



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

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

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
August 11th, 2022 – 6:00 p.m.
City Municipal Court
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.
3. PC – 2119) Discussion and consideration of approval of the proposed final plat of Primrose Hill, described as a part of the SW/4 of Section 31, T12N, R1W, located at 316 N. Post Road.
4. (PC – 2120)* 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, an overlay governed by the R-6, Single Family Residential for the property described as a part of the SW/4 of Section 25, T-12-N, R-2-W, located at 1612 & 1624 N. Douglas Avenue.
*This item will be heard at the September 6th Planning Commission Meeting
5. (MP-15) Discussion and consideration of approval of a Minor Plat in the Aviation Acres Addition located in the NW/4 of Section 9, T-11-N, R-2-W of the Indian Meridian, Oklahoma County, Oklahoma.
6. Discussion and consideration of recommending a new member to the Trails Advisory Committee to fill the vacancy from the Planning Commission Seat.

D. **COMMISSION DISCUSSION**

E. **PUBLIC DISCUSSION**

F. **FURTHER INFORMATION**

G. **ADJOURN**



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

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Billy Harless, Community Development Director

To: Chairman and Planning Commission
From: Billy Harless, Community Development Director
Date: August 11th, 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 – August 11th, 2022
City Council – August 23rd, 2022

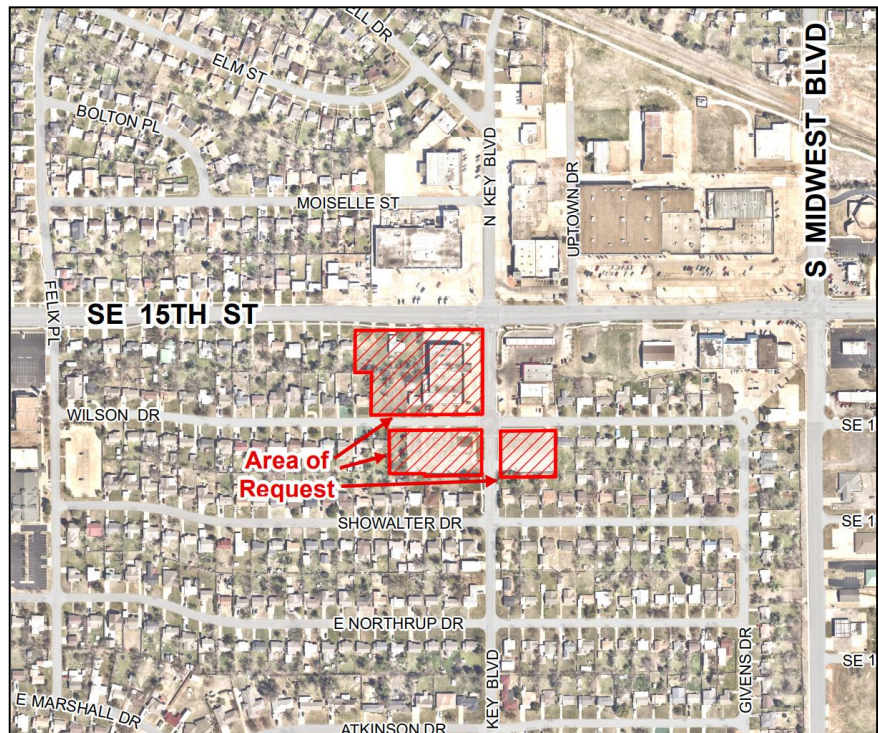
Council Ward: Ward 1, Susan Eads

Owner: UptownOne, LLC & Atkinson Properties

Applicant: JLou Properties LLC

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

Size:



at the
and

space.

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:

Office/Retail Land Use

Retail land uses areas are intended to provide for a variety of retail trade, personal, and business services and establishments. Retail establishments generally require greater visibility than do other types of non-residential land uses (e.g., office, commercial).

Office uses include professional offices for lawyers, doctors, realtors, and other professionals. Office land uses are generally appropriate in all other non-residential areas of the City. Office development should be compatible with any adjacent residential area.

Special Planning Areas (SPAs)

Special Planning Areas (SPAs) indicate areas where special planning considerations should be given due to an area's unique characteristics or circumstances. The primary reason for establishing SPAs is to promote quality redevelopment and support existing development. These areas have a substantial chance of experiencing redevelopment or have experienced redevelopment in recent years. As a general guide, future land uses have been indicated within the SPAs on the Future Land Use Plan Map. SPAs are shown on the Future Land Use Plan Map as an overlay, which has underlying land uses.

The City should consider incentives to encourage quality redevelopment within these areas. SPAs are focal points of the community. The image they portray is important to the overall image of the City. If redevelopment occurs, it should be compatible with the surrounding areas. Issues to consider would be how redevelopment influences existing single family housing. Also, how can redevelopment be designed to improve these areas?

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 in exhibit A.

Special Development Regulations:

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.

Sight-proof screening shall not be required.

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.

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.

Staff recommends approval of this application. According to the Comprehensive Plan, the area of request falls within a Special Planning Area (SPA) and the opportunity to redevelop a building with historical significance to Midwest City such as The Journal Building that corresponds with surrounding land uses is an example of development outlined as compatible with the Comprehensive Plan and the 2011 Revitalization Plan for the Original Mile. Redevelopment and mixture of compatible land uses like retail, offices, and residential provides an opportunity for a unique development rarely seen in Midwest City.

EXHIBIT A			
Special Development Regulations Requested		Existing Regulations	
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 5' away from the residential district	15'
Parking		Multifamily Residential	
Efficiency and 1 Bedroom	1.25 spaces per	Efficiency and 1 Bedroom	1.5 spaces per dwelling unit
2 & 2 or more	2 spaces per	Two or more Bedrooms	2 spaces per dwelling unit
Shared parking between residential/office/retail		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
		GLA = Gross Leasable Area/GFA = Gross Floor Area	

