



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

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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](mailto: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  
June 7<sup>th</sup>, 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 May 3<sup>rd</sup>, 2022 Planning Commission meeting.

**C. DISCUSSION**

1. (PC – 2114) 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 zoning district, for the property described as Lot 2 and the North 95 feet of the West 15 feet of Lot 3, McCorkle Park Addition, addressed as 2224 South Air Depot.
2. (PC – 2115) Public hearing with discussion and consideration of an ordinance to redistrict from R-6, Single Family Detached Residential, to C-3, Community Commercial zoning district for the unplatted property described as the South Half (S/2) of the East Half (E/2) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section One, Township Eleven, North, Range Two (2) West of the I.M., Oklahoma County, Oklahoma addressed as 9809 S.E. 15<sup>th</sup> Street.
3. (PC – 2116) Discussion, Consideration, and Possible Action, Including Any Possible Amendment, of a Resolution Adopting the Recommendations and Findings of the Local Development Act Review Committee which was created by the Midwest City Council to explore and potentially create a Tax Increment Finance District in the North Side of Midwest City, to be called the Midwest City Increment District #3 (North Side Increment District)

**D. COMMISSION DISCUSSION**

**E. PUBLIC DISCUSSION**

**F. FURTHER INFORMATION**

**G. ADJOURN**



The City of  
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Michael Pugh, Associate Current Planner  
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Petya Stefanoff, Comprehensive Planner

Billy Harless, Community Development Director

**To:** Chairman and Planning Commission

**From:** Billy Harless, Community Development Director

**Date:** June 7th, 2022

**Subject:** (PC – 2114) 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 zoning district, for the property described as Lot 2 and the North 95 feet of the West 15 feet of Lot 3, McCorkle Park Addition, addressed as 2224 South Air Depot.

**Executive Summary:** The area of request is currently the site of a finance office. 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 finance office. Action is at the discretion of the Planning Commission and City Council.

**Dates of Hearings:** Planning Commission – June 7<sup>th</sup>, 2022  
City Council – June 28<sup>th</sup>, 2022

**Council Ward:** Ward 1, Susan Eads

**Owner:** Paul Crossfield, Autohaus Sports Cars

**Applicant:** Paul Crossfield

**Proposed Use:** Automobile Sales Lot

**Size:** The area of the request has a frontage of approximately 97' along South Air Depot Boulevard and a depth of approximately 144.2' containing an area of 0.32 acres, more or less.

**Future Land Use Map:**  
Area of Request — COM,  
Commercial



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

**Zoning Districts:**

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

**Land Use:**

Area of Request – Finance Office  
North – Single Family Residences  
East – Ron’s Rebuild Shop  
South – True Tech Electric, Carburetor Shop, and Snarky’s Hideaway  
West – Valero, Adair Boulevard

**Comprehensive Plan Citation:**

2.20. – Community Commercial District

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. 1971 — Certificate of Occupancy approved
2. The property was zoned C-3 with the adoption of the 2010 Zoning Map.
3. Certificate of Occupancy for the finance office currently present on the property was issued December 20<sup>th</sup>, 2021

**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 April of 2022 to request the additional uses of Automotive Sales & Rentals: Light within the C-3, Community Commercial District.

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 if 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 June 7<sup>th</sup>, 2022 agenda packet and made a part of PC-2114 file.

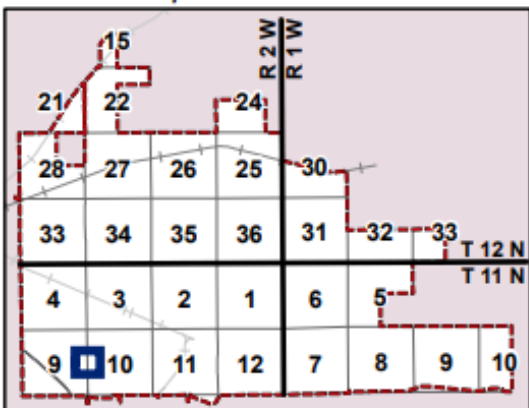
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Billy Harless  
Community Development Director

MP



Locator Map

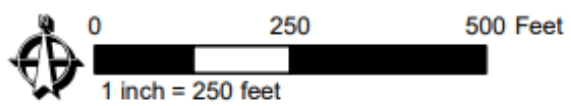


**General Map Legend**

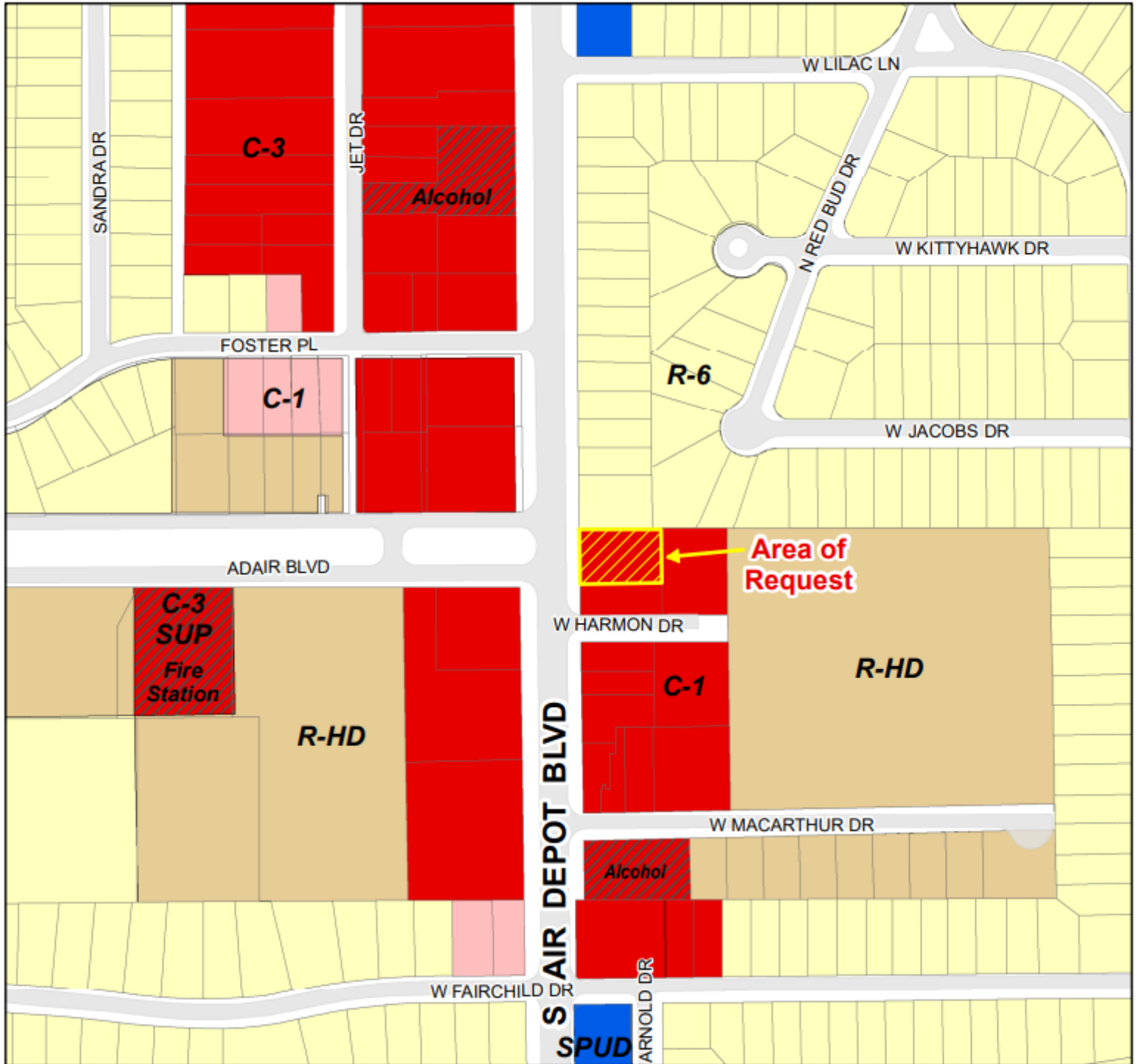
- Area of Request
- Parcels with Addresses
- Buildings
- Edge of Pavement
- MWC City Limits
- Railroads**
- Active
- Inactive / Closed

**GENERAL MAP FOR PC-2114**

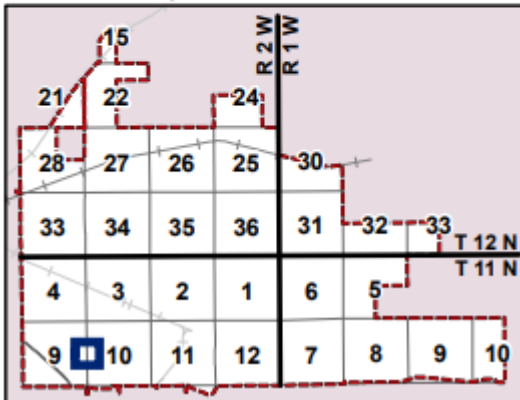
(SW/4, Sec. 10, T11N, R2W)



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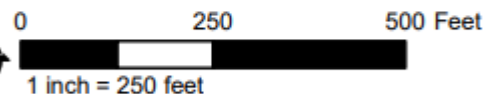
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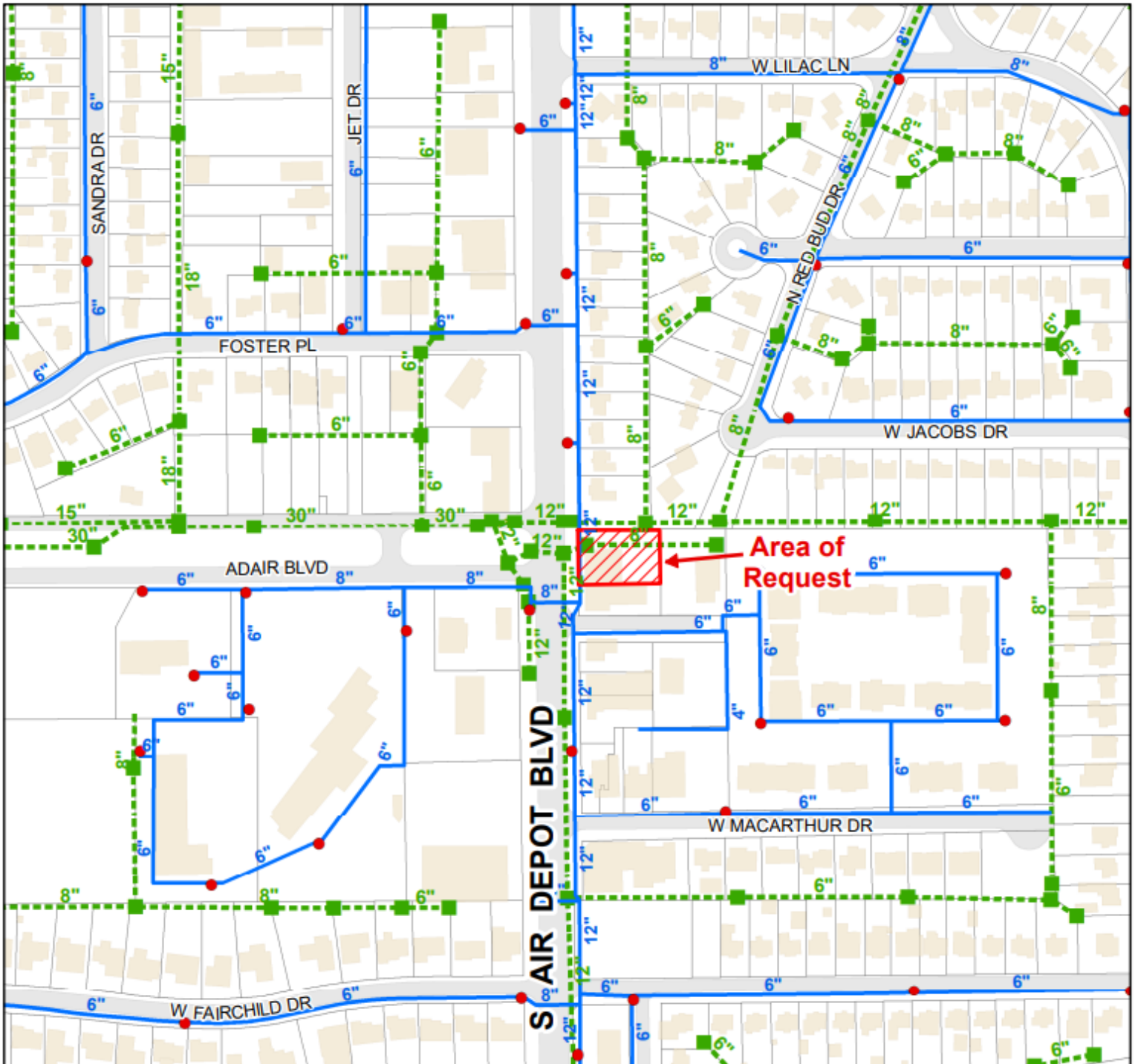
Current Zoning Legend

