



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

CURRENT PLANNING D
Michael Pugh, Associat
COMPREHENSIVE PL
Petya Stefanoff, Comprehensiv

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
July 12th, 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 June 7th, 2022 Planning Commission meeting.

C. DISCUSSION

1. (PC – 2117) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict from R-6, Single Family Residential, C-1, Restricted Commercial, O-1, Restricted Office District, and C-3, Community Commercial District, to PUD, Planned Unit Development, governed by the C-3, Community Commercial district as well as MIX, Mixed Use Overlay for the property described as a part of the SW/4 of Section 12, T-11-N, R-2-W, located at 7430 SE 15th Street.
2. (PC – 2118) Discussion and consideration of adoption, including any possible amendment of the proposed preliminary plat of Glenhaven described as a part of the SW/4 of Section 34, T12N, R2W, addressed as 2905 N. Glenhaven.

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

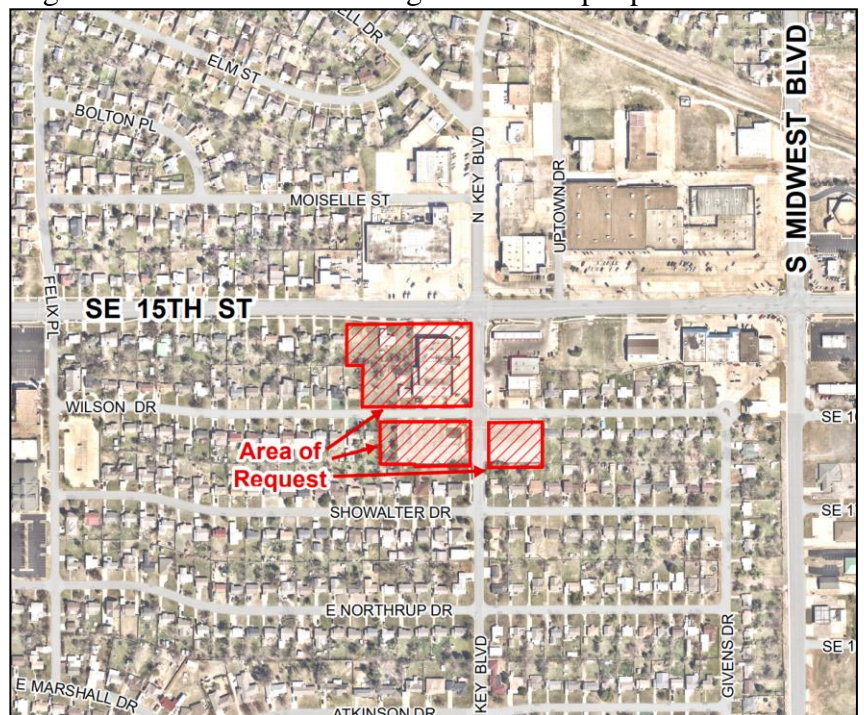
To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: July 12th, 2022

Subject: (PC – 2117) Public hearing with discussion and consideration for adoption, including any possible amendment of an ordinance to redistrict from R-6, Single Family Residential, C-1, Restricted Commercial, O-1, Restricted Office District, and C-3, Community Commercial District, to PUD, Planned Unit Development, governed by the C-3, Community Commercial district as well as MIX, Mixed Use Overlay for the property described as a part of the SW/4 of Section 12, T-11-N, R-2-W, located at 7430 SE 15th Street.

Executive Summary: This application is a request to rezone the area of request to a PUD governed by the C-3, Community Commercial district and as well as a MIX, Mixed Use Overlay. The PUD outlines three parcels. Each parcel is planned to be a mixed use facility with one and two bedroom units comingled with light retail and office space. The centerpiece of the project is the existing Oklahoma Journal Building. The developer plans to retrofit the existing structure as a mixed use building with retail and multifamily units available, incorporating the seven lots directly to the west as a residential complex. The base zoning district, C-3, was chosen to facilitate commercial activity. The MIX overlay zone allows for the comingling of residential and non-residential uses, while the PUD overlay zone allows Code requested special development regulations as part of the Planned Unit Development which are outlined in a table below. Action is at the discretion of the Planning Commission and City Council.



Dates of Hearings: Planning Commission –July 12th, 2022
City Council – July 26th, 2022

Council Ward: Ward 1, Susan Eads

Owner: UptownOne, LLC & Atkinson Properties

Applicant: JLou Properties LLC

Proposed Use: Mixed use development consisting of multifamily residential along with retail/office space.

Size:

Parcel A has a frontage of approximately 400’ along SE 15th St and a depth of approximately 270’ containing an area of 2.34 acres, more or less. Parcel B has frontage of approximately 292’ along Wilson Drive and a depth of approximately 145’ containing an area of .96 acres, more or less. Parcel C has 180’ of frontage along Wilson Drive and a depth of approximately 137’. All Parcels combined is approximately 3.86 acres in size.

Development Proposed by the Comprehensive Plan:

Area of Request – LDR & O/R, Low Density Residential & Office/Retail

North – OR, Office/Retail

East – COM & LDR, Commercial and Low Density Residential

South – MDR & LDR, Medium Density Residential and Low Density Residential

West – LDR, Low Density Residential

Zoning Districts:

Area of Request – R-6, O-1, C-3, & C-1 Residential Single Family Detached, Restricted Office District, Community Commercial, and Restricted Commercial

North – C-3, Community Commercial

East – C-3 & R-6, Community Commercial and Residential Single Family Detached

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

Land Use:

Area of Request – Vacant Oklahoma Journal Building, vacant single family lots/homes, and parking lots

North – Commercial Strip Mall, Uptown Center

East – 7-11, Flair for Hair Salon, single family homes

South – duplexes and single family homes

West – Single family homes

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.

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.

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.

2.20 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.

2.13. - MIX, Mixed Use Overlay District

2.13.1. General Description. The MIX, Mixed Use Overlay District is intended to permit establishment of integrated residential and nonresidential activities where appropriate and desirable, under conditions that assure an acceptable level of harmony among land uses.

The MIX, Mixed Use Overlay District supplements or modifies the standards of the underlying zoning districts.

The MIX, Mixed Use Overlay District shall be considered appropriate when in accordance with at least one of the following objectives:

Protect residential neighborhoods from encroachment of incompatible commercial, office, and industrial activities; Promote development of vacant, bypassed lots in harmony with adjacent land use and the surrounding environment;

Encourage rehabilitation of older residential structures that are no longer economically attractive for single-family residential use; Create land use patterns that promote energy and fiscal efficiency, and that increase the accessibility of daily activities; and create a mechanism for furthering adopted policies within the comprehensive plan for various centers of activity.

The MIX, Mixed Use Overlay District allows for more flexible locations for a variety of land use activities. Unlike the traditional zoning districts, compatible land use patterns within the MIX, Mixed Use Overlay District should generally not be achieved through

the separation of different uses, but through more sensitive building and site design.

History

1. 1954 — Original Building built
2. 1963 — Bill Atkinson, founder of Midwest City, established a professional newspaper and published The Oklahoma Journal until 1979.
3. 1996 — Renovated
4. 2012 — Renovated for general office space, currently vacant

Staff Comments

Engineering Division:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There are multiple public water mains bordering the proposed parcel, eight (8) inch lines along the south side of S.E. 15th Street and the west side of Key Boulevard and a six (6) inch line running along the south side of Wilson 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 are public sewer mains extending to the west and to the east portions of the proposed parcel. 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, Key Boulevard, and Wilson Drive. S.E. 15th Street is classified as a Secondary Arterial in the 2008 Comprehensive Plan. Key Boulevard is classified as a collector street in the 2008 Comprehensive Plan. Wilson Drive is classified as a local street in the 2008 Comprehensive Plan. 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 40109C0310H, 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 Comments

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

Planning Division

This a request to zone three parcels located at 7430 SE 15th Street, 440 & 500 Wilson Drive to C-3, Community Commercial, also governed by the MIX, Mixed Use Overlay zoning category.

The Master Design Statement outlines the variations and exemptions requested by the developer, outlined below:

All parcels shall maintain a 10’ setback when abutting R-6 zoning, no other setbacks distances shall apply unless imposed by the Midwest City Building Code.

Parking for multi-family units: 1.25 for efficiency and one bedroom units and 2 parking

Special Development Regulations Requested	Existing Zoning Districts	
	C-3	Existing Code
Setbacks	Front Building Line Setback	25'
All parcels shall maintain a 10’ setback when abutting R-6 zoning, no other setbacks distances shall apply unless imposed by the Midwest City Building Code.	Abutting a residential district with a driveway or parking in the side setback. The driveway or parking lot must be at least five (5) feet away from the residential district.	15'
	Use	Existing Parking Regulation
Parking	Multifamily Residential	2 spaces per dwelling unit
Parking for multi-family units: 1.25 for efficiency and one bedroom units and 2 parking spaces for 2+ bedroom units. Shared parking for commercial, office, and residential uses shall be permitted between all parcels.	GLA = Gross Leasable Area/GFA = Gross Floor Area	
	Area Size	Standard
	Retail	
	For the first— 5,000 Sq. Ft. GLA	1 Space/150 Sq. Ft. GLA
	From 5,001—12,000 Sq. Ft. GLA	1 Space/200 Sq. Ft. GLA
	From 12,001—30,000 Sq. Ft. GLA	1 Space/225 Sq. Ft. GLA
	From 30,001—50,000 Sq. Ft. GLA	1 Space/250 Sq. Ft. GLA
	Over 50,000 Sq. Ft. GLA	1 Space/300 Sq. Ft. GLA
	Office	
	For the first— 12,000 Sq. Ft. GLA	1 Space/250 Sq. Ft. GLA
	From 12,001—48,000 Sq. Ft. GLA	1 Space/300 Sq. Ft. GLA
	Over 48,000 Sq. Ft. GLA	1 Space/350 Sq. Ft. GLA

spaces for 2+ bedroom units. Shared parking for commercial, office, and residential uses shall be permitted between all parcels.

Site proof screening will not be required, applicant will submit a master landscape plan.

The development will be required to meet all regulations of the Midwest City Building Codes with the submittal of a building permit application. Notable exceptions are outlined above in the table and all other exceptions within the PUD itself.