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

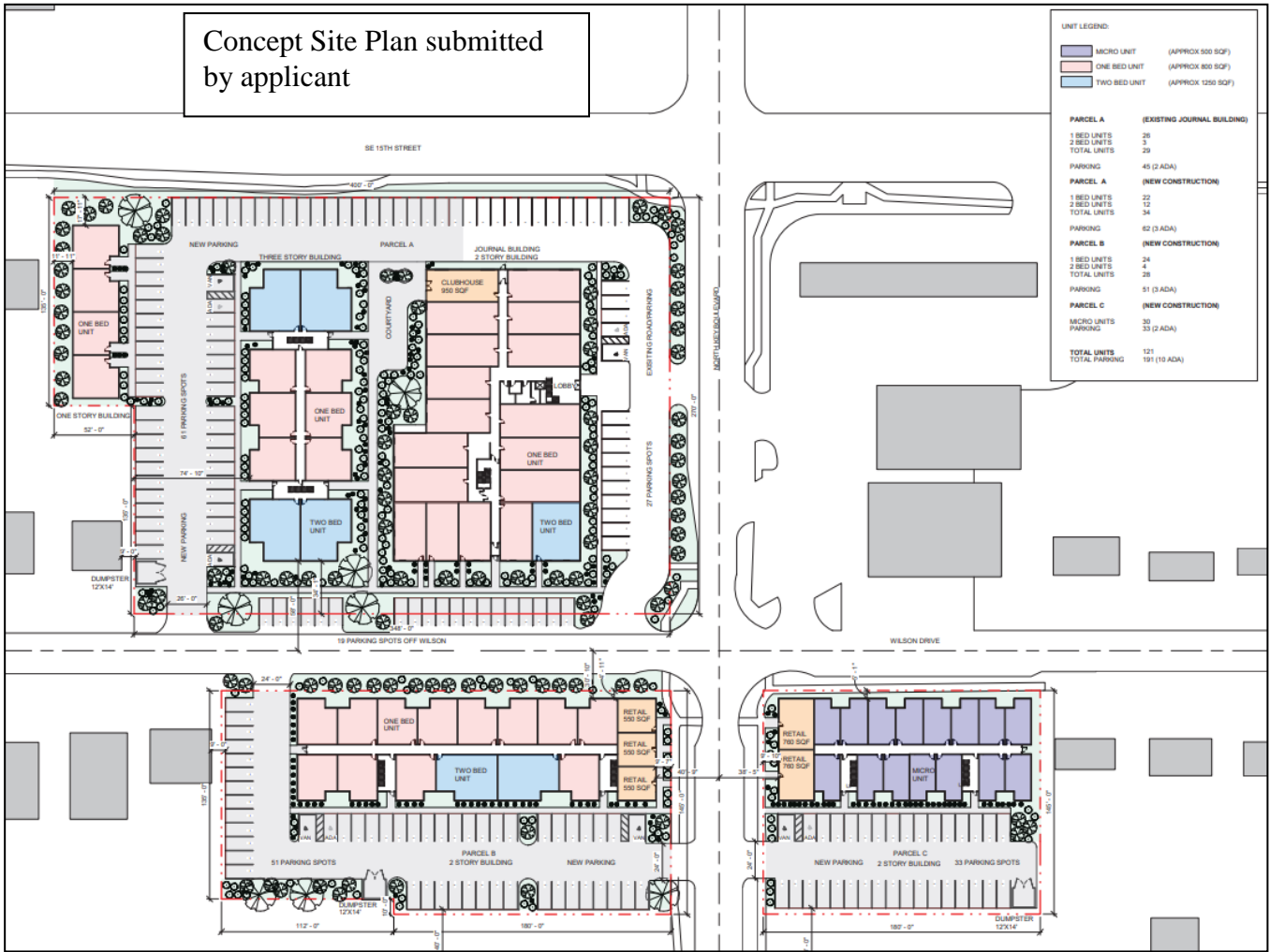
Action Required: Approve or reject the ordinance to redistrict to C-3, Community Commercial and MIX, Mixed-Use Overlay for the property as noted herein, subject to the staff comments and recommendations as found in the August 11th, 2022 agenda packet and made a part of PC-2117 file.