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

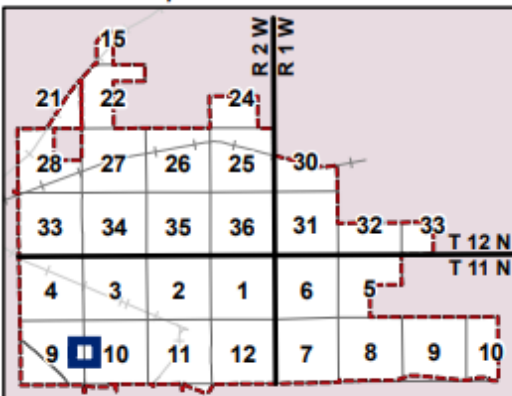
**ZONING MAP FOR  
PC-2114  
(SW/4, Sec. 10, T11N, R2W)**



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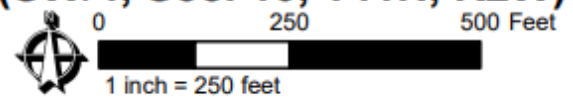
Locator Map



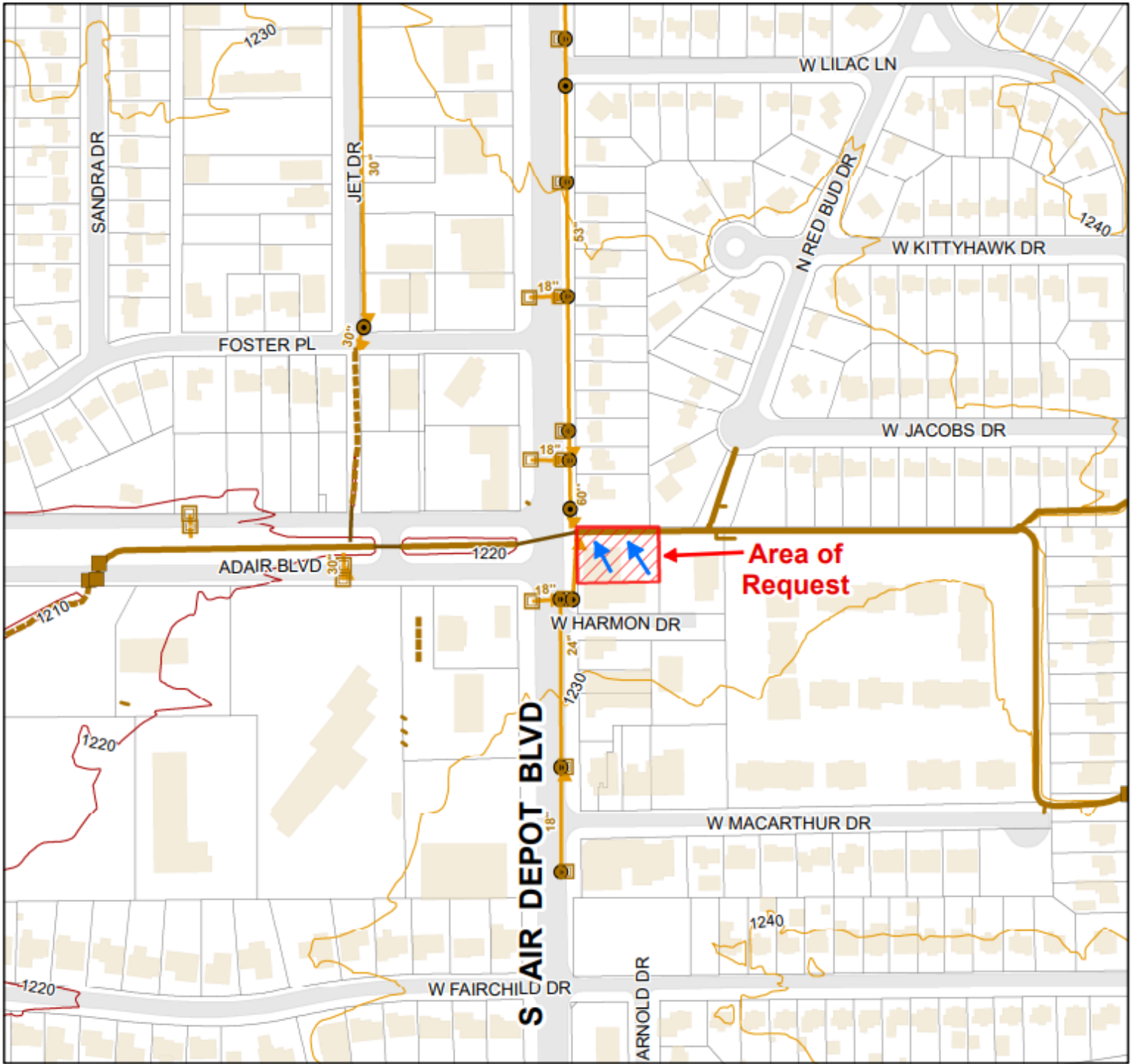
**Water/Sewer Legend**

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

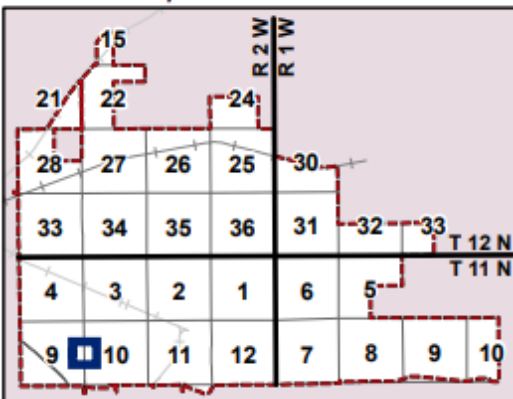
**WATER/SEWER LINE  
LOCATION MAP FOR  
PC-2114  
(SW/4, Sec. 10, T11N, R2W)**



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Locator Map

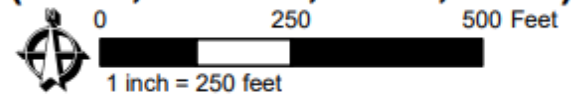


- Drainage Legend**
- Curb Inlets
  - Inlets
  - Junction Box
  - Culverts
  - Flumes
  - Developed Channels
  - Trickle Channels
  - Undeveloped Channels
  - Storm Lines
  - Creeks
- ELEVATION**
- 1166-1204 ft
  - 1204-1228 ft
  - 1228-1250 ft
  - 1250-1278 ft
  - 1278-1324 ft

**2009 FEMA Floodplains**

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

**DRAINAGE LOCATION MAP FOR PC-2114 (SW/4, Sec. 10, T11N, R2W)**

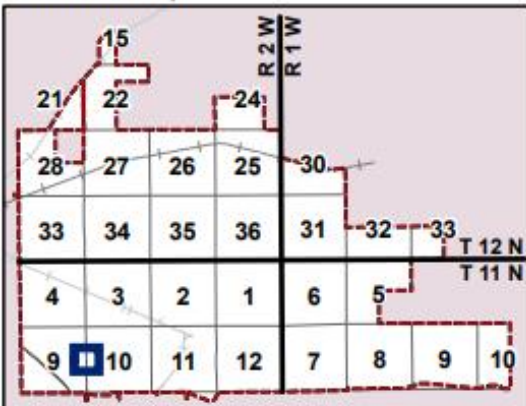


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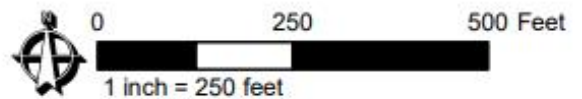




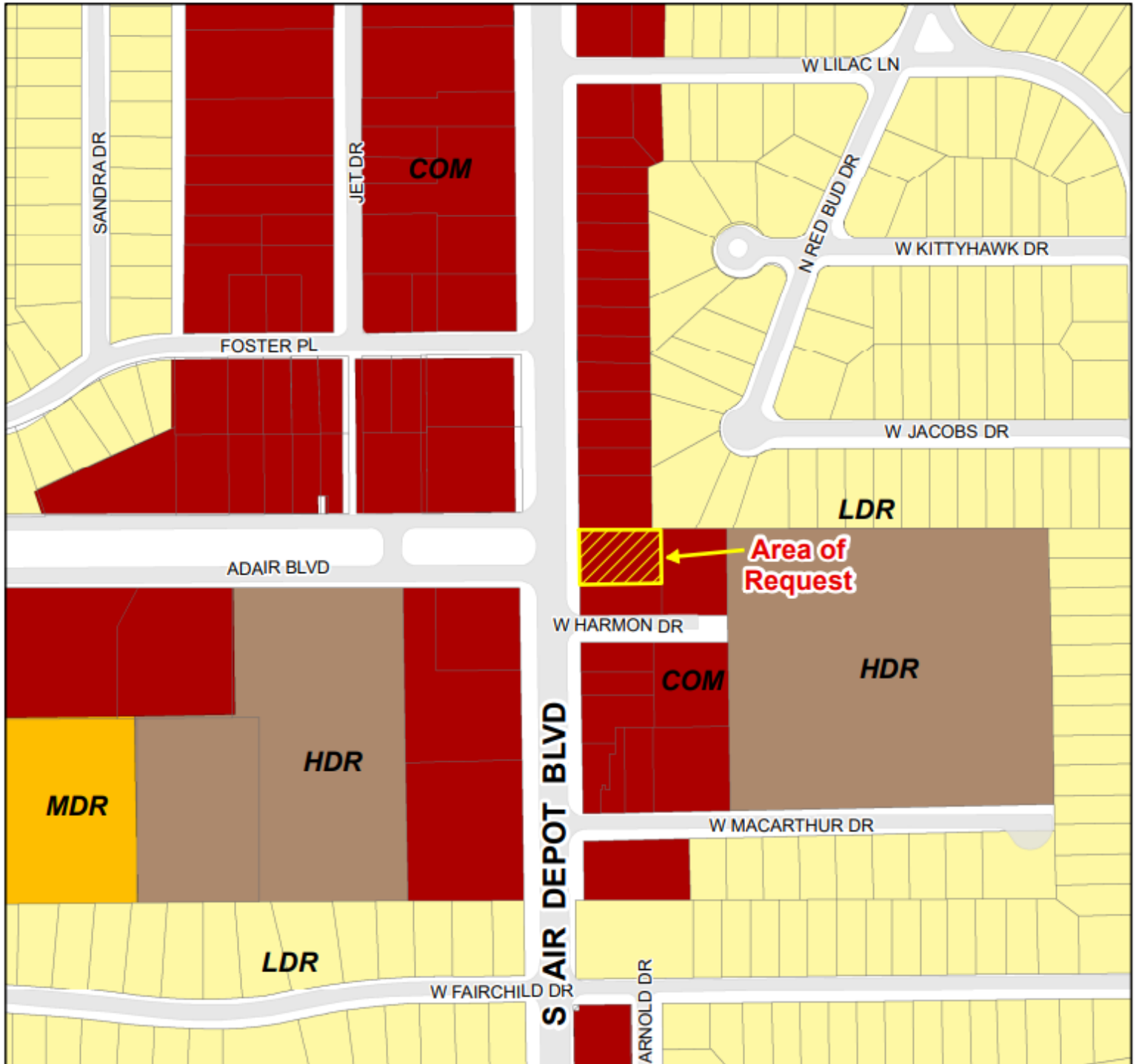
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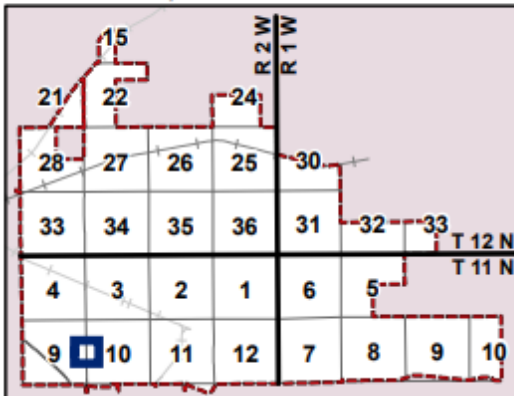
**4/2022 NEARMAP AERIAL VIEW FOR  
PC-2114  
(SW/4, Sec. 10, T11N, R2W)**



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Locator Map



Future Land Use Legend

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

**FUTURE LAND USE  
MAP FOR  
PC-2114  
(SW/4, Sec. 10, T11N, R2W)**



0 250 500 Feet

1 inch = 250 feet

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 Petya Stefanoff, Comprehensive Planner

Billy Harless, Community Development Director

**To:** Chairman and Planning Commission

**From:** Billy Harless, Community Development Director

**Date:** June 7<sup>th</sup>, 2022

**Subject:** (PC-2115) Public hearing with discussion and consideration of an ordinance to redistrict from R-6, Single Family Detached Residential, to C-3, Community Commercial zoning district for the unplatted property described as the South Half (S/2) of the East Half (E/2) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section One, Township Eleven, North, Range Two (2) West of the I.M., Oklahoma County, Oklahoma addressed as 9809 S.E. 15<sup>th</sup> Street.