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

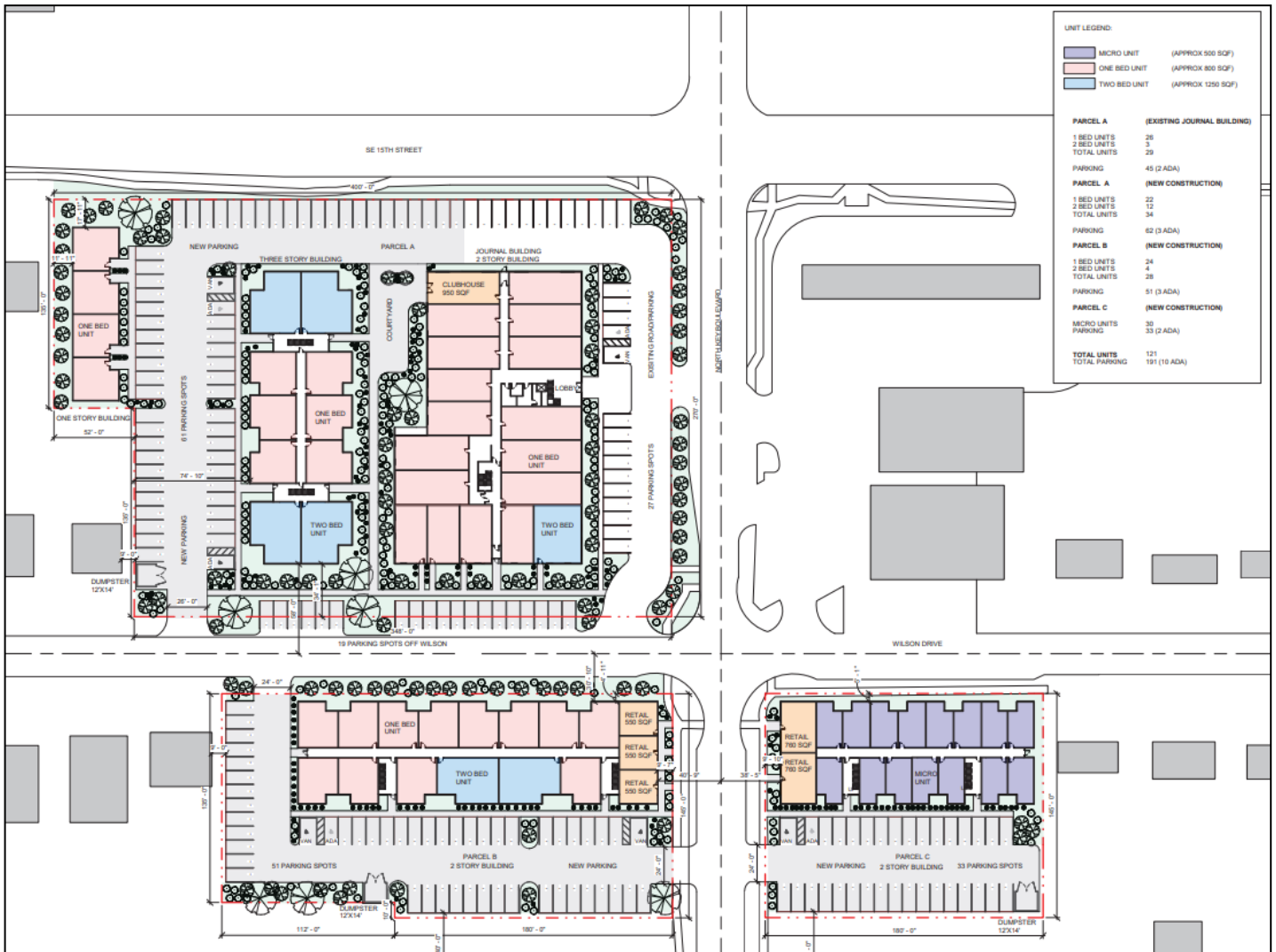
Action Required: Approve or reject the ordinance to redistrict to C-3, Community Commercial and MIX, Mixed-Use Overlay for the property as noted herein, subject to the staff comments and recommendations as found in the July 12th, 2022 agenda packet and made a part of PC-2117 file.

