth of approximately 128 feet containing an area of approximately .22 acres or 9,600 square feet, more or less.



Development Proposed by Comprehensive Plan:

Area of Request – Low Density Residential (LDR)

South and West – Low Density Residential

East – Office Retail (OR) and Low Density Residential (LDR)

North — Office Retail (OR) and High Density Residential (HDR)

Zoning Districts:

Area of Request – C-1, Restricted Commercial

South and West – R-6, Single Family Detached Residential

East – C-3, Community Commercial, MIX, Mixed Use Overlay District & R-6, Single Family Residential

North – C-3, Community Commercial

Land Use:

Area of Request – Single family home

South & West – Single family residential homes

North – Cici's Pizza, Autumn House Retirement Homes, and Aamco Transmissions

East – Tropical Smoothie Café, Schlotzsky's, and single family homes

Municipal Code Citation:

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

2.7.1 General Description

The R-6, Single-Family Detached Residential District is intended for single-family residences on lots of not less than 6,000 square feet in size. This district is estimated to yield a maximum density of 5.1 gross dwelling units per acre (DUA).

Additional uses for the district shall include churches, schools and public parks in logical neighborhood units.

History:

1. No record can be found of when parcel was zoned from residential use to C-1, Restricted Commercial.
2. The 2010 Zoning Map identified this parcel as C-1, Restricted Commercial.

Staff Comments:**Engineer's report:**

[Have asked Patrick if he intends to upload comments]

Fire Marshal's report:

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

Plan Review Comments:

This is an application to rezone the parcel located at 403 W Fairchild Dr. from C-1, Restricted Commercial to R-6, Single Family Detached Residential. The applicant plans to leave the existing structure and use it as a single family detached residence and sell it to another party. The house has been present on the property since 1960.

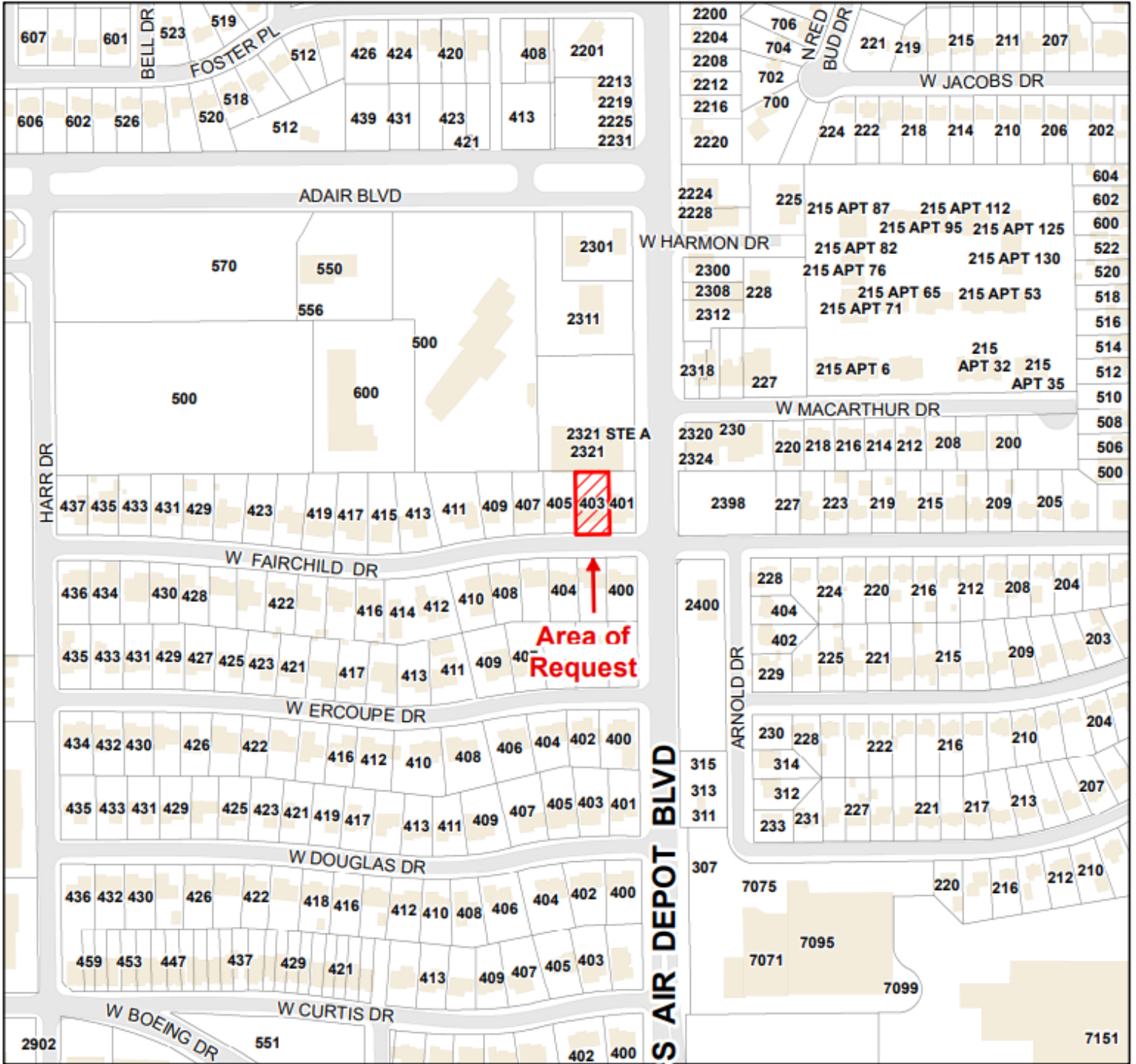
Staff sent notices out to all property owners within 300 feet of the area of request. As of this writing, staff has received no calls or letters of protest.

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

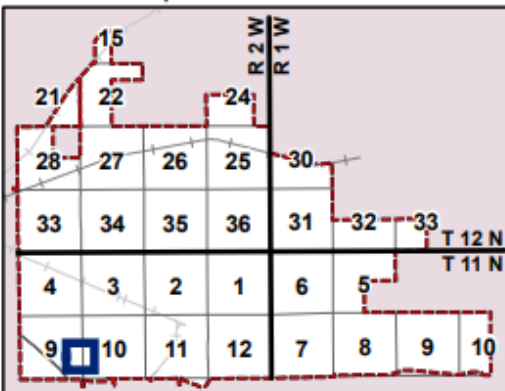
Action Required:

Approve or reject the ordinance to redistrict to R-6, Single Family Detached Residential, for the property as noted herein, subject to staff comments as found in the May 3rd, 2022 agenda packet and made a part of PC-2110 file.





Billy Harless,
Community Development Director
MP



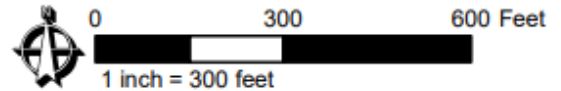
Locator Map



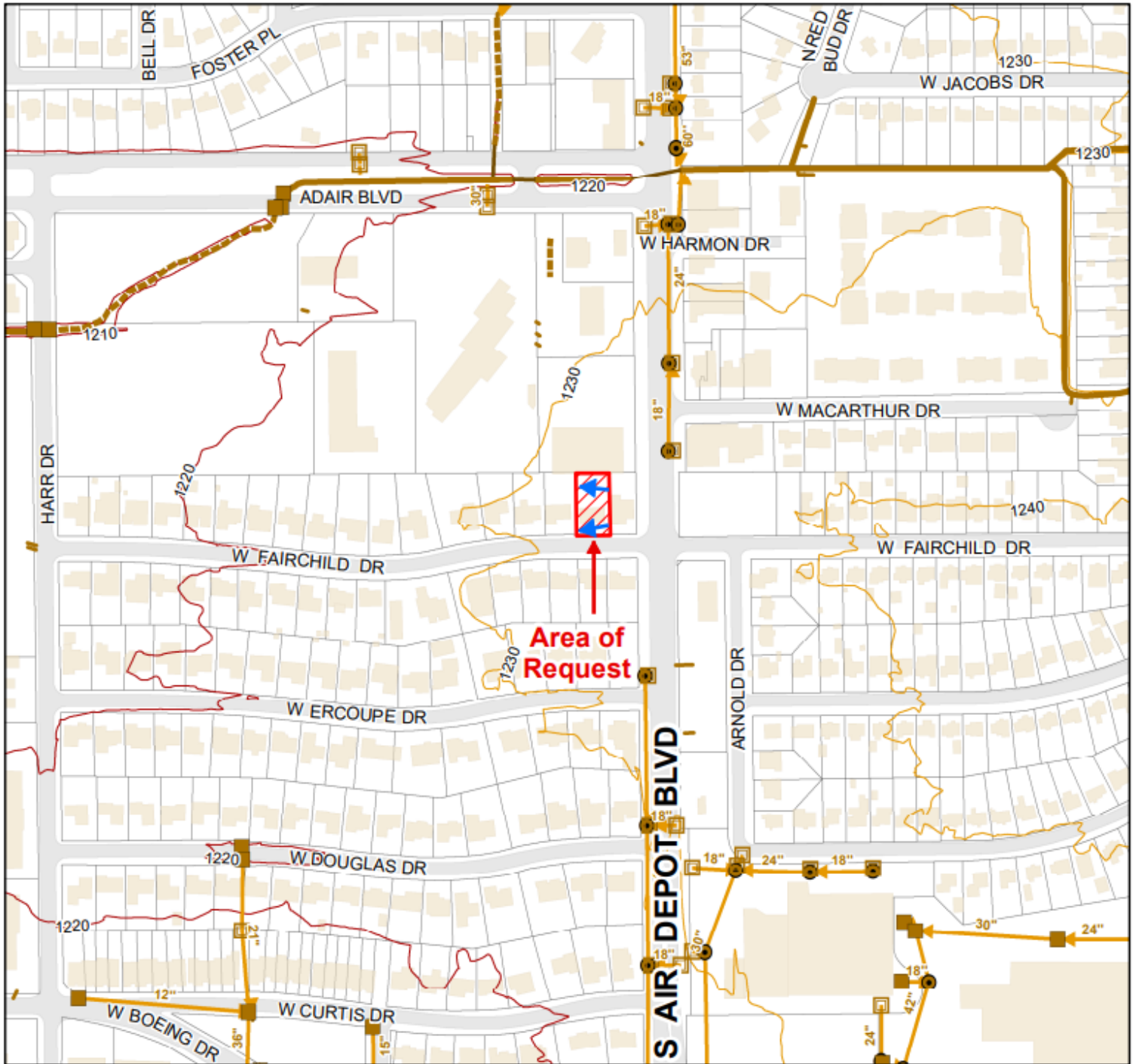
General Map Legend

-  Area of Request
-  Parcels with Addresses
-  Buildings
-  Edge of Pavement
-  MWC City Limits
- Railroads**
-  Active
-  Inactive / Closed

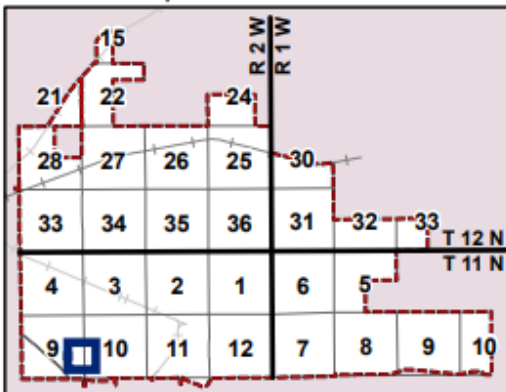
**GENERAL MAP FOR
PC-2110
(SE/4, Sec. 9, T11N, R2W)**



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

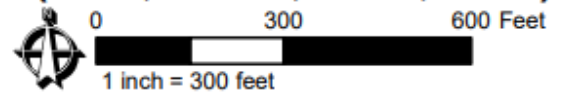


- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

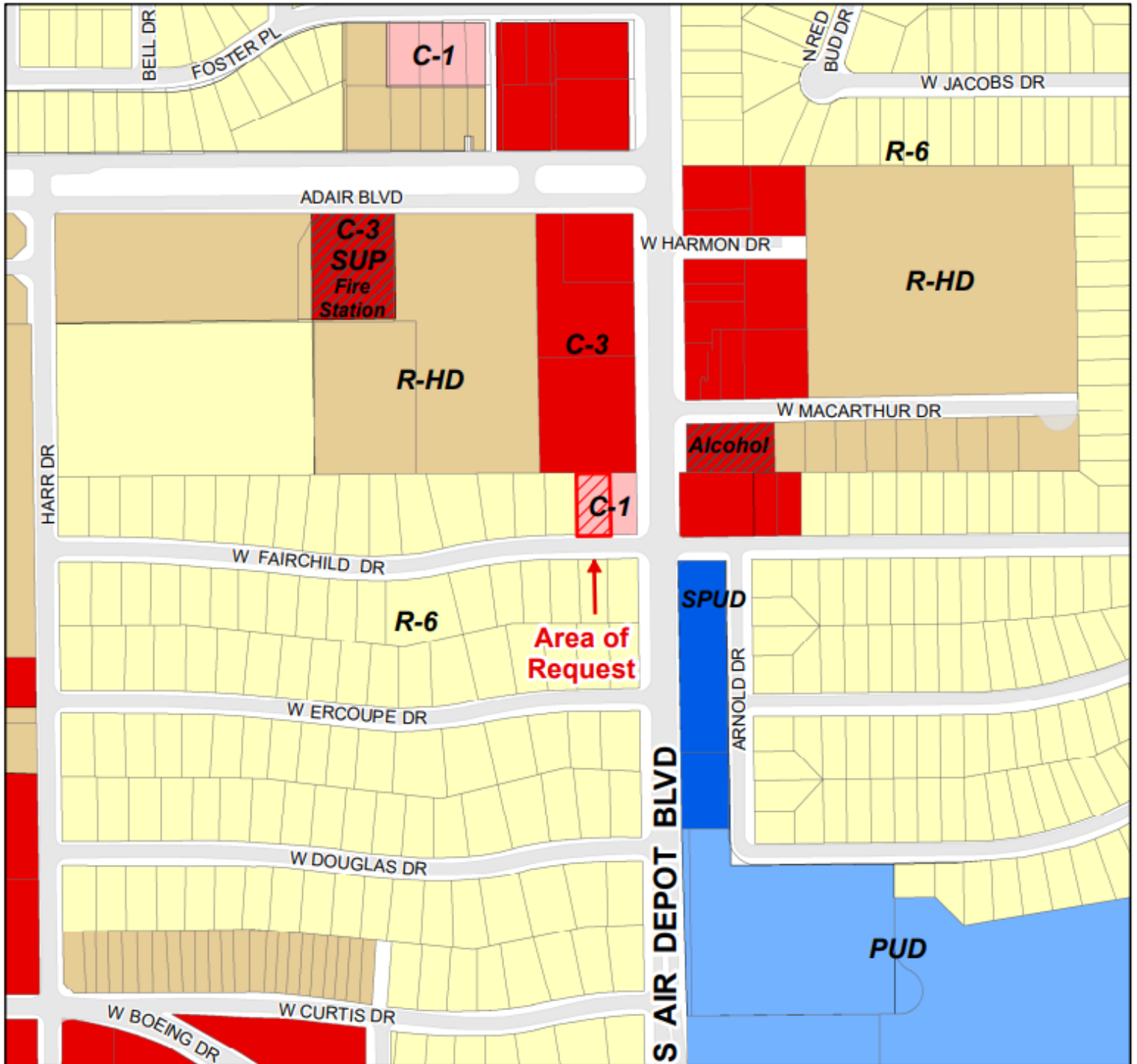
2009 FEMA Floodplains

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

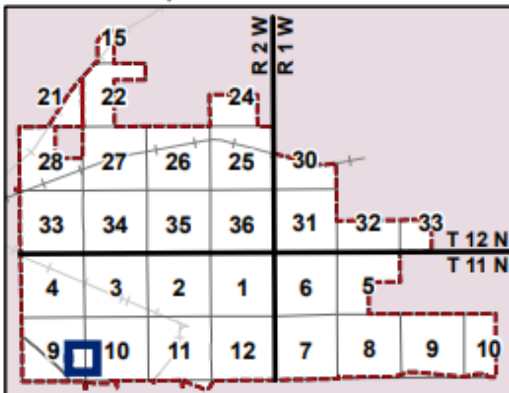
DRAINAGE LOCATION MAP FOR PC-2110 (SE/4, Sec. 9, T11N, R2W)



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.



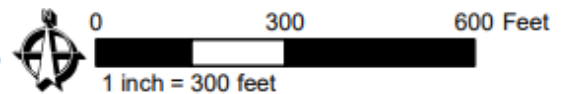
Locator Map



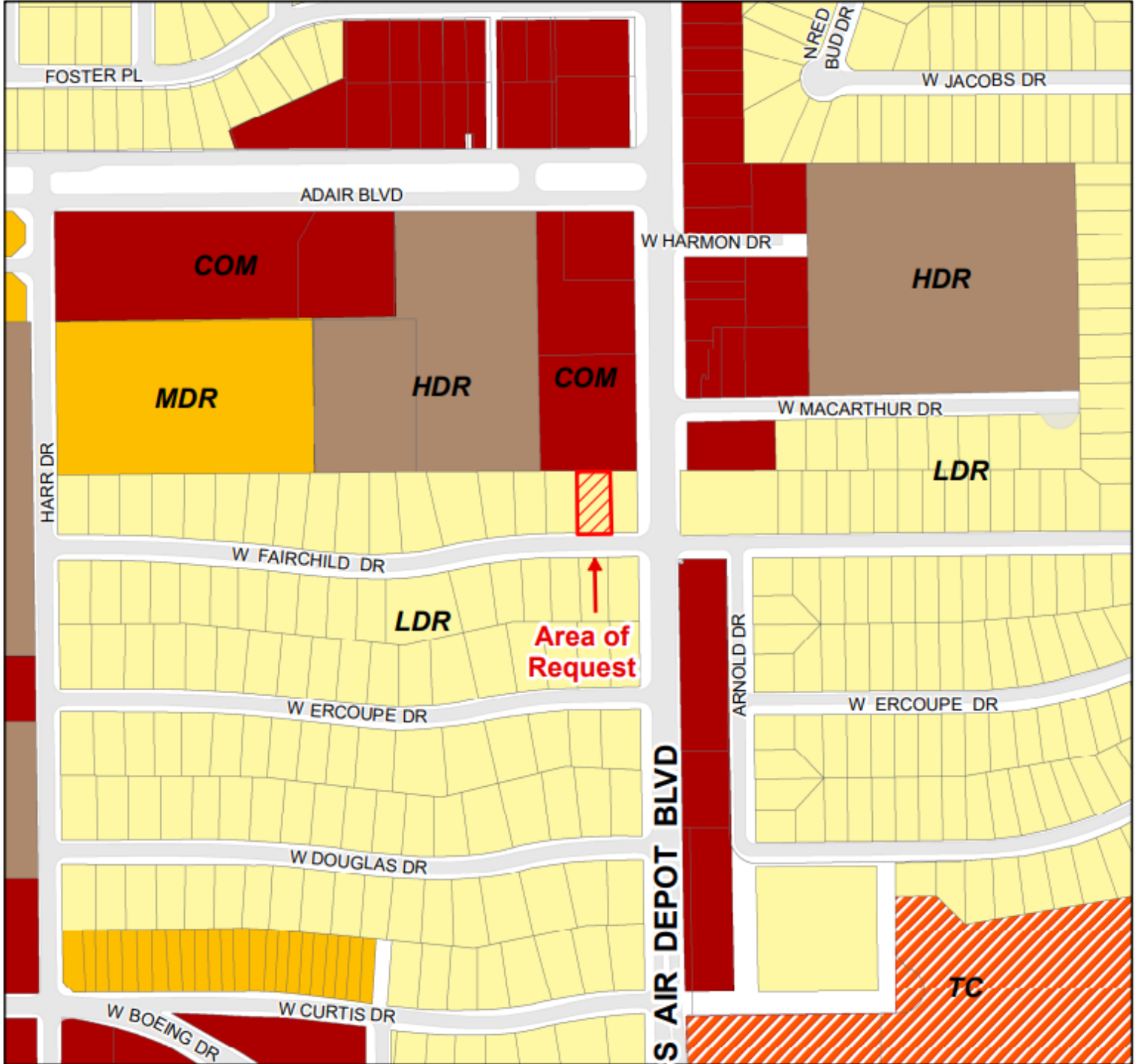
Current Zoning Legend

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	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

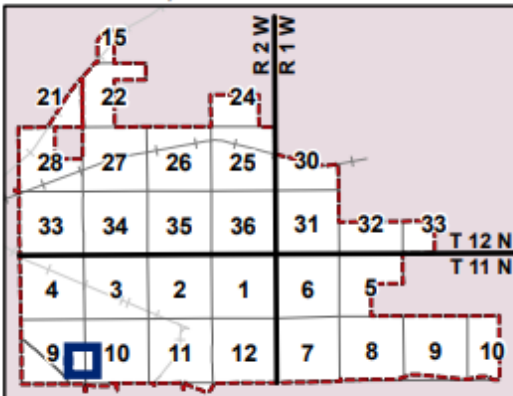
ZONING MAP FOR PC-2110 (SE/4, Sec. 9, T11N, R2W)



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



Future Land Use Legend

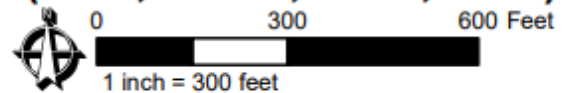
- Single-Family Detached Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home
- Public/Semi-Public
- Parks/Open Space
- Office/Retail
- Commercial
- Industrial
- Town Center