**Executive Summary:** This is a request to rezone the property from R-6, Single Family Detached Residential, to C-3, Community Commercial district. The applicant, Ms. Terri Batten, is attempting to sell the property. Action is at the discretion of the Planning Commission and City Council.

**Dates of Hearing:** Planning Commission – June 7<sup>th</sup>, 2022  
 City Council – June 28<sup>th</sup>, 2022

**Council Ward:** Ward 2, Pat Byrne

**Applicant:** Terri Batten, Co-Personal Representatives

**Owner:** Terri Batten

**Proposed Use:** Commercial Property to be sold

**Size:**  
 The area of request has a frontage of approximately 305' along SE 15<sup>th</sup> Street and a depth of approximately 278' containing an area of approximately 1.95 acres or 84,790 square feet, more or less.

**Development Proposed by Comprehensive Plan:**  
 Area of Request — LDR, Low Density Residential  
 South — PSP, Public/Semi-Public



West — POS, Parks and Open Space  
East — LDR & OR, Low Density Residential & Office/Retail  
North — LDR, Low Density Residential

**Zoning Districts:**

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

**Land Use:**

Area of Request – Vacant  
South — Cornerstone Family Church, open space  
West — Fred Myer’s Ballpark  
North — Single Family Detached Residences  
East — Strip mall containing China Sky restaurant, Nail Salon, Allstate Insurance, donut shop, and Sonic

**Municipal Code Citation:**

2.20. — C-3, Community Commercial

2.20.1. General Description. This commercial district is intended for the conduct of business activity which is located at the edge of residential areas but which serves a larger trade area than the immediately surrounding residential neighborhoods.

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

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:**

1. House was built on the property in the early 1980’s
2. The 2010 Zoning Map identified this parcel as R-6, Single Family Detached Residential
3. House present on the property was demolished in 2020

**Staff Comments:**

**Engineer’s report:**

**Note: No engineering improvements are required with this application.**

**Water Supply and Distribution**

There are two public water mains bordering the proposed parcel, an eighteen (18) inch line along the north side of S.E. 15th Street and a six (6) inch line running along the west side of Meade Drive. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

**Sanitary Sewerage Collection and Disposal**

There is no sanitary sewer adjacent to this area. Because this is a zoning application; the existing building may remain on septic service. However, any additional buildings meant for human occupation or bathrooms outside the existing, will have to connect to the City sewer main. Any new building permit will require extension of the sanitary sewer system and 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. 15th Street and Meade Drive. S.E. 15th Street is classified as a Secondary Arterial in the 2008 Comprehensive Plan. Meade Drive is classified as a local street in the 2008 Comprehensive Plan. Sidewalk will be required with a building permit along S.E. 15th Street. Sidewalk and half street improvements will be required with a building permit along Meade Drive. 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 in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009. 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 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 9809 S.E. 15<sup>th</sup> Street from R-6, Single Family Detached Residential to C-3, Community Commercial. The applicant intends to sell the property, and wishes to rezone to make the property more desirable for potential developers.

The property fronts onto SE 15<sup>th</sup> street, which is designated as secondary arterial by the comprehensive plan. The Future Land Use Plan designates the area of request as LDR, Low Density Residential.

Any development, commercial or residential, will have to comply with all zoning, fire, development regulations as per City Ordinance

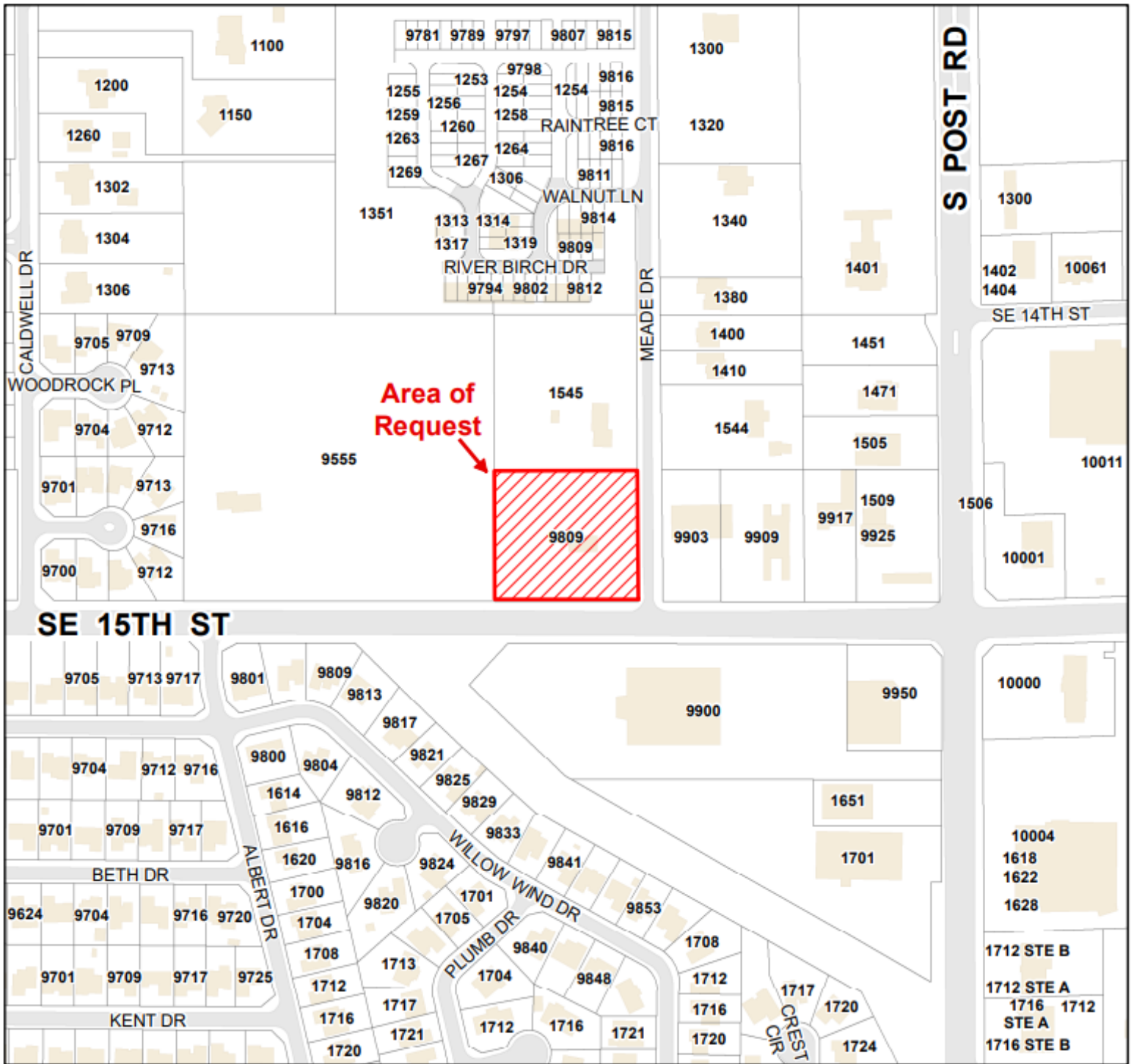
Staff sent notices out to all property owners within 300 feet of the area of request. As of this writing, staff has received no calls or letters of protest.

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

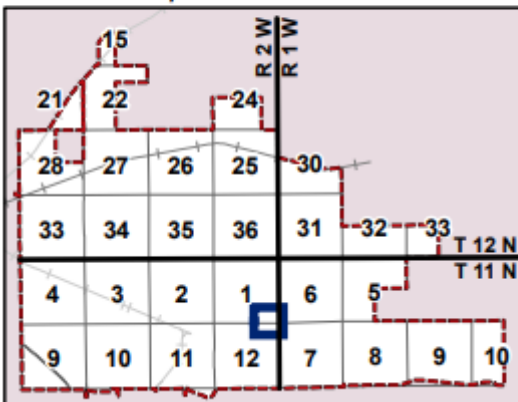
**Action Required:**

Approve or reject the ordinance to redistrict to C-3, Community Commercial, for the property as noted herein, subject to staff comments as found in the June 7<sup>th</sup>, 2022 agenda packet and made a part of PC-2115 file.








Billy Harless,  
Community Development Director  
MP



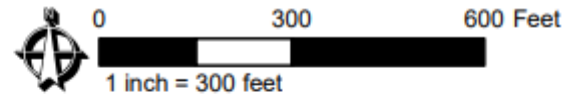
Locator Map



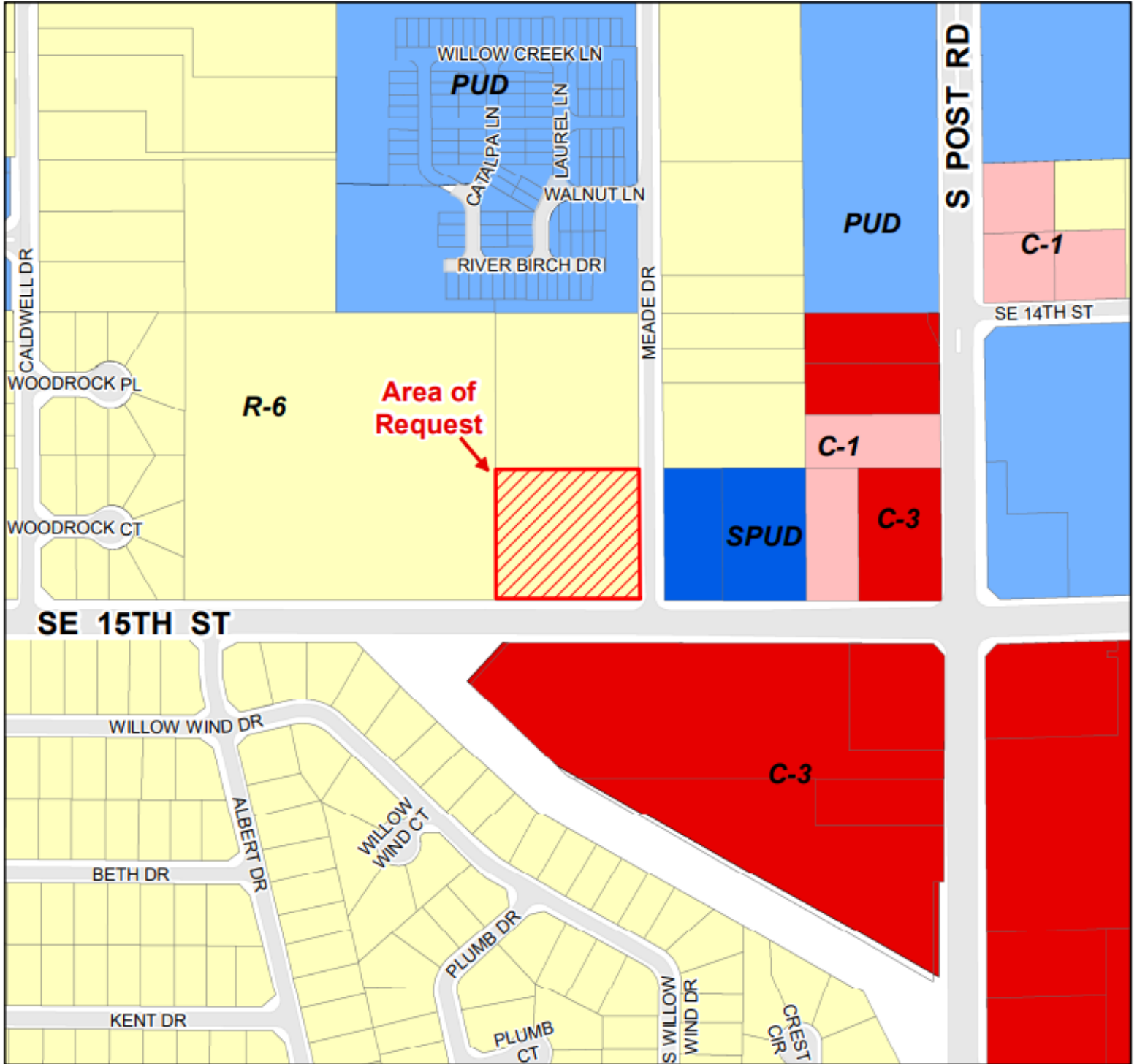
**General Map Legend**

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

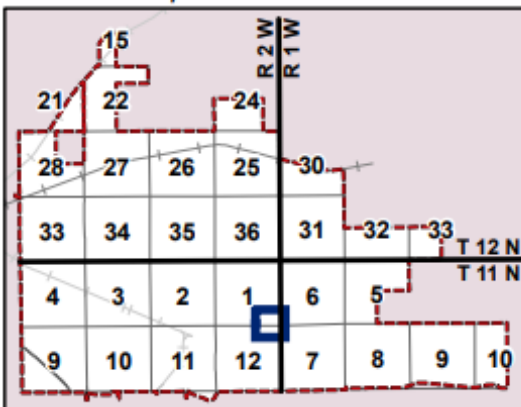
**GENERAL MAP FOR  
PC-2115  
(SE/4, Sec. 1, T11N, R2W)**