Billy Harless
Community Development Director

MP

Concept Site Plan submitted
by applicant



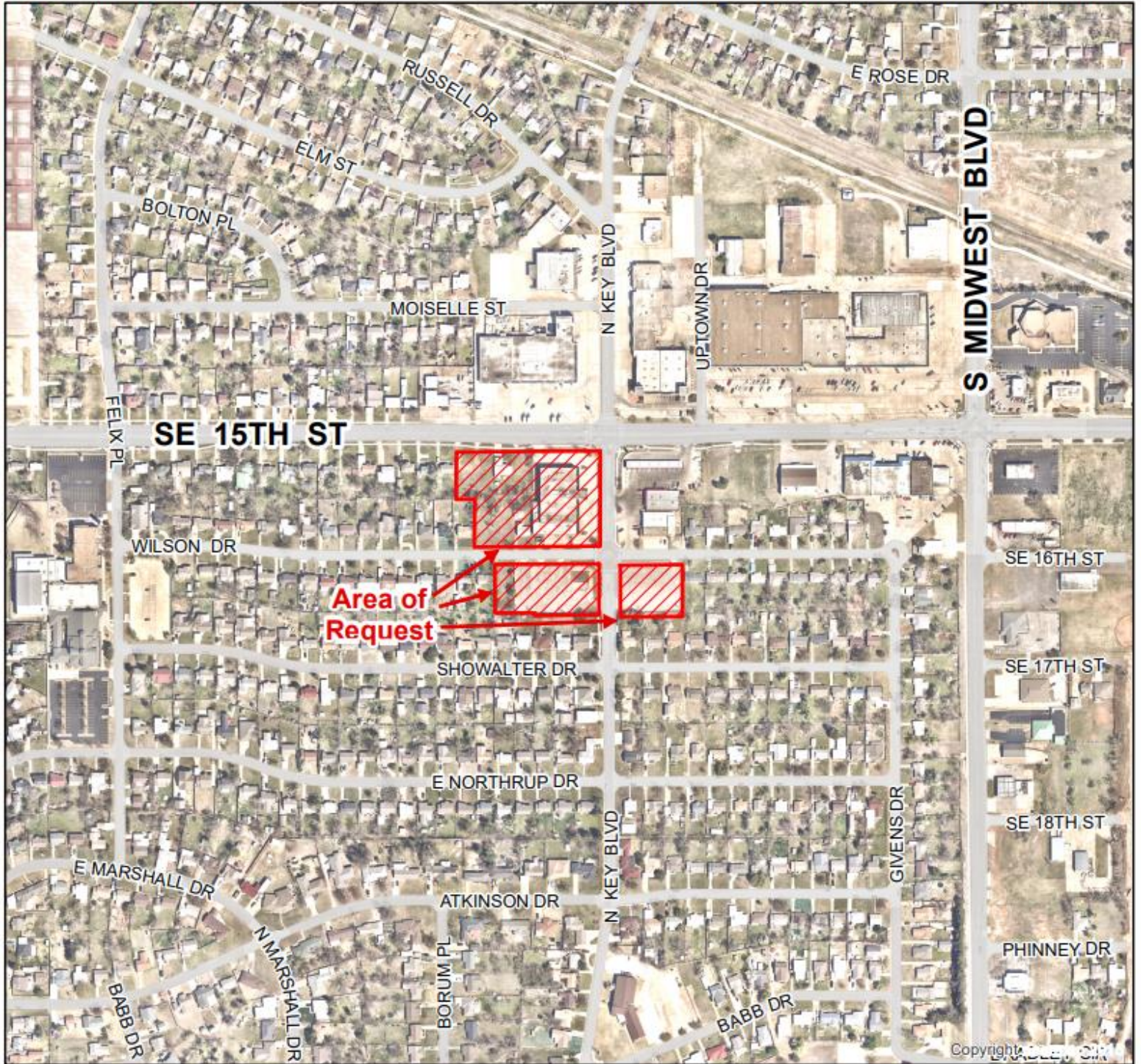
Zoning Consent

The following companies give consent to JLOU Properties to pursue rezoning with the City of Midwest City for attached properties.

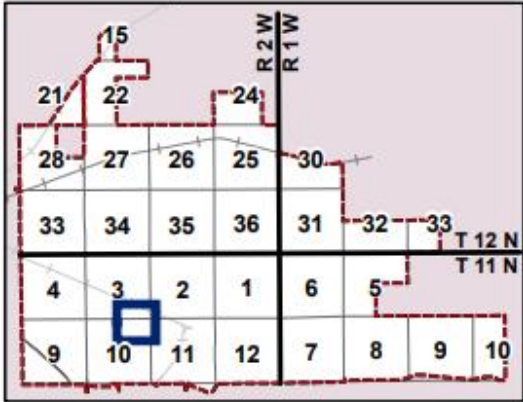
- Uptownone LLC
- North Star Properties and Investments LLC
- Animus LLC

Josh Atkinson

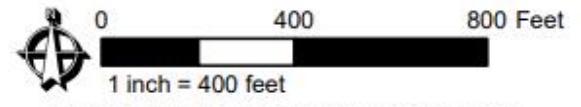
5/17/2022



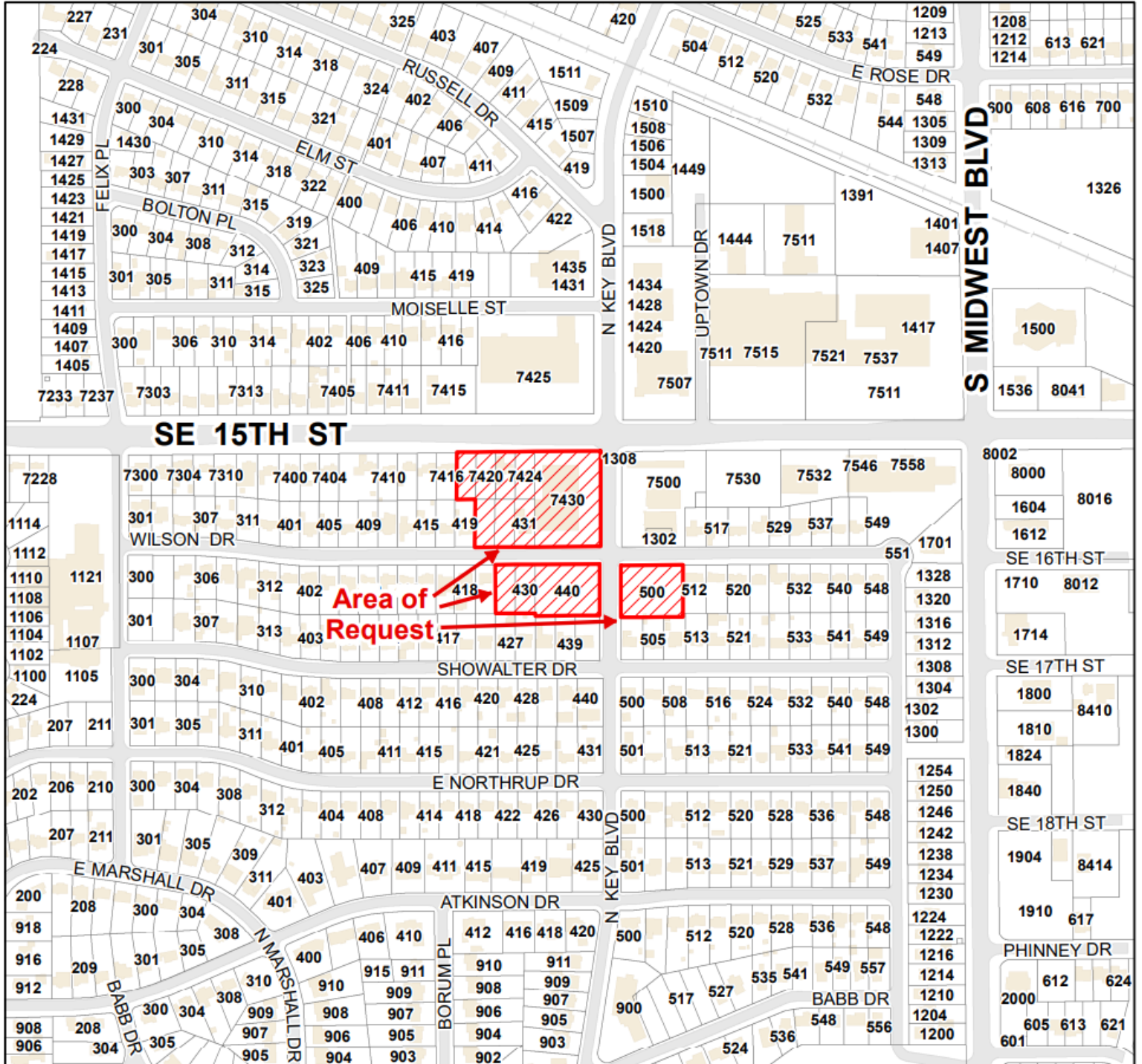
Locator Map



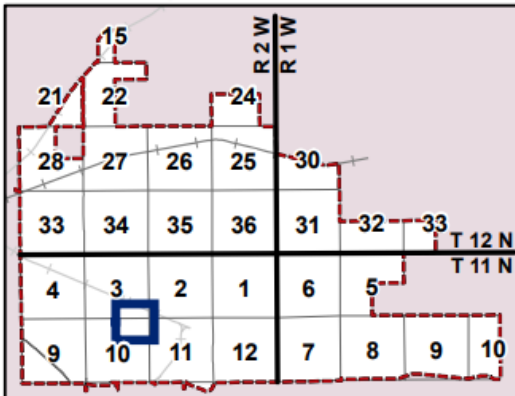
**4/2022 NEARMAP AERIAL VIEW FOR
PC-2117
(NE/4, Sec. 10, T11N, R2W)**