FUTURE LAND USE

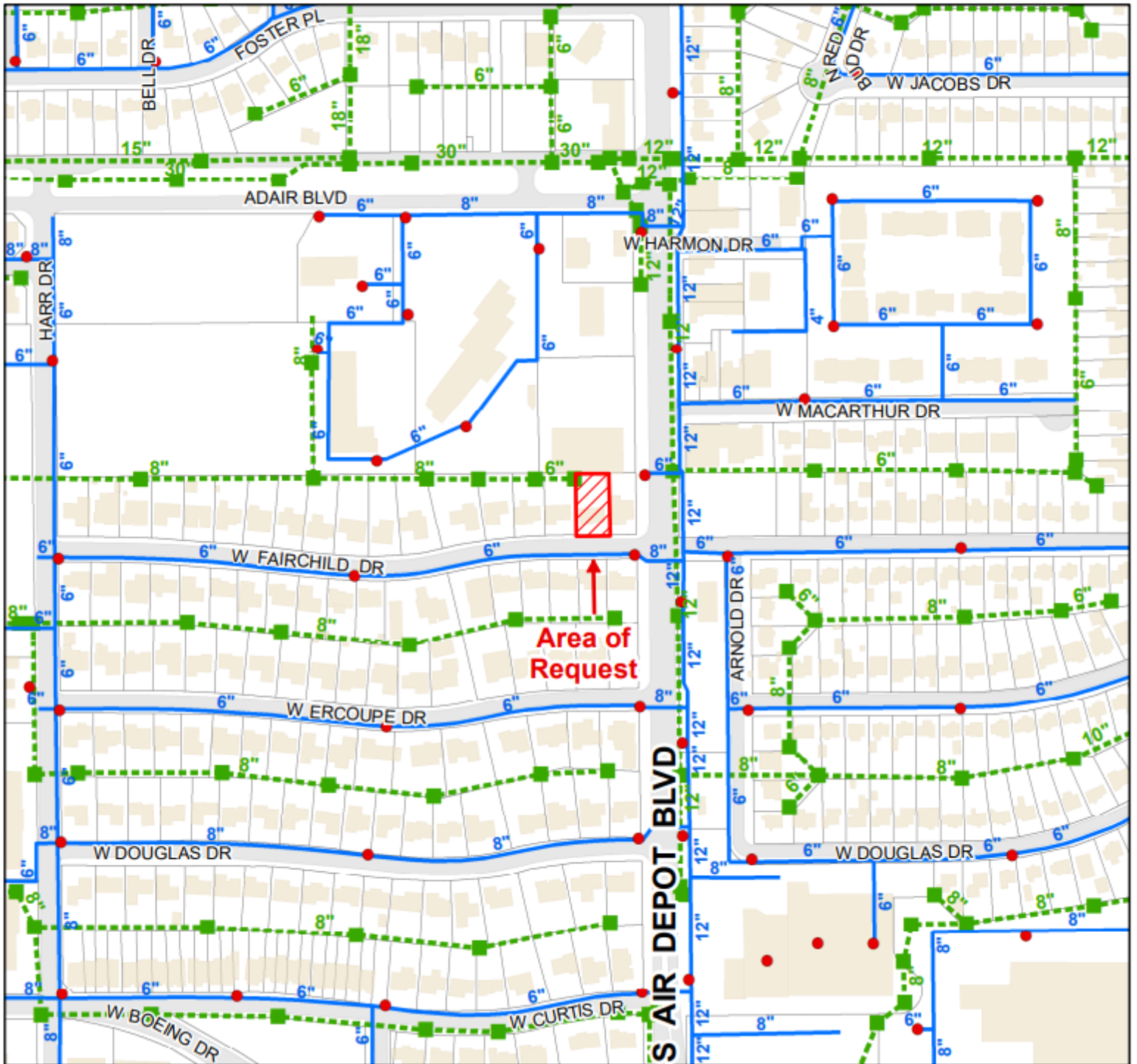
MAP FOR

PC-2110

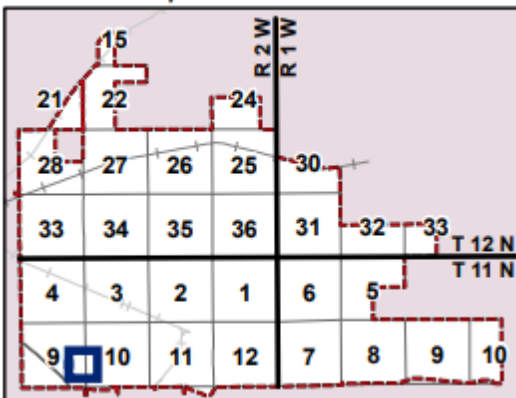
(SE/4, Sec. 9, T11N, R2W)



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

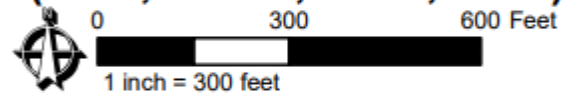


Water/Sewer Legend

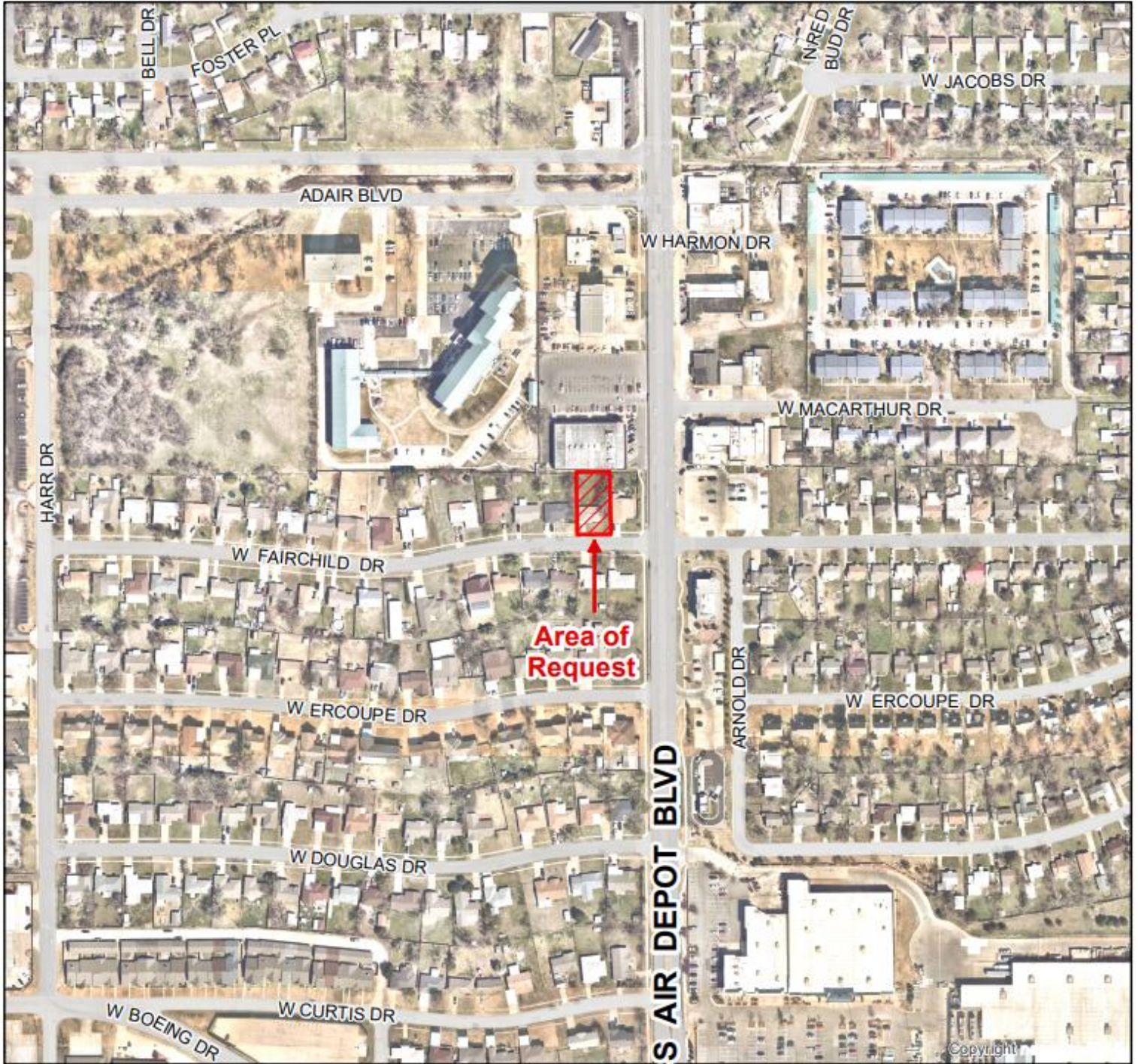
- Fire Hydrants
- Water Lines
 - Distribution
 - Well
 - - - OKC Cross Country
 - - - Sooner Utilities
 - - - Thunderbird
 - - - Unknown
- Sewer Manholes
- - - Sewer Lines

**WATER/SEWER LINE
LOCATION MAP FOR
PC-2110**

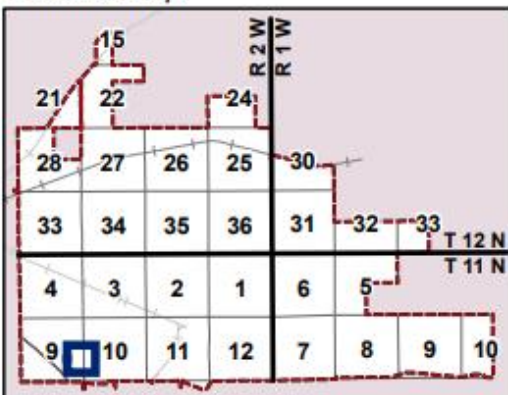
(SE/4, Sec. 9, T11N, R2W)



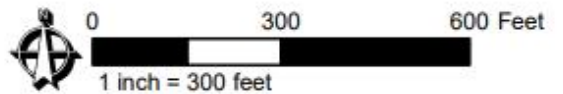
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT 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



**12/2021 NEARMAP AERIAL VIEW FOR
PC-2110
(SE/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.



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

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: May 3rd, 2022

Subject: (PC – 2111) Public hearing with discussion and consideration for adoption, including any possible amendment of a resolution for a Special Use Permit to allow the use of Automotive Sales & Rentals: Light in the C-3, Community Commercial, for the property described as a part of the NE/4 of Section 9, T-11-N, R-2-W, located at 2029 South Air Depot.

Executive Summary: The area of request is currently the site of a transmission shop. The applicant has requested a Special Use Permit for the additional use of *Automobile Sales and Rentals: Light*. The applicant would like to sell cars in addition to its current use as a transmission shop. Action is at the discretion of the Planning Commission and City Council.

Dates of Hearings: Planning Commission – May 3rd, 2022
City Council – May 24th, 2022

Council Ward: 1st, Susan Eads

Owner: Camille Herndon
Gamble, Herndon Law Office

Applicant: Shaun Dierksen

Proposed Use: Automobile
Sales Lot

Size: The area of the request has a frontage of approximately 115' along South Air Depot Boulevard and a depth of approximately 267.5' containing an area of .73 acres, more or less.

Future Land Use Map:
Area of Request – OR, Office
Retail
North and South – OR, Office



Retail
East – OR, Office Retail & LDR, Low Density Residential
West — COM, Commercial

Zoning Districts:

Area of Request – C-3, Community Commercial
North, West, and South – C-3, Community Commercial
East – MIX, Mixed Use Overlay District & R-6, Single Family Detached Residential

Land Use:

Area of Request – Transmission Shop
North - Office
East – Sheraton and Reed Center
South – Vacant, La Quinta, and Casey’s
West – Del City

Comprehensive Plan Citation:

Commercial Land Uses

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

Municipal Code Citation:

History

1. 1938 — Service garage was constructed
2. 1990 — Service office shed was constructed
3. The property was zoned C-3 with the adoption of the 2010 Zoning Map.

Staff Comments

Engineering Division:

No Engineering improvements are required with this application.

Fire Marshal’s Comments

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

Planning Division

The applicant met with staff in March of 2022 to request the additional uses of Automotive Sales & Rentals: Light within the C-3, Community Commercial District.

The proposed building will be required to meet the zoning requirements for the C-3, Community Commercial District in place at the time of building permit with regards to exterior materials, setbacks, parking, landscaping, dumpster enclosure, and building coverage.

The property currently has sidewalk across the entire frontage. Proposed sidewalk alterations must meet Midwest City and ADA standards No half street improvements are required with this application.

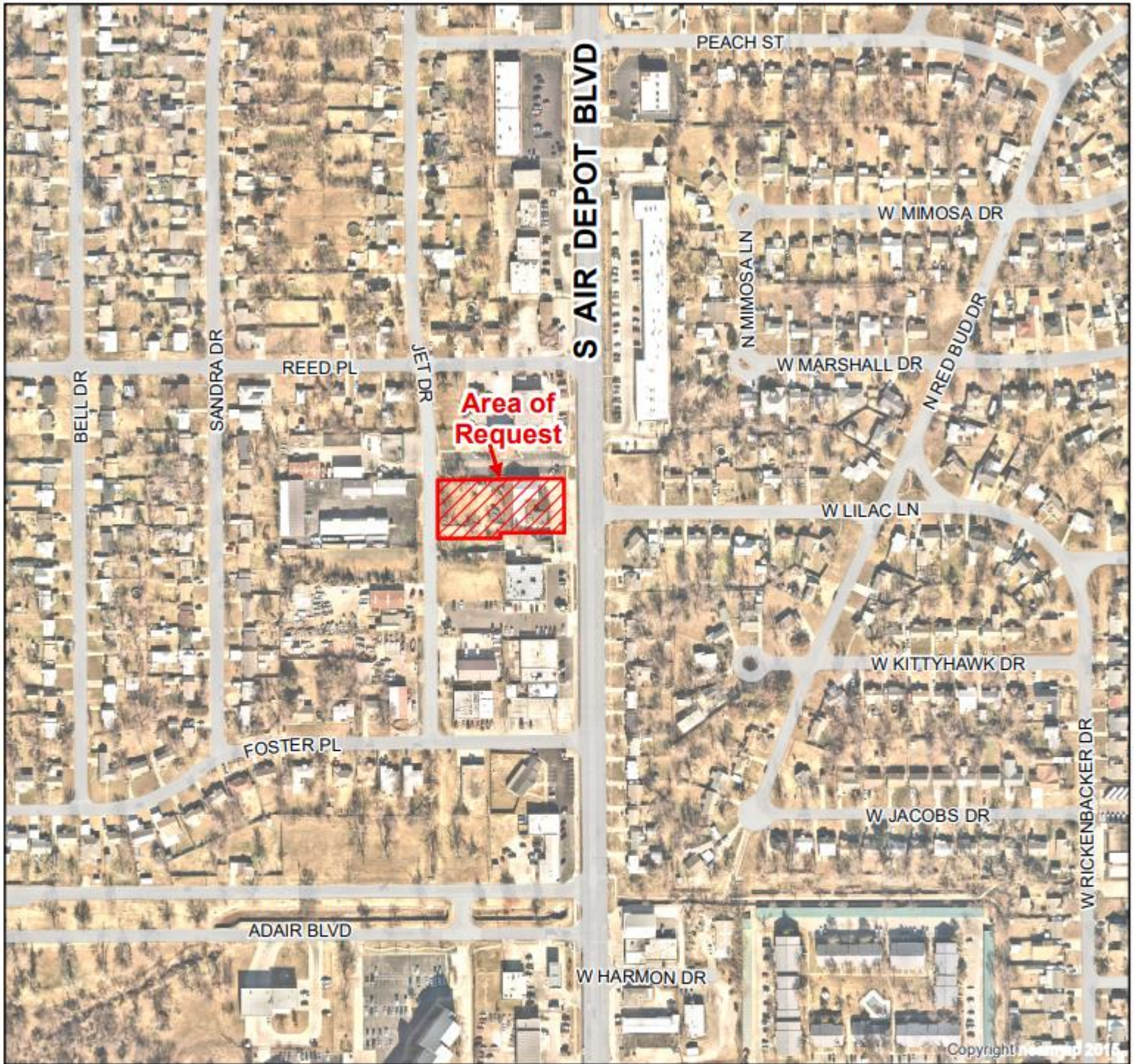
If approved, the Special Use Permit will expire in twelve (12) months is the uses are not established with a Certificate of Occupancy,

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

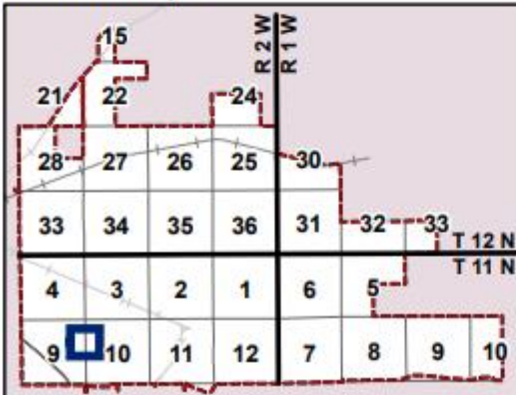
Action Required: Approve or reject the resolution for a Special Use Permit for the property as noted herein, subject to the staff comments and recommendations as found in the May 3rd, 2022 agenda packet and made a part of PC-2111 file.

Billy Harless
Community Development Director

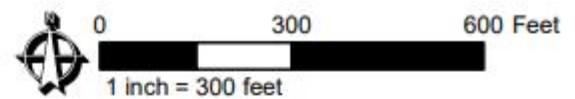
MP



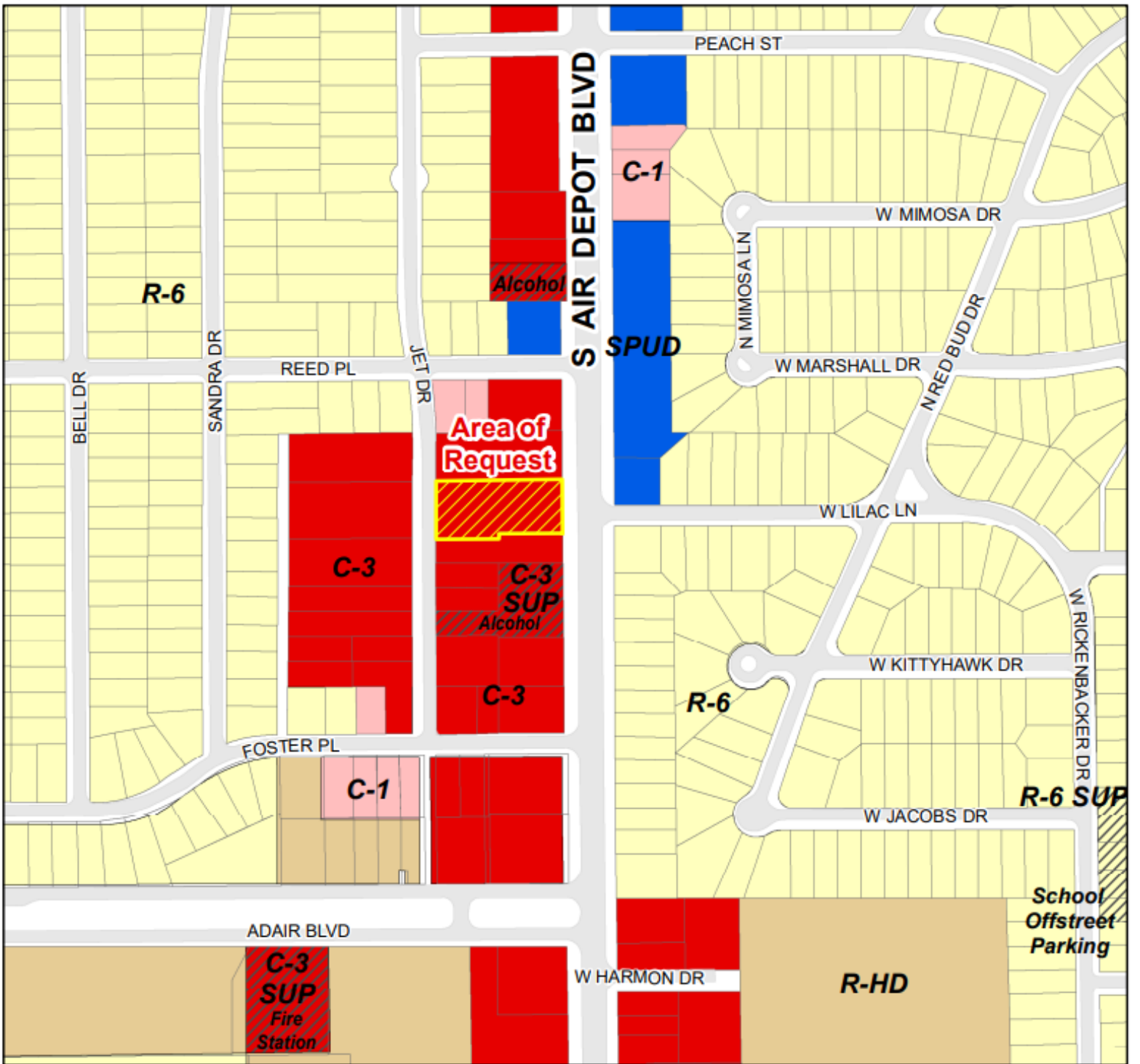
Locator Map



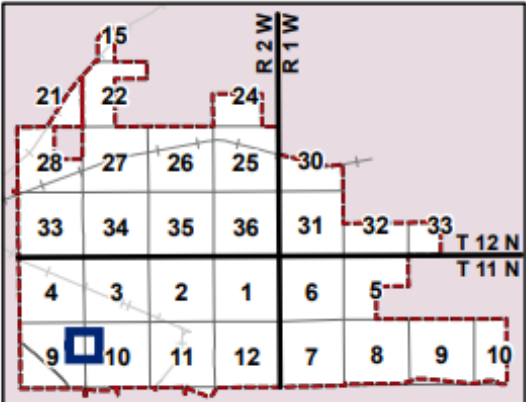
**12/2021 NEARMAP AERIAL VIEW FOR
PC-2111
(NE/4, Sec. 9, T11N, R2W)**



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.