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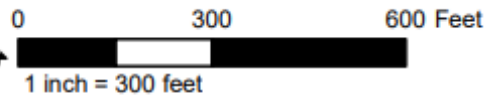
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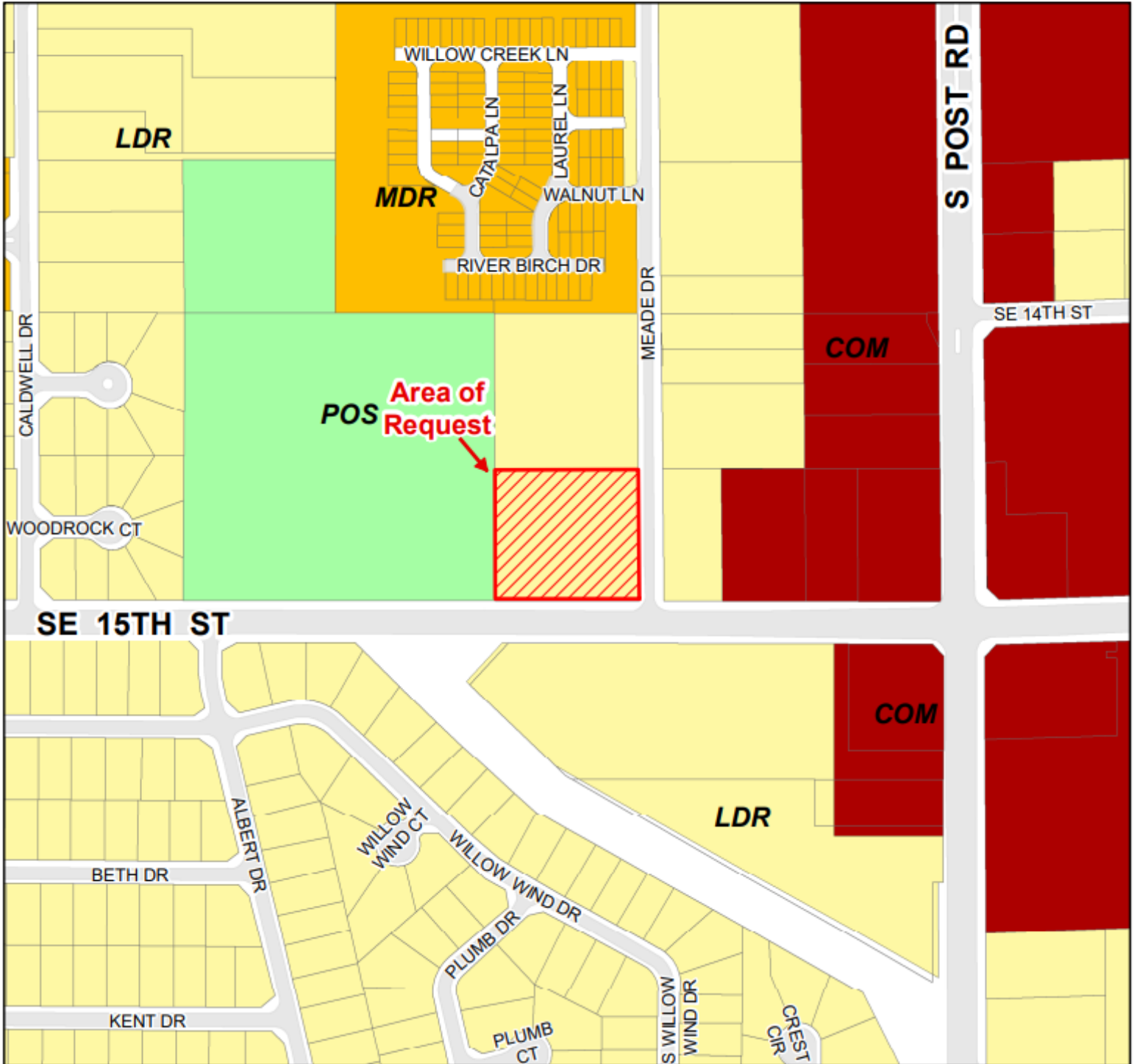
Current Zoning Legend

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

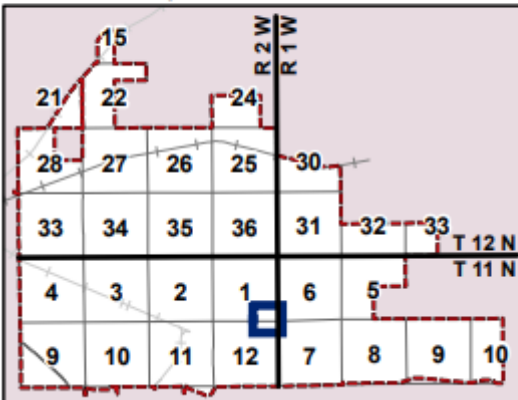
## ZONING MAP FOR PC-2115 (SE/4, Sec. 1, T11N, R2W)



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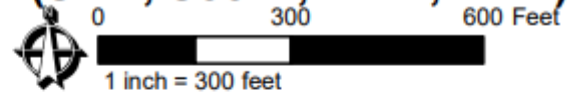


**Future Land Use Legend**

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

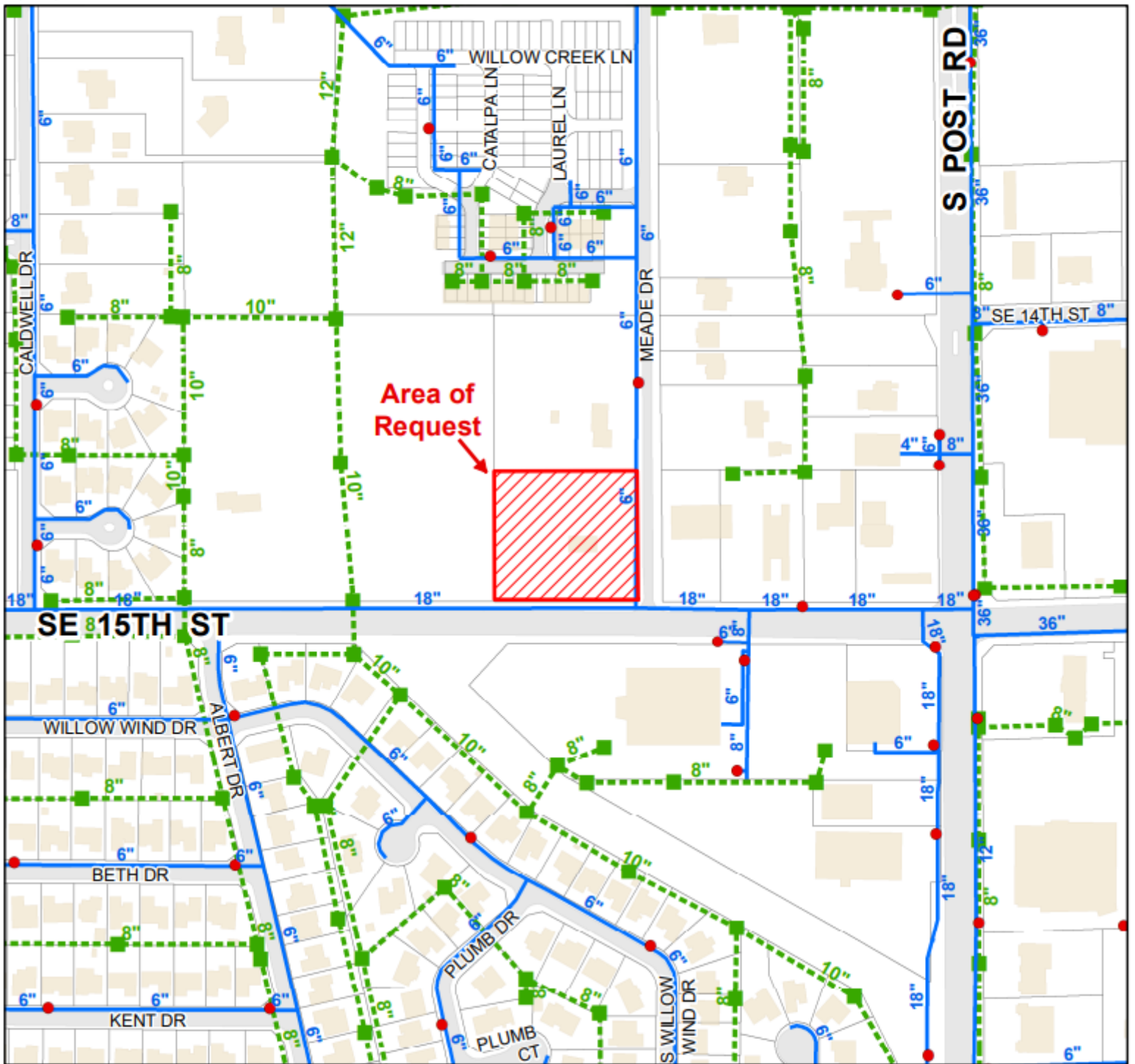
**FUTURE LAND USE  
MAP FOR  
PC-2115**

**(SE/4, Sec. 1, T11N, R2W)**

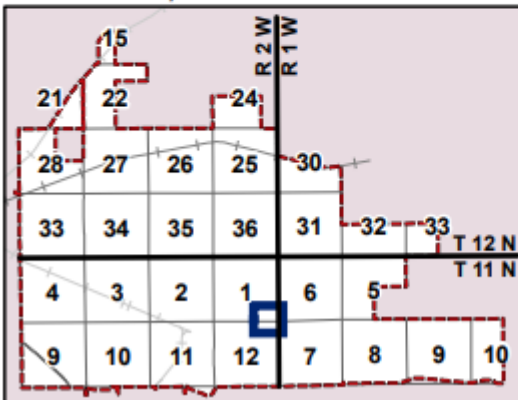


THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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