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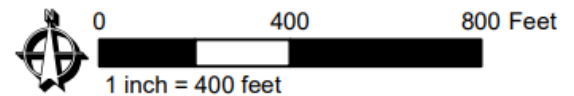
Locator Map



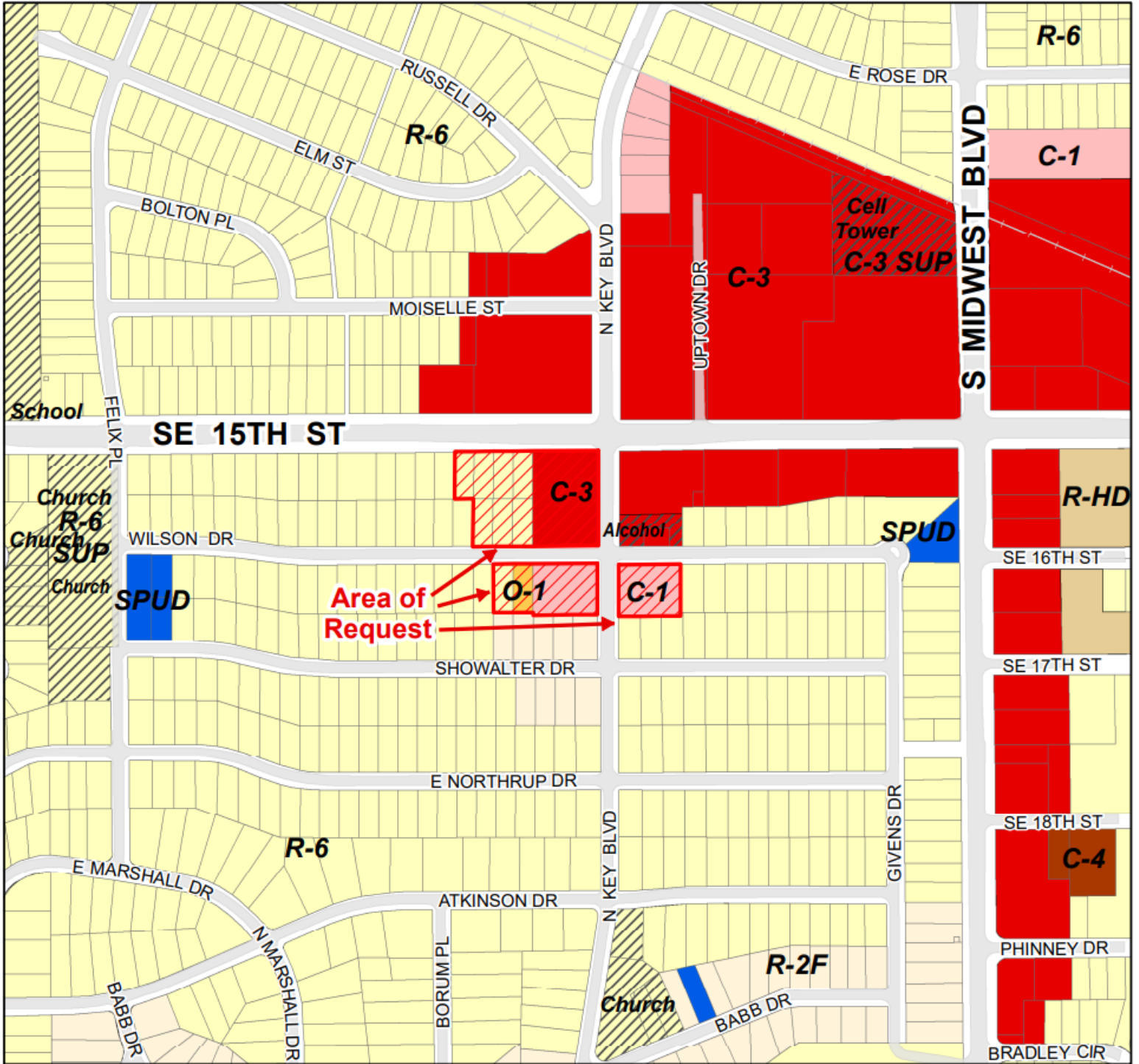
General Map Legend

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

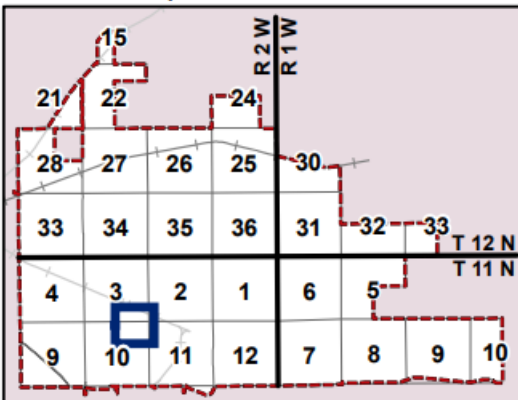
**GENERAL MAP FOR
PC-2117
(NE/4, Sec. 10, T11N, R2W)**