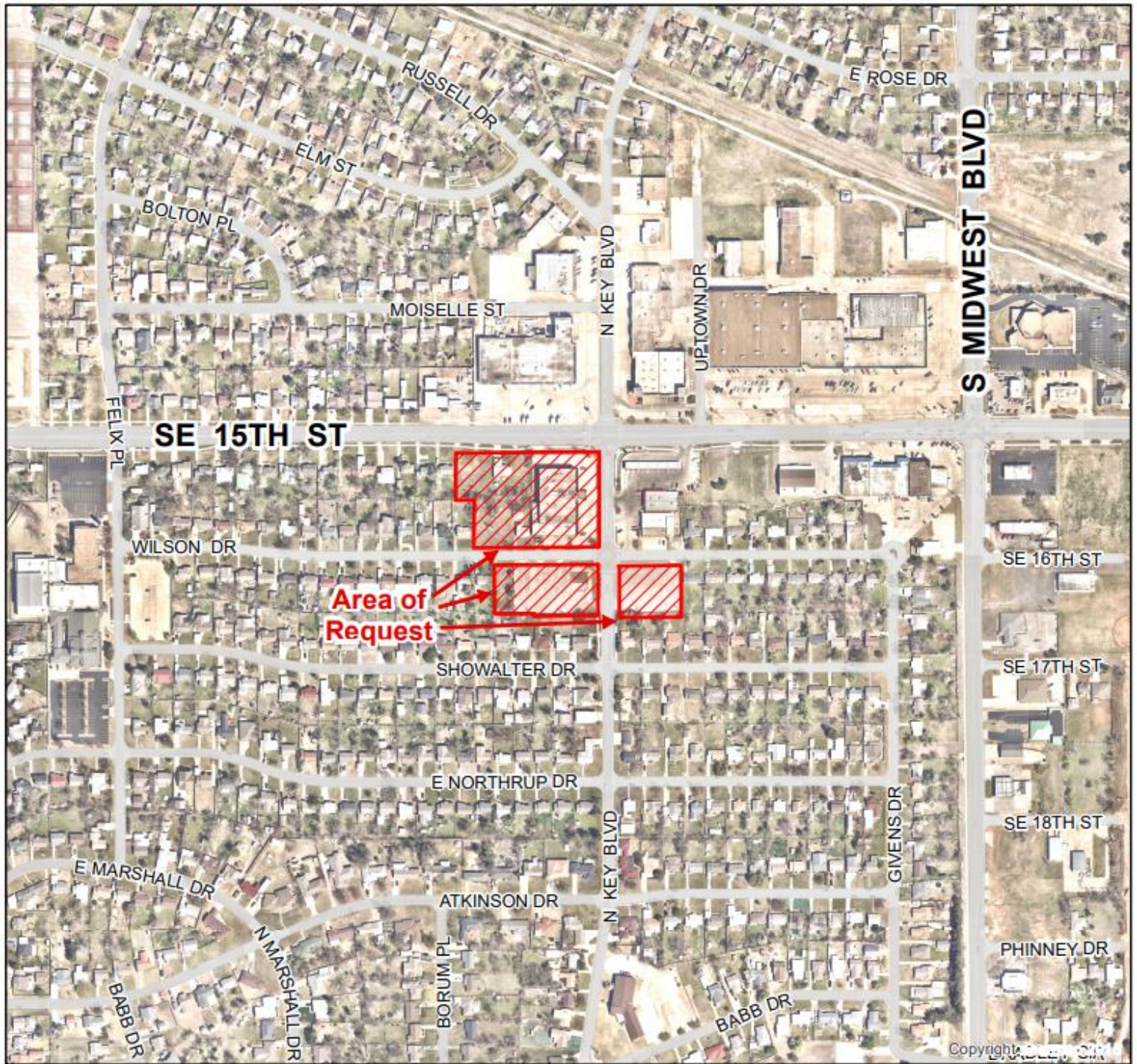
Billy Harless

Billy Harless
Community Development Director

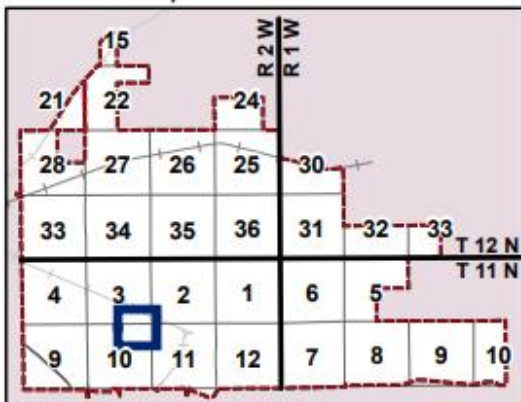
MP

Concept Site Plan submitted
by applicant

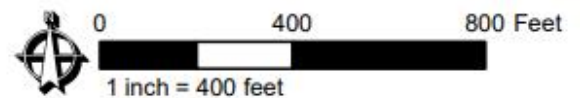




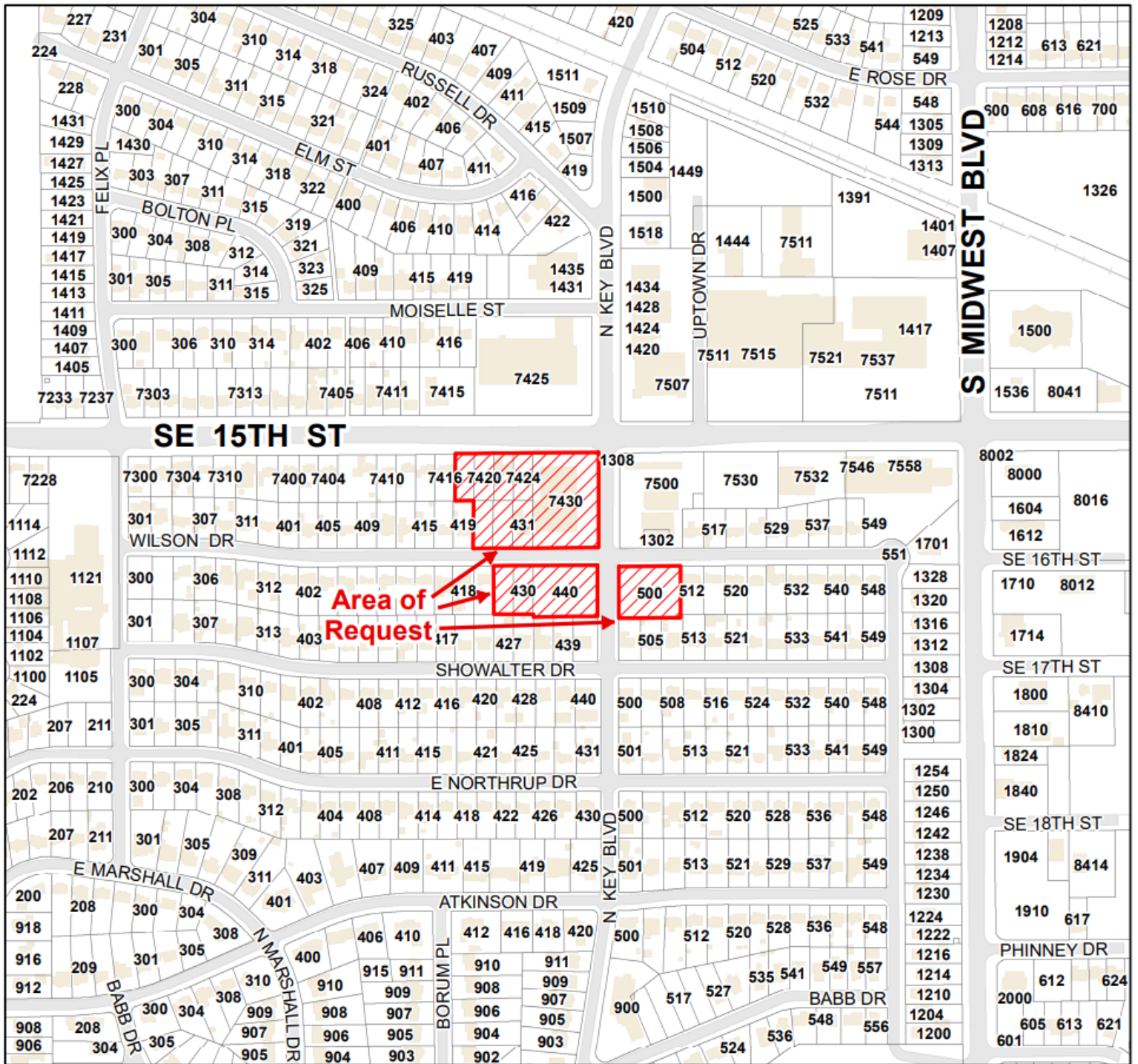
Locator Map



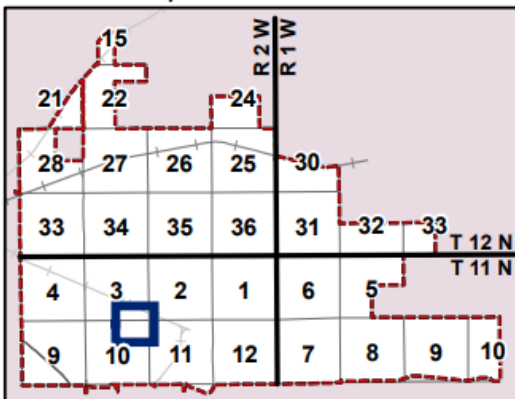
**4/2022 NEARMAP AERIAL VIEW FOR
PC-2117
(NE/4, Sec. 10, T11N, R2W)**










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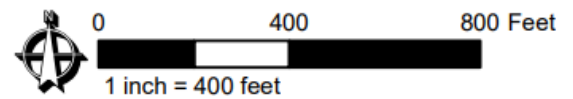
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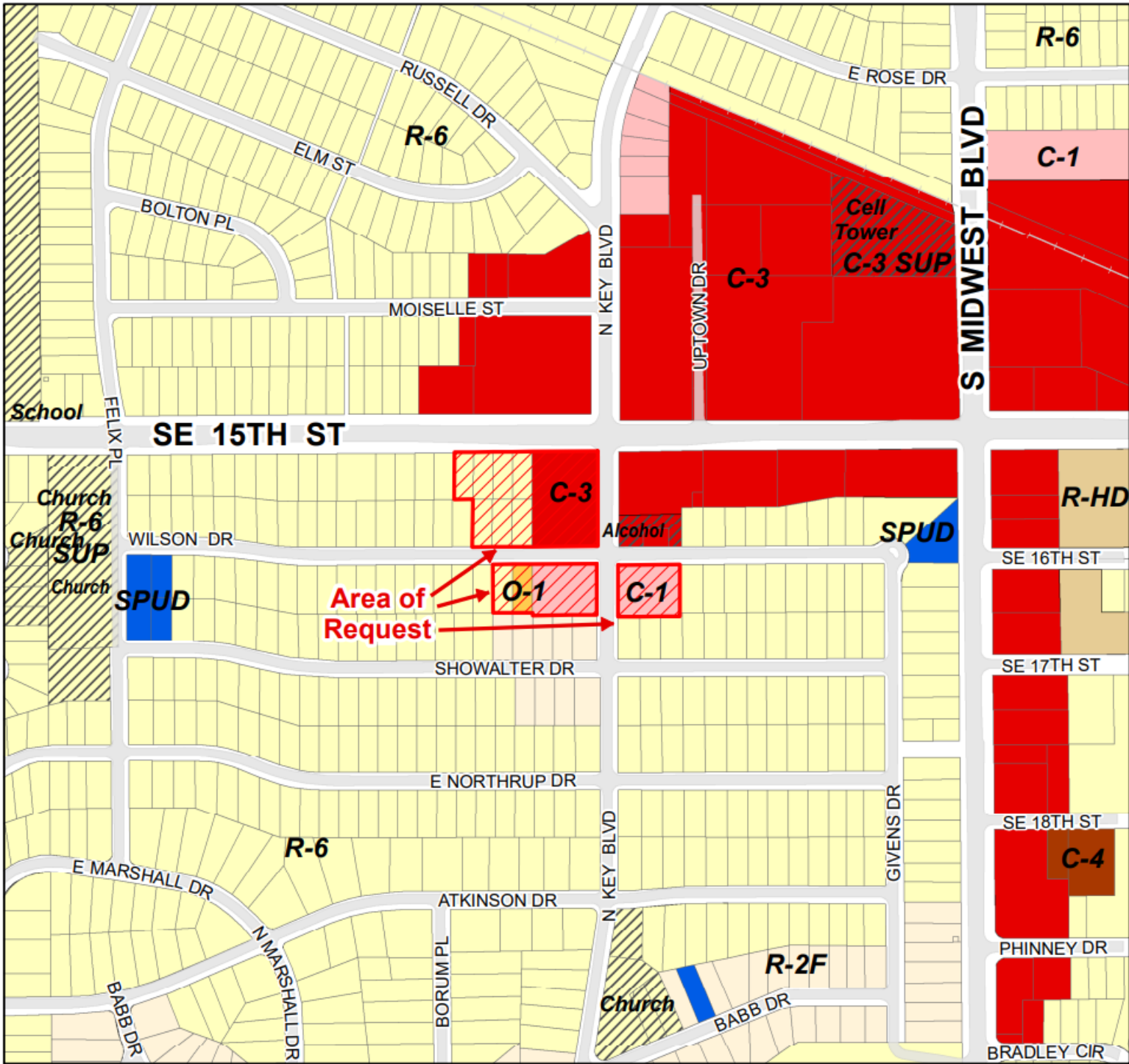
General Map Legend

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

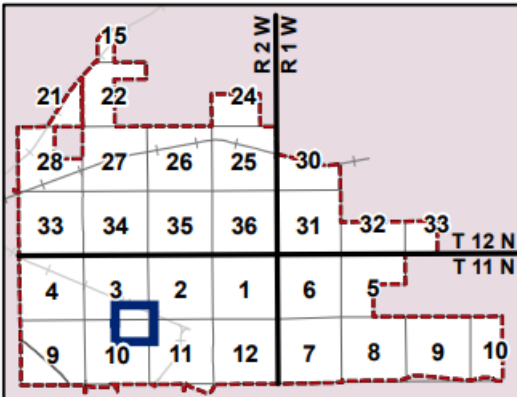
**GENERAL MAP FOR
PC-2117
(NE/4, Sec. 10, T11N, R2W)**



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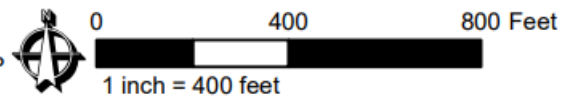
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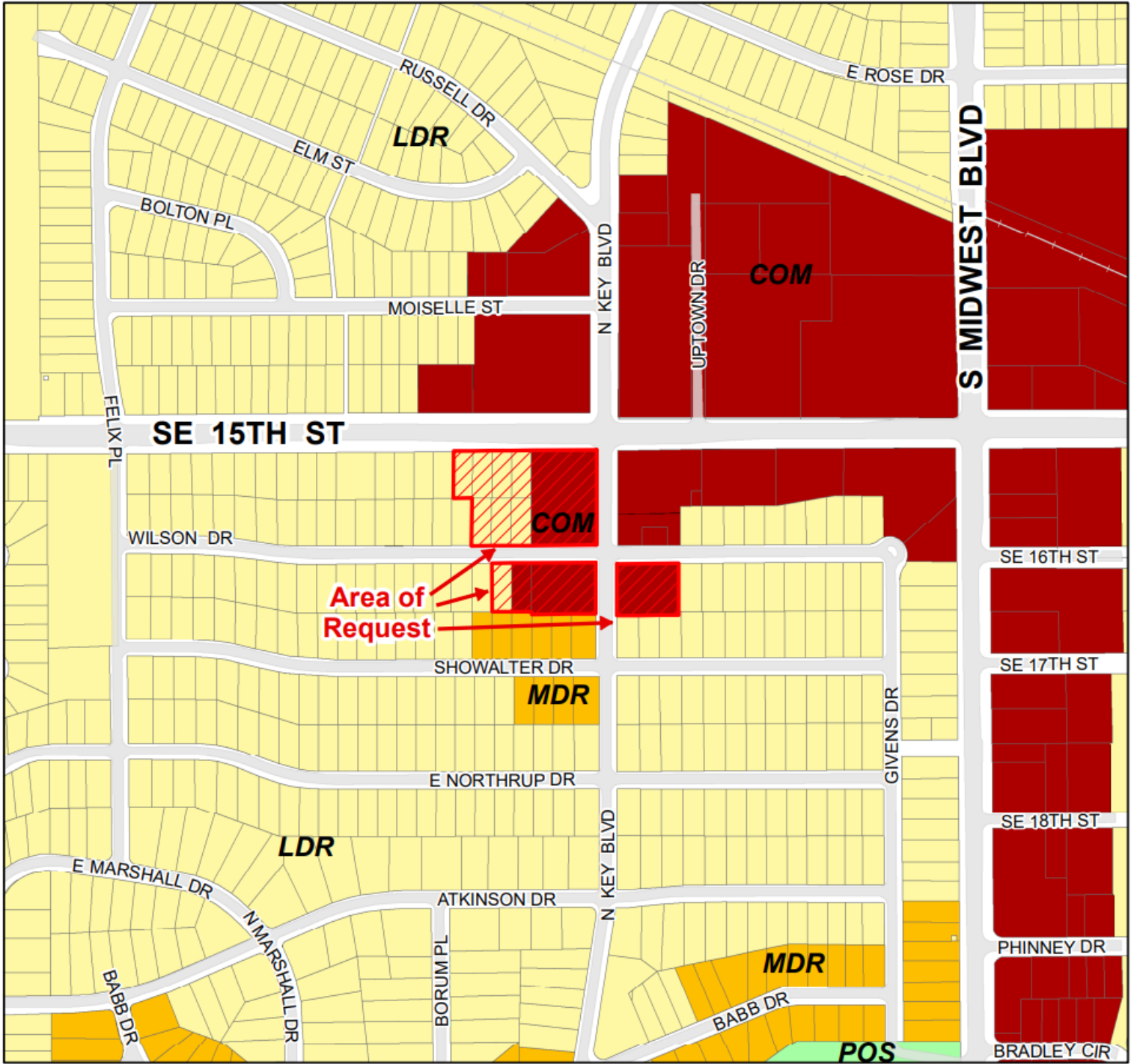
Current Zoning Legend