Locator Map

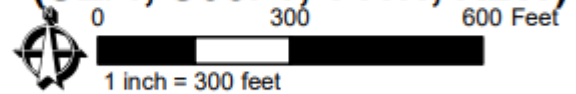


**Water/Sewer Legend**

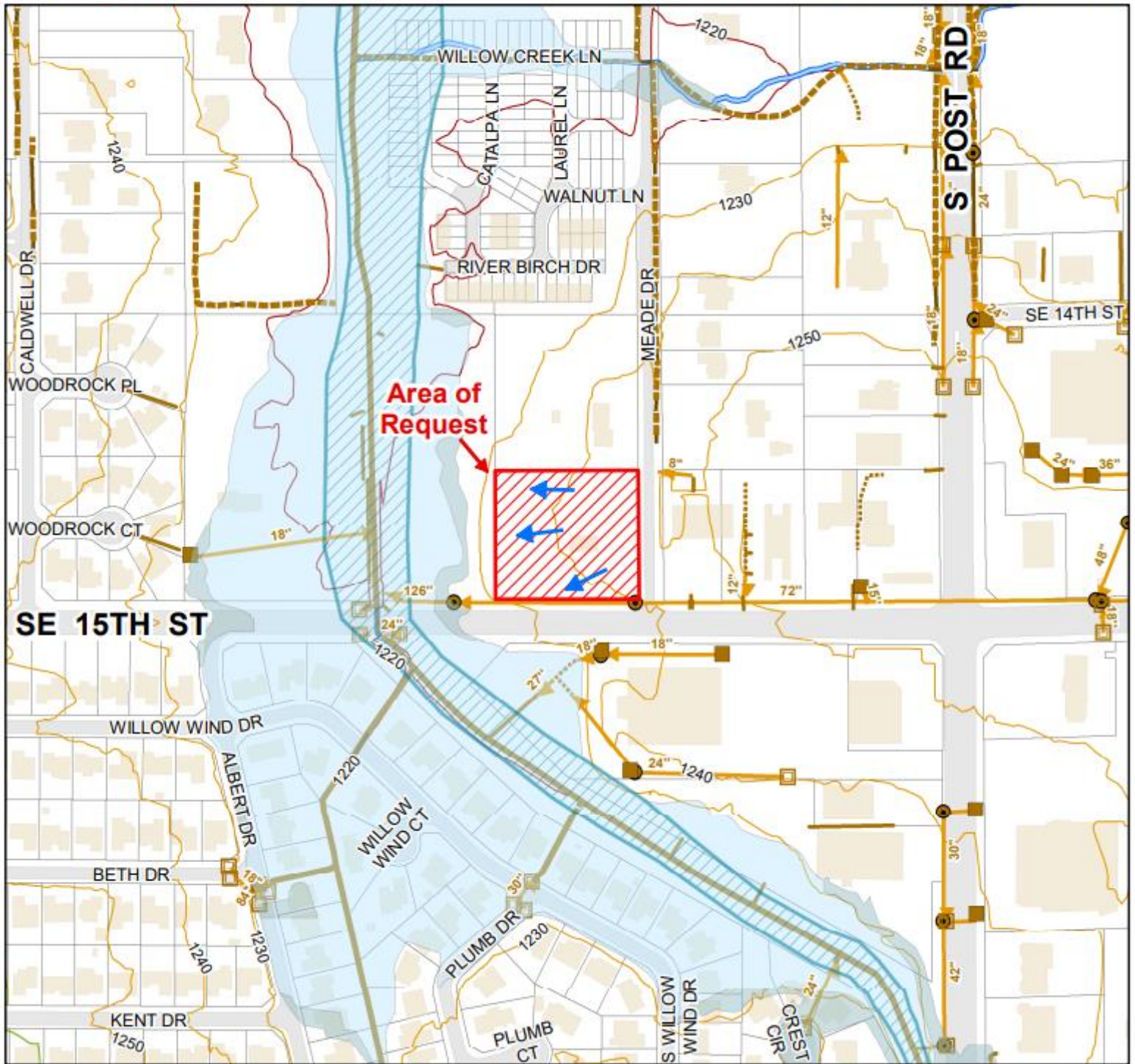
- Fire Hydrants
- Water Lines
  - Distribution
  - Well
  - OKC Cross Country
  - Sooner Utilities
  - Thunderbird
  - Unknown
- Sewer Manholes
- Sewer Lines

**WATER/SEWER LINE  
LOCATION MAP FOR  
PC-2115**

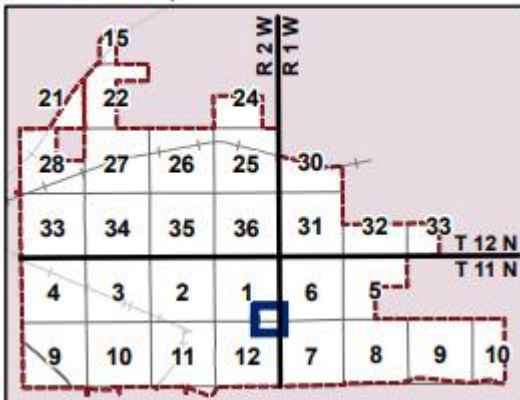
(SE/4, Sec. 1, T11N, R2W)



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Locator Map



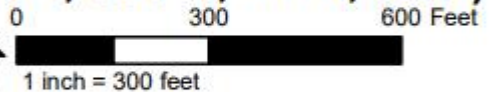
- Drainage Legend**
- Curb Inlets
  - Inlets
  - Junction Box
  - Culverts
  - Flumes
  - Developed Channels
  - Trickle Channels
  - Undeveloped Channels
  - Storm Lines
  - Creeks
- ELEVATION**
- 1166-1204 ft
  - 1204-1228 ft
  - 1228-1250 ft
  - 1250-1278 ft
  - 1278-1324 ft

**2009 FEMA Floodplains**

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

**DRAINAGE LOCATION MAP FOR PC-2115**

(SE/4, Sec. 1, T11N, R2W)

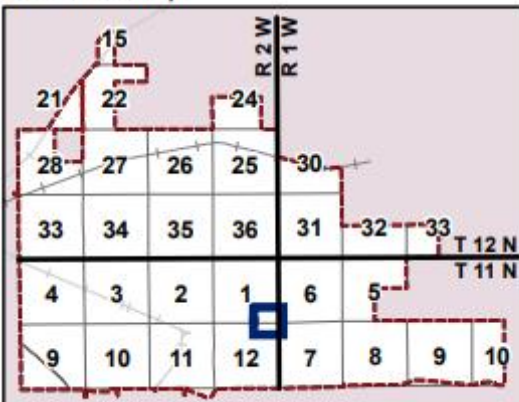


1 inch = 300 feet

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Locator Map



**4/2022 NEARMAP AERIAL VIEW FOR  
PC-2115  
(SE/4, Sec. 1, T11N, R2W)**



0 300 600 Feet



1 inch = 300 feet

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## Memorandum

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**To:** Chairman and Midwest City Planning Commissioners

**From:** Robert Coleman, Director of Economic Development

**Date:** June 7, 2022

**Re:** Discussion, Consideration, and Possible Action, Including Any Possible Amendment, of a Resolution Adopting the Recommendations and Findings of the Local Development Act Review Committee which was created by the Midwest City Council to explore and potentially create a Tax Increment Finance District in the North Side of Midwest City, to be called the Midwest City Increment District #3 (North Side Increment District)

---

Dear Chairman Smith and Commissioners:

Centrillum Proteins recently entered into a real estate agreement to purchase 24.03 acres from the Economic Development Authority. It plans to construct a \$20 Million, 55,000 ft.<sup>2</sup> food processing plant at 7250 NE 36<sup>th</sup> ST that will employ over 90. A mile south, Global Turbine Services envisions building a \$50 Million aviation maintenance, repair and overhaul facility on NE 23<sup>rd</sup> Street that could employ over 200. Both companies promise to pay above metro average wages and to provide good benefits.

These companies were recruited in hopes of creating new opportunities in some of our most economically challenged areas. In 2019, Midwest City's per capita income was estimated at \$26,617 and the median household income was projected at \$49,368. In the Census tracts nearest the Centrillum and Global Turbine Services sites the average per capital income is only \$21,300 and the average household income is estimated at only \$35,701.

To help entice these companies to open in Midwest City, the EDA agreed to provide up to \$2.3 Million to Global Turbine Services, which includes \$1.5 Million in development assistance and approximately \$800,000 to improve public facilities. We also plan to spend approximately \$3 Million to extend utilities and \$1.65 Million to install a rail switch and spur for Centrillum. Neither project is possible without considerable support from other outside sources.

In December 2021, City Council authorized the creation of the Local Development Act Review Committee (LDARC) to explore the possibility of creating a Tax Increment Finance ("TIF") district in support of the Centrillum and Global Turbine Services projects. Council appointed Vice-Mayor Pat Byrne as Chairman. The Planning Commission chose Chairman Smith to fill its state mandated post on the committee.

In conformance with the Local Development Act (O.S. 62 § 855), the LDARC also included representatives from the Crutcho and Oklahoma City Public Schools, Metropolitan Library Commission, Metro Technology Center, Oklahoma County, the Oklahoma City/County Health Department and Rose State College in addition to three representatives from the public-at-large. The group was tasked with evaluating the viability of a new TIF district to help fund north side development.

LDARC collaborated during four special meetings held from March to May. This work resulted in the creation of the Project Plan for the City of Midwest City Increment District #3 (North Side Increment District). The NSID pledges over \$7 Million for the Centrillum and Global Turbine Services projects while making about \$750,000 available to improve the NE 23<sup>rd</sup> Street corridor as suggested by the VISION23 Plan.

City Council, last November, formally incorporated an amendment to the PUD governing Soldier Creek to allow for GTS' operations as per the Planning Commission's recommendation. We are awaiting specification for the proposed PUD necessary to accommodate the Centrillium Proteins project, which will also necessitate an amendment to the Comprehensive Plan's Future Land Use Map.

We are requesting the Midwest City Planning Commission to review the proposed NSID Project Plan and recommend to City Council that it conforms to the Comprehensive Plan. Council will then conduct a public hearing at its June 28<sup>th</sup> meeting before finally considering legislation to enact the NSID after a second public hearing on July 26<sup>th</sup>.

Please contact my office at (405) 739-1218 or via e-mail ([rcoleman@MidwestCityOK.org](mailto:rcoleman@MidwestCityOK.org)) with any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "R. Coleman".

Robert Coleman  
Director of Economic Development

Attachment: Proposed Resolution; Increment District #3, City of Midwest City (North Side Increment Dist.) Project Plan  
Current Zoning, Uses  
Comprehensive Plan Future Land Use Map

MIDWEST CITY PLANNING COMMISSION  
RESOLUTION NO. \_\_\_\_

RESOLUTION ADOPTING RECOMMENDATIONS OF THE MIDWEST CITY PLANNING COMMISSION IN REGARD TO THE FORMATION OF "INCREMENT DISTRICT NUMBER THREE, CITY OF MIDWEST CITY, OKLAHOMA".

WHEREAS, pursuant to the provisions of the Local Development Act, Title 62, Sections 851 et seq. of the Oklahoma Statutes , as amended (the "Local Development Act"), the Midwest City Planning Commission (the "Planning Commission") is to review and make recommendations to the City Council for the City of Midwest City, Oklahoma (the "Governing Body") concerning any proposed tax incentive or tax increment district, plan or project; and

WHEREAS, the Planning Commission has been presented with that certain "Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma (North Side Improvement District)", dated June 1, 2022, providing for the creation of "Increment District Number Three, City of Midwest City, Oklahoma" (the "North Side Improvement District"), which boundaries are more particularly described in Appendix "1" attached hereto, and describing certain projects to be financed from a combination of public sources, including the apportionment of certain incremental ad valorem tax and sales and use tax revenues, derived from the proposed district.

NOW, THEREFORE, BE IT RESOLVED BY THE MIDWEST CITY PLANNING COMMISSION THAT THE FOLLOWING RECOMMENDATIONS BE MADE TO THE CITY COUNCIL FOR THE CITY OF MIDWEST CITY, OKLAHOMA, IN REGARDS TO THE PROPOSED NORTH SIDE IMPROVEMENT DISTRICT AND THE RELATED PROJECT PLAN:

SECTION 1. Approval and Recommendations Regarding the Project Plan.

A. The Planning Commission has considered the "Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma (North Side Improvement District)", dated June 1, 2022 (the "Project Plan"), and hereby finds that the proposed North Side Improvement District and the related Project Plan, as submitted to the Planning Commission, are in conformance with the objectives and intent of the Comprehensive Plan for the City of Midwest City.

B. Based upon the foregoing, the Planning Commission hereby finds that the Project Plan and the projects identified therein are appropriate under the provisions of the Local Development Act, and the approval of the Project Plan by the Governing Body of the City of Midwest City is hereby recommended.

PASSED AND ADOPTED by the Midwest City Planning Commission on the \_\_\_\_ day of June, 2022.