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Locator Map

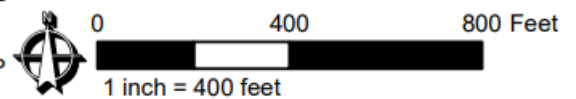


Current Zoning Legend

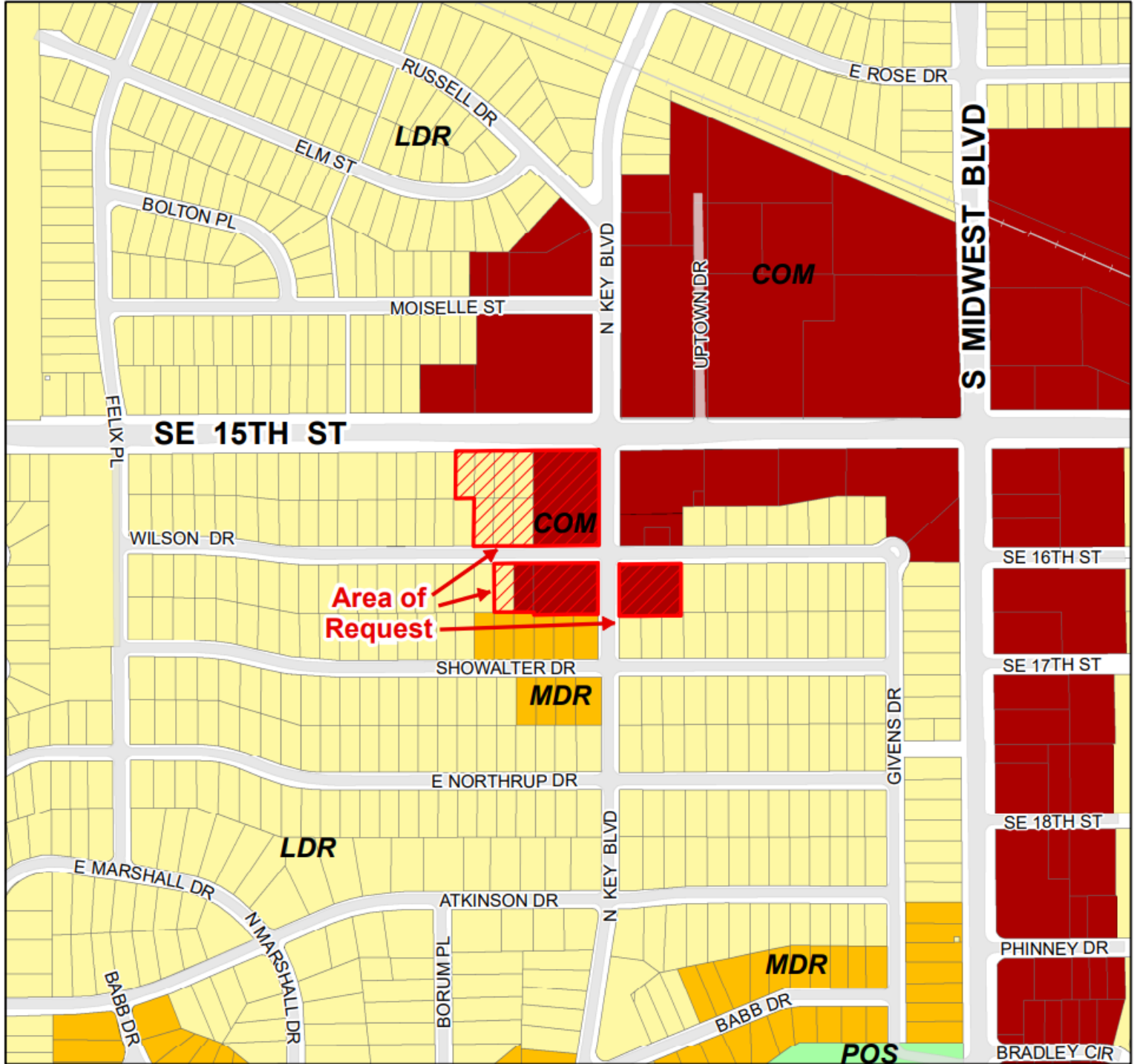
A-1	I-2 SUP	R-35
A-1 SUP	I-3	R-2F
C-1	O-1	R-MD
C-1 SUP	O-1 SUP	R-MD SUP
C-2	O-2	R-HD
C-3	O-2 SUP	R-HD SUP
C-3 SUP	R-6	R-MH-1
C-4	R-6 SUP	R-MH-2
C-4 SUP	R-8	PUD
I-1	R-10	SPUD
I-2	R-22	HOS
		HOS SUP

**ZONING MAP FOR
PC-2117**

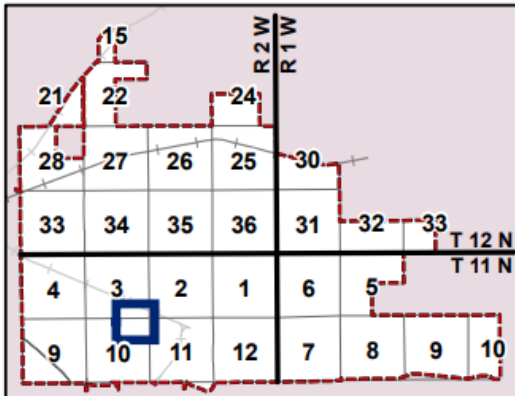
(NE/4, Sec. 10, T11N, R2W)



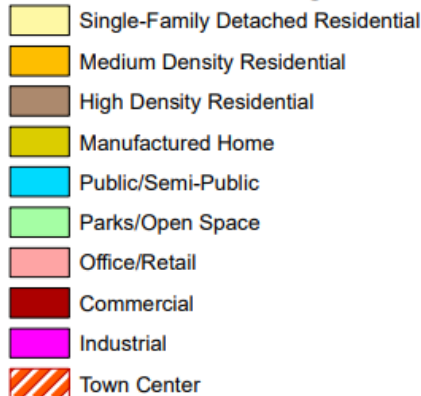
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Locator Map