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

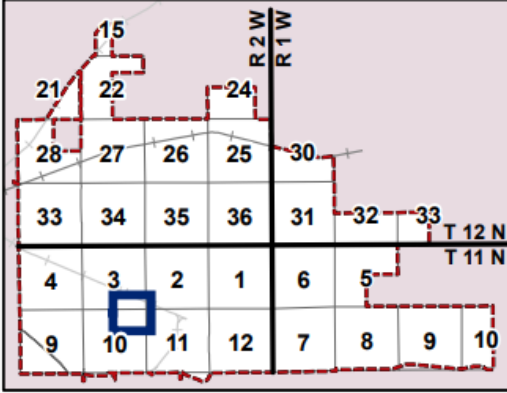
ZONING MAP FOR PC-2117 (NE/4, Sec. 10, T11N, R2W)



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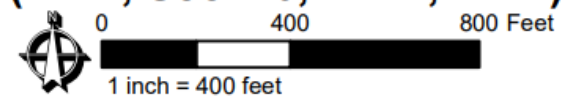
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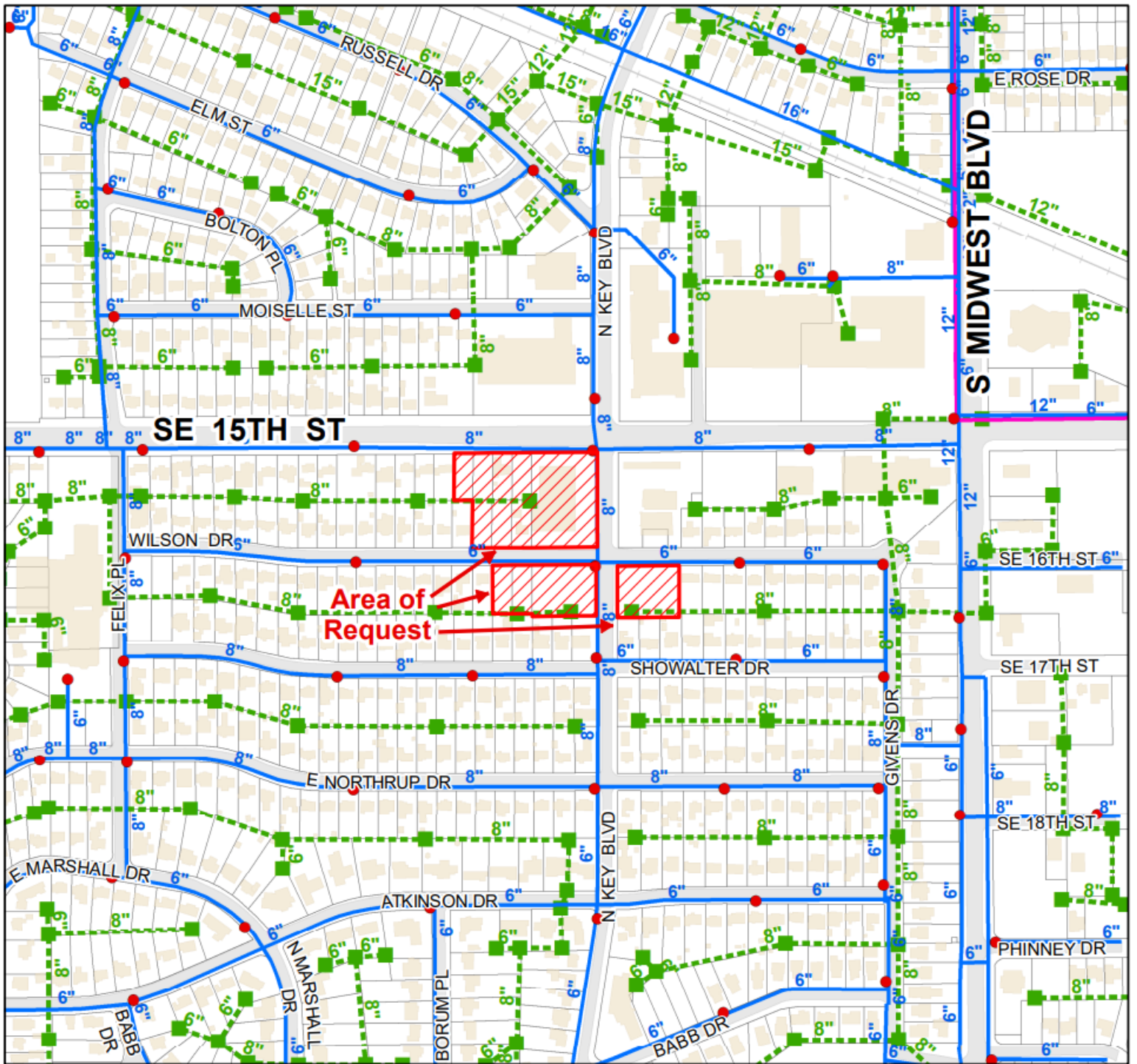
Future Land Use Legend

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

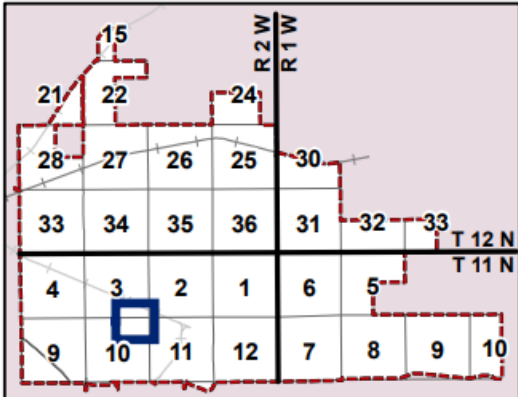
**FUTURE LAND USE
MAP FOR
PC-2117
(NE/4, Sec. 10, T11N, R2W)**



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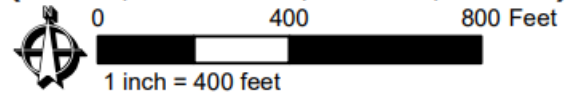
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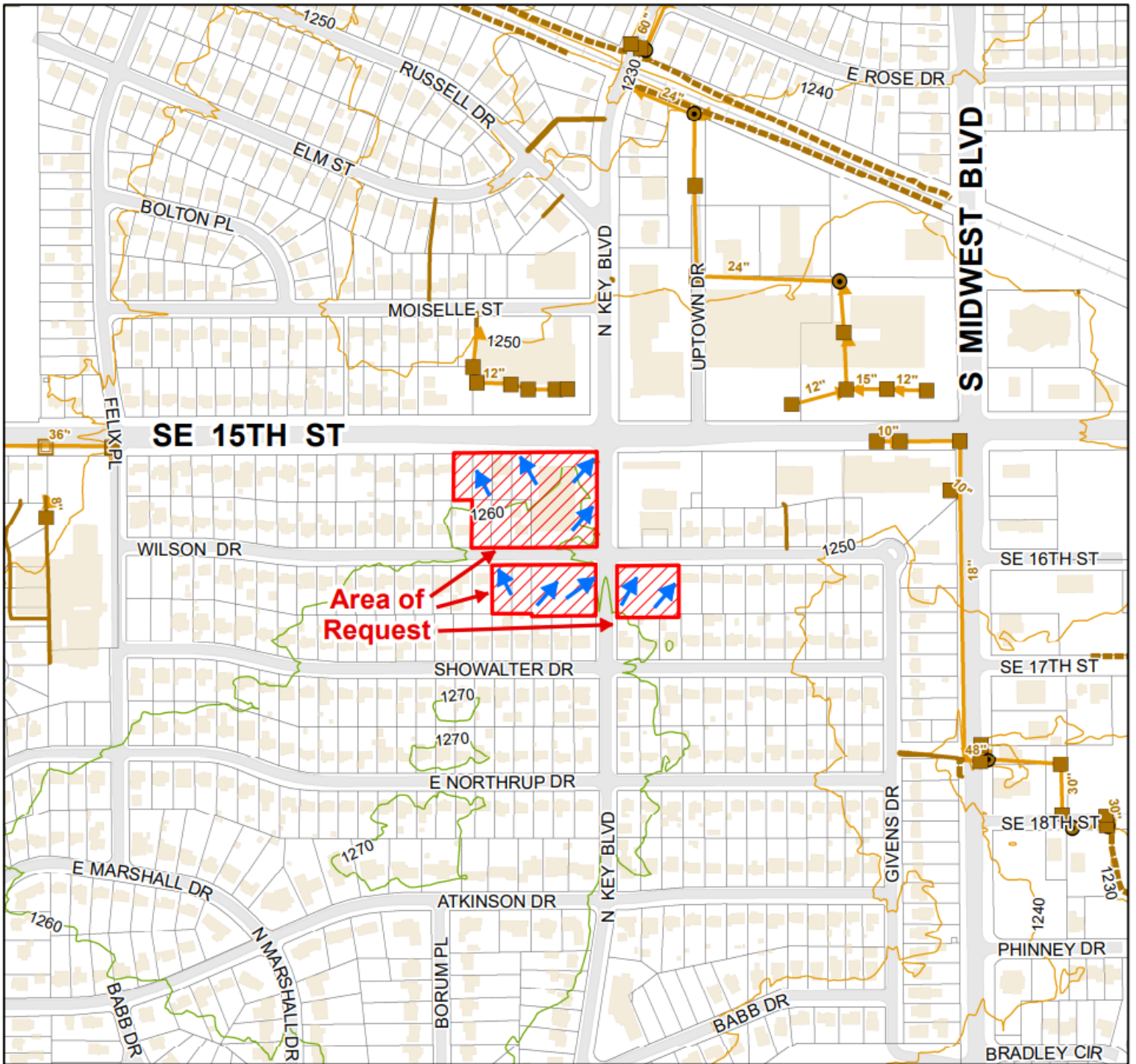
Water/Sewer Legend

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

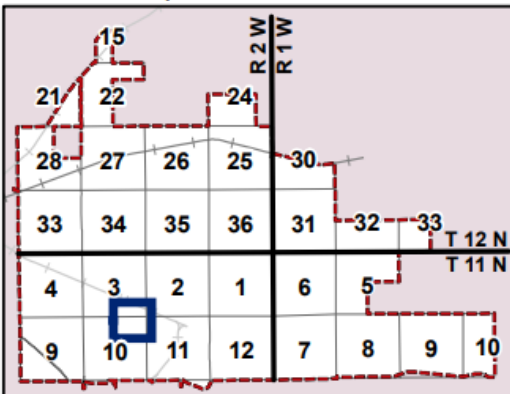
WATER/SEWER LINE LOCATION MAP FOR PC-2117 (NE/4, Sec. 10, T11N, R2W)



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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-2117
(NE/4, Sec. 10, T11N, R2W)

0 400 800 Feet

1 inch = 400 feet

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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

To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: July 12th, 2022

Subject: (PC – 2118) Discussion and consideration of adoption, including any possible amendment of the proposed preliminary plat of Glenhaven described as a part of the SW/4 of Section 34, T12N, R2W, addressed as 2905 N. Glenhaven.