MIDWEST CITY PLANNING COMMISSION

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Chairman

APPENDIX "A"

LEGAL DESCRIPTION AND SKETCH OF INCREMENT DISTRICT NUMBER THREE, CITY OF MIDWEST CITY, OKLAHOMA (NORTH SIDE IMPROVEMENT DISTRICT) The North Side Improvement District is a tract located in Sections 15, 22, 24, 25, 26 and 27, Township 12 North Range 2 West, more particularly described as follows:

BEGINNING at the Southeast Corner of the Southwest Quarter of Section 15, Township 12 North, Range 2 West of the Indian Meridian; THENCE, north along the East line of the Southwest Quarter to the Northeast Corner of said Southwest Quarter of Section 15; THENCE, west along the North line of said Southwest Quarter a distance of approximately 700 feet; THENCE, Southwesterly to a point on the West line of the East half of said Southwest Quarter that is 1,900 feet north of the Southwest Corner of said East half of the Southwest Quarter; THENCE, south along the West line of the East half of the Southwest Quarter to the Southwest Corner of the Southeast Quarter of the Southwest Quarter; THENCE, west along the North line of Section 22 a distance of approximately 290 feet to a point of intersection with the North line of the Railroad Right-of-Way; THENCE, southwesterly along the North line of the Railroad Right-of-Way to a point where the North line of the Railroad Right-of-Way intersects with the East Right-of-Way line of Air Depot Boulevard; THENCE, south along the East Right-of-Way line of Air Depot Boulevard to a point where the East Right-of-Way line intersects with the North line of Section 27; THENCE, south along the East Right-of-Way line of Air Depot Boulevard a distance of 330 feet; THENCE, east and parallel with the North line of said Section 27 a distance of 582 feet to the intersection of such line with the centerline of Crutcho Creek; THENCE, south and southeasterly along the centerline of Crutcho Creek to a point where the centerline of Crutcho Creek intersects with the West line of the East half of the Northwest Quarter of Section 27, said intersection being approximately 895 feet south of the North line of Section 27; THENCE, south along said West line to the Southwest Corner of the East half of the Northwest Quarter of Section 27; THENCE, east along the South line of the North half of Section 27 to a point where such line intersects the North line of the Railroad Right-of-Way; THENCE, northeasterly along said North line of the Railroad Right-of-Way to the Southwest Corner of Lot 11, Block 3 in the KANALY'S NE 23RD ST ADD BLKS 2 & 3; THENCE, north along the West line of said Lot 11, Block 3 to the Northwest Corner of Lot 11, Block 2 of KANALY'S NE 23RD ST ADD BLKS 2 & 3; THENCE, east along the North line of KANALY'S NE 23RD ST ADD BLKS 2 & 3 to a point which is 427 feet west of the East line of the Northeast Quarter of Section 27; THENCE, north 306 feet parallel to the East line of said Northeast Quarter; THENCE, west and parallel to the South line of said Northeast Quarter a distance of 199 feet; THENCE, north and parallel to the East line of said Northeast Quarter approximately 192) feet to the centerline of Soldier Creek; THENCE, northeasterly along said centerline approximately 678 feet to the East line of Section 27; THENCE, north along the East line of Section 27 to a point which is approximately 452 feet south of the Northeast Corner of Section 27; THENCE, easterly and parallel to the North line of Section 26 to a point which is 420.1 feet east of the West line of Section 26 and 452 feet south of the North line of Section 26; THENCE, south and parallel to the West line of Section 26 a distance of 174.6) feet, being 626.6 feet south of the North line of said Section 26; THENCE, east and parallel to the North line of Section 26 to a point where such line intersects with the West line of Block 4 of the DICKSON HEIGHTS ADDITION; THENCE, south along the West line of the DICKSON HEIGHTS ADDITION to the Southwest Corner of Block 4 of the DICKSON HEIGHTS ADDITION; THENCE, east along the South line of Blocks 4 and 5 of the DICKSON HEIGHTS ADDITION to the Southeast Corner of said Block 5; THENCE, north along the East line of Block 5 of the DICKSON HEIGHTS ADDITION to a point that is 100 feet north of the Southeast corner of Block 2 of the DICKSON HEIGHTS ADDITION; THENCE, east and parallel to the South line of Block 1 of the DICKSON HEIGHTS ADDITION to a point on the East Right-of-Way line of Spencer Rd that is 395 feet south of the North line of Section 26; THENCE, south along the East Right-of-Way line of Spencer Rd. a distance of 100 feet; THENCE, east and parallel to the North line of Section 26 to a point which is 660 feet west of the East line of Section 26; THENCE, south and parallel to the East line of Section 26 a distance of 259.75 feet; THENCE, east and parallel to the North line of Section 26 a distance of 465 feet; THENCE, north and parallel to the East line of Section 26 a distance of 85 feet; THENCE, east and parallel to the North line of Section 26 a distance of 145 feet to a point on the East Right-of-Way line of N Douglas Blvd; THENCE, north along the East line of N Douglas Blvd to a point which is 225 feet south of the North line of Section 26; THENCE, east and parallel to the North line of Section 26 and Section 25 a distance of 367 feet; THENCE, south and parallel to the West line of Section 25 a distance of 40 feet; THENCE, east and parallel to the North line of Section 25 a distance of 170 feet; THENCE, south and parallel to the West line of Section 25 a distance of 230 feet; THENCE, east and parallel to the North line of Section 25 a distance of 122.36 feet; THENCE, south and parallel to the West line of Section 25 a distance of 165 feet; THENCE, east and parallel to the North line of Section 25 a distance of 630 feet to a point on the West Right-of-Way line of Randolph Ave.; THENCE, north and parallel to the West line of Section 25 a distance of 70 feet; THENCE, east and parallel to the North line of Section 25 to the Southwest Corner of Block 3, Lot 13 of KANALY'S SECOND NE 23RD ST ADDITION; THENCE, east along the South line of said Lot 13 to the Southeast Corner of said Lot 13; THENCE, north along the East line of Lots 13, 12, 11 & 10 of Block 3 of KANALY'S SECOND NE 23RD ST ADDITION to a point on the South line of Lot 5 of Block 3 of KANALY'S SECOND NE 23RD ST ADDITION; THENCE, east along the South line of Lots 5, 4, 3, 2 and 1 to the Southeast Corner of Lot 1 of Block 3 of KANALY'S SECOND NE 23RD ST ADDITION; THENCE, east from the Southeast corner of Block 3, Lot 1 KANALY'S SECOND NE 23RD ST ADDITION a distance of approximately 50 feet to the Southwest Corner of Block 2, Lot 4 of KANALY'S SECOND NE 23RD ST ADDITION; THENCE, east along the South line of Lots 4, 3, 2, and 1 of Block 2 KANALY'S SECOND NE 23RD ST ADDITION to the Southeast Corner of Block 2, Lot 1 of KANALY'S SECOND NE 23RD ST ADDITION; THENCE, east a distance of approximately 50 feet to the Southwest Corner of Block 1, Lot 4 KANALY'S SECOND NE 23RD ST ADDITION; THENCE, south a distance of 75 feet to the Southwest Corner of Lot 5

of Block 1 of KANALY'S SECOND NE 23RD ST ADDITION; THENCE, east along the South line of Lot 5 of Block 1 of KANALY'S SECOND NE 23RD ST ADDITION to the Southeast corner of said Lot 5 THENCE, east and parallel to the North line of Section 25 to a point on the West line of Block 4 of MINTON'S ORCHARD PARK that is 365 feet south of said North line; THENCE, south along the West line of Block 4 of MINTON'S ORCHARD PARK to a point which is 475 feet south of the Northwest Corner of said Block 4; THENCE, east and parallel to the North line of Block 4 of MINTON'S ORCHARD PARK a distance of 165 feet; THENCE, south and parallel to the West line of Block 4 of MINTON'S ORCHARD PARK a distance of 160 feet; THENCE, east and parallel to the North line of Block 4 of MINTON'S ORCHARD PARK a distance of 99 feet; THENCE, south to a point on the south line of Block 5 of MINTON'S ORCHARD PARK; THENCE, east along the south line of Blocks 5 and 6 of MINTON'S ORCHARD PARK to the Southeast Corner of Block 6 of MINTON'S ORCHARD PARK; THENCE, north along the East line of Block 6 of MINTON'S ORCHARD PARK a distance of 633.5 feet; THENCE, east and parallel to the North line of Block 2 of MINTON'S ORCHARD PARK a distance of 497 feet; THENCE, north and parallel to the East line of Block 2 of MINTON'S ORCHARD PARK a distance of 266.5 feet; THENCE, east and parallel to the North line of Blocks 1 and 2 of MINTON'S ORCHARD PARK a distance of approximately 786 feet to a point on the East line of said Block 1; THENCE, north along the East line of Block 1 of MINTON'S ORCHARD PARK to the Northeast Corner of said Block 1; THENCE, west along the North line of Blocks 1 and 2 of MINTON'S ORCHARD PARK to the Northwest corner of said Block 2; THENCE north 33 feet along the West line of the East half of the Northeast Quarter of Section 25 to the Northwest Corner of said East half; THENCE west along the North line of Sections 25, 26 and 27 to the Southeast Corner of the Southwest Quarter of the Southwest Quarter of Section 22; THENCE, north along the East line of the Southwest Quarter of the Southwest Quarter of Section 22 to the Northeast Corner of the Southwest Quarter of the Southwest Quarter of Section 22; THENCE, east along the South line of the North Half of the Southwest Quarter of Section 22 to the Southeast Corner of the North Half of the Southwest Quarter of Section 22; THENCE, north along the East line of the West Half of Section 22 to the  
POINT OF BEGINNING



# City of Midwest City North Side Improvement District

Existing Uses as of May 12, 2022: Part of the West Half of Section 15, Township 12 North, Range 2 West



1" = ± 515'



## ZONING KEY:

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

————— = Increment District Boundary

# City of Midwest City North Side Improvement District

Existing Uses as of May 12, 2022: Part of the North Half of Section 22, Township 12 North, Range 2 West

N  
1" = ± 545'



## ZONING KEY:

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

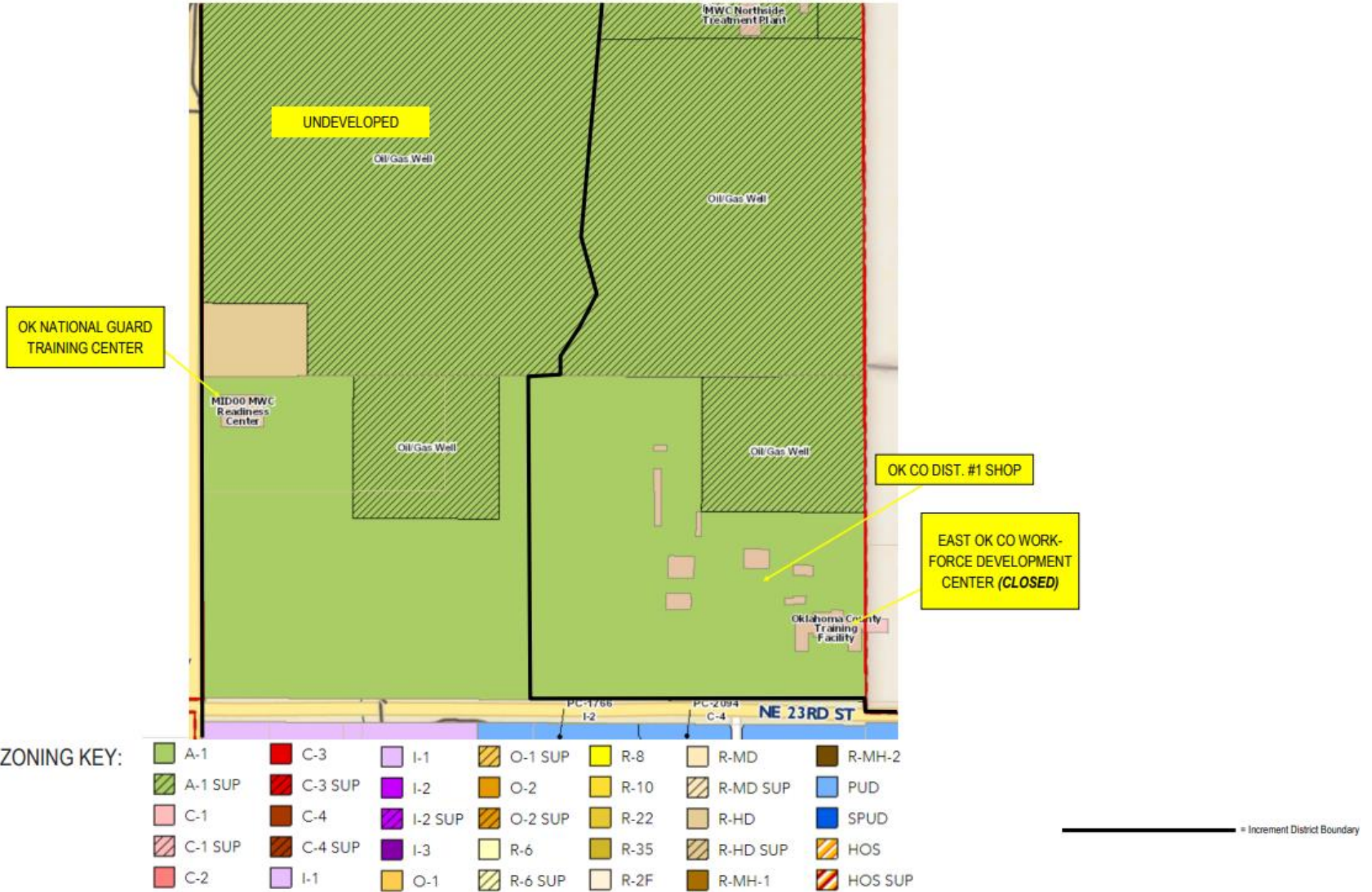
— = Increment District Boundary

# City of Midwest City North Side Improvement District

Existing Uses as of May 12, 2022: Part of the South Half of Section 22, Township 12 North, Range 2 West

N

1" = ± 555'