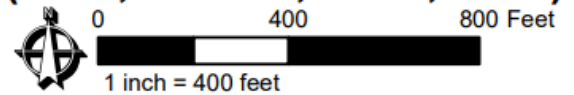


Future Land Use Legend

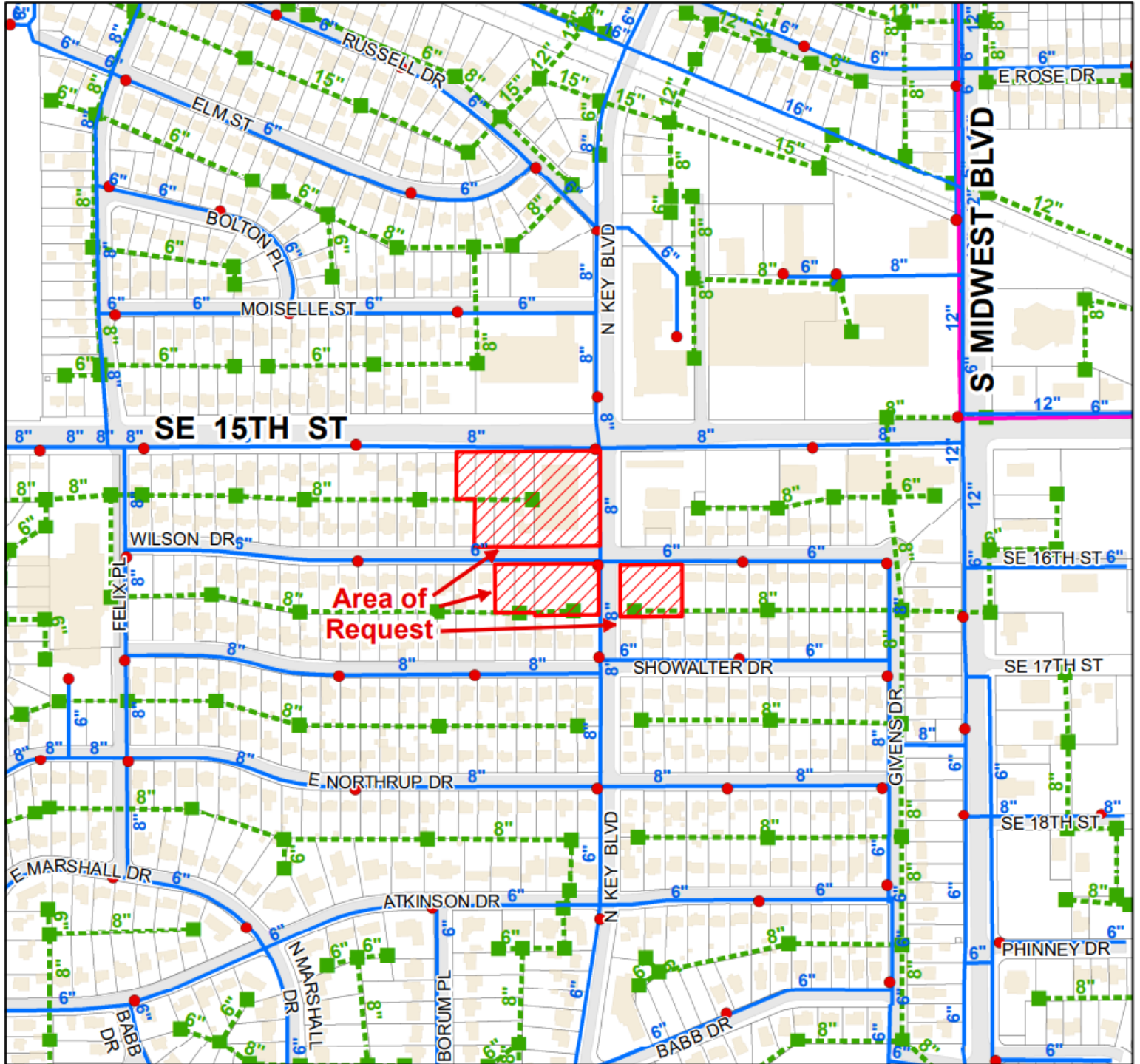


**FUTURE LAND USE
MAP FOR
PC-2117**

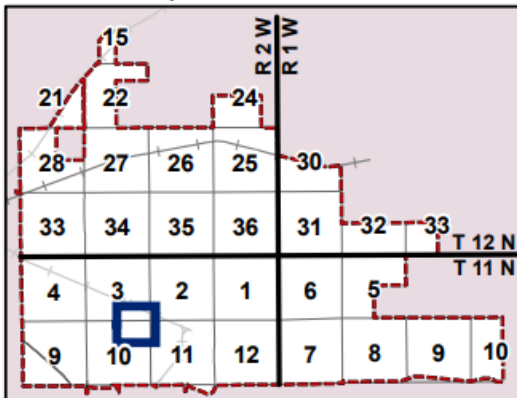
(NE/4, Sec. 10, T11N, R2W)



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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

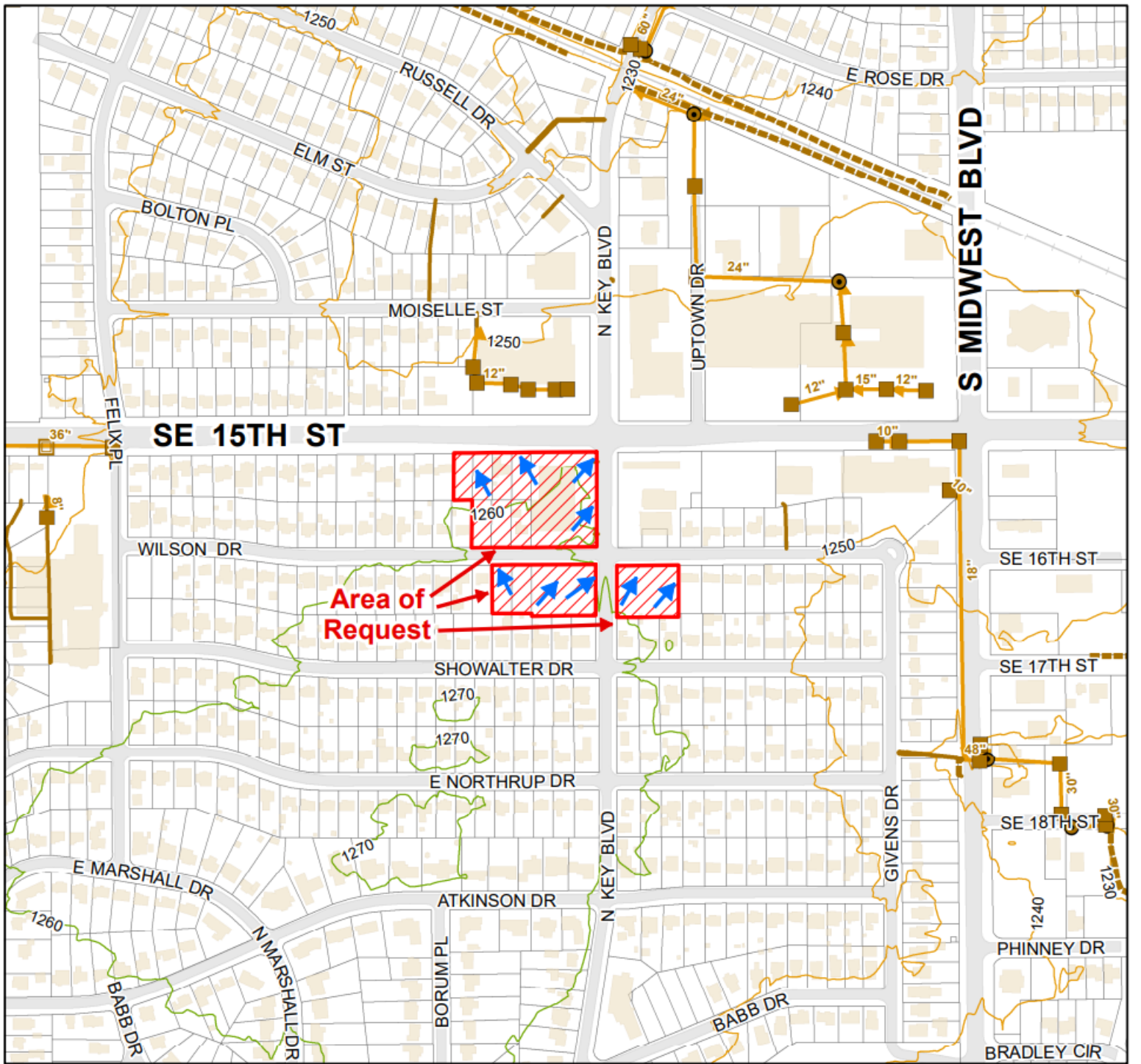
**WATER/SEWER LINE
LOCATION MAP FOR
PC-2117
(NE/4, Sec. 10, T11N, R2W)**