Executive Summary: This application is a preliminary plat for a subdivision of single family homes and duplexes. In December of 2021, the City Council approved an ordinance to rezone a portion of this property to a PUD, Planned Unit Development governed by R-MD to allow the development of a mix of single family residences, townhomes, and duplexes. The PUD outlines that no more than 100 dwelling units would be permitted and this application follows through with that outline. Noted in PC-2099's staff report is that the applicant would need to submit a preliminary plat application in addition to a final plat. Action is at the discretion of the Planning Commission and City Council.

Dates of Hearing: Planning Commission – July 12th, 2022
City Council – July 26th, 2022

Council Ward: Ward 4, Councilmember Sean Reed

Applicant: Bentwood Investments, LLC

Engineer: Grubbs Consulting, LLC

Proposed Use: 45 Lots, 76 units of housing. A mix of single family residences and duplexes resulting in 7.27 units per gross acre.

Size:

The area of request has frontage of approximately 1,077 feet along Glenhaven Drive with a depth of approximately 368' containing an area of approximately 10.44



acres, more or less.

Development Proposed by Comprehensive Plan:

Area of Request – Low Density Residential (LDR)

North – Low Density Residential (LDR)

South – Office/Retail (OR)

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

West – Office Retail (OR) and Public/Semi-Public (PSP)

Zoning Districts:

Area of Request – PUD, Planned Unit Development governed by the R-MD, Medium Density Residential zoning district

North – R-6, Single Family Residential

South – C-3, Community Commercial

East – R-6, Single Family Residential, R-HD, High Density Residential and C-3, Community Commercial

West – C-3, Community Commercial and R-6, Single Family Residential with Special Use Permits for a church and cell tower

Land Use:

Area of Request – one vacant single family home

North – single family residences

South –office buildings

East – single family residences, apartments and office building

West – Town and Country shopping center, St. Matthew’s church and cell tower

Municipal Code Citation:

38-18.1. Purpose

The purpose of a Preliminary Plat shall be to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of the Subdivision Ordinance.

History:

- 1.As of 2010, this parcel was mostly zoned C-3, Community Commercial with a thin strip of R-6, Single Family Detached Residential along Glenhaven’s frontage.
2. The parcels on the east side of the area of request were created by lot split in 1978 (LS-272).
- 3.The Planning Commission recommended denial of an application to rezone this property to R-MD on August 3, 2021. The application was withdrawn prior to being heard by the City Council. (PC-2085)
- 4.The Planning Commission recommended approval of PC-2085 November 2, 2021.
- 5.City Council approved the application to rezone this property to a Planned Unit Development on December 14th, 2021

Engineer’s Comments:

ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2118:

Note: This application is for a preliminary plat of Glenhaven located along the west side

of North Glenhaven Drive approximately two hundred feet north of Reno Avenue.

Section 38-18 in the Subdivision Regulations requires all existing and proposed utility lines and public improvements be reflected on the preliminary plat or accompanying plan. The proposed public utility line installations required with this application are shown on the plat, must be constructed and will be dedicated to the city prior to the final plat application

Water Supply and Distribution

There is a public water main bordering this parcel. A six (6) inch public water main runs along the east side of Glenhaven Drive.

The applicant has proposed extending public water mains throughout the development serving all of the proposed lots. Extending from Glenhaven Drive along the proposed Renee Drive, Grace Drive, and Treight Creek Lane are proposed six (6) inch public water mains. According to the utility plan, all proposed lots would have access to public water as required in Municipal Code 43-32. The lines will be within the proposed right of way of the proposed streets.

Connection to the public water supply system for domestic service is a building permit requirement per Municipal Code 43-32 for all new buildings.

There is a public water well and main along the middle of Marlow Drive adjacent to the west side of this parcel. This is not treated water and cannot be utilized. Development of the site is required to not impact the well line.

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 are also eight inch sewer mains approximately 100 feet east of the subject property.

The applicant has proposed extending eight (8) inch public sewer mains from both the existing south and east lines serving all of the proposed lots. The lines will be within the proposed right of way of the proposed streets and proposed utility easements reflected on the plat.

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

Streets and Sidewalks

Access to the area of request exists off Marlow Drive and Glenhaven Drive. Both Marlow Drive and Glenhaven Drive are classified as Local Roads in the 2008 Comprehensive Plan. Glenhaven Drive has curb and gutter with no sidewalk. Marlow Drive is substandard in width with no curb or sidewalk. There also is a well site in the middle of Marlow Drive.

Traffic access is proposed to be exclusively from North Glenhaven Drive. The applicant is proposing a Limits of No Access declaration along Marlow Drive denying access to the west side of the parcel. The applicant is petitioning to close Marlow Drive as a public roadway. Half street improvements along Marlow Drive will be required if the petition to close the road is denied.

Sidewalks do not exist on the west side of North Glenhaven Drive or along Marlow Drive. Sidewalk improvements along North Glenhaven Drive and all common areas will be required prior to the final plat. Sidewalks along the proposed lots can be built with the associated building permit submittals as outlined in Municipal Code 37-67 and 38-47.2. Sidewalk along Marlow Drive will be required if the petition to close the road is denied.

The applicant proposes to construct public local streets within the development named Renee Drive, Grace Drive, and Treight Creek Lane. All of the lots located in the proposed development will front onto the new streets except the lots adjacent to

Glenhaven Drive. Those will access off of Glenhaven Drive. Improvement plans for the street and sidewalks must be prepared by a registered professional engineer and be submitted to staff for plan review and approval.

Drainage and Flood Control, Wetlands, and Sediment Control

The majority of the existing parcel sheet flows to the northeast to Glenhaven Drive's gutter line. It then continues draining north to curb inlets that connect to the developed storm system. A small part of the proposed parcel does drain southwest to Reno Avenue.

All of the existing drainage eventually flows into Crutch Creek. Currently, the proposed development tract is undeveloped with no improvements or structures. The parcel is in an elevated area and the adjacent properties do not drain across it.

The applicant has proposed to construct a common detention pond to collect most of the on site runoff. A small part of the parcel will still drain to Glenhaven Drive and Reno Avenue.

The detention pond discharge combined with the bypass runoff creates a decrease in the flow rate of the water leaving the site. The detention pond outlet will be extended in an off site underground pipe tying to the existing system.

The area of request does not have regulated floodway or flood zone AE (the 100-year floodplain) as shown on the effective Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009.

All future development on the proposed tracts must conform to the applicable requirements of Municipal Code Chapter 13, "Drainage and Flood Control." Resolution 84-20 requires that developers install and maintain sediment and/or erosion controls in conjunction with their construction activities. Any proposed development must conform to the applicable requirements of Municipal Code Chapter 43, "Erosion Control." Sediment control plans must be submitted to and approved by the city before any land disturbance is done on-site. The developer is responsible for the cleanup of sediment and other debris from drainage pipes, ditches, streets and abutting properties as a result of his activities.

Easements and Right-of-Way

The required easements and existing right of way for the area of request are illustrated on the preliminary plat and will be dedicated to the city when the final plat is filed.

All easements and right of way dedications are to comply with Municipal Code Sections 38-43, 38-44, and 38-45.

Fire Marshal's Comments: The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

Planning Comments:

The purpose of this preliminary plat is to determine the preliminary layout of the subdivision and ensure that the development plans are following the City of Midwest City's subdivision regulations. The preliminary plat is in conjunction with the PUD previously approved by City Council. The R-MD, Medium Density Residential District is designed to provide for 10-20 dwelling units per acre, this project is lower than that designation, providing 7.27 units per gross acre.

Action Required: Approve or reject the preliminary plat of Glenhaven located on the property as noted herein, subject to the staff comments and found in the July 12th agenda packet and made a part of PC- 2118 file.

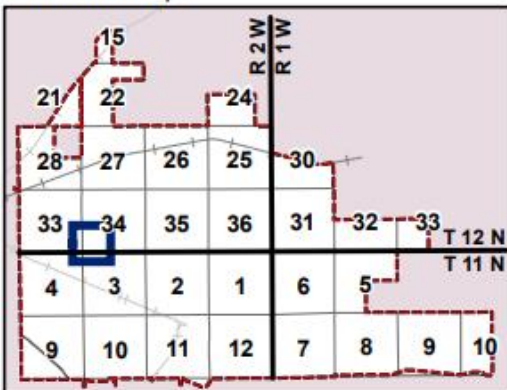
A handwritten signature in black ink, appearing to read "Billy Harless". The signature is fluid and cursive, with a long horizontal stroke at the end.