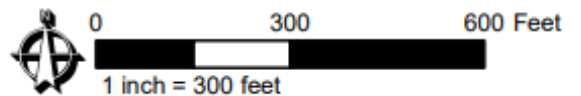
Locator Map



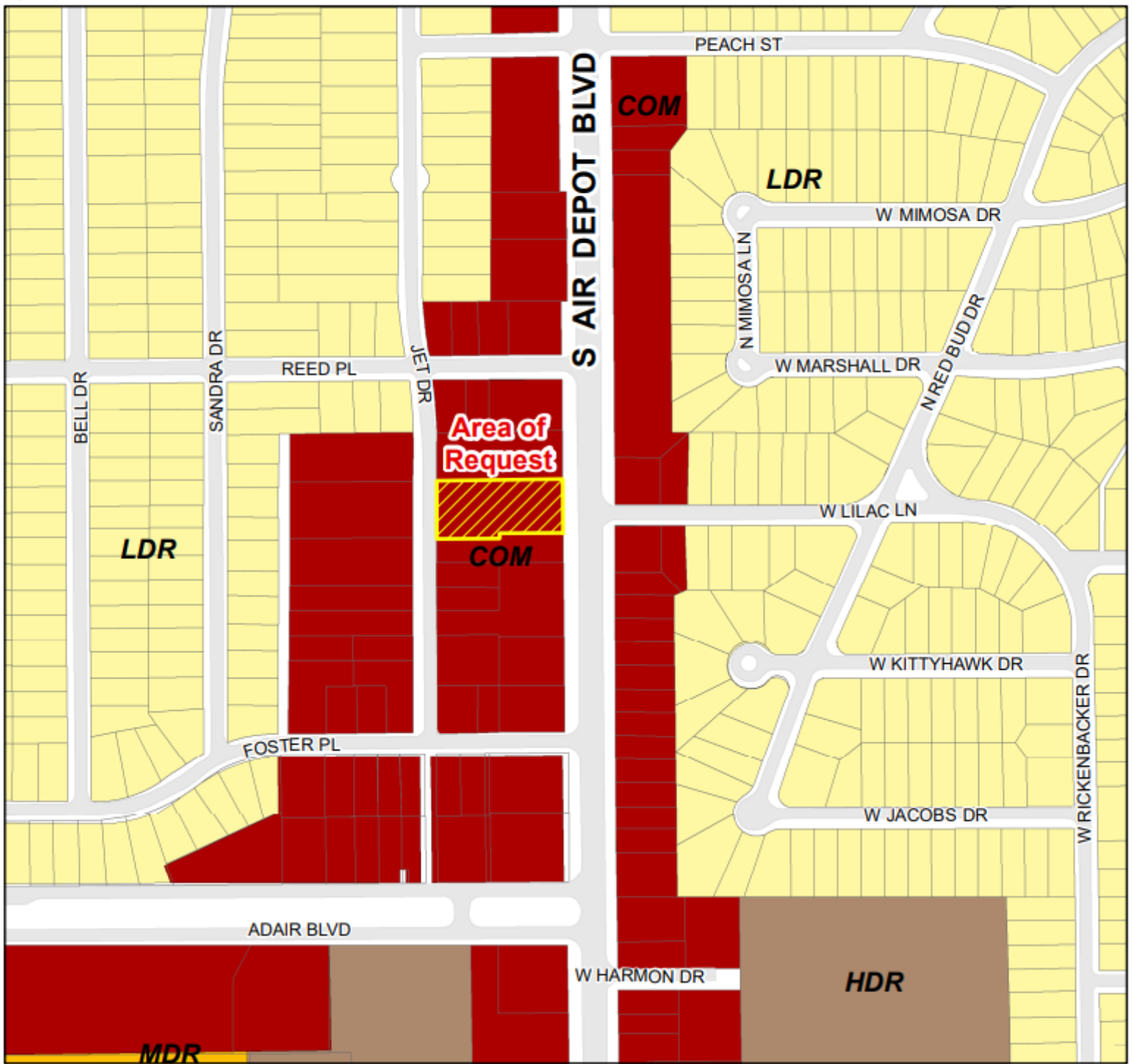
Current Zoning Legend

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	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

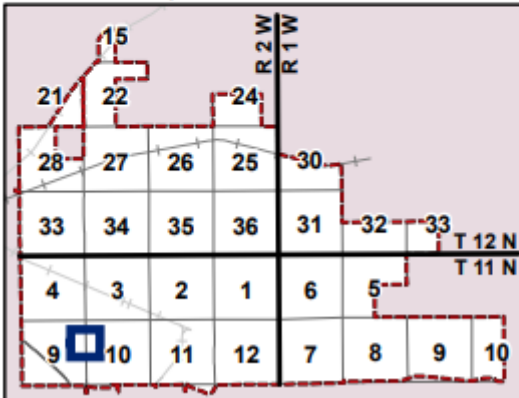
**ZONING MAP FOR
PC-2111
(NE/4, Sec. 9, T11N, R2W)**



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

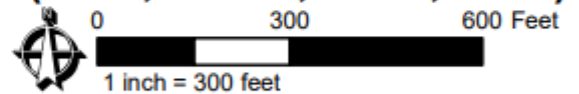


Future Land Use Legend

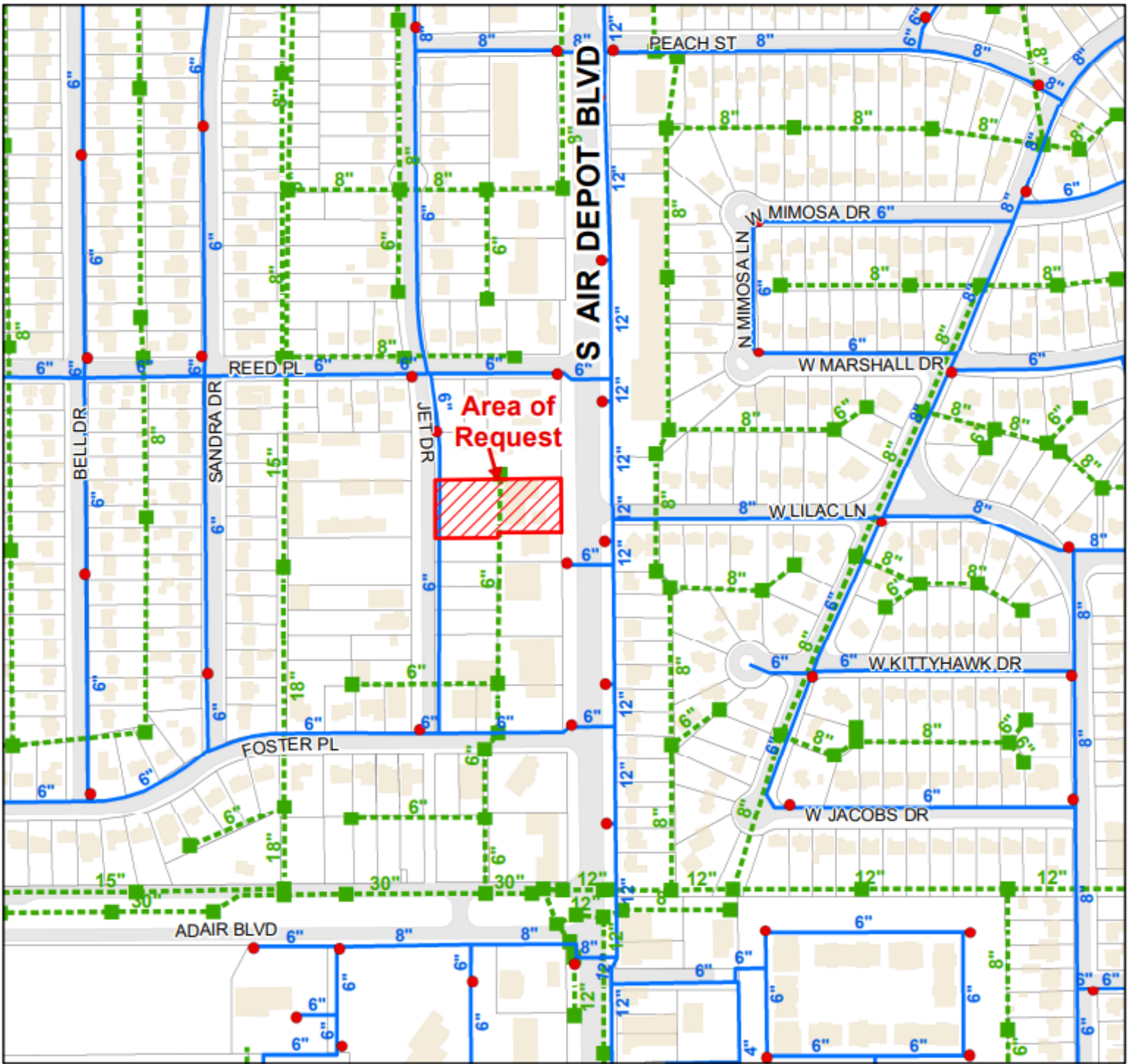
- Single-Family Detached Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home
- Public/Semi-Public
- Parks/Open Space
- Office/Retail
- Commercial
- Industrial
- Town Center

**FUTURE LAND USE
MAP FOR
PC-2111**

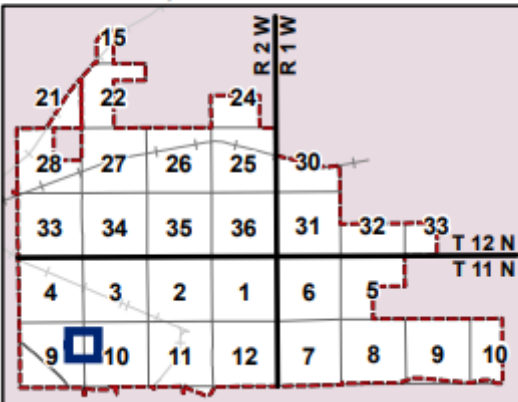
(NE/4, Sec. 9, T11N, R2W)



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

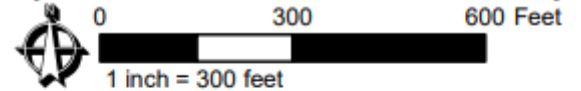


Water/Sewer Legend

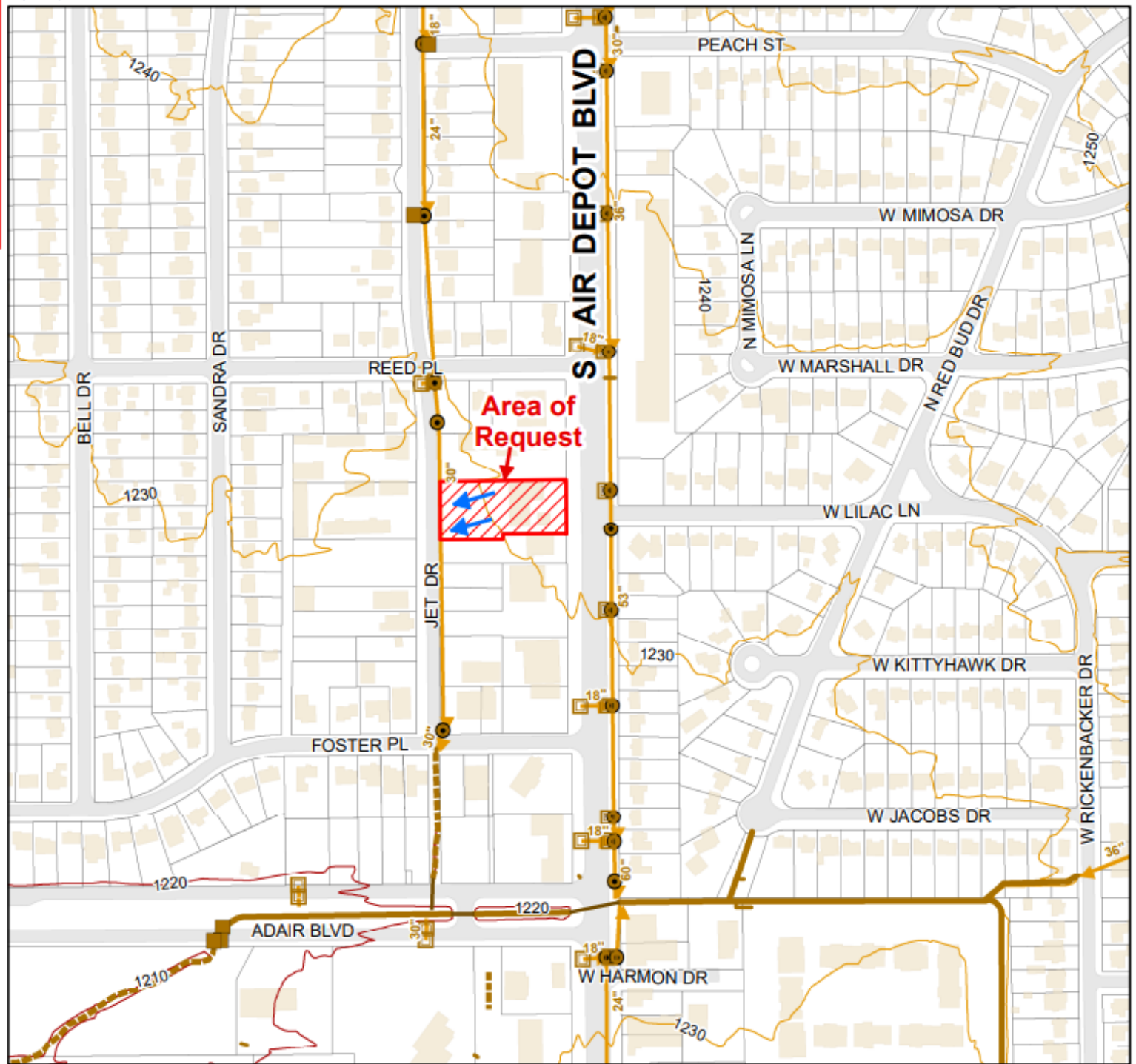
- Fire Hydrants
- Water Lines
 - Distribution
 - Well
 - - - OKC Cross Country
 - - - Sooner Utilities
 - - - Thunderbird
 - - - Unknown
- Sewer Manholes
- - - Sewer Lines

WATER/SEWER LINE LOCATION MAP FOR PC-2111

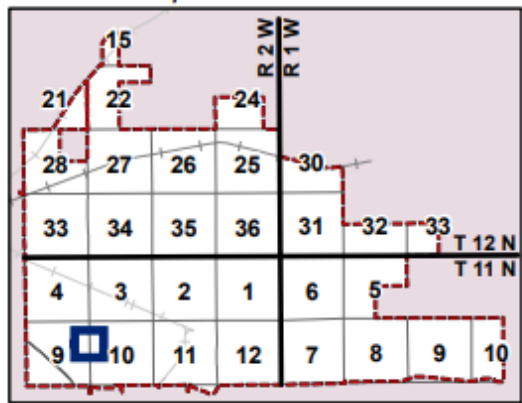
(NE/4, Sec. 9, T11N, R2W)



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.



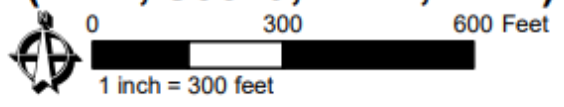
Locator Map



- 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

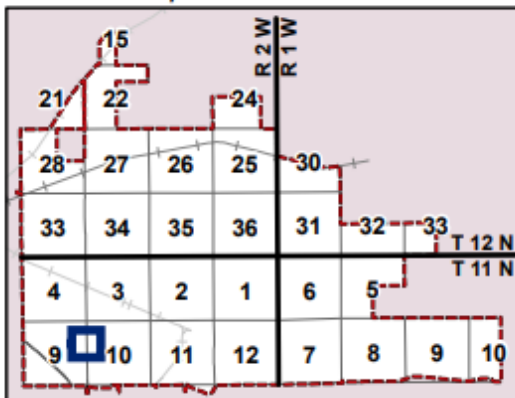
DRAINAGE LOCATION MAP FOR PC-2111 (NE/4, Sec. 9, T11N, R2W)










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.



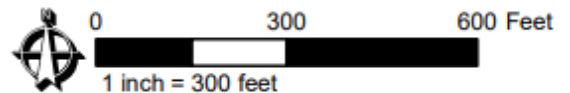
Locator Map



General Map Legend

-  Area of Request
-  Parcels with Addresses
-  Buildings
-  Edge of Pavement
-  MWC City Limits
- Railroads**
-  Active
-  Inactive / Closed

**GENERAL MAP FOR
PC-2111
(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.



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

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: May 3rd, 2022

Subject: (PC – 2111) Public hearing with discussion and consideration for adoption, including any possible amendment of a resolution for a Special Use Permit to allow the use of Automotive Sales & Rentals: Light in the C-3, Community Commercial, for the property described as a part of the NE/4 of Section 9, T-11-N, R-2-W, located at 2029 South Air Depot.

Executive Summary: The area of request is currently the site of a transmission shop. The applicant has requested a Special Use Permit for the additional use of *Automobile Sales and Rentals: Light*. The applicant would like to sell cars in addition to its current use as a transmission shop. Action is at the discretion of the Planning Commission and City Council.

Dates of Hearings: Planning Commission – May 3rd, 2022
City Council – May 24th, 2022

Council Ward: 1st, Susan Eads

Owner: Camille Herndon
Gamble, Herndon Law Office

Applicant: Shaun Dierksen

Proposed Use: Automobile
Sales Lot

Size: The area of the request has a frontage of approximately 115' along South Air Depot Boulevard and a depth of approximately 267.5' containing an area of .73 acres, more or less.

Future Land Use Map:
Area of Request – OR, Office
Retail



North and South – OR, Office Retail
East – OR, Office Retail & LDR, Low Density Residential
West — COM, Commercial

Zoning Districts:

Area of Request – C-3, Community Commercial
North, West, and South – C-3, Community Commercial
East – MIX, Mixed Use Overlay District & R-6, Single Family Detached Residential

Land Use:

Area of Request – Transmission Shop
North - Office
East – Sheraton and Reed Center
South – Vacant, La Quinta, and Casey’s
West – Del City

Comprehensive Plan Citation:

Commercial Land Uses

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

Municipal Code Citation:

History

1. 1938 — Service garage was constructed
2. 1990 — Service office shed was constructed
3. The property was zoned C-3 with the adoption of the 2010 Zoning Map.

Staff Comments

Engineering Division:

No Engineering improvements are required with this application.

Fire Marshal’s Comments

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

Planning Division

The applicant met with staff in March of 2022 to request the additional uses of Automotive Sales & Rentals: Light within the C-3, Community Commercial District.

The proposed building will be required to meet the zoning requirements for the C-3, Community Commercial District in place at the time of building permit with regards to exterior materials, setbacks, parking, landscaping, dumpster enclosure, and building coverage.

The property currently has sidewalk across the entire frontage. Proposed sidewalk alterations must meet Midwest City and ADA standards No half street improvements are required with this application.

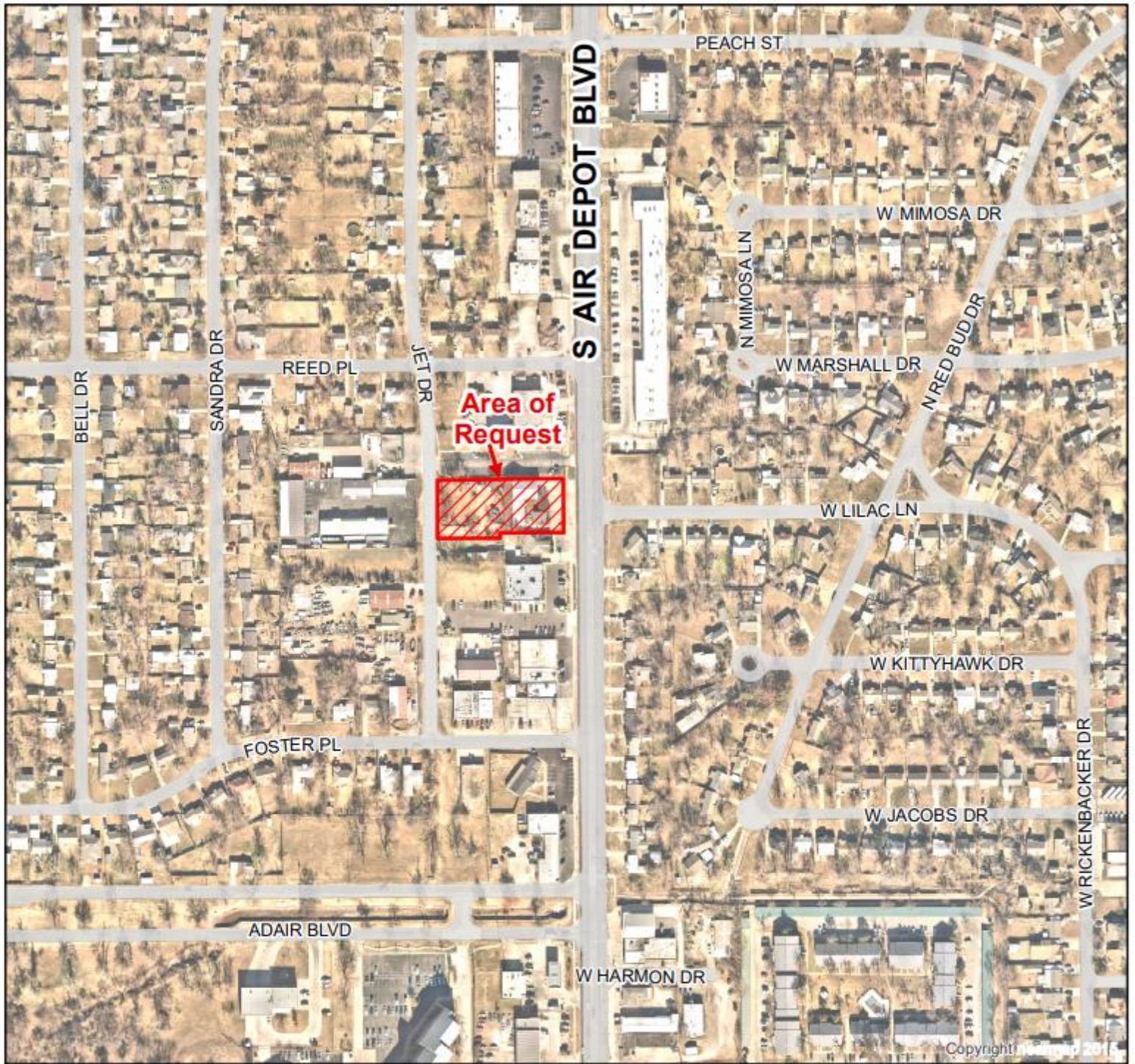
If approved, the Special Use Permit will expire in twelve (12) months is the uses are not established with a Certificate of Occupancy,

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

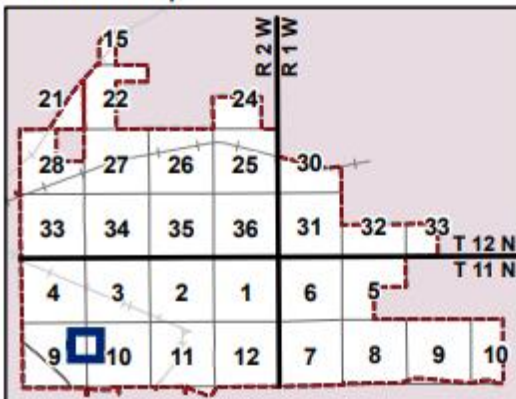
Action Required: Approve or reject the resolution for a Special Use Permit for the property as noted herein, subject to the staff comments and recommendations as found in the May 3rd, 2022 agenda packet and made a part of PC-2111 file.