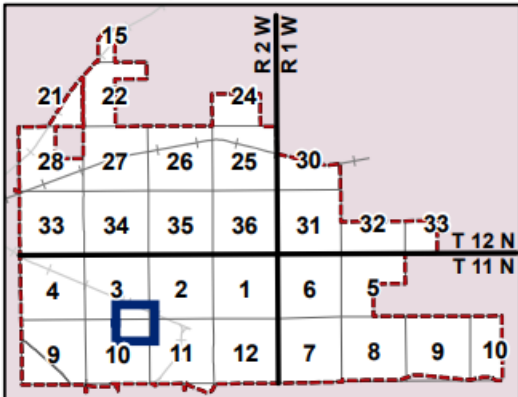
0 400 800 Feet

1 inch = 400 feet

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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

CURRE
Mich
COM
Petya Stefan

Billy Harless, Community Development Director

To: Chairman and Planning Commission
From: Billy Harless, Community Development Director
Date: August 11th, 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 – August 11th, 2022
City Council – August 23rd, 2022

Council Ward: Ward 4, Councilmember Sean Reed

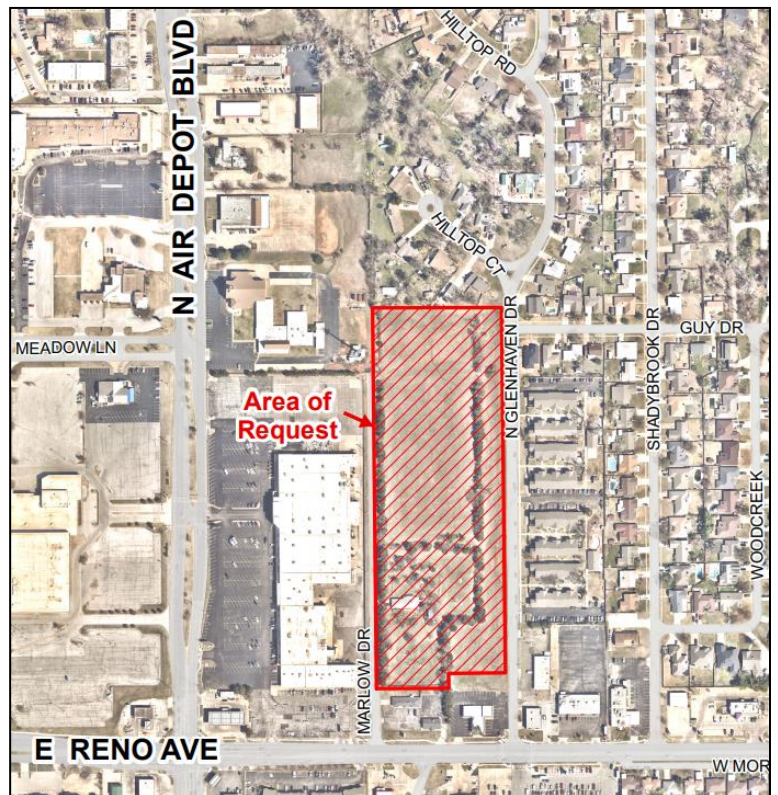
Applicant: Bentwood Investments, LLC

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 engineering consultant did complete the recommended capacity survey on the downstream sewer system. Using the survey, the applicant has proposed extending eight (8) inch public sewer mains to both the existing south and east lines serving all of the proposed lots. This divides the flow from the development to minimize the impact to the existing system. 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. Staff received a letter on August 1, 2022 requesting assistance to close to the public the easement, (see attached) Before we can act on that request, we will need further information from the applicant regarding the plan of action on what will become of the area that is now Marlow Drive. Discussion has included to who the property would revert back once it is vacated? The City should protect its interest in the existing corridor due to the importance of the well. This "easement" issue will need to be resolved before an application for Final Plat is considered.

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.



South along Glenhaven to the Reno signal.



Drainage structure the detention will tie to.



South along Marlow Drive



North along Marlow Drive



Midwest City Well Site



Fire Hydrant along the well line to Reno.



Marlow Drive – Reno Avenue intersection



209 Marlow Drive

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.

The Master Development Plan identifies two (2) tracts.

Tract 1 has frontage along N. Glenhaven. According to the PUD, the following uses would be permitted on Tract 1:

- Single-family detached residential
- Accessory dwelling unit, attached and detached
- Public service or utility: light
- Community Recreation: restricted
- Community Recreation: Property owners’ association
- Off-street parking: accessory parking

The uses above are common residential uses and all allowed by right in the R-6 Single Family Detached Residential District. Accessory dwelling units must meet the requirements of Section 4.2.10 of the Zoning Ordinance to be permitted.

Tract 2 is accessible by two (2) access points off of N. Glenhaven. According to the PUD, the following are would be permitted on Tract 2:

- Single-family detached residential

Two-family attached residential (duplexes)
Townhouse (single-family attached)
Home occupation
Accessory dwelling unit, attached and detached
Public service or utility: light
Community Recreation: restricted
Community Recreation: Property owners' association
Off-street parking: accessory parking

As noted in the PUD, the number of units in this development will total out to 76, well below the 100 limit required by the PUD.

Staff recommends approval of this application as the plat is adhering to the PUD and Midwest City's subdivision regulations.

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 August 11th 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

MP

WILLIAMS, BOX, FORSHEE & BULLARD, P.C.

ATTORNEYS AND COUNSELLORS

522 COLCORD DRIVE

OKLAHOMA CITY, OKLAHOMA 73102-2202

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(405) 232-0080**

**TELECOPIER
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KEITH R. GIBSON
CARLA J. SHARPE
PAUL LEFEBVRE
LYN MARTIN-DIEHL
MICHAEL D. O'NEAL
AMANDA CARPENTER
MASON J. SCHWARTZ
COOPER T. HAHN**

Of Counsel

**DENNIS R. BOX
WILLIAM J. BULLARD
RICHARD D. FORSHEE**

August 1, 2022

Re: Transfer of Oklahoma County's interest in
an easement to Midwest City and closing
such easement to public use by Ordinance.