Billy Harless, AICP
Community Development Director

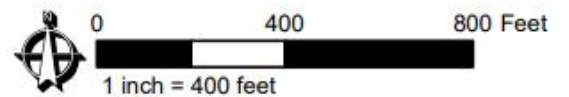
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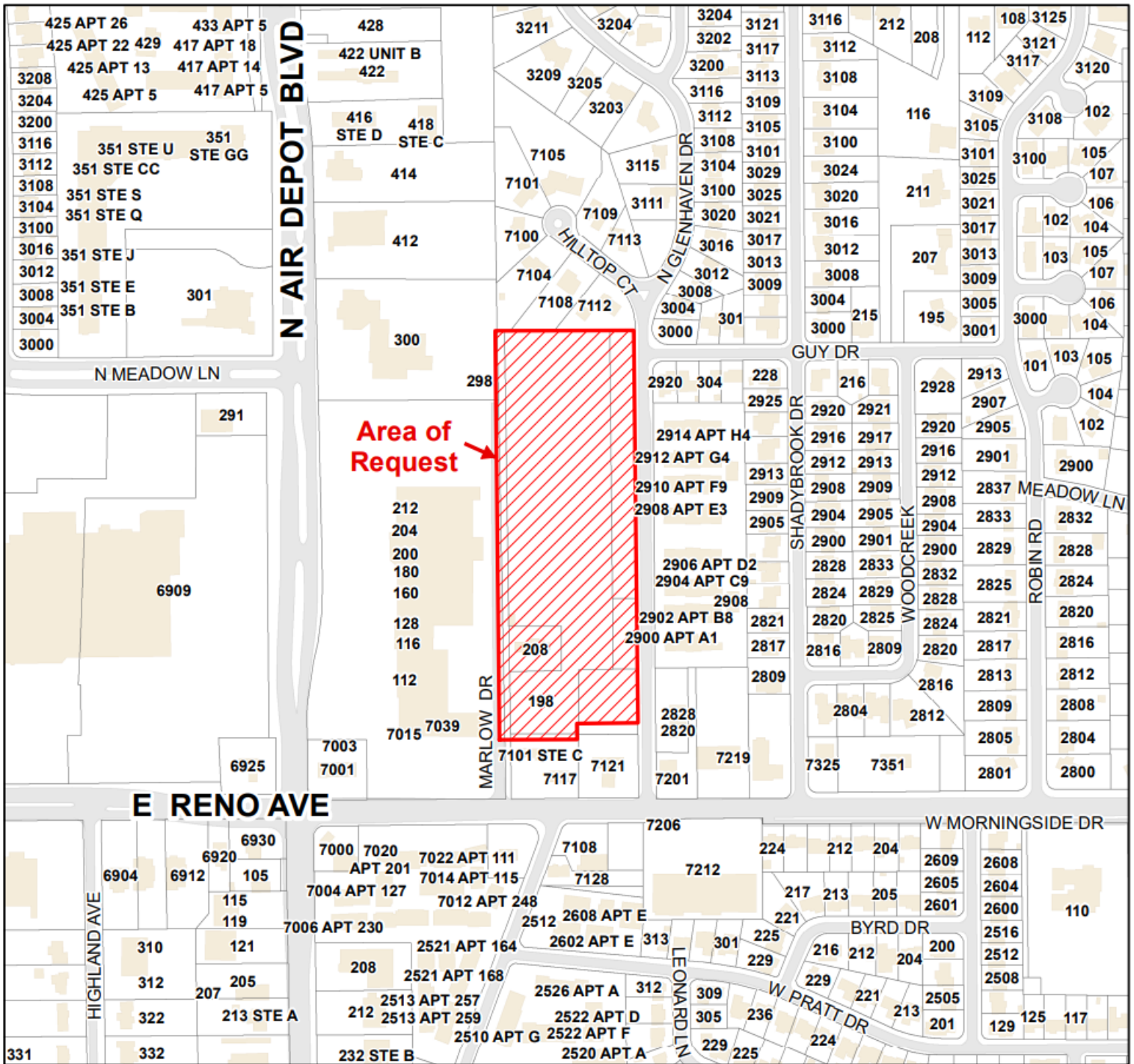
Locator Map



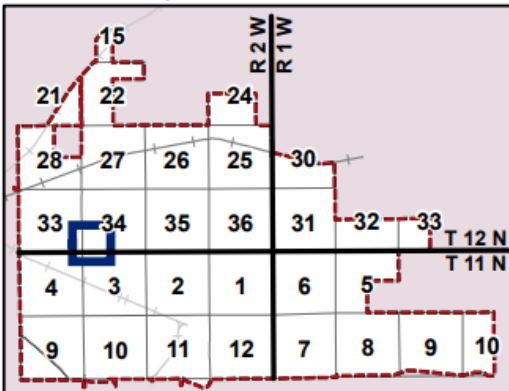
**4/2022 NEARMAP AERIAL VIEW FOR
PC-2118
(SW/4, Sec. 34, T12N, R2W)**










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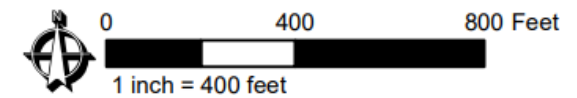
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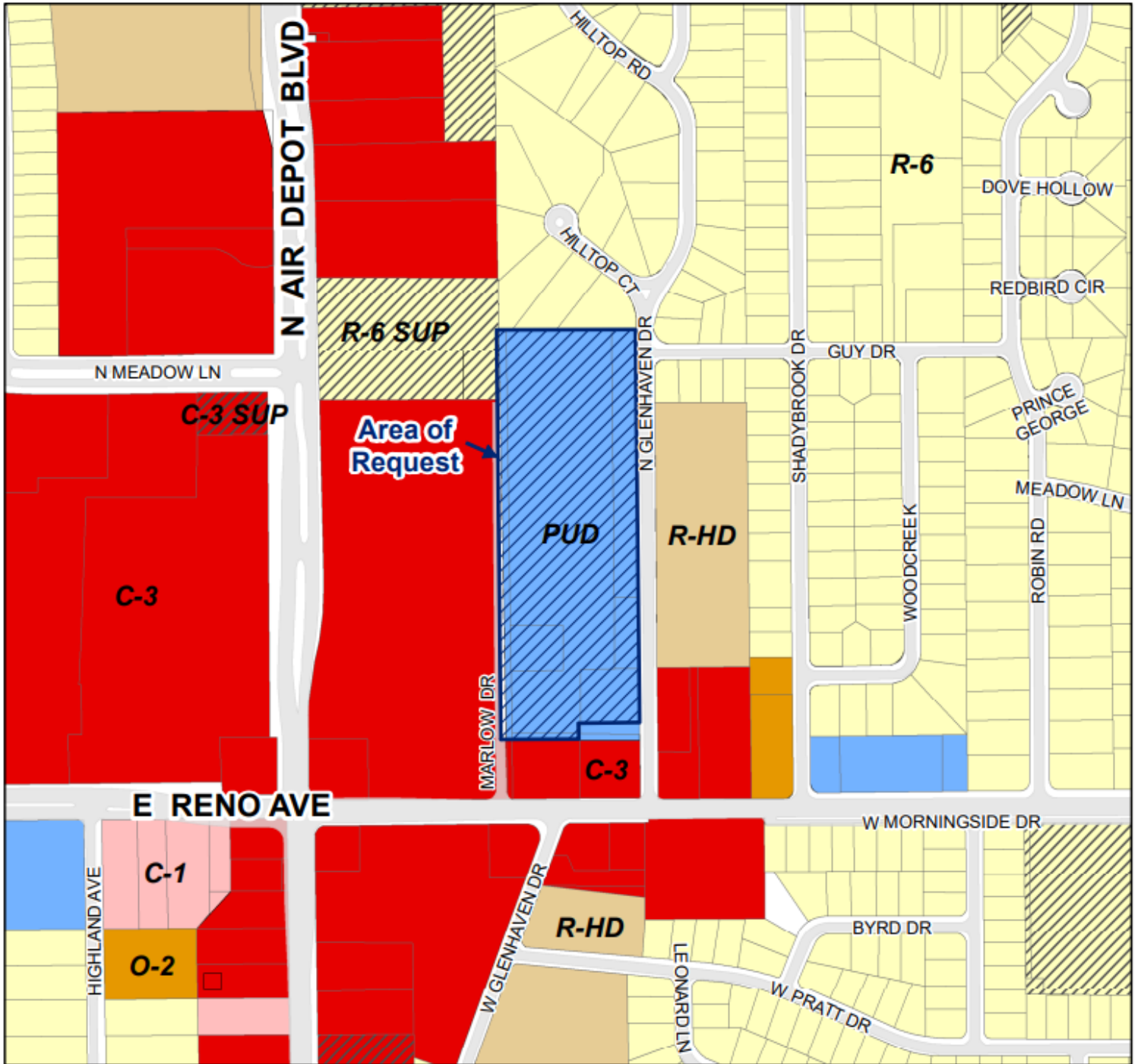
General Map Legend

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

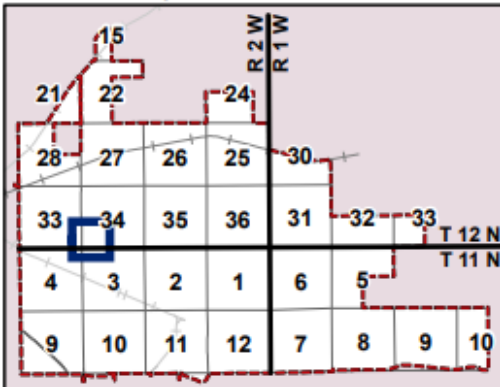
**GENERAL MAP FOR
PC-2118
(SW/4, Sec. 34, T12N, R2W)**



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Locator Map



Current Zoning Legend

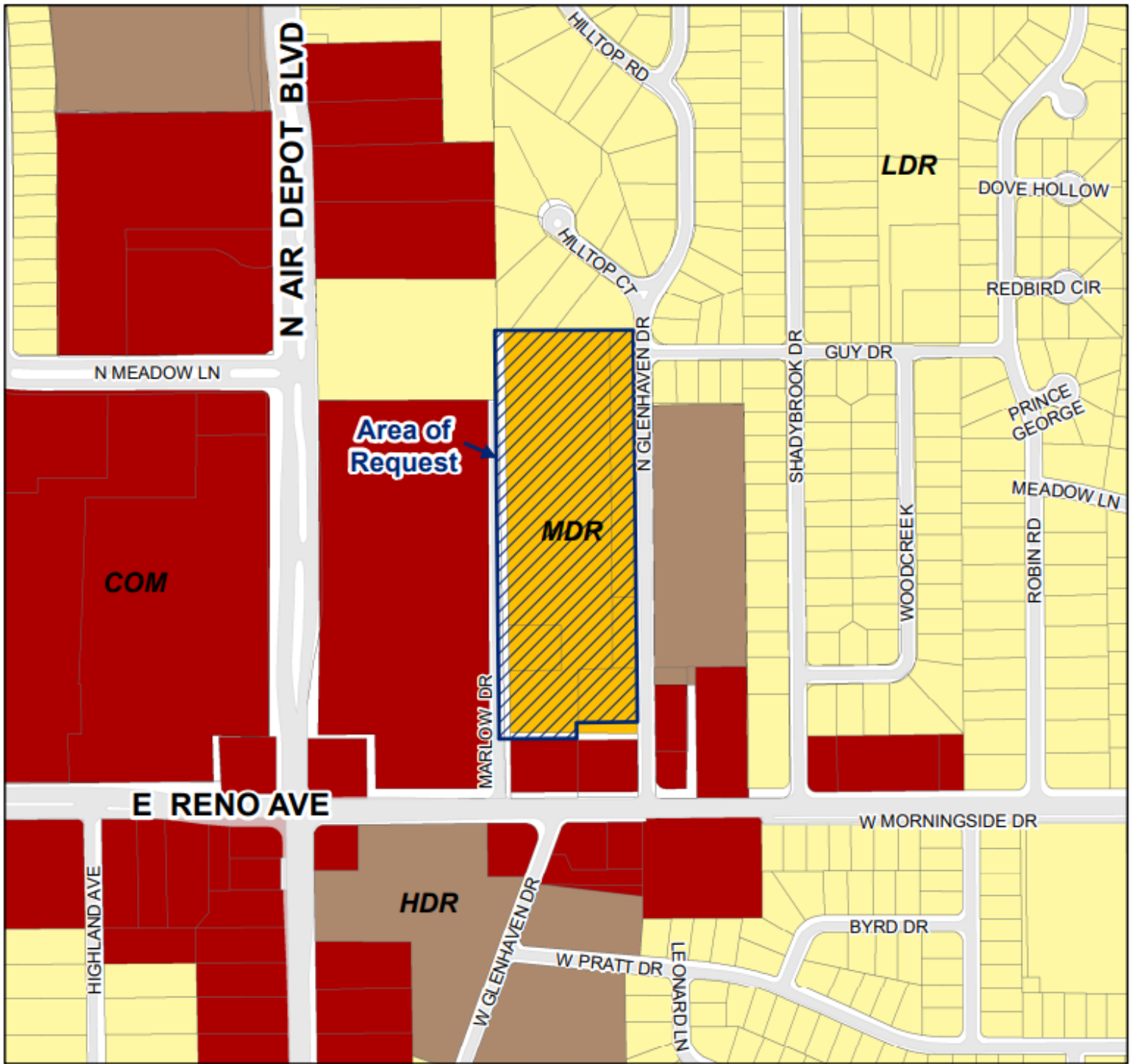
A-1	I-2 SUP	R-35
A-1 SUP	I-3	R-2F
C-1	O-1	R-MD
C-1 SUP	O-1 SUP	R-MD SUP
C-2	O-2	R-HD
C-3	O-2 SUP	R-HD SUP
C-3 SUP	R-6	R-MH-1
C-4	R-6 SUP	R-MH-2
C-4 SUP	R-8	PUD
I-1	R-10	SPUD
I-2	R-22	HOS
		HOS SUP