Billy Harless
Community Development Director

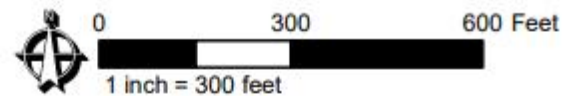
MP



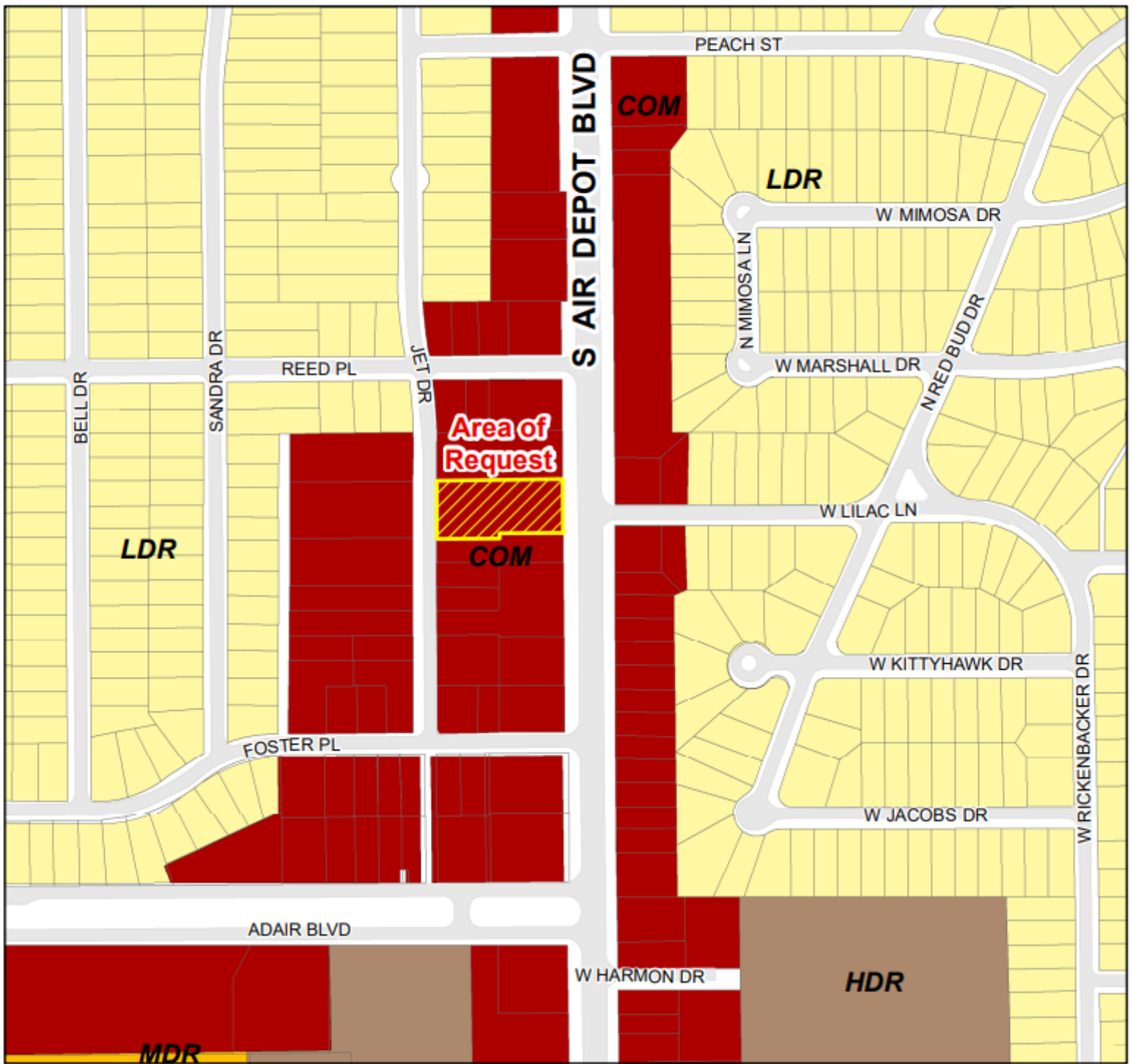
Locator Map



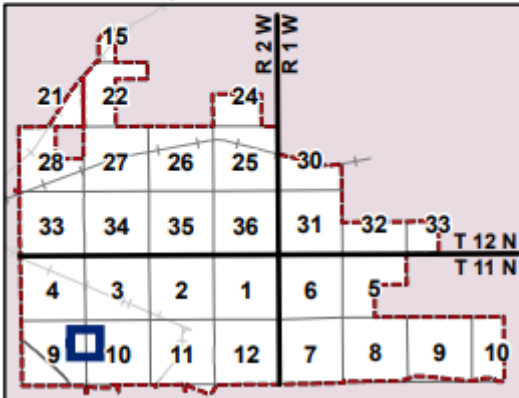
**12/2021 NEARMAP AERIAL VIEW FOR
PC-2111
(NE/4, Sec. 9, T11N, R2W)**



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

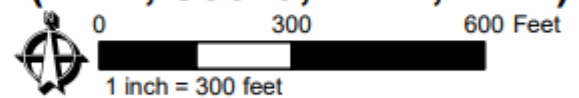


Future Land Use Legend

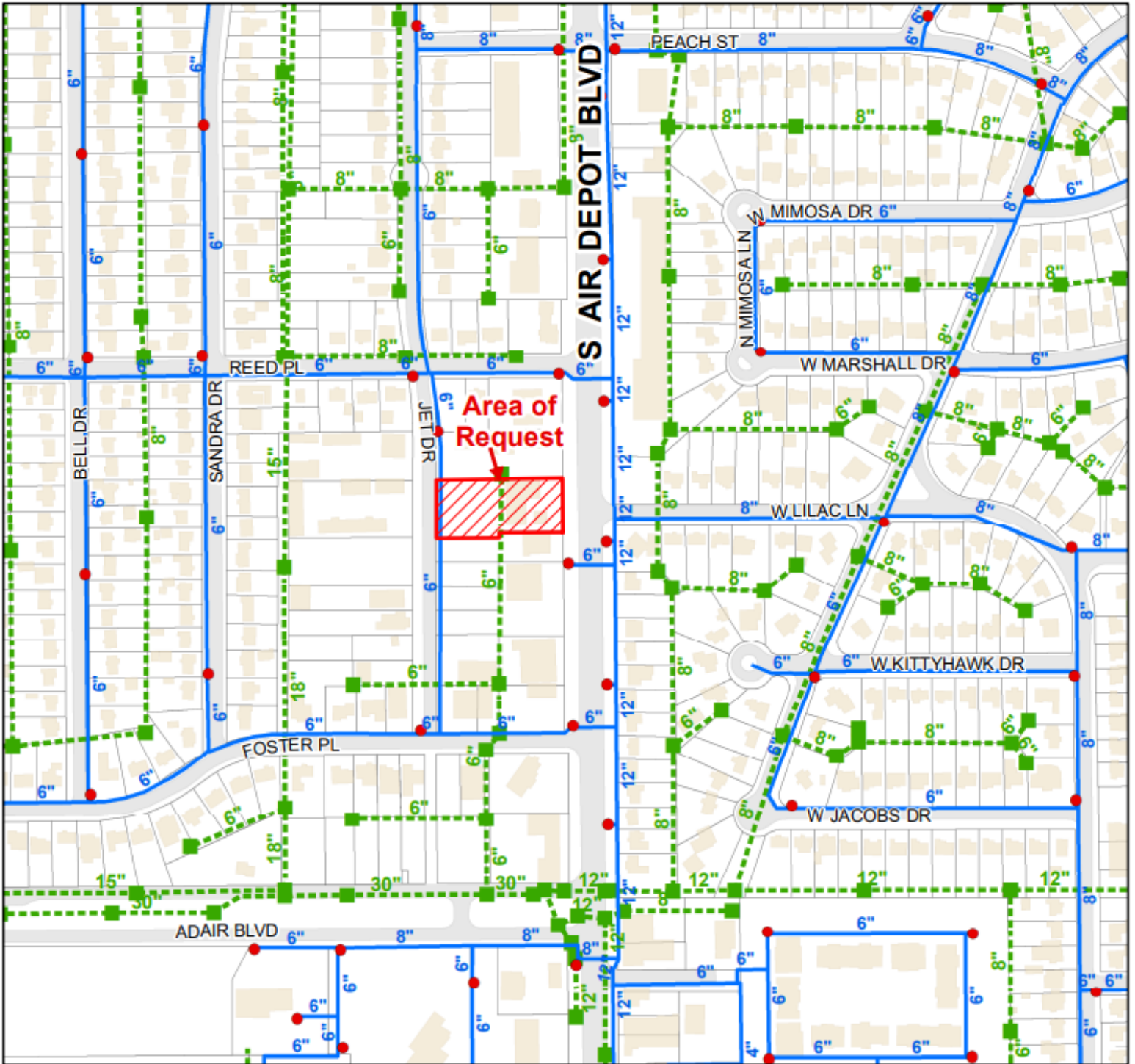
- Single-Family Detached Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home
- Public/Semi-Public
- Parks/Open Space
- Office/Retail
- Commercial
- Industrial
- Town Center

**FUTURE LAND USE
MAP FOR
PC-2111**

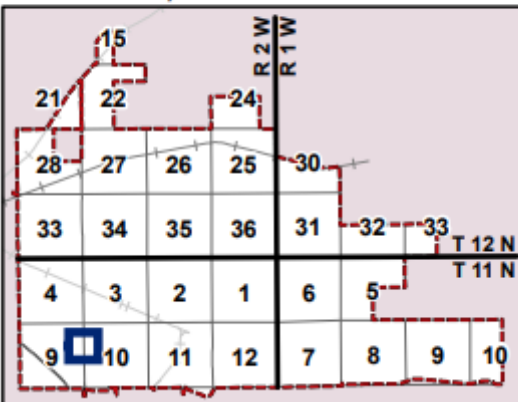
(NE/4, Sec. 9, T11N, R2W)



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

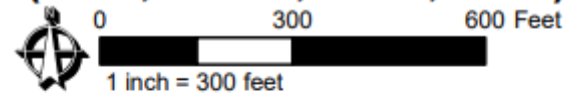


Water/Sewer Legend

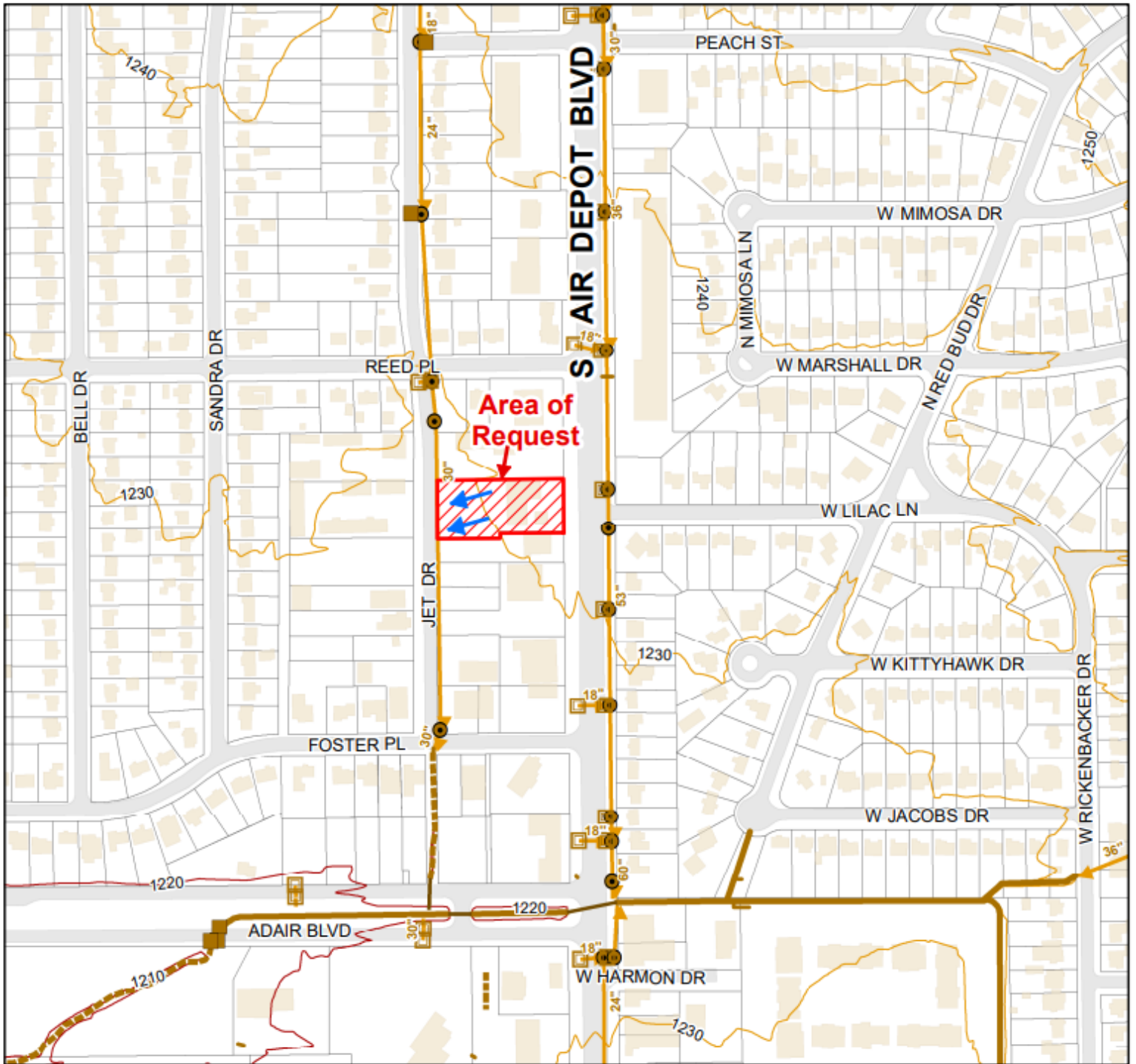
- Fire Hydrants
- Water Lines
 - Distribution
 - Well
 - OKC Cross Country
 - Sooner Utilities
 - Thunderbird
 - Unknown
- Sewer Manholes
- Sewer Lines

**WATER/SEWER LINE
LOCATION MAP FOR
PC-2111**

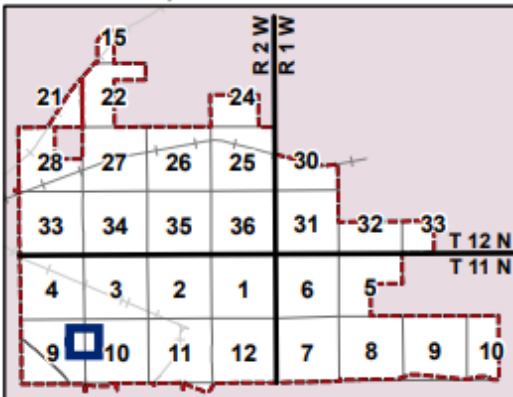
(NE/4, Sec. 9, T11N, R2W)



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.



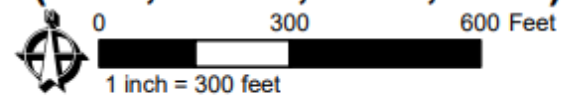
Locator Map



- 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

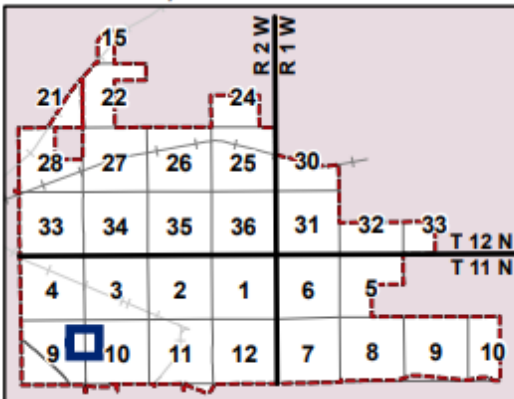
DRAINAGE LOCATION MAP FOR PC-2111 (NE/4, Sec. 9, T11N, R2W)










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.



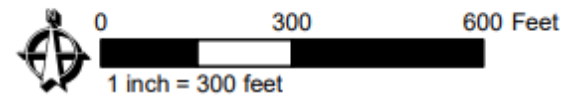
Locator Map



General Map Legend

-  Area of Request
-  Parcels with Addresses
-  Buildings
-  Edge of Pavement
-  MWC City Limits
- Railroads**
-  Active
-  Inactive / Closed

**GENERAL MAP FOR
PC-2111
(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.



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT

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: May 3rd, 2022

Subject: (PC – 2111) Public hearing with discussion and consideration for adoption, including any possible amendment of a resolution for a Special Use Permit to allow the use of Automotive Sales & Rentals: Light in the C-3, Community Commercial, for the property described as a part of the NE/4 of Section 9, T-11-N, R-2-W, located at 2029 South Air Depot.

Executive Summary: The area of request is currently the site of a transmission shop. The applicant has requested a Special Use Permit for the additional use of *Automobile Sales and Rentals: Light*. The applicant would like to sell cars in addition to its current use as a transmission shop. Action is at the discretion of the Planning Commission and City Council.

Dates of Hearings: Planning Commission – May 3rd, 2022
 City Council – May 24th, 2022

Council Ward: 1st, Susan Eads

Owner: Camille Herndon
 Gamble, Herndon Law Office

Applicant: Shaun Dierksen

Proposed Use: Automobile
 Sales Lot

Size: The area of the request has a frontage of approximately 115' along South Air Depot Boulevard and a depth of approximately 267.5' containing an area of .73 acres, more or less.

Future Land Use Map:
 Area of Request – OR, Office
 Retail



North and South – OR, Office Retail
East – OR, Office Retail & LDR, Low Density Residential
West — COM, Commercial

Zoning Districts:

Area of Request – C-3, Community Commercial
North, West, and South – C-3, Community Commercial
East – MIX, Mixed Use Overlay District & R-6, Single Family Detached Residential

Land Use:

Area of Request – Transmission Shop
North - Office
East – Sheraton and Reed Center
South – Vacant, La Quinta, and Casey’s
West – Del City

Comprehensive Plan Citation:

Commercial Land Uses

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

Municipal Code Citation:

History

1. 1938 — Service garage was constructed
2. 1990 — Service office shed was constructed
3. The property was zoned C-3 with the adoption of the 2010 Zoning Map.

Staff Comments

Engineering Division:

No Engineering improvements are required with this application.

Fire Marshal’s Comments

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

Planning Division

The applicant met with staff in March of 2022 to request the additional uses of Automotive Sales & Rentals: Light within the C-3, Community Commercial District.

The proposed building will be required to meet the zoning requirements for the C-3, Community Commercial District in place at the time of building permit with regards to exterior materials, setbacks, parking, landscaping, dumpster enclosure, and building coverage.

The property currently has sidewalk across the entire frontage. Proposed sidewalk alterations must meet Midwest City and ADA standards No half street improvements are required with this application.

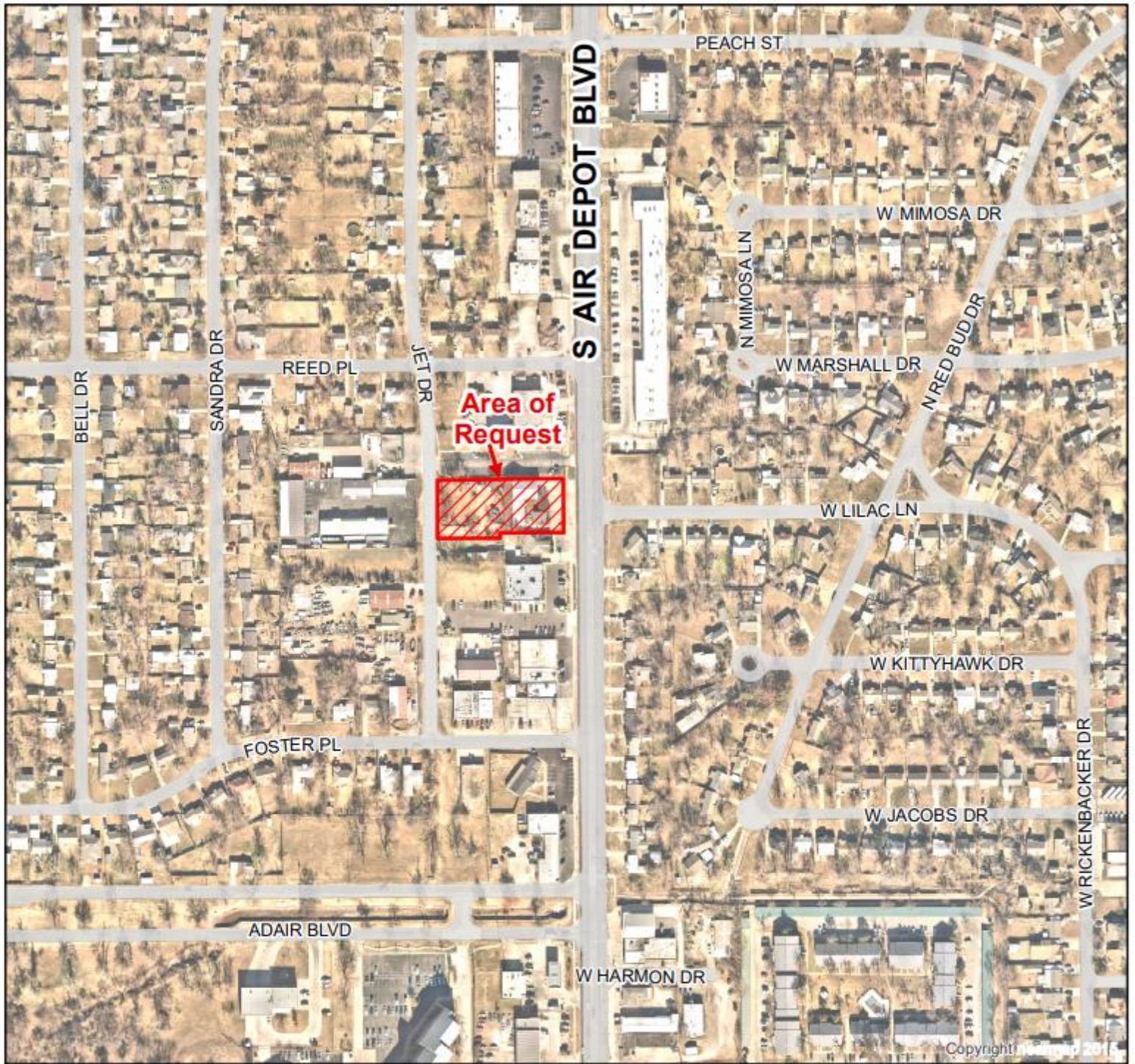
If approved, the Special Use Permit will expire in twelve (12) months is the uses are not established with a Certificate of Occupancy,

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

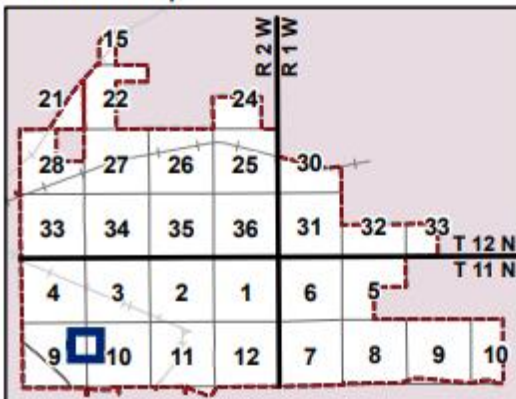
Action Required: Approve or reject the resolution for a Special Use Permit for the property as noted herein, subject to the staff comments and recommendations as found in the May 3rd, 2022 agenda packet and made a part of PC-2111 file.

Billy Harless
Community Development Director

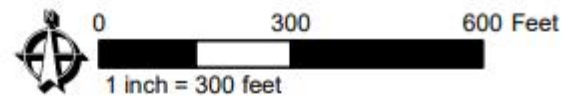
MP



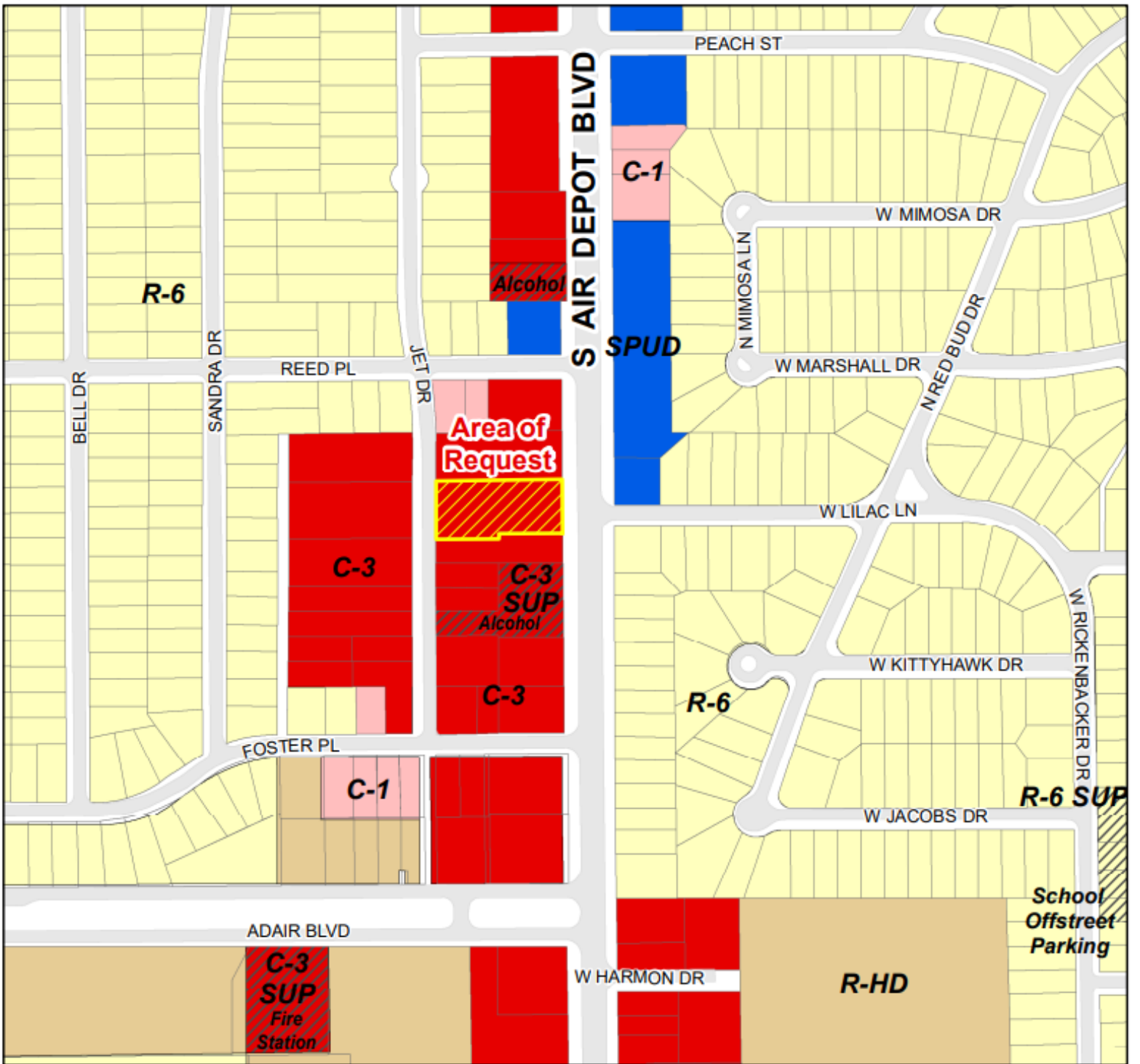
Locator Map



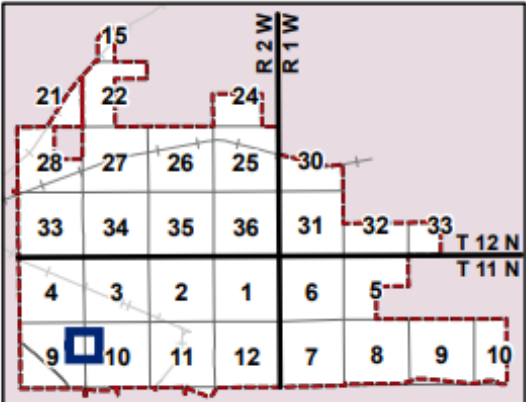
**12/2021 NEARMAP AERIAL VIEW FOR
PC-2111
(NE/4, Sec. 9, T11N, R2W)**



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.