Patrick Menefee, P.E.

On behalf of our client, Bentwood Investments, LLC (the "Owner" of the Property), we would like to request your help to close to public use an easement (the "Easement") located within the municipal boundaries of the City of Midwest City ("Midwest City"). The Easement was created by instrument in 1941, and was recorded in Book 444, Page 520, in the office of the Oklahoma County Clerk. The stated purpose of the Easement was "for the purpose of constructing and maintaining streets or roads as may be necessary from time to time, with right of ingress and ingress." The Easement is unimproved and Marlow Drive is unaffected by this request.

The Easement was granted to Oklahoma County; however, the Property is located within the boundaries of Midwest City. Accordingly, both governmental entities have an interest in the Easement. I've been informed by the Oklahoma County Engineer, Stacey Trumbo, P.E., and Assistant District Attorney, Gretchen Crawford, that the Easement is no longer needed by Oklahoma County, and at the written request of an official of Midwest City, a request to transfer Oklahoma County's interest in the Easement to Midwest City will be placed on the Agenda of the Oklahoma County Board of County Commissioners.

Once Oklahoma County's interest is transferred to Midwest City, and, if granted, following the approval of an Ordinance by the City Council of Midwest City closing the Easement to public use, we will, on behalf of the Owner, conduct a judicial vacation action in the Oklahoma County District Court. Following such procedural steps, the Owner seeks to build townhomes on the Property.

To assist in your review of this request I enclose copies of the following:

1. Survey of the Property prepared by Golden Land Surveying dated November 3, 2021.

2. Vesting Deed in favor of Bentwood Investments, LLC, recorded April 14, 2022, in Book 15123, Page 1805.
3. Easement instrument recorded July 14, 1941, in Book 444 (Miscellaneous Record), Page 520.
4. Legal description of easement to be closed to public use.
5. Conceptual Site Plan depicting the planned townhome development.

Regards,



Paul Lefebvre

Paul Lefebvre



Return To:
Bentwood Investments, LLC
39004 West MacArthur, Suite 100
Shawnee, OK 74804

WARRANTY DEED
(OKLAHOMA STATUTORY FORM)

Doc Stamps: **825.00**
Filed/insured by: First American Title Insurance Company
File No.: **2695150-OK15 (MM)**

Tax ID#: **2536-15-040-7235**

That **Perkins Family, LLC**, an Oklahoma limited liability company, (the "Grantor"), in consideration of the sum of TEN & NO/100-----Dollars and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do(es) hereby, grant, bargain, sell and convey unto **Bentwood Investments, LLC**, an Oklahoma limited liability company, (the "Grantee"), the following described real property and premises situated in Oklahoma County, State of Oklahoma, to wit:

TRACT I: A part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the I.M., Oklahoma County, Oklahoma, being more particularly described as follows: Beginning 898.5 feet east and 597 feet north of the southwest corner; Thence north 760 feet; Thence east 96.31 feet; Thence south 760 feet; Thence west 96.31 feet to the point of beginning. EXCEPT the east 25 feet thereof; AND

TRACT II: A part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, being more particularly described as follows: Beginning at a point 898.50 feet east and 397.00 feet north of the southwest corner of said Section 34; Thence north 200.00 feet; Thence east a distance of 96.31 feet; Thence south a distance of 200.00 feet; Thence west a distance of 96.31 feet to the point of beginning; AND

TRACT III: A part of the Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as beginning at a point 798.5 feet east and 197 feet north of the southwest corner of the SW/4; Thence north 200 feet; Thence east 171.31 feet; Thence south 200 feet; Thence west 171.31 feet to the point or place of beginning, according to the government survey thereof; AND

TRACT IV: The Southwest Quarter (SW/4) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the I.M., Oklahoma County, Oklahoma, more particularly described as follows: Beginning at a point 577.5 feet east of the southwest corner of said SW/4; Thence north and parallel with the west line of said SW/4 a distance of 1357 feet; Thence east and parallel with the south line of said SW/4 a distance of 321 feet; Thence south and parallel with the west line of said SW/4 a distance of 960 feet; Thence west and parallel with the south line of said SW/4 a distance of 100 feet; Thence south and parallel with the west line of said SW/4 a distance of 364 feet; Thence west and parallel with the south line of said SW/4 a distance of 221 feet to the point or place of beginning; LESS AND EXCEPT the following described property: Part of the Southwest Quarter (SW/4) of Section 34, Township 12 North, Range 2 West of the I.M., more particularly described as follows: Beginning at a point 577.5 feet east and 397 feet north of the southwest corner of said SW/4; Thence north and parallel with the west line of said SW/4 a distance of 130 feet; Thence east and parallel with the south line of said SW/4 a distance of 170 feet; Thence south and parallel with the west line of said SW/4 a distance of 130 feet; Thence west and parallel with the south line of said SW/4 a distance of 170 feet to the point or place of beginning;

PUBLIC TRAIL CORRIDOR
(LOCATION FROM TRAILS MASTERPLAN)

ST. MATTHEW
CHURCH
(R-6 SUP)

TRACT 2

TOWN AND
COUNTRY CENTER
(C-3)

MARLOW DR.

DETENTION

NEIGHBORHOOD
(R-6)

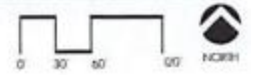
VILLA GARDENS
APARTMENTS (RH-D)

N. GLENHAVEN DR.

TRACT 1

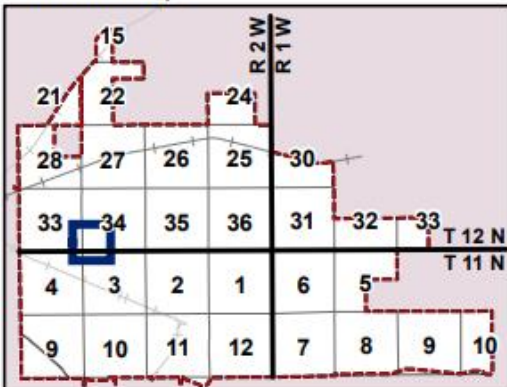
OFFICE/COMMERCIAL
(C-3)

E. RENO AVE.

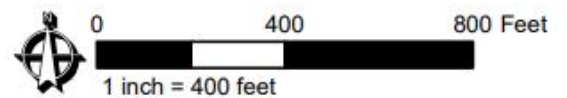