ZONING MAP FOR PC-2118 (SW/4, Sec. 34, T12N, R2W)

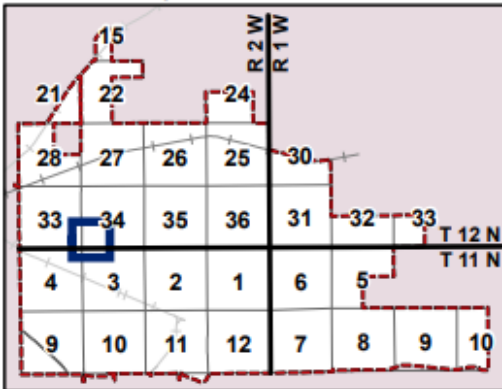


0 400 800 Feet
1 inch = 400 feet

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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-2118**

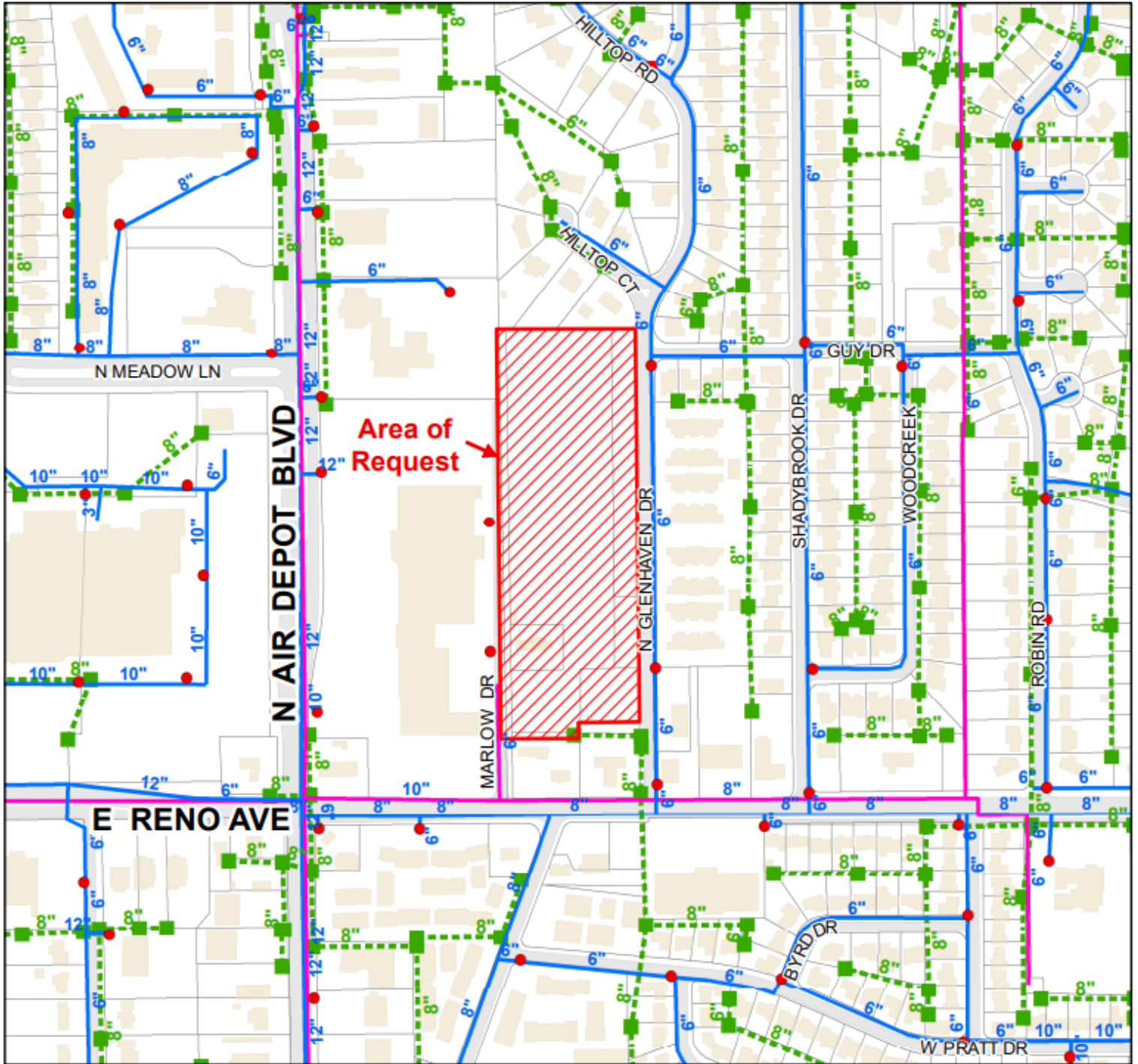
(SW/4, Sec. 34, T12N, R2W)



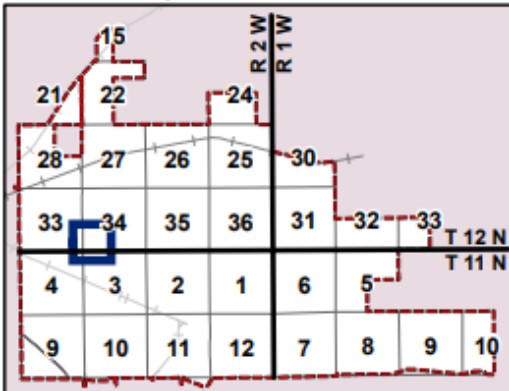
0 400 800 Feet

1 inch = 400 feet

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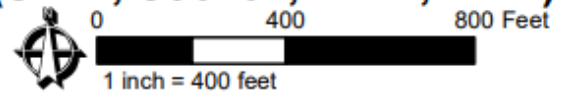
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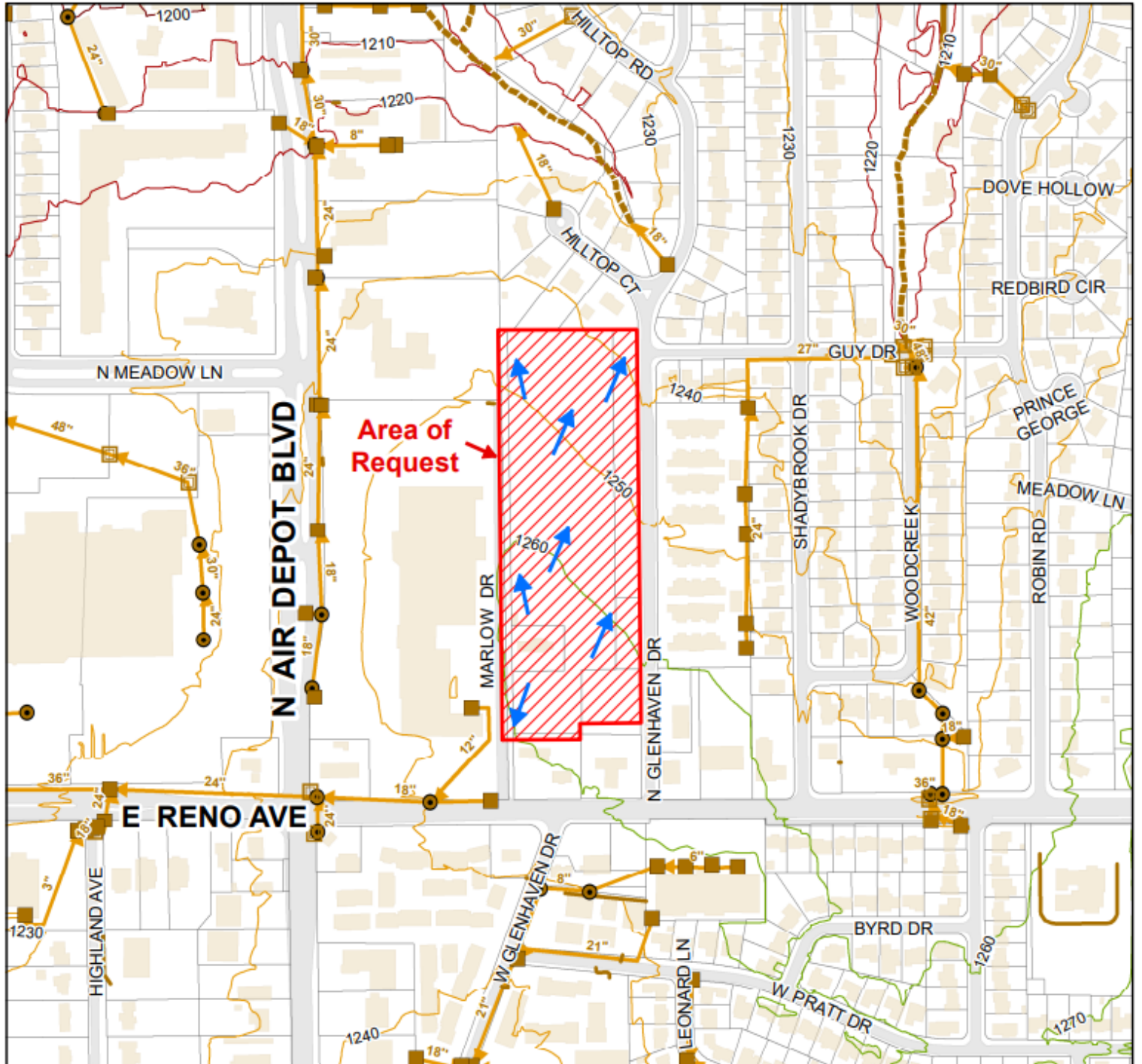
Water/Sewer Legend