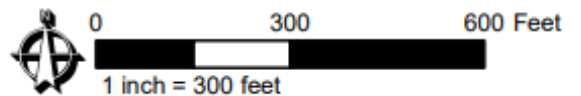
Locator Map



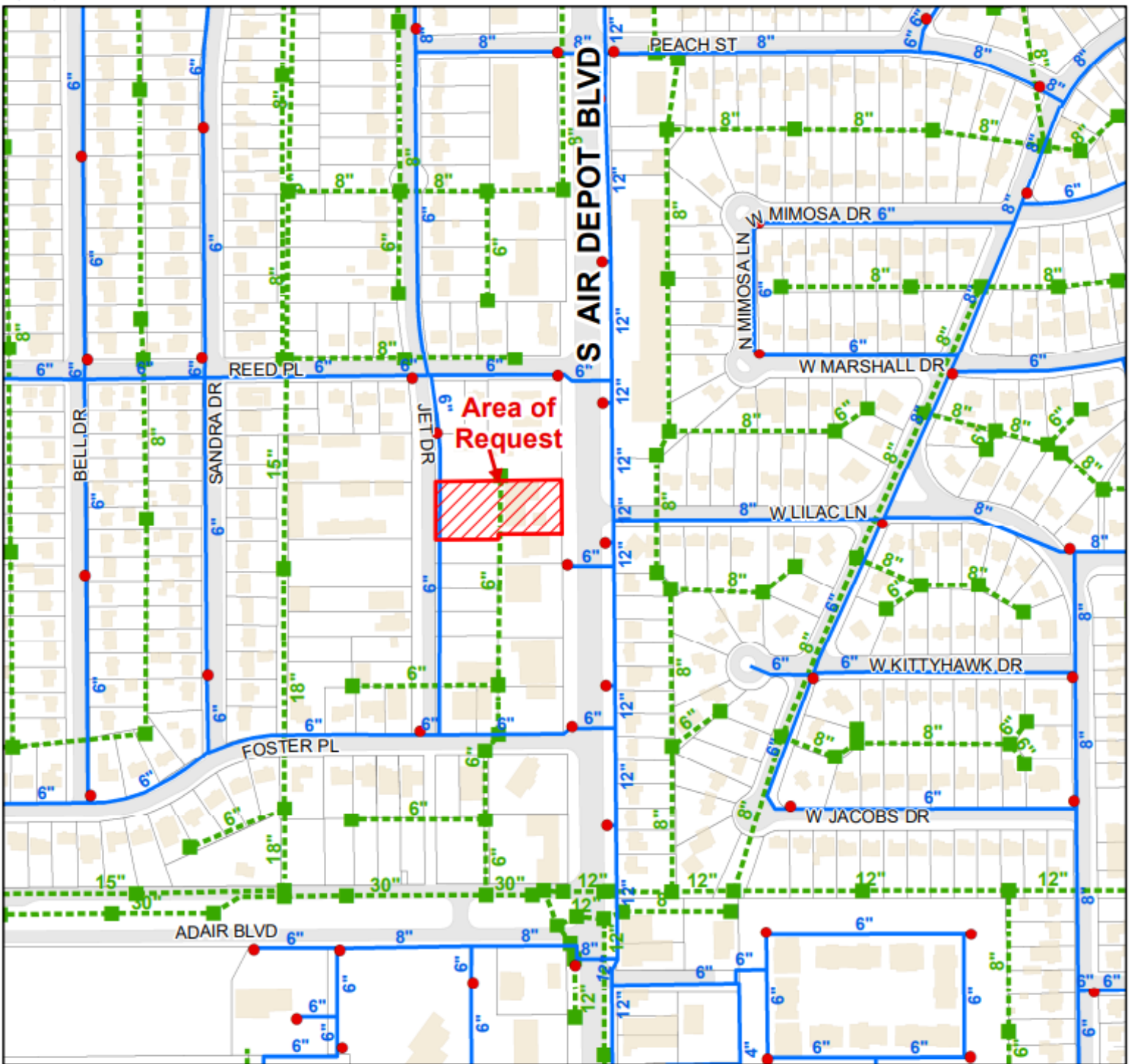
Current Zoning Legend

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	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

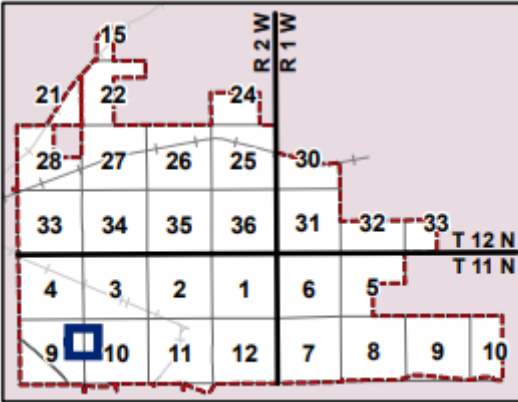
**ZONING MAP FOR
PC-2111
(NE/4, Sec. 9, T11N, R2W)**



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

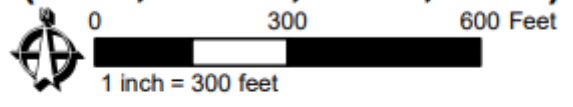


Water/Sewer Legend

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

**WATER/SEWER LINE
LOCATION MAP FOR
PC-2111**

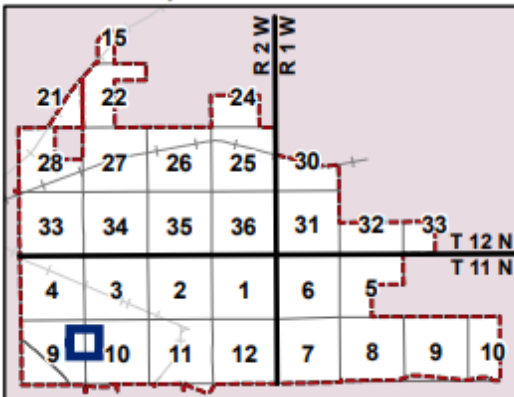
(NE/4, Sec. 9, T11N, R2W)










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.



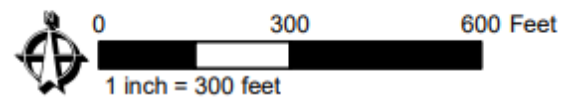
Locator Map



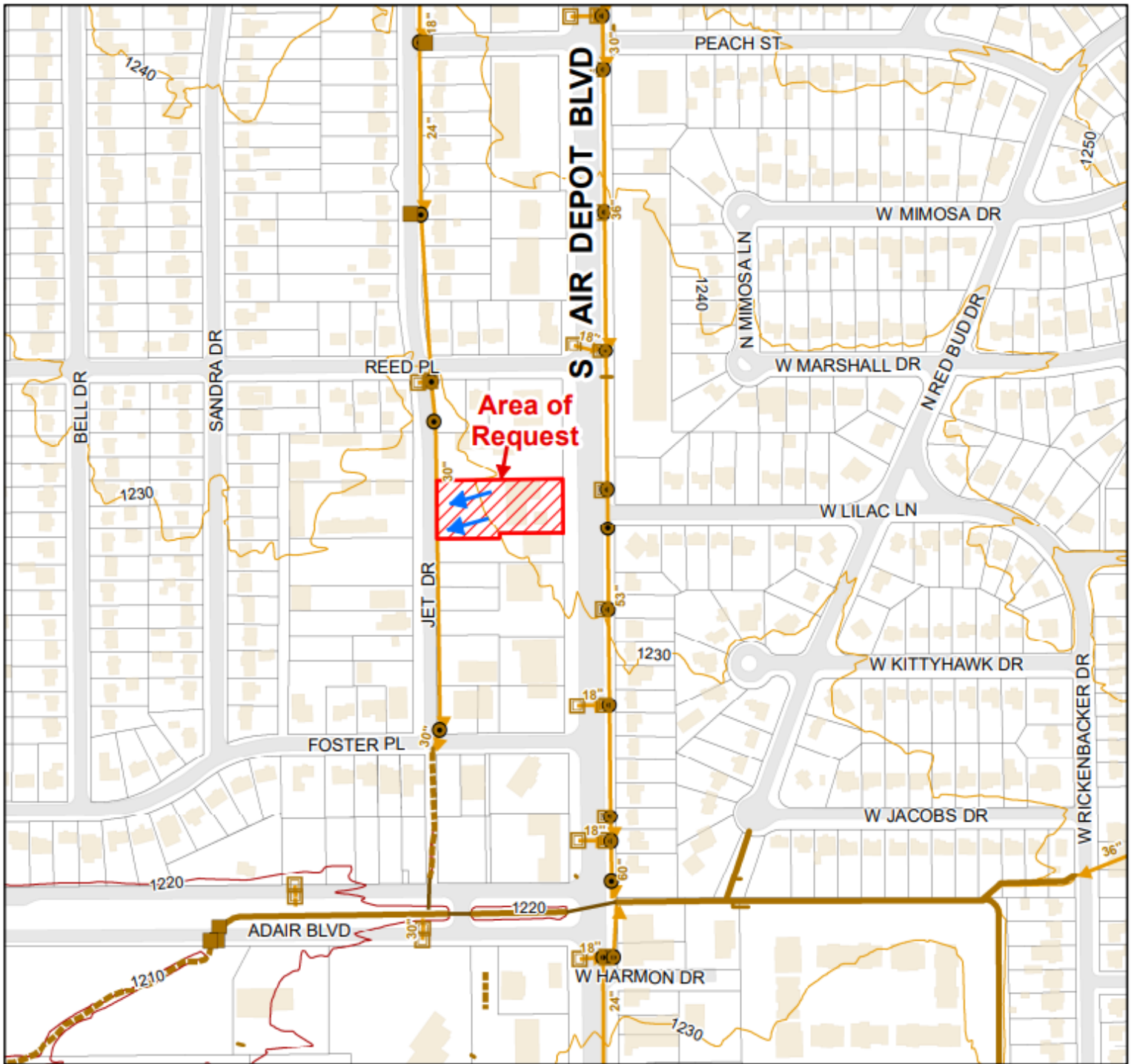
General Map Legend

-  Area of Request
-  Parcels with Addresses
-  Buildings
-  Edge of Pavement
-  MWC City Limits
- Railroads**
-  Active
-  Inactive / Closed

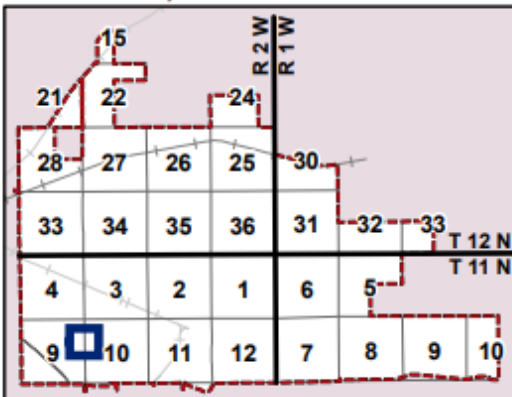
**GENERAL MAP FOR
PC-2111
(NE/4, Sec. 9, T11N, R2W)**



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



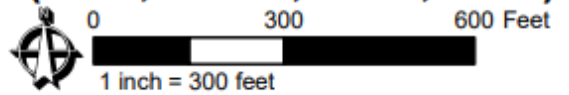
- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

2009 FEMA Floodplains

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

DRAINAGE LOCATION MAP FOR PC-2111

(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.



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

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: May 3rd, 2022

Subject: (PC – 2112) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict from PUD, Planned Unit Development governed by the C-3, Community Commercial, to SPUD, Simplified Planned Unit Development, governed by the R-HD, High Density Residential district and a resolution to amend the Comprehensive Plan from OR, Office Retail, to HDR, High Density Residential, for the properties platted as Midtown Office Park Phase II, Block 5, Lots 1-6, addressed as 1641, 1647, 1653, 1659, 1665, & 1671 Midtown Place.

Executive Summary: This application is a request to rezone the area of request to a SPUD governed by the R-HD, High Density Residential, from the C-3, Community Commercial, zoning district. The applicant intends to develop the area into townhomes or condominiums. If granted, the zoning would in effect create a mixed use development with retail/offices on the east side and townhomes/condos on the west side bordering the floodplain. Action is at the discretion of the Planning Commission and City Council.

Dates of Hearings:

Planning Commission –
May 3rd, 2022

City Council – May 24th,
2022

Council Ward: 2nd, Pat
Byrne

Owner: Jeff Johnson, JLou
Properties

Applicant: Jeff Johnson,
JLou Properties

Proposed Use: High
density residential
development along the
western portion of the
Midtown Office Park.

Size:
The area of the request has



a frontage of approximately 618.8' along Midtown Place and a depth of approximately 133', containing an area of 1.9 acres, more or less.

Development Proposed by the Comprehensive Plan:

Area of Request – O/R, Office/Retail

North and East– OR, Office/Retail

West – PSP, Public/Semi-Public

South — COM, Commercial

Zoning Districts:

Area of Request – PUD, Planned Unit Development, governed by the C-3, Community Commercial zoning district

North, South, & East – PUD, Planned Unit Development, governed by the C-3, Community Commercial zoning district

West — I-2, Moderate Industrial

Land Use:

Area of Request – Vacant

North – Offices

East – Restaurants: Rib Crib, Henry Hudson's, Scooter's Coffee

South — Vacant

West – Floodplain, Public Works Administration

Comprehensive Plan Citation:

High Density Residential Land Use

Traditional apartment-type units in attached living complexes characterize high density residential land use. There are currently several high density residential areas within Midwest City. It should be noted that medium density uses should also be permitted in any area designated for high density use.

Mixture of Land Uses

Nationally and regionally there has been a recent resurgence and interest in combining these various land uses, resulting in a mixed land use pattern.

Examples of this mixed land use pattern are found throughout the nation and regionally within the Bricktown development in Oklahoma City. This concept reflects the old ideal of people being able to live in close proximity to necessities such as employment and retail areas. Also, this concept reflects a new ideal of developments providing additional benefits to the people of the community.

For example, these mixed land use developments support a class of people referred to as the creative class, a concept identified by Richard Florida in his 2002 book, *Rise of the Creative Class*. The creative class is generally composed of writers, scientists, artists, engineers, educators, professionals and other individuals who develop or create ideas and new technologies. This creative class tends to locate in cities that have a defined sense of place and a high level of livability. In turn, these people benefit the community as a whole by supporting the creation of new jobs and enhancing the uniqueness and culture of the community. This benefit combined with other benefits such as lower infrastructure costs, lower energy costs for residents, lower environmental pollution, and the reduction of land consumed by urban sprawl make a mixed land use pattern a desirable development option for developers and the City.

This type of development could be appropriate in some areas of Midwest City and it is recommended that if such a development is proposed, the City should consider approving it. Specific consideration should be given to how the various types of land use relate to one another within the development as well as to how the overall development relates to the existing land uses surrounding it.

The second design concept is the horizontal mixing of land uses. This design concept provides for buildings with only one type of land use, but buildings throughout a development have different type of land uses. Thus, the concept of mixing land uses does not occur in a singular building, but occurs throughout buildings in a single development. Therefore, one building in a development may contain residential uses, with an office or retail building located adjacent to it.

Municipal Code Citation:

2.26. - SPUD, Simplified Planned Unit Development

2.26.1. General Provisions. 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 within 7.4 SPUD Application and Review (Page 179) 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. Encourage 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.

2.10 R-HD, High Density Residential District

2.10.1. General Description. This residential district is intended to provide for a density of more than twenty (20) units per gross acre. The principal use of land is for a wide variety of dwelling types.

Related recreational, religious, and educational uses normally located to service residential areas also are permitted to provide the basic elements of convenient, balanced, and attractive living areas.

History

1. With the adoption of the Zoning Map in 1965, this area became zoned I-2, Moderate Industrial.
2. May 1996 (PC-1287) Approval of a Planned Unit Development for a large portion of this area was granted by the Council.
3. February 2010 (PC-1708) A revised PUD was approved for this area.
4. As work had not begun on the development since the February 2010 approval of the PUD, that PUD became void and in October of 2013 a revised PUD (PC-1796) was approved.
5. The preliminary plat of phase I of this development was approved in October of 2013 (PC-1795).
6. The final plat of phase I of this development was approved in November 2013 (PC-1797).
7. The final plat for the Midtown Office Park Section II was approved in March of 2020 (PC-2040).
8. On October 5, 2021, The Midwest City Board of Adjustment approved a variance allowing the encroachment of the structure at 1620 Midtown Pl. into the platted 10' building line along Midtown Pl.

Staff Comments

Engineering Division:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There is an eight (8) inch public water main bisecting the proposed parcel from the north to the south. Any new building permit will require tying into the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There is an eight (8) inch public sewer main bisecting the proposed parcel from the north to the south. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the area of request is by Midtown Place, which is a designated private roadway. Public road and sidewalk improvements are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be impacted by the 100 year floodplain on Flood Insurance Rate Map (FIRM) number 40109C0310H, dated December 18th, 2009. To help maximize the potential development area, a detailed flood study defining the floodplain's extent was completed by a registered professional engineer during the platting of the site. The study was submitted to FEMA and the City and has been approved for construction. This current application adheres to the elevations and boundaries set by the previously approved flood study.

Easements and Right-of-Way

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

Fire Marshal's Comments

PC-2112 is a request from Jeff Johnson to rezone the western side of his Midtown PUD from C-3 Community Commercial, to HD-R, High Density Residential

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

Planning Division

This request is to zone a 1.9 acre parcel to a SPUD, Simplified Planned Unit Development governed by the R-HD, Residential High Density zoning district.

Staff has received no emails or phone calls that protest the zoning change. 16 property owners received notices in the mail, as required per city ordinance.

The applicant has requested variances similar to the ones previously approved in this area and are outlined below:

Parking space requirements shall be calculated at 1.25 spaces for each unit. Parking space shall be a minimum of nine (9) feet by 18.5 feet. Additional parking shall be permitted outside the limits of the SPUD

Site-proof screening will not be required.

Build setback from all perimeter property lines shall be five feet, except fireplaces, bay windows, entry

ways, balconies, patios, patio covers, and other similar appurtenances may encroach up to five feet into the setback. However, said appurtenances shall not extend into a utility easement or right-of-way. Minimum lot width shall be thirty feet for multi-family development. Maximum impervious surface coverage shall be 95%.

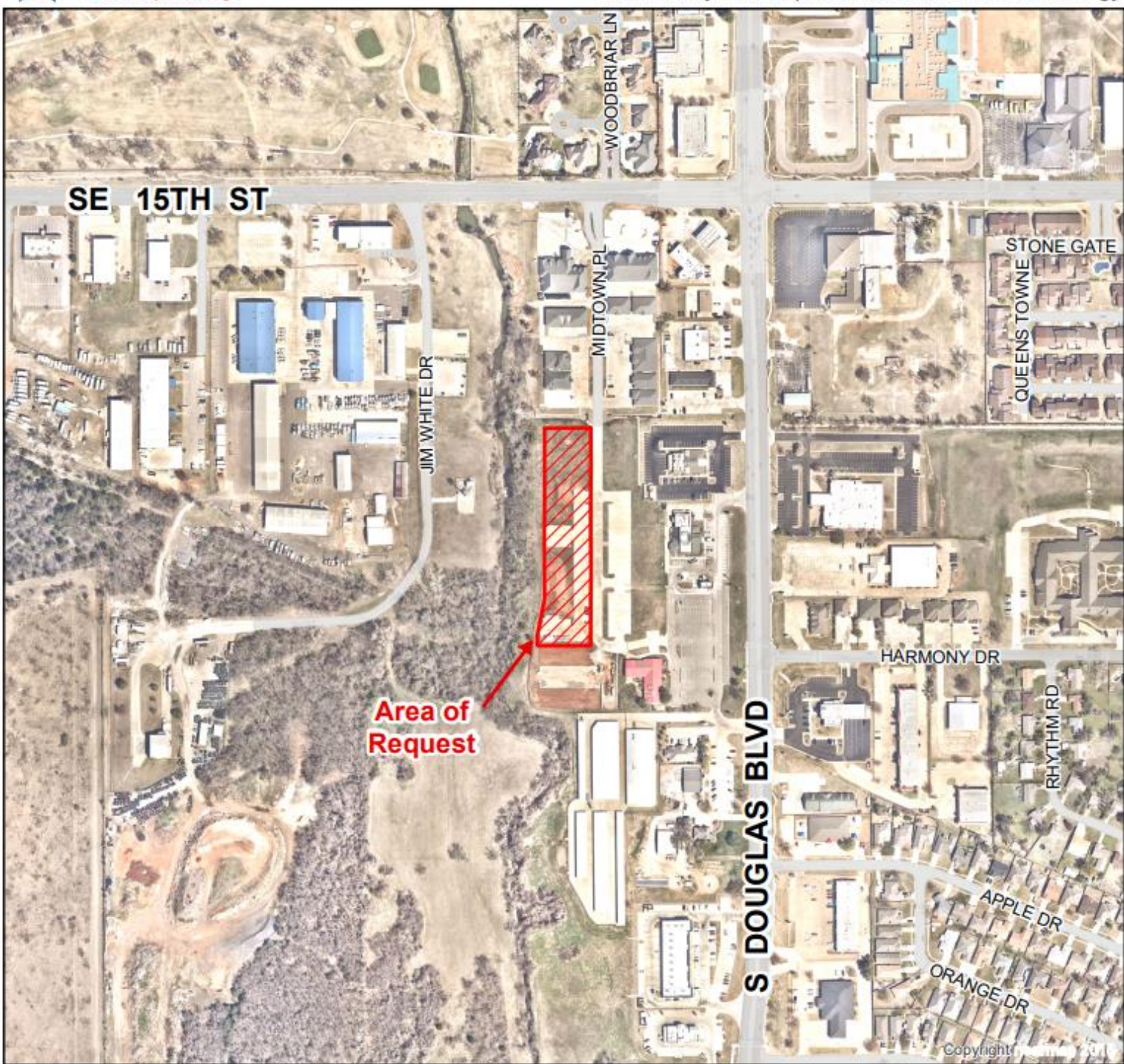
The development will be required to meet all regulations of the Zoning Ordinance including parking, exterior materials, landscaping, height, etc. with the submittal of a building permit application. Notable exceptions are outlined above and all other exceptions within the SPUD itself.