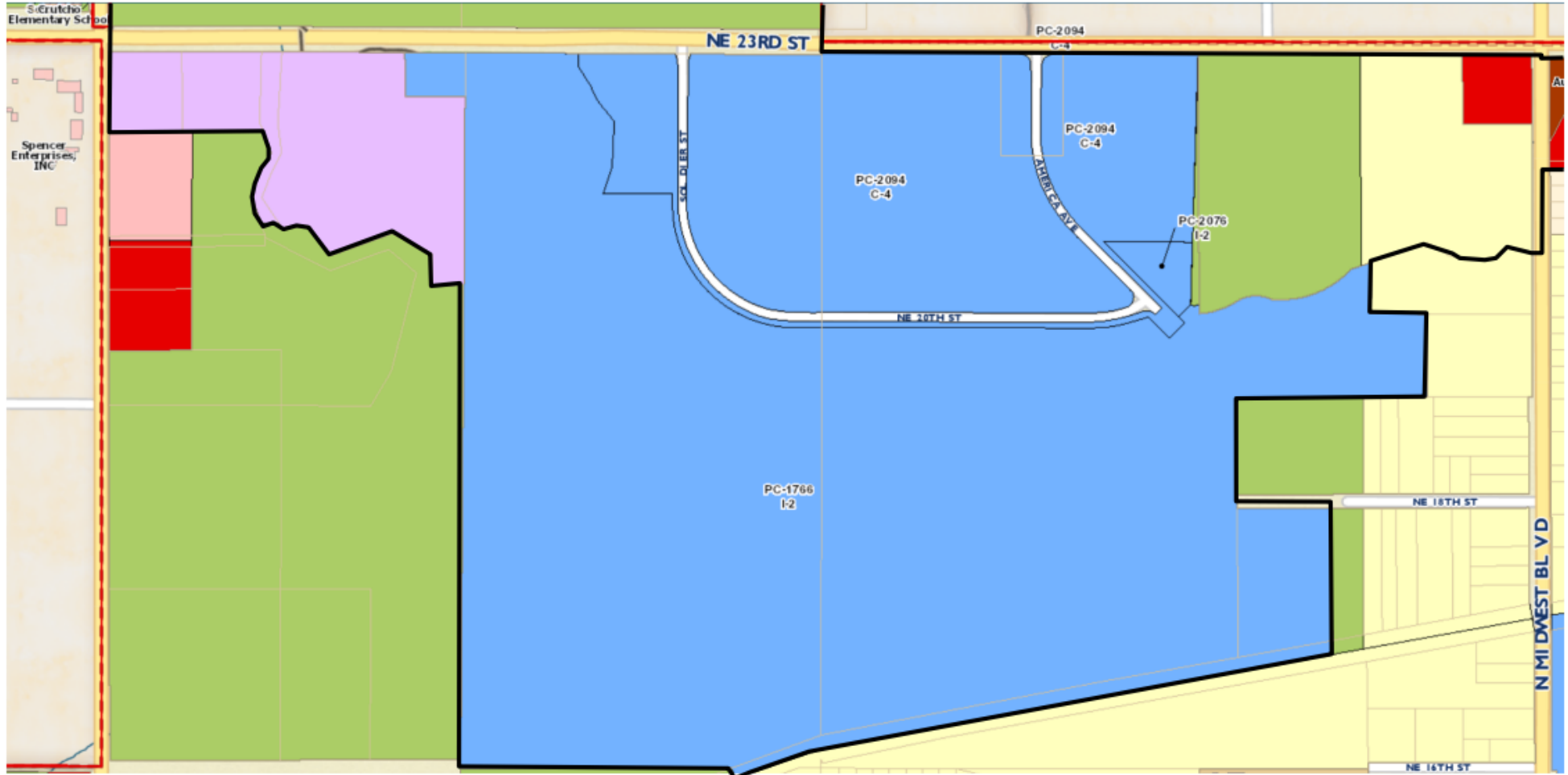
# City of Midwest City North Side Improvement District

Existing Uses as of May 12, 2022: North Half of Section 27, Township 12 North, Range 2 West



1" = ± 575'

ALL PROPERTIES WITHIN SECTION 27, TOWNSHIP 12N, RANGE 2 WEST LYING IN THE INCREMENT DISTRICT REMAIN UNDEVELOPED



## ZONING KEY:

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

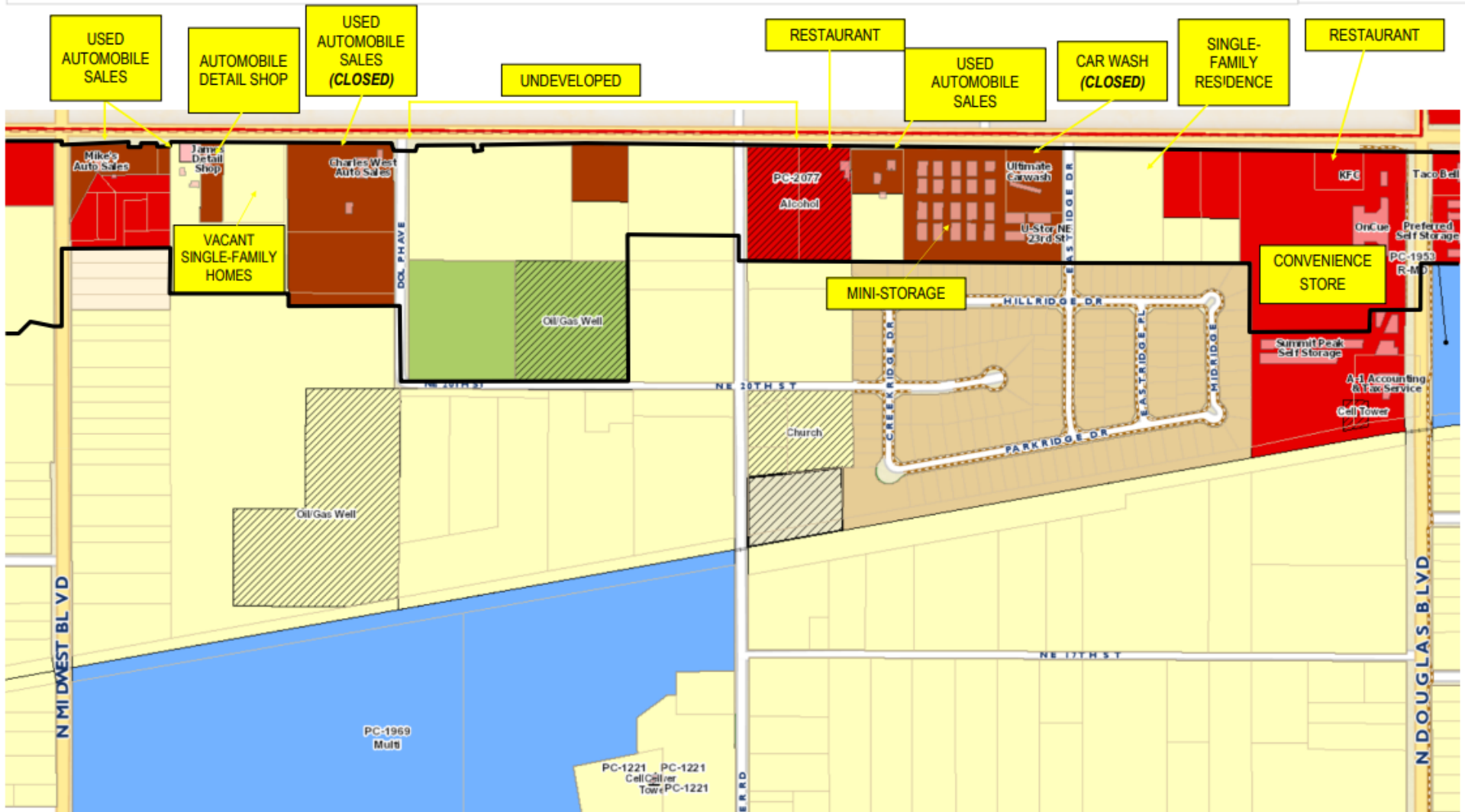
— Increment District Boundary

# City of Midwest City North Side Improvement District

Existing Uses as of May 12, 2022: North Half of Section 26, Township 12 North, Range 2 West



1" = ± 575'



## ZONING KEY:

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

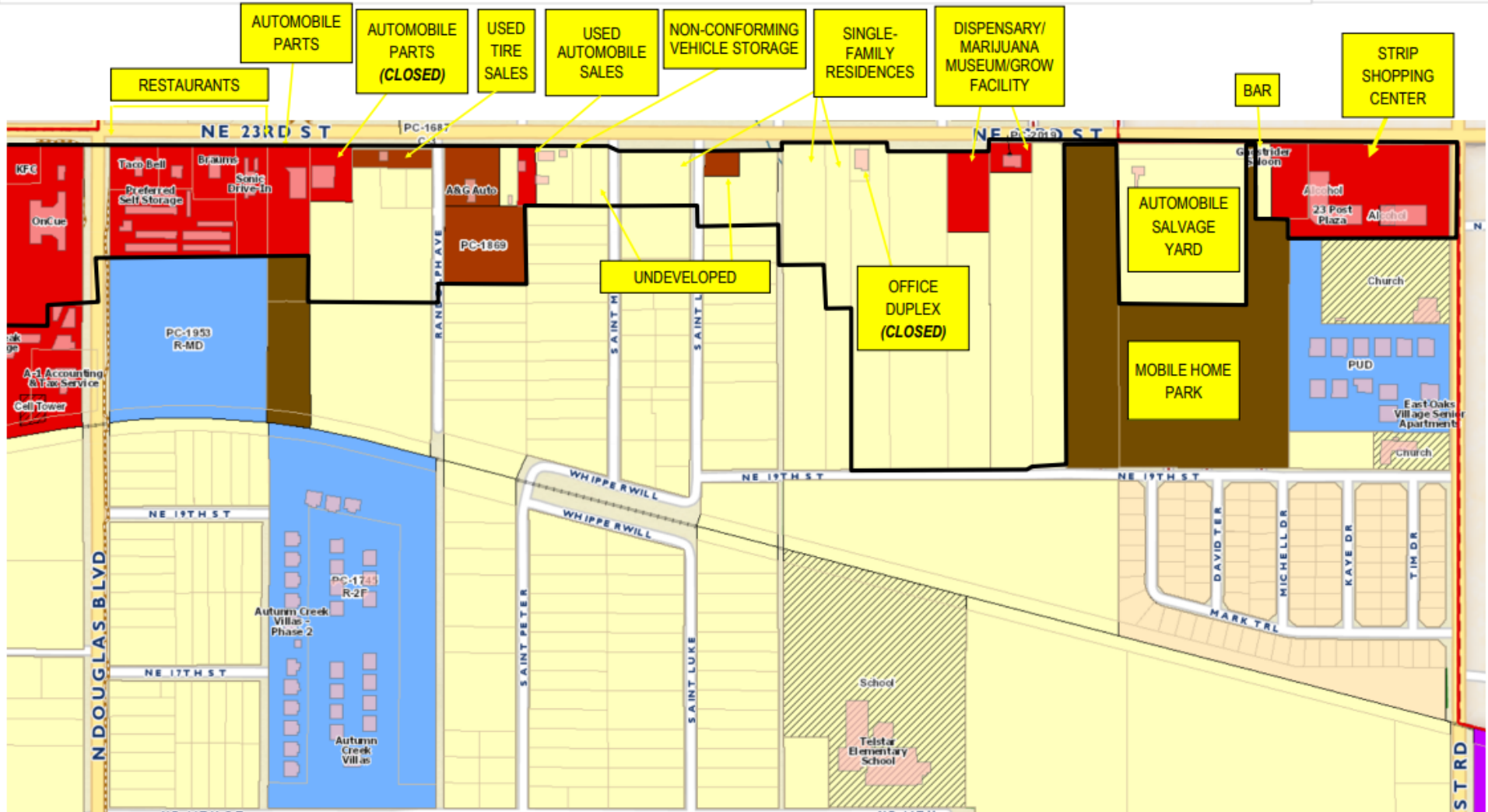
— = Increment District Boundary

# City of Midwest City North Side Improvement District

Existing Uses as of May 12, 2022: North Half of Section 25, Township 12 North, Range 2 West



1" = ± 575'