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

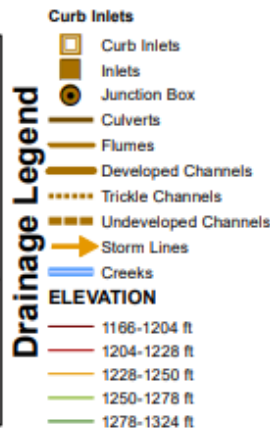
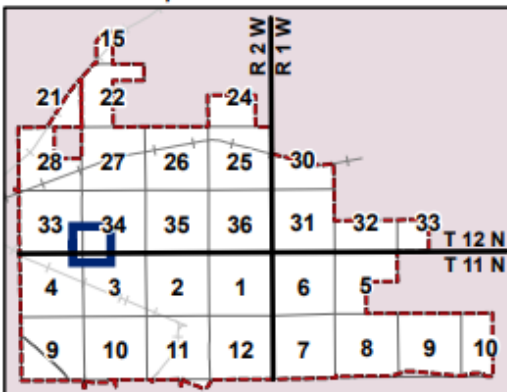
**WATER/SEWER LINE
LOCATION MAP FOR
PC-2118
(SW/4, Sec. 34, T12N, R2W)**



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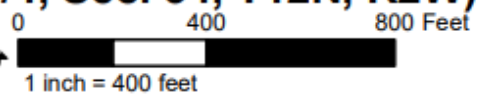
Locator Map



2009 FEMA Floodplains



DRAINAGE LOCATION MAP FOR PC-2118 (SW/4, Sec. 34, T12N, R2W)



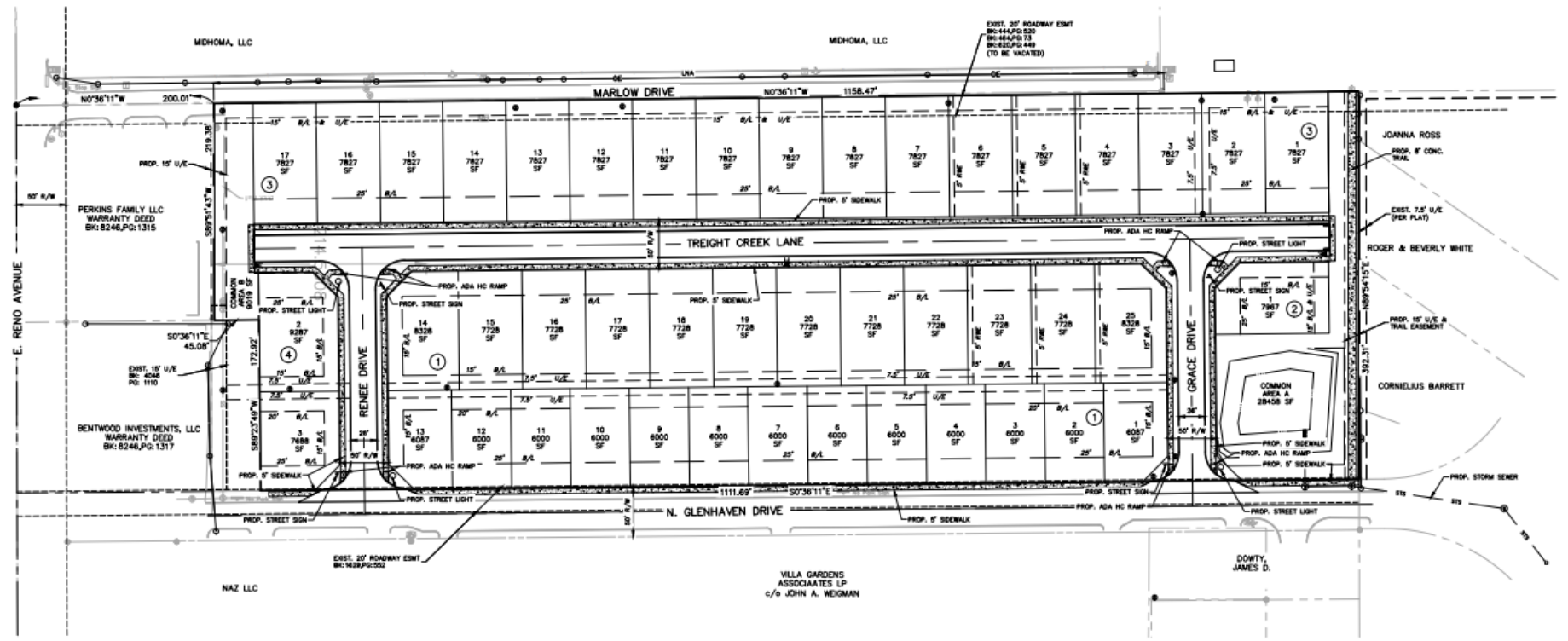
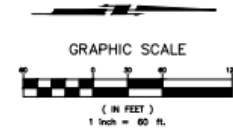
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Preliminary Plat

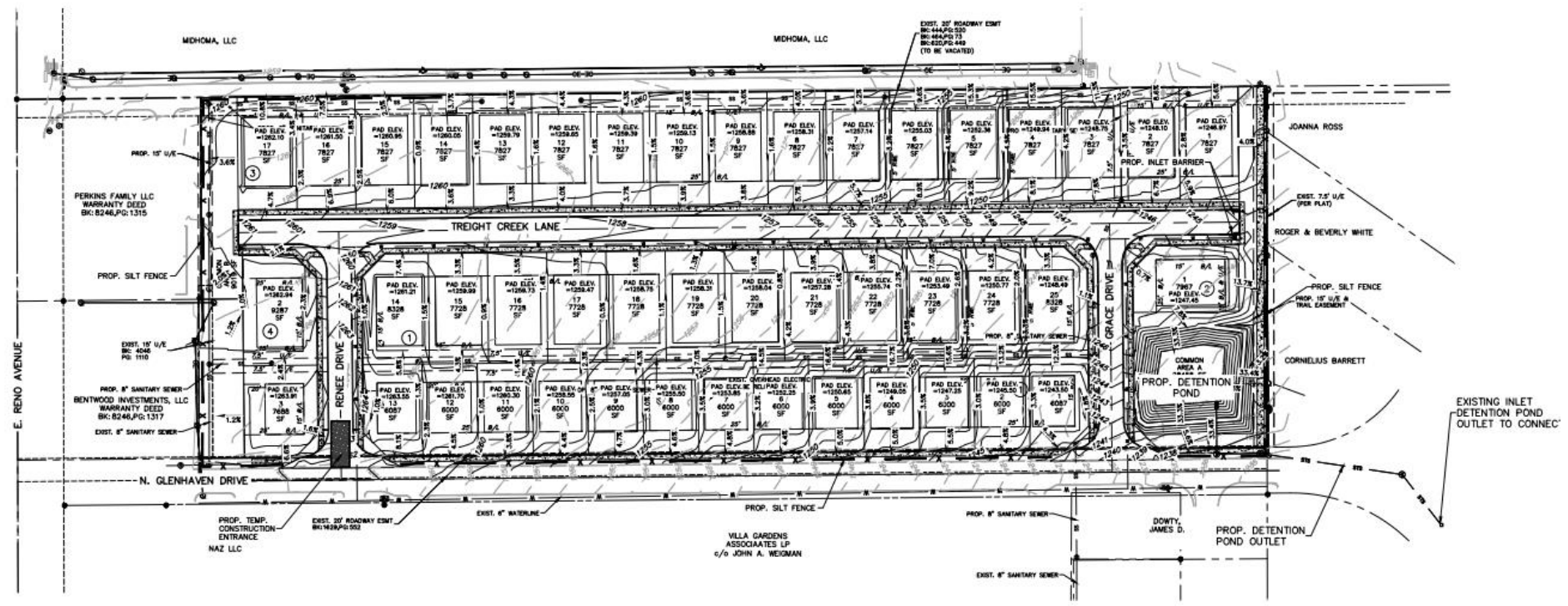
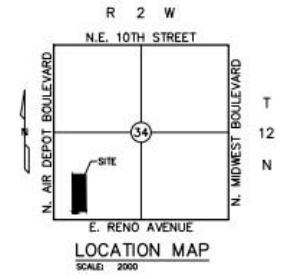
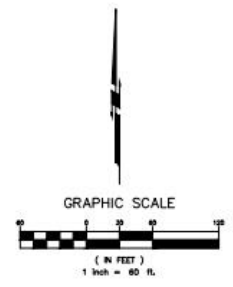
LEGEND

TC	TOP OF CURB ELEVATION
TF	TOP OF FINISH ELEVATION
ME	MATCH DISTING ELEVATION
TO	TOP OF DRIVE ELEVATION
TM	UMBRELLA TOP FIN ELEVATION
FL	FLOORLINE ELEVATION
TW	TOP OF WALL ELEVATION
TSW	TOP OF SIDEWALK ELEVATION
TE	TOP OF DRIVE ELEVATION
EL	TOP OF GROUND ELEVATION
---	FLOW LINE
---	BOUNDARY LINE
→	DIRECTIONAL FLOW ARROW
---	PROPOSED RETAINING WALL
---	EXPANSION JOINT
---	CONSTRUCTION JOINT
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
▨	CONCRETE CURB AND GUTTER
▨	CONCRETE DRIVE PAV (SEE PAVEMENT SECTION)
▨	HEAVY DUTY PAVING (SEE PAVEMENT SECTION)
▨	CONCRETE PAVING OR SIDEWALK

NOTE: NOT ALL SYMBOLS MAY BE SHOWN ON THIS PLAN.



Preliminary Stormwater Management Plan



EROSION CONTROL LEGEND

- SILT FENCE
- SILT DAM
- DIRECTIONAL FLOW ARROW
- EXISTING CONTOUR
- PROPOSED CONTOUR

NOTE: NOT ALL SYMBOLS MAY BE SHOWN ON THIS PLAN.

Preliminary Utility Plan

LEGEND	
TC	TOP OF CURB ELEVATION
TP	TOP OF PAVING ELEVATION
ME	MATCH EXISTING ELEVATION
TO	TOP OF BANK ELEVATION
TR	TRAILER TOP FIN ELEVATION
FL	FURNACE ELEVATION
TR	TOP OF WALL ELEVATION
TE	TOP OF EXTERIOR ELEVATION
TR	TOP OF BANK ELEVATION
EL	TOP OF GROUND ELEVATION
---	PIPE LINE
---	REGULINE
→	DIRECTIONAL FLOW ARROW
---	PROPOSED REINFORCING WALL
---	EXPANSION JOINT
---	CONSTRUCTION JOINT
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	CONCRETE SAMPLER PAD AND DRAINAGE AREA
---	STANDARD DUTY PAVING (SEE PAVEMENT SECTION)
---	HEAVY DUTY PAVING (SEE PAVEMENT SECTION)
---	CONCRETE PAVING OR SIDEWALK

NOTE: NOT ALL SYMBOLS MAY BE SHOWN ON THIS PLAN.