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

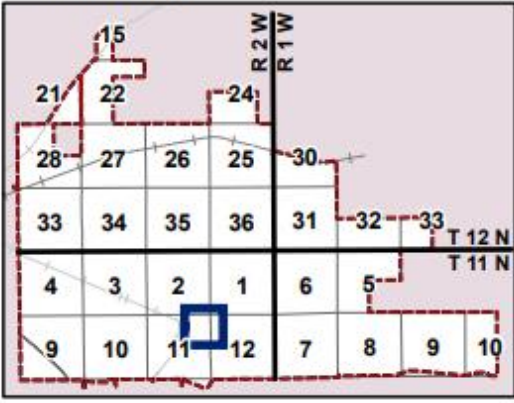
Action Required: Approve or reject the ordinance to redistrict to SPUD, Simplified Planned Unit Development governed by R-HD, High Density Residential & C-3, Community Commercial, and a resolution to amend the Comprehensive Plan to HDR, High Density Residential for the property as noted herein, subject to the staff comments and recommendations as found in the May 3rd, 2022 agenda packet and made a part of PC-2112 file.

Billy Harless
Community Development Director

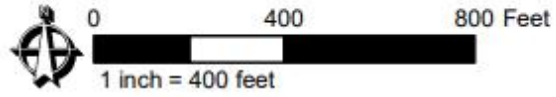
MP



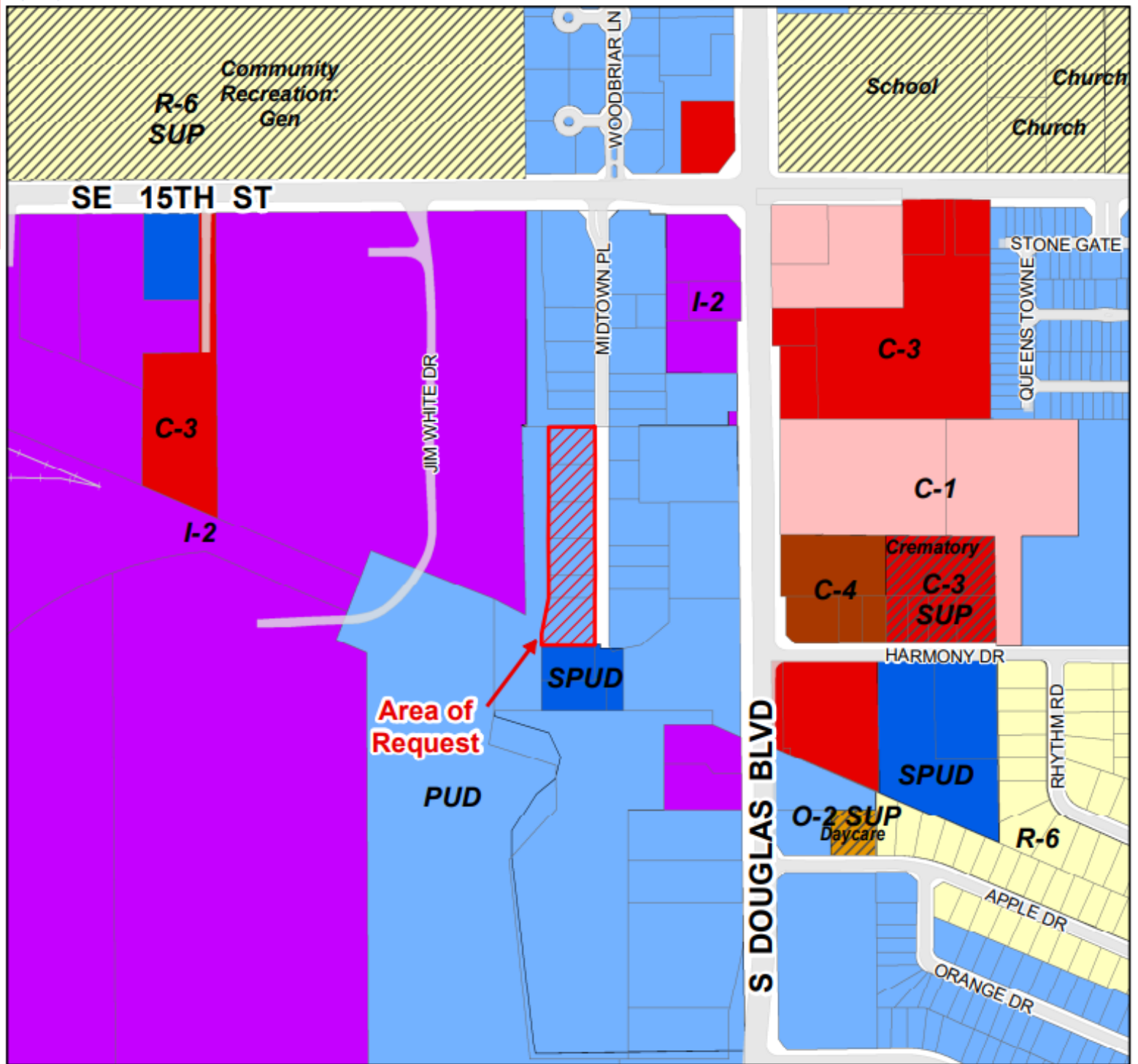
Locator Map



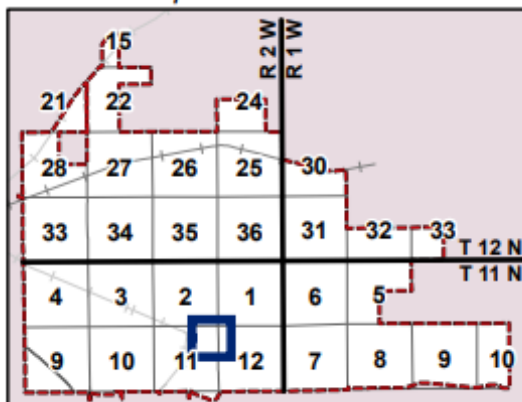
**12/2021 NEARMAP AERIAL VIEW FOR
PC-2112
(NE/4, Sec. 11, T11N, R2W)**



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.



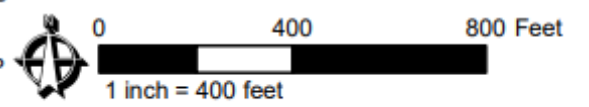
Locator Map



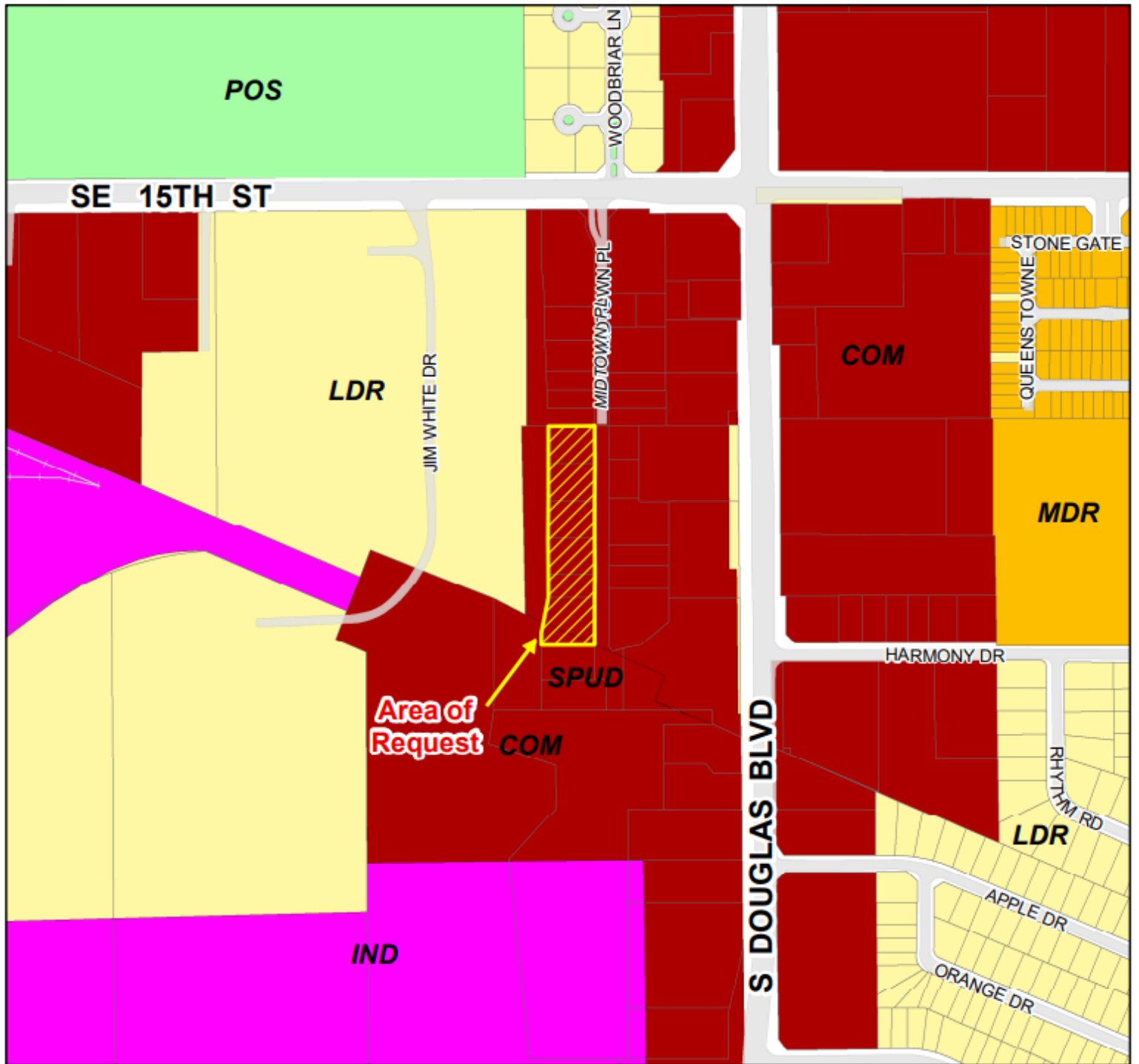
Current Zoning Legend

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

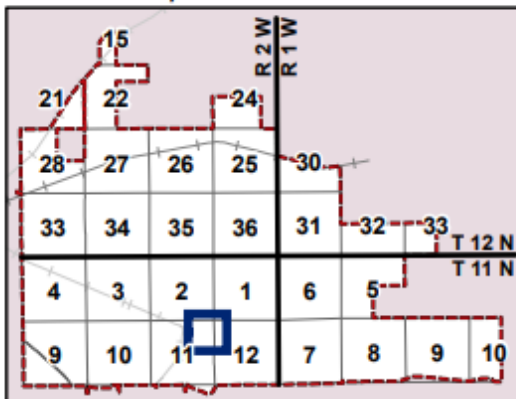
**ZONING MAP FOR
PC-2112
(NE/4, Sec. 11, T11N, R2W)**



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



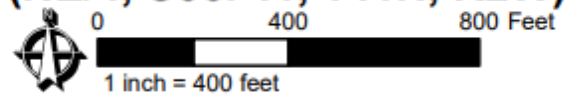
Locator Map



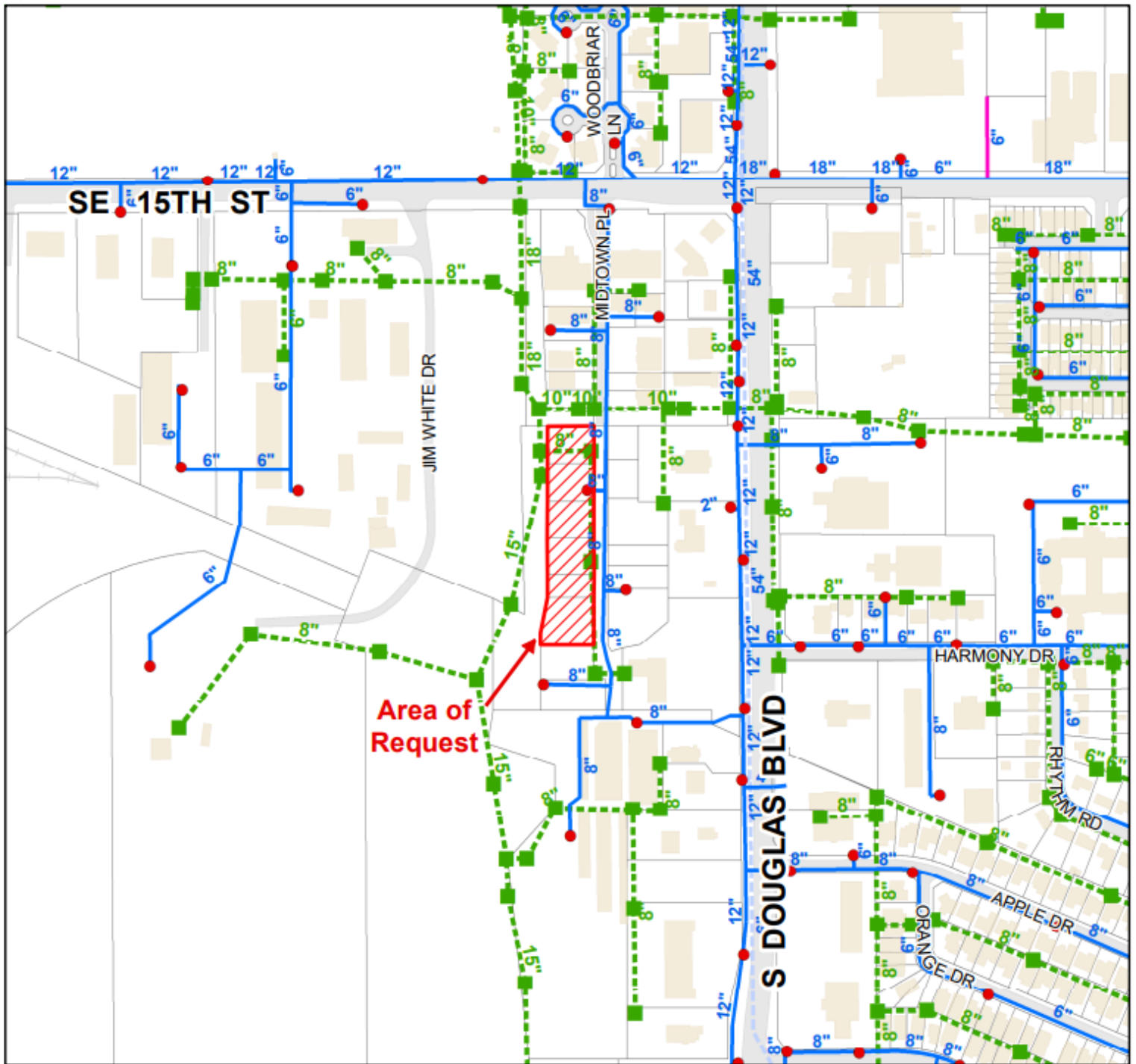
Future Land Use Legend

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

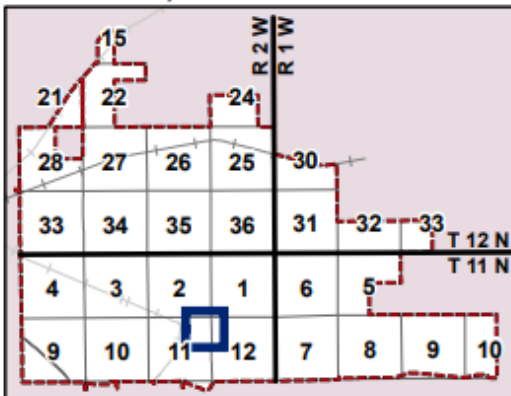
**FUTURE LAND USE
MAP FOR
PC-2112
(NE/4, Sec. 11, T11N, R2W)**



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

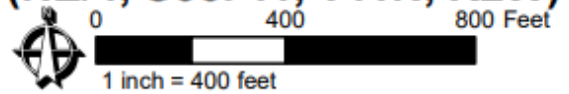


Water/Sewer Legend

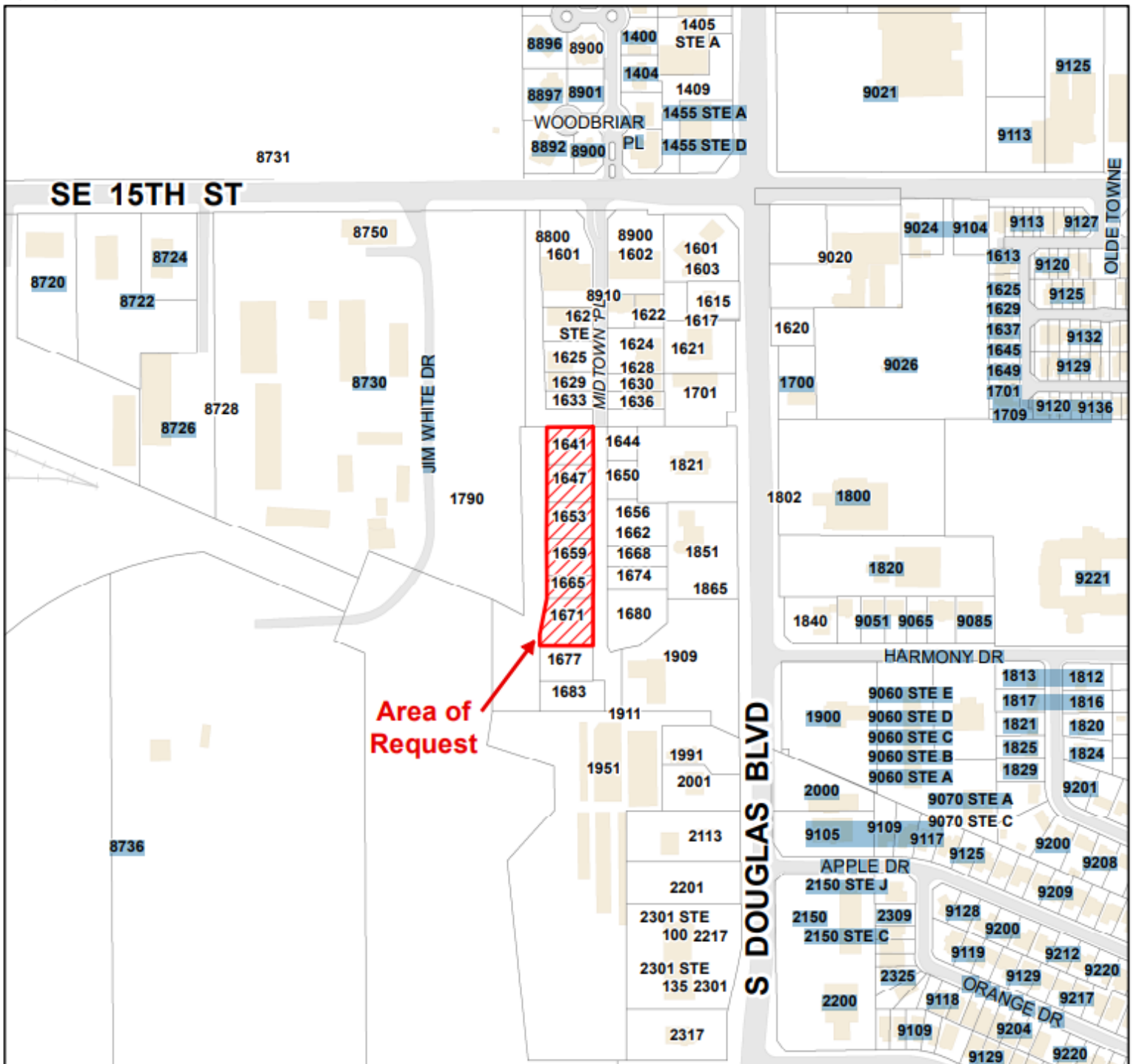
- Fire Hydrants
- Water Lines
 - Distribution
 - Well
 - OKC Cross Country
 - Sooner Utilities
 - Thunderbird
 - Unknown
- Sewer Manholes
- Sewer Lines

**WATER/SEWER LINE
LOCATION MAP FOR
PC-2112**

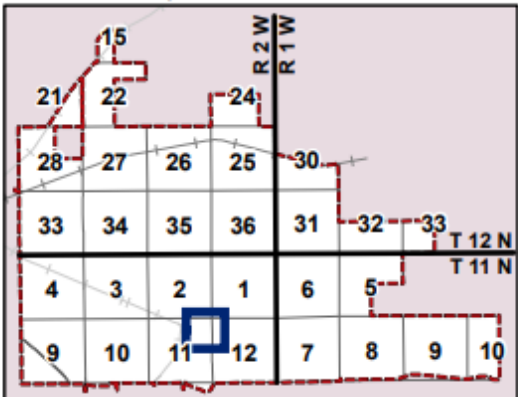
(NE/4, Sec. 11, T11N, R2W)










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.