## ZONING KEY:

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

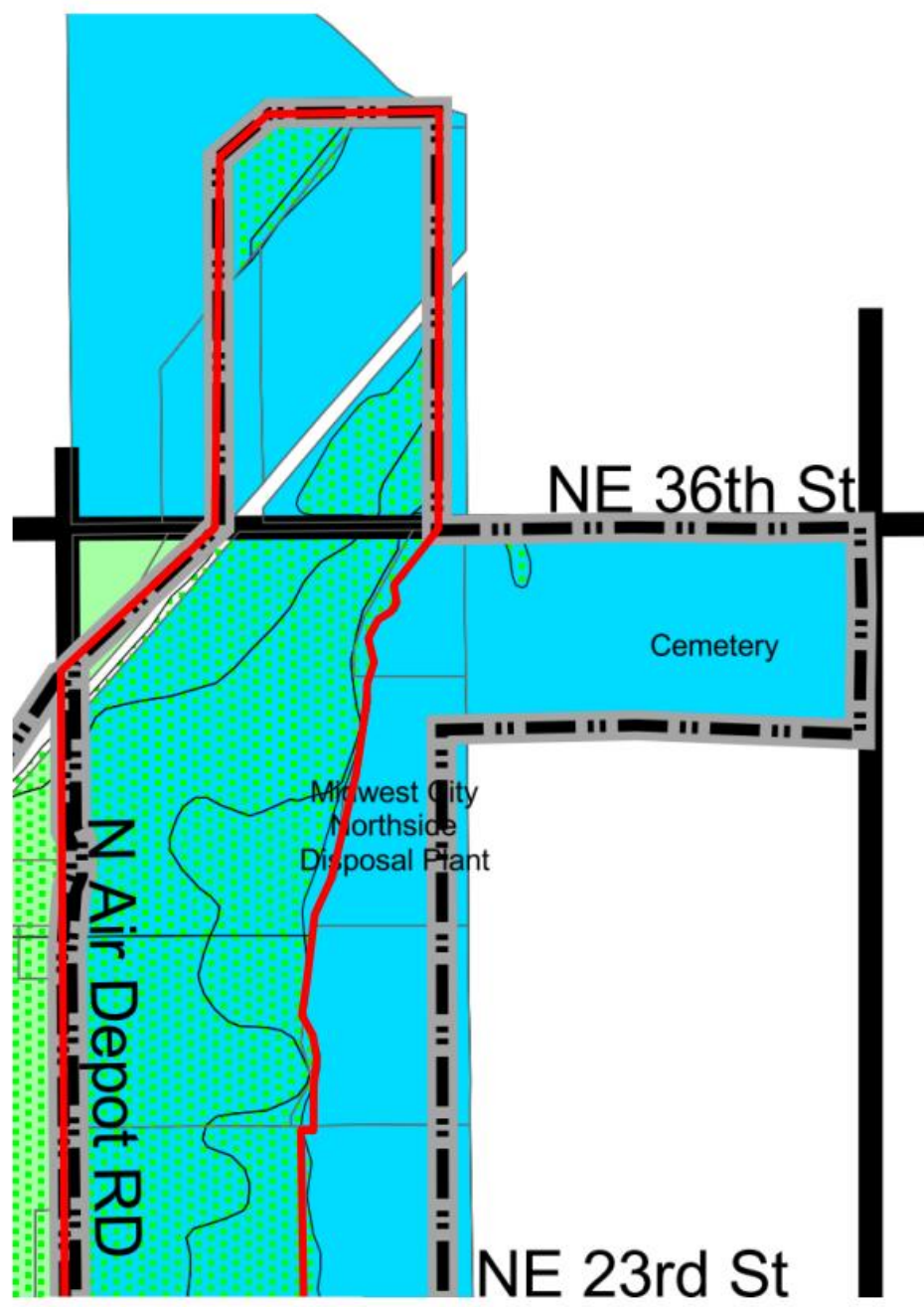
— Increment District Boundary

# Plate 4:1 2008 Comprehensive Plan Land Use Map

Parts of the West Half of Sections 15 and 22, Township 12N, R02W, I.M. 1" = ± 1250'

-  SFD - Single-Family Detached Residential
-  MDR - Medium Density Residential
-  HDR - High Density Residential
-  MH - Maunfactured Home
-  TC - Town Center
-  POS - Parks/Open Space
-  PSP - Public/Semi-Public
-  OR - Office/Retail
-  COM - Commercial
-  IND - Industrial
-  Special Planning Areas
-  APZ - Accident Potential Zone
-  Floodplain
-  City Limits

 PROJECT PLAN & INCREMENT DISTRICT BOUNDARY



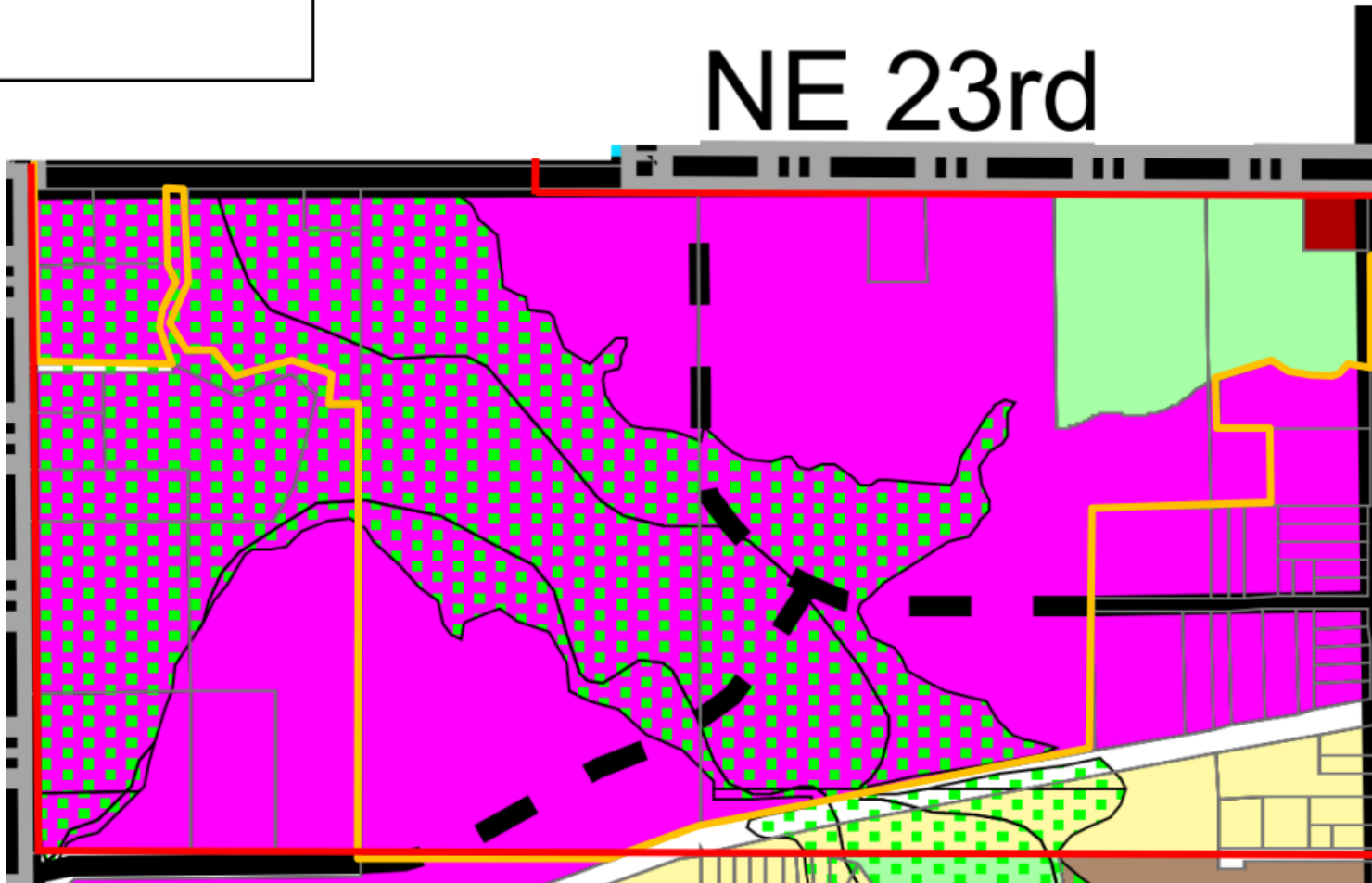
# Plate 4:1 2008 Comprehensive Plan Land Use Map

North Half of Section 27, Township 12N, R02W, I.M.

1" = ± 700'



## NE 23rd





# Plate 4:1 2008 Comprehensive Plan Land Use Map

North Half of Section 26, Township 12N, R02W, I.M.

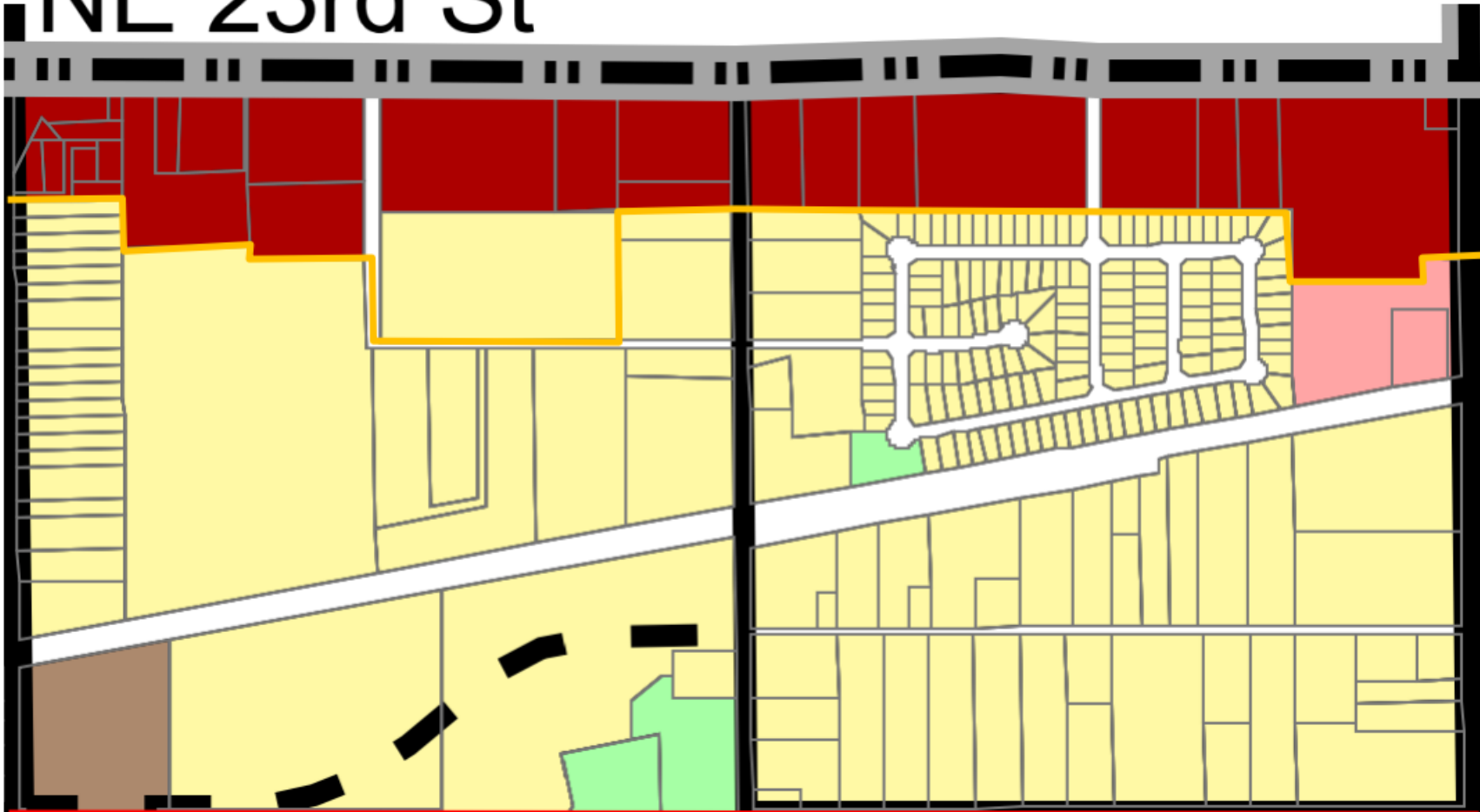
1" = ± 610'

- SFD - Single-Family Detached Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- MH - Manufactured Home
- TC - Town Center
- POS - Parks/Open Space
- PSP - Public/Semi-Public
- OR - Office/Retail
- COM - Commercial
- IND - Industrial
- Special Planning Areas
- APZ - Accident Potential Zone
- Floodplain
- City Limits

**PROJECT PLAN BOUNDARY**

**INCREMENT DISTRICT BOUNDARY**

## NE 23rd St



# Plate 4:1 2008 Comprehensive Plan Land Use Map

North Half of Section 25; and South Half of the South Half of the South Half of Section 24; both in Township 12N, R02W, I.M.

1" = ± 650'

**— PROJECT PLAN BOUNDARY**  
**— INCREMENT DISTRICT BOUNDARY**

- SFD - Single-Family Detached Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- MH - Manufactured Home
- TC - Town Center
- POS - Parks/Open Space
- PSP - Public/Semi-Public
- OR - Office/Retail
- COM - Commercial
- IND - Industrial
- Special Planning Areas
- APZ - Accident Potential Zone
- Floodplain
- City Limits