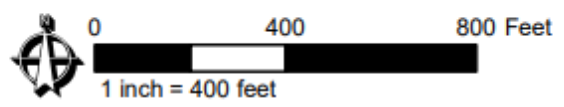
Locator Map



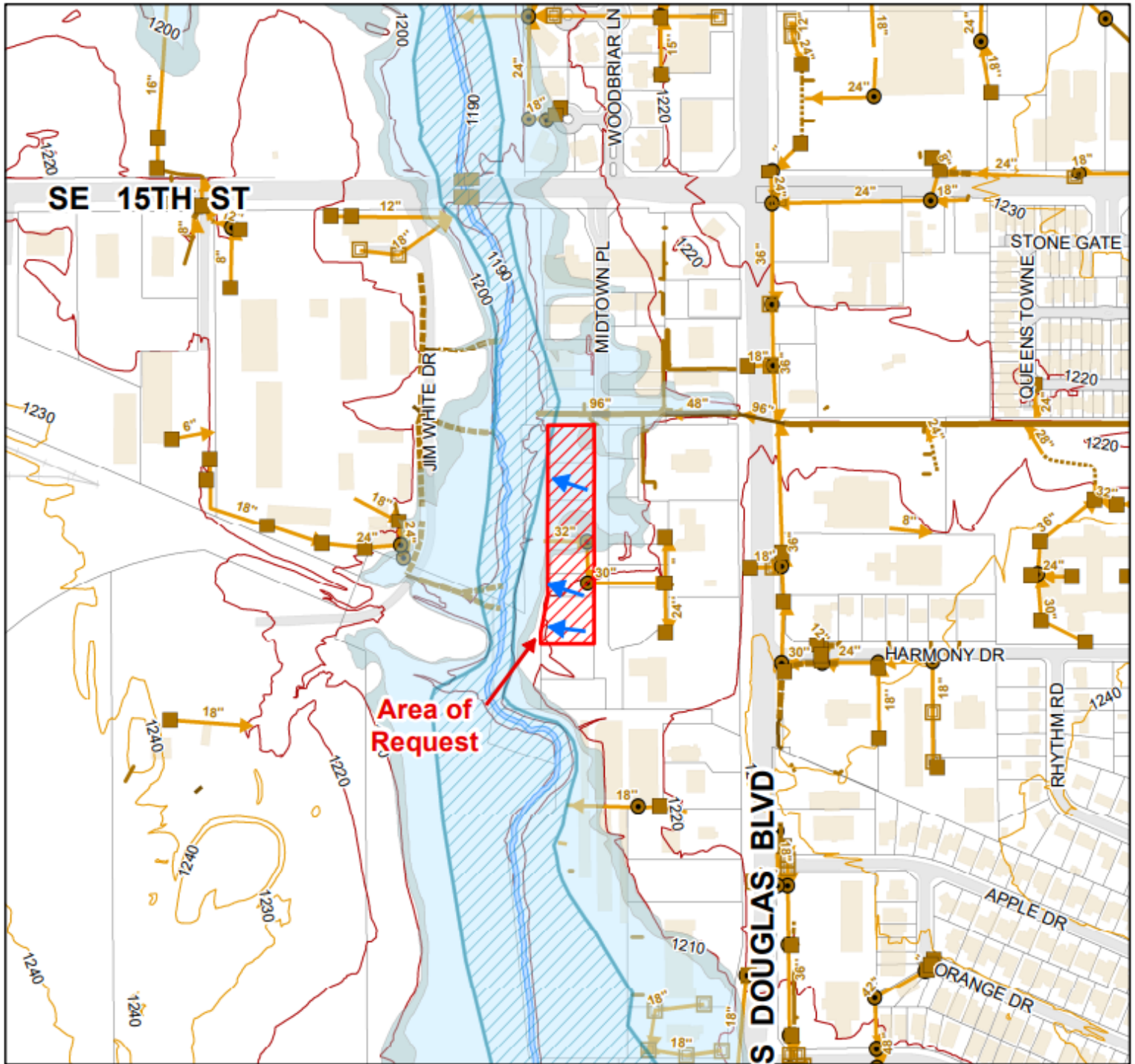
General Map Legend

-  Area of Request
-  Parcels with Addresses
-  Buildings
-  Edge of Pavement
-  MWC City Limits
- Railroads**
-  Active
-  Inactive / Closed

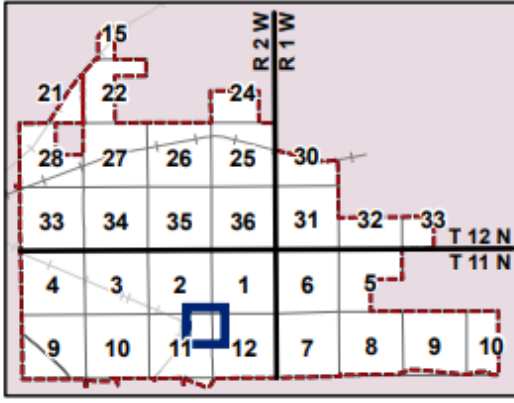
**GENERAL MAP FOR
PC-2112
(NE/4, Sec. 11, T11N, R2W)**



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

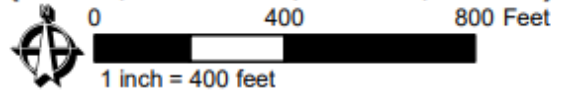


- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

2009 FEMA Floodplains

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

DRAINAGE LOCATION MAP FOR PC-2112 (NE/4, Sec. 11, 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.



The City of
MIDWEST CITY
 COMMUNITY DEVELOPMENT DEPARTMENT

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

Billy Harless, Community Development Director

To: Chairman and Planning Commission

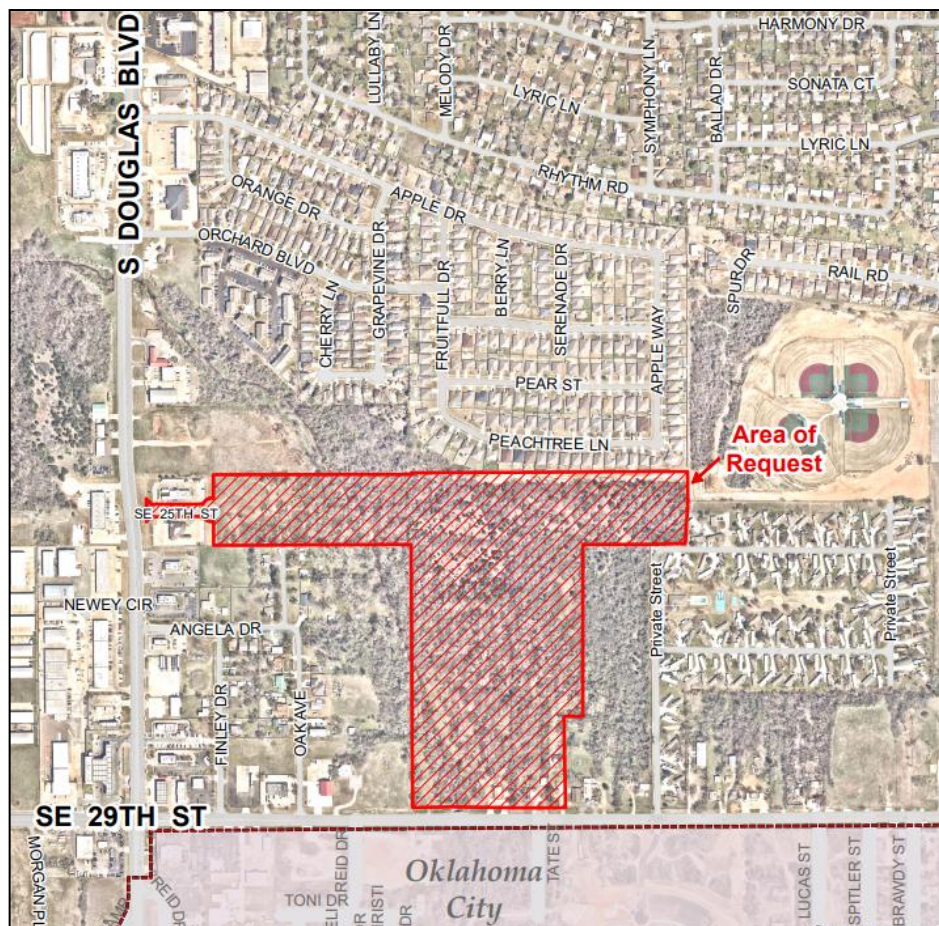
From: Billy Harless, Community Development Director

Date: May 3rd, 2022

Subject: (PC – 2113) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict from R-6, Single Family Residential to PUD, Planned Unit Development, governed by the R-HD, High Density Residential district as well as a tract governed by the C-3, Community Commercial district and a resolution to amend the Comprehensive Plan from POS, Parks and Open Space and OR, Office Retail, to HDR, 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 9309 SE 29th Street and 9020 SE 25th Street.

Executive Summary: This application is a request to rezone the area of request to a PUD governed by the R-HD, High Density Residential, and C-3, Community Commercial, zoning districts. The PUD outlines three tracts, two of which will be governed by the R-HD zoning district. Tract A stipulates a maximum density of 650 units. Tract B fronts along SE 25th and stipulates a maximum density of 250 units. Tract C is the commercial portion of the PUD, fronting onto SE 29th and the allowed uses are outlined in the Staff Comments section of the report. The developer has stated that it intends to develop Tract A as mid-rise apartments with a maximum height of 50 feet, Tract B is intended for attached townhomes. Action is at the discretion the Planning Commission and City Council.

Dates of Hearings:
 Planning Commission –
 May 3rd, 2022



of

City Council – May 24th, 2022

Council Ward: 2nd, Pat Byrne

Owner: Fred Bawdy, JLou Properties

Applicant: Mark Zitzow, JLou Properties & Johnson & Associates

Proposed Use: High density residential development along the eastern edge of the property and in the northwest corner of the tract fronting onto SE 25th, along with a commercial development in the southwest corner of the property fronting along SE 29th.

Size:

The area of the request has a frontage of approximately 489.8' along SE 29th St and a depth of approximately 1,260', while the second tract has frontage of approximately 337' along SE 25th St and a depth of approximately 2,259' containing an area of 0.91 acres, more or less. The site is approximately 41.62 acres in size, with both tracts combined.

Development Proposed by the Comprehensive Plan:

Area of Request – POS & O/R, Parks and Open Space & Office/Retail
North, East, and South – Special Planning Area/Commercial
West – Del City

Zoning Districts:

Area of Request – R-6, Residential Single Family Detached
North – R-HD & R-6, High Density Residential & Single Family Detached
East – R-MH-2, Manufactured Home District
South — Oklahoma City
West – R-6 & PUD, Residential Single Family Detached & Moderate Industrial

Land Use:

Area of Request – Vacant
North – Residential Subdivision
East – Manufactured Homes
South — Oklahoma City
West – Residential Homes, Commercial Corridor

Comprehensive Plan Citation:

High Density Residential Land Use

Traditional apartment-type units in attached living complexes characterize high density residential land use. There are currently several high density residential areas within Midwest City. It should be noted that medium density uses should also be permitted in any area designated for high density use.

Commercial Land Uses

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

thoroughfares.

Municipal Code Citation:

2.25 PUD, Planned Unit Development

2.25.1 General Provisions

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

The PUD may be used for particular tracts or parcels of land that are under common ownership and are to be developed as one unit according to a master development plan.

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

2.25.2 Intent and Purpose

The intent and purpose of the PUD provisions are as follows:

(A) Innovative land development

Encourage innovative land development while maintaining appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties, and following the guidelines of the comprehensive plan.

(B) Flexibility within developments

Permit flexibility within the development to maximize the unique physical features of the particular site.

(C) Efficient use of land

Encourage efficient use of land, facilitate economic arrangements of buildings and circulation systems, and encourage diversified living environments and land uses.

(D) Function, design and diversity

Achieve a continuity of function and design within the development and encourage diversified living environments and land uses.

(E) Modifications to development requirements

Provide a vehicle for negotiating modifications in standard development requirements in order to both encourage innovative development and protect the health, safety and welfare of the community.

2.10 R-HD, High Density Residential District

2.10.1. General Description. This residential district is intended to provide for a density of more than twenty (20) units per gross acre. The principal use of land is for a wide variety of dwelling types.

Related recreational, religious, and educational uses normally located to service residential areas also are permitted to provide the basic elements of convenient, balanced, and attractive living areas.

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.

2.20 C-3, Community Commercial

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

Limited outdoor storage, as defined below, and limited open display, as defined below, shall be permitted.

Traffic generated by the uses permitted shall be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

History

4. 1954 — Bar/Tavern “The Pond” was built
5. The property was zoned R-6 with the adoption of the 2010 Zoning Map.

Staff Comments

Engineering Division:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There are two public water mains bordering the proposed parcel, a twelve (12) inch line along the north side of S.E. 29th Street and an eight (8) inch line running along S.E. 25th Street. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

Immediately bordering the proposed parcel is an eight (8) inch public sanitary sewer along the south side of the subject parcel. There is also a ten (10) inch public sewer main bisecting part of the proposed parcel from the south to the north. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the area of request exists off S.E. 25th Street and S.E. 29th Street. S.E. 29th Street is classified as a Primary Arterial in the 2008 Comprehensive Plan. S.E. 25th Street is a designated private roadway. Sidewalk will be required with a building permit along S.E. 29th Street. Public road and sidewalk improvements are not required as part of this application.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be a Special Flood Hazard Area impacted by the 100 year floodplain on Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009. Any new building permit must meet the minimum design standards outlined in the floodplain development regulations. Detention will be required with any building permit. Downstream impacts must be considered, both during construction and at a fully developed condition.

Easements and Right-of-Way

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

Fire Marshal's Comments

PC-2113 is a zoning change request to go from R-6, to a Planned Unit Development with underlying zoning types of H-DR (high density residential) and C-3 (community commercial).

The site plan depicts apartment buildings along the eastern side of the floodplain and the northern part of the tract. The commercial tract is located in the Southwestern part of the tract.

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

- Multiple fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. The current conceptual site plan does not allow for the proper remoteness of access points.

- Aerial apparatus access roads are required if any portion of the buildings exceeds 30'-0" in height and shall at least 26'-0" in width.

- Fire hydrants are required to be placed a distance that does not exceed 400'-0" as the hose lays.

- Apartment buildings are required to be provided with a fire suppression and alarm system.

Planning Division

This a request to zone a 41.62 acre parcel to a PUD governed by the R-HD, Residential High Density, and C-3, Community Commercial zoning categories. The Design Statement outlines three (3) tracts, two of which are governed by R-HD, the smallest tract other is governed by C-3. The intent for Tract A is to develop it into an apartment complex with a maximum density of 650 units.

Only the following uses shall be allowed within Tract A:

- Single-Family Detached Residential
- Two-Family Attached Residential (Duplexes)
- Townhouse (Single-Family Attached)
- Multifamily Residential
- Health Clubs
- Home Occupation
- Accessory Dwelling Unit, Attached or Detached
- Public Service or Utility: Light
- Community Recreation: Restricted
- Community Recreation: General
- Community Recreation: Property Owners' Association
- Off-Street Parking: Accessory Parking

Tract B is the second largest tract, located on the frontage of SE 25th St. Two-Family Attached Residential and/or Townhouse uses the maximum density of this tract shall be 50 dwelling units. Should this tract develop as Multifamily Residential the maximum density shall be 200 dwelling units.

The following uses shall be the only uses allowed within Tract B:

- Single-Family Detached Residential
- Two-Family Attached Residential (Duplexes)
- Townhouse (Single-Family Attached)
- Health Clubs
- Multifamily Residential
- Home Occupation
- Accessory Dwelling Unit, Attached or Detached
- Public Service or Utility: Light
- Community Recreation: Restricted
- Community Recreation: General
- Community Recreation: Property Owners' Association
- Off-Street Parking: Accessory Parking

Tract is the smallest tract, in the southwest corner of the portion fronting onto SE 29th St.

The following uses shall be the only uses allowed within Tract C

- Home Occupation
- Public Service or Utility: Light
- Public Service or Utility: Moderate
- Low Impact Institutional: Neighborhood Related
- Cultural Exhibits
- Library Services and Community Centers
- Community Recreation: Restricted
- Community Recreation: General
- Community Recreation: Property Owners' Association
- Administrative and Professional Office

Alcoholic Beverage Retail Sales
Animals: Grooming and Sales
Animal Sales and Services: Kennels and Veterinary, Restricted
Automotive Equipment: Light
Building Maintenance Services
Business Support Services
Child Care Center and Adult Day Care Center
Convenience Sales and Personal Services
Eating Establishments: Drive-In
Eating Establishments: Fast Foods
Eating Establishments: Sit-Down, Alcoholic Beverages not Permitted
Food and Beverage Retail Sales
Funeral and Interment Services: Undertaking
Gasoline Sales: Restricted
Health Clubs
Laundry Services
Medical Services: Restricted
Medical Services: General
Participant Recreation and Entertainment: Indoor Permitted
Personal Services: Restricted
Personal Services: General
Personal Storage
Repair Services: Consumer
Research Services
Retail Sales and Services: General
Spectator Sports and Entertainment: Restricted
Off-Street Parking: Accessory Parking
Off-Street Parking: Commercial Parking

The site lighting in this PUD shall be in accordance with Appendix A, Section 5.11 of the City of Midwest City Municipal Code, as amended.

To minimize light spillover on residential uses, outdoor lights within the development will be directed away from any adjacent residential properties. To accomplish this, lights shall utilize shields, shades, or other appropriate methods of directing light beams.

The subject site shall meet all requirements of the City of Midwest City's Tree Preservation regulations in place at the time of development, except as otherwise noted.

This PUD shall preserve a minimum of 20% of the tree canopy on the subject site. The trees preserved within the floodplain shall count toward this requirement.

The maximum building height for structures within this PUD shall be 50 feet.

Maintenance of the common areas in the development shall be the responsibility of the developer and/or owner/operator. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that shall cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Access to the floodplain for maintenance shall be provided.

The design and number of all parking facilities in this PUD shall be in accordance with the City of Midwest City Municipal Code, except as amended below for Tracts 1 and 2:

The required parking for the Multifamily Residential use unit shall be as follows:

1-bedroom units: 1.25 spaces per unit

2-bedroom and above units: 1.5 spaces per unit

Any parking provided on site including attached or detached garages, covered parking areas or clubhouse/amenities parking shall count toward meeting parking requirements, provided each parking space in a garage shall be a minimum of 8 ½ feet by 18 feet.

Five-foot wide sidewalks shall be constructed along SE 29th St. Said sidewalks shall be 6-foot wide if the sidewalk is constructed adjacent to the curb, subject to the policies/procedures of the Public Works Department. All sidewalks shall be in place prior to any occupancy certificates being issued.

An internal pedestrian system will be provided within this PUD.

Given the location of the floodplain within the area of request, this PUD is designed so as to give flexibility to the developer to accommodate the particular design challenges of this area. This site has been left largely untouched by development, as the floodplain poses a significant challenge for builders.

Staff has received two emails that protest the zoning change. Staff is also aware of a petition that is circulating but have not officially received one. 100 property owners received notices in the mail.

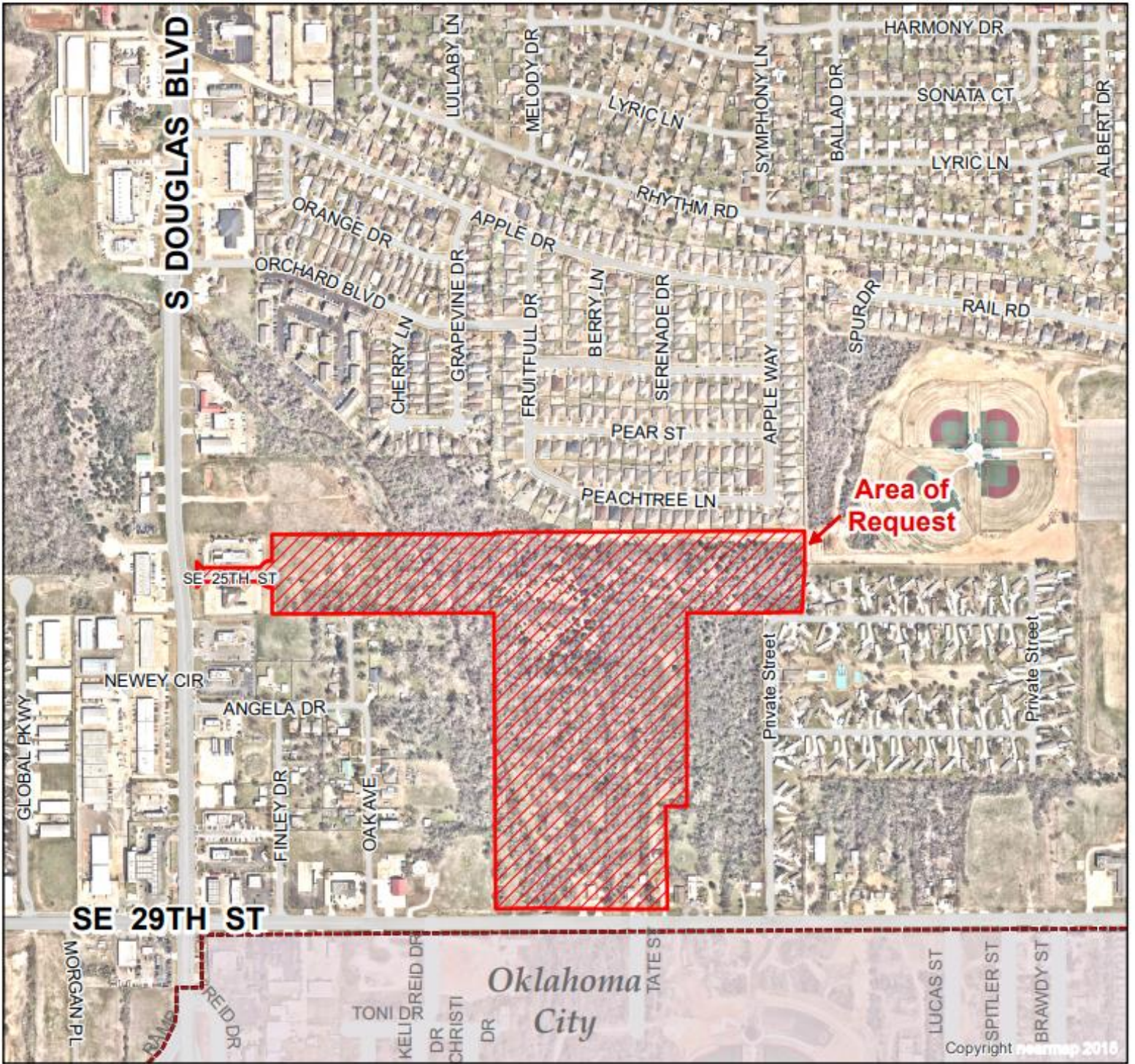
The development will be required to meet all regulations of the Zoning Ordinance including parking, exterior materials, landscaping, height, etc. with the submittal of a building permit application. Notable exceptions are outlined above and all other exceptions within the PUD itself.

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

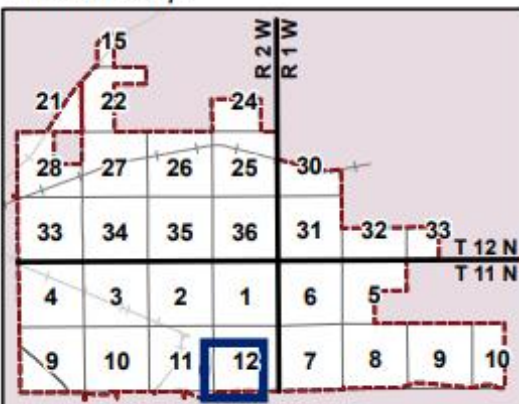
Action Required: Approve or reject the ordinance to redistrict to PUD, Planned Unit Development governed by R-HD, High Density Residential & C-3, Community Commercial, and a resolution to amend the Comprehensive Plan to HDR, High Density Residential for the property as noted herein, subject to the staff comments and recommendations as found in the May 3rd, 2022 agenda packet and made a part of PC-2113 file.

Billy Harless
Community Development Director

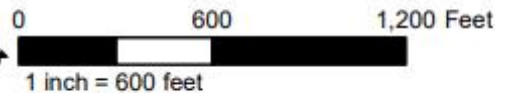
MP



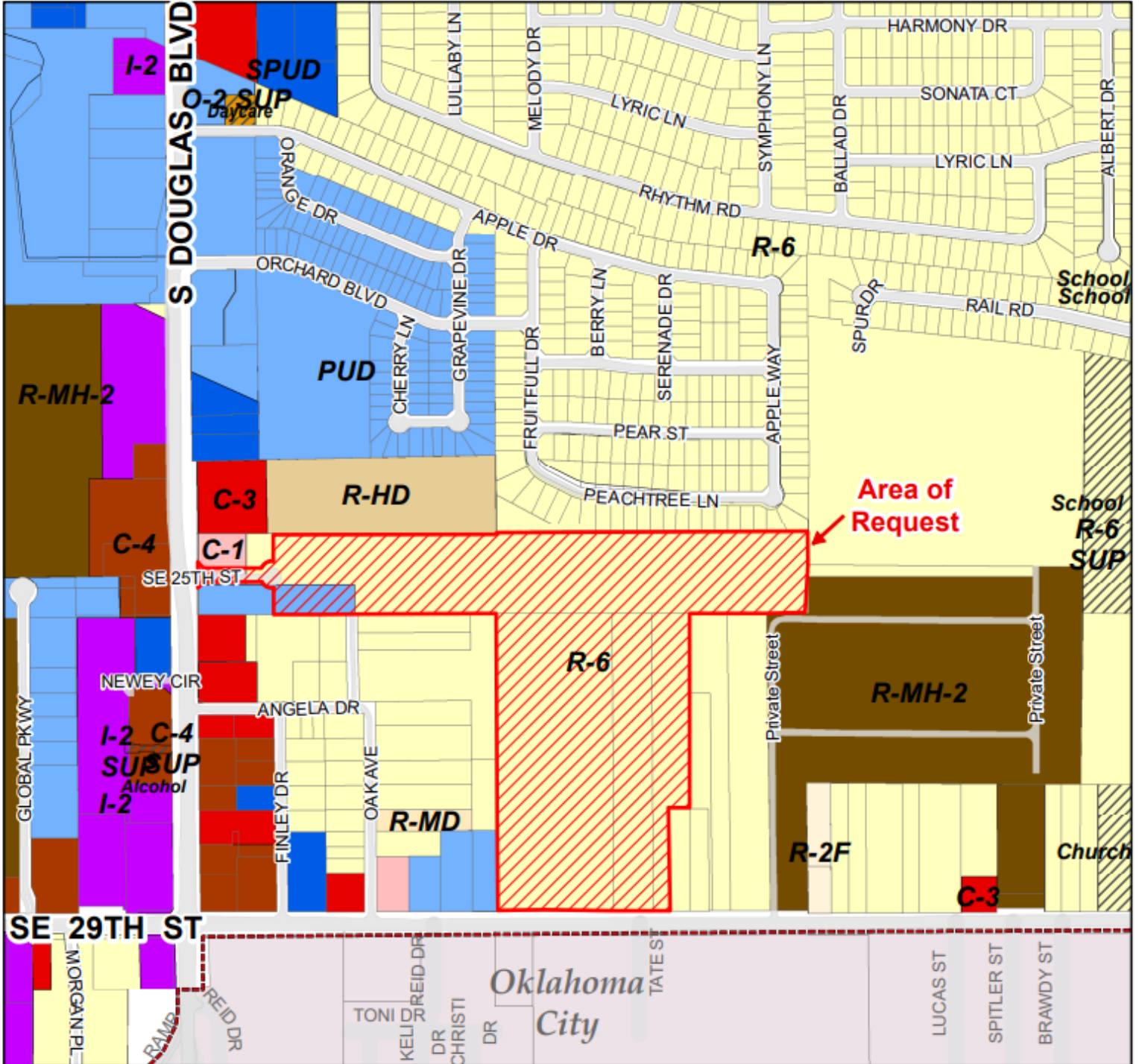
Locator Map



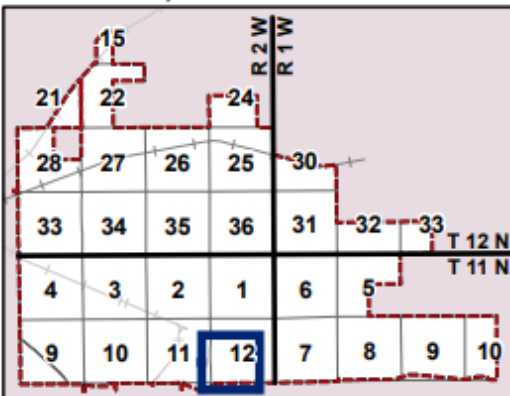
**12/2021 NEARMAP AERIAL VIEW FOR
PC-2113
(SW/4, Sec. 12, T11N, R2W)**



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

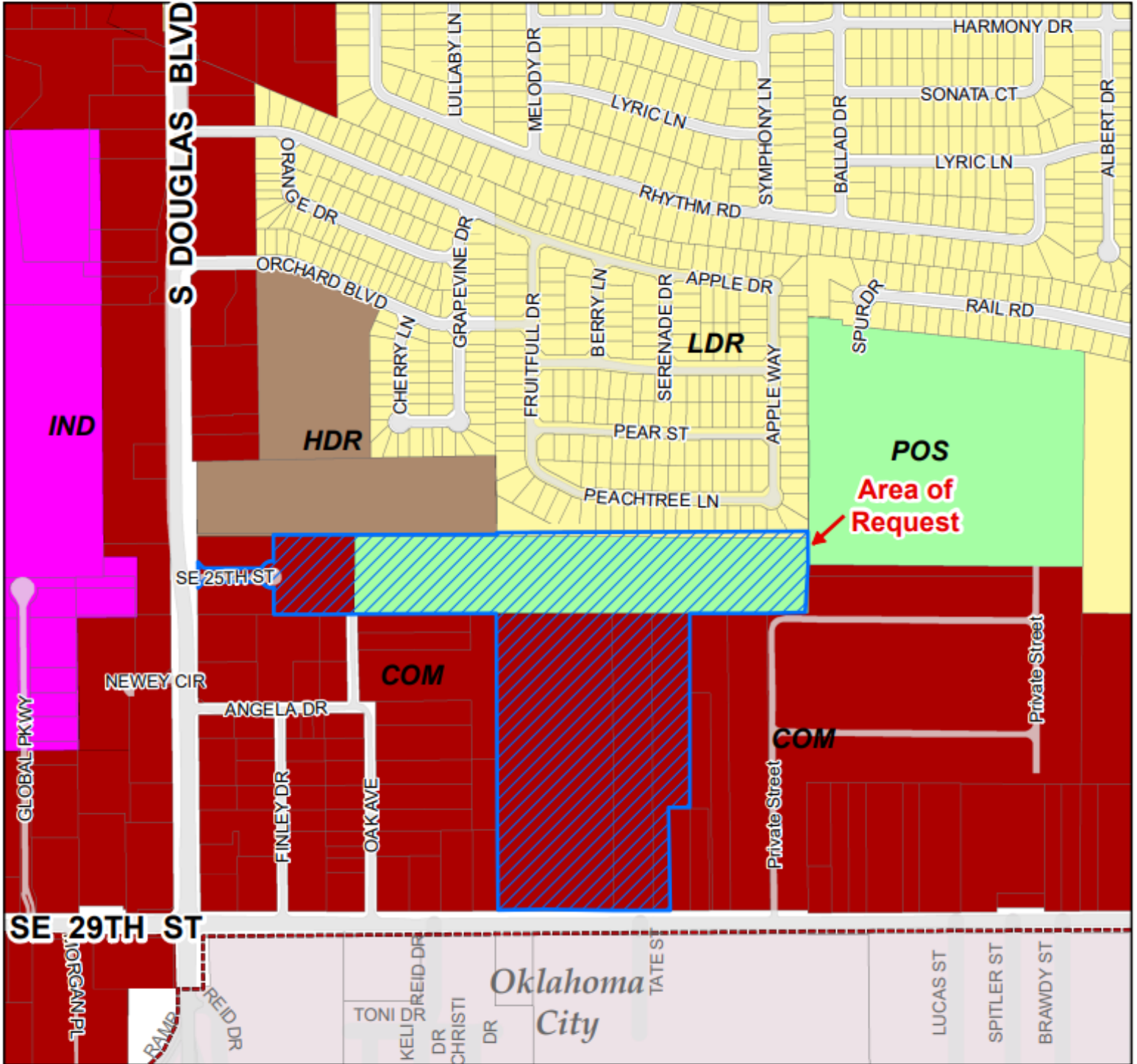
**ZONING MAP FOR
PC-2113
(SW/4, Sec. 12, T11N, R2W)**



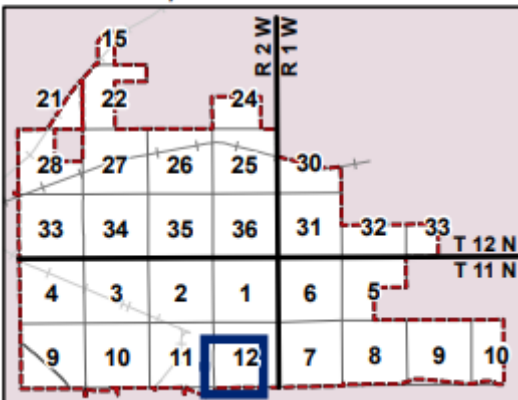
0 600 1,200 Feet

1 inch = 600 feet

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



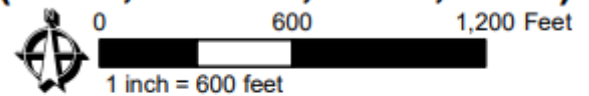
Locator Map



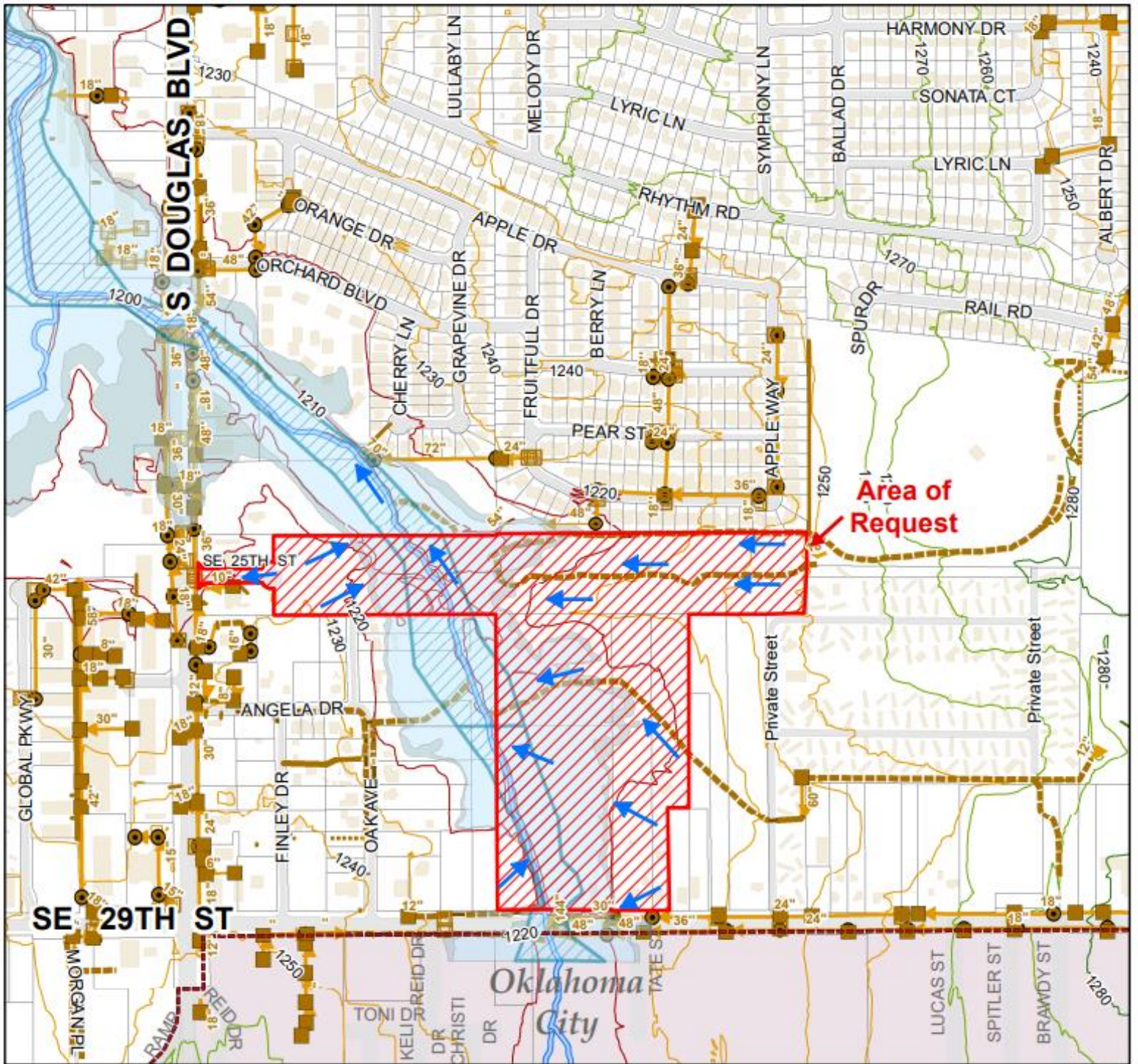
Future Land Use Legend

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

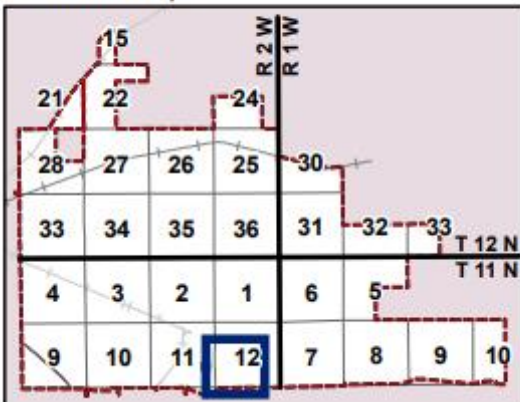
**FUTURE LAND USE
MAP FOR
PC-2113
(SW/4, Sec. 12, T11N, R2W)**



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

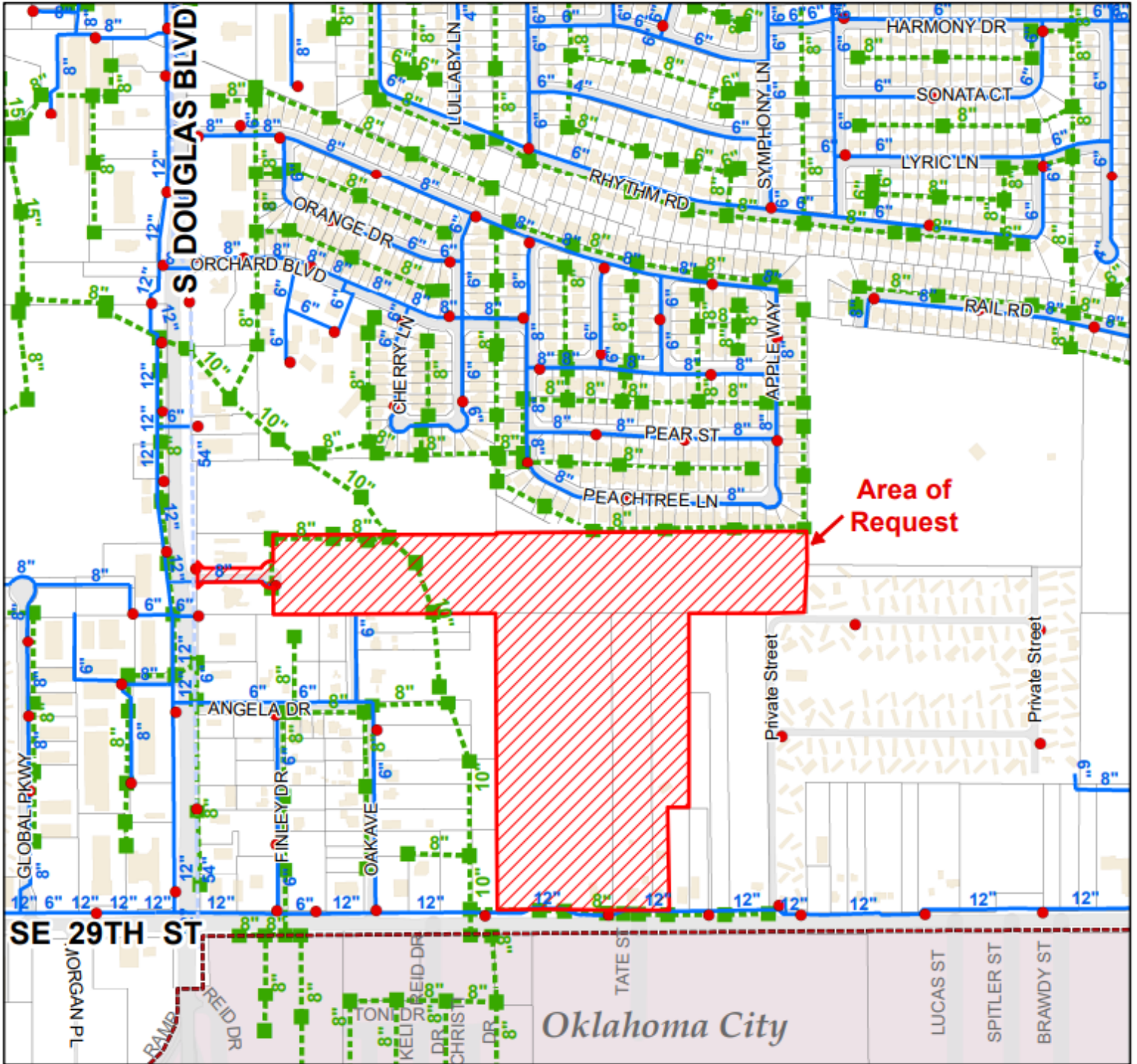
- FLOODWAY

DRAINAGE LOCATION MAP FOR PC-2113 (SW/4, Sec. 12, T11N, R2W)

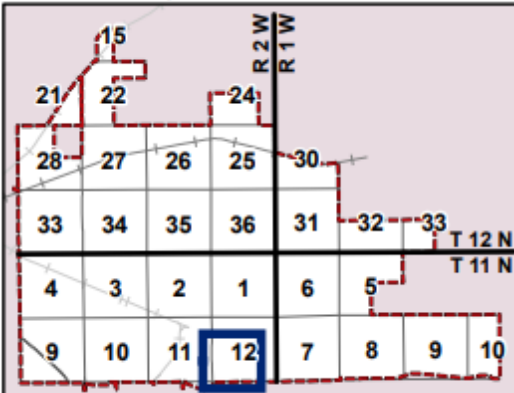
0 600 1,200 Feet

1 inch = 600 feet

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



Locator Map

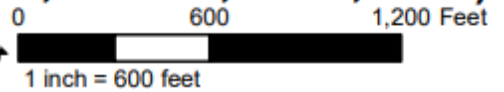


Water/Sewer Legend

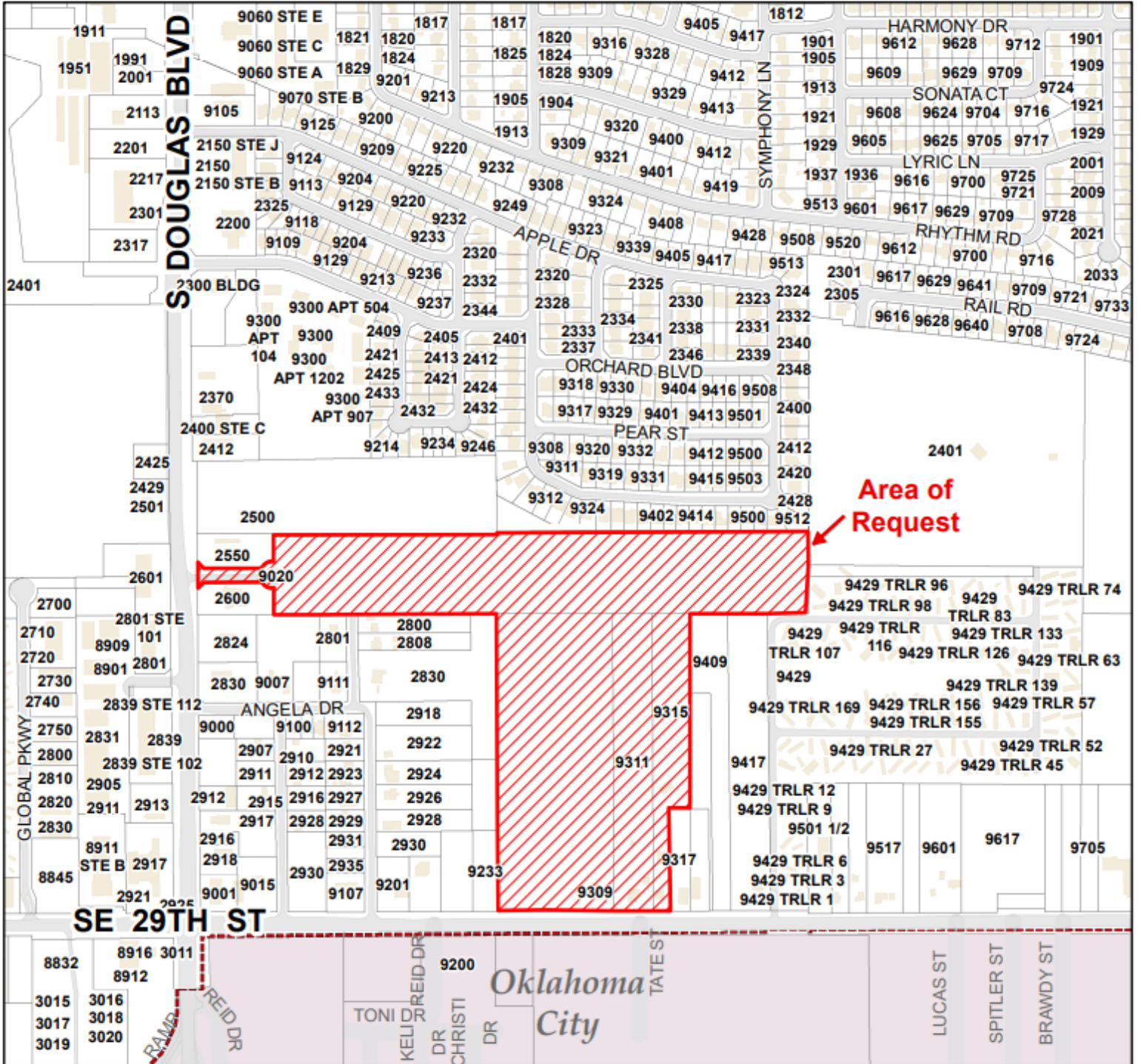
- Fire Hydrants
- Water Lines
 - Distribution
 - Well
 - - - OKC Cross Country
 - - - Sooner Utilities
 - - - Thunderbird
 - - - Unknown
- Sewer Manholes
- - - Sewer Lines

**WATER/SEWER LINE
LOCATION MAP FOR
PC-2113**

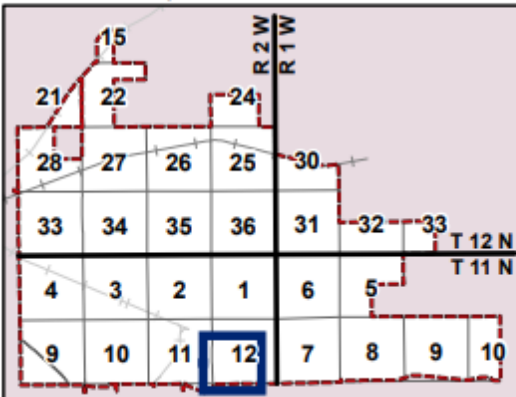
(SW/4, Sec. 12, T11N, R2W)










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.



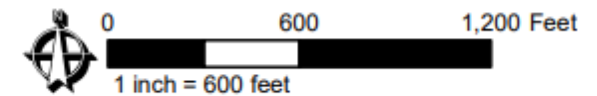
Locator Map



General Map Legend

-  Area of Request
-  Parcels with Addresses
-  Buildings
-  Edge of Pavement
-  MWC City Limits
- Railroads**
-  Active
-  Inactive / Closed

**GENERAL MAP FOR
PC-2113
(SW/4, Sec. 12, 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.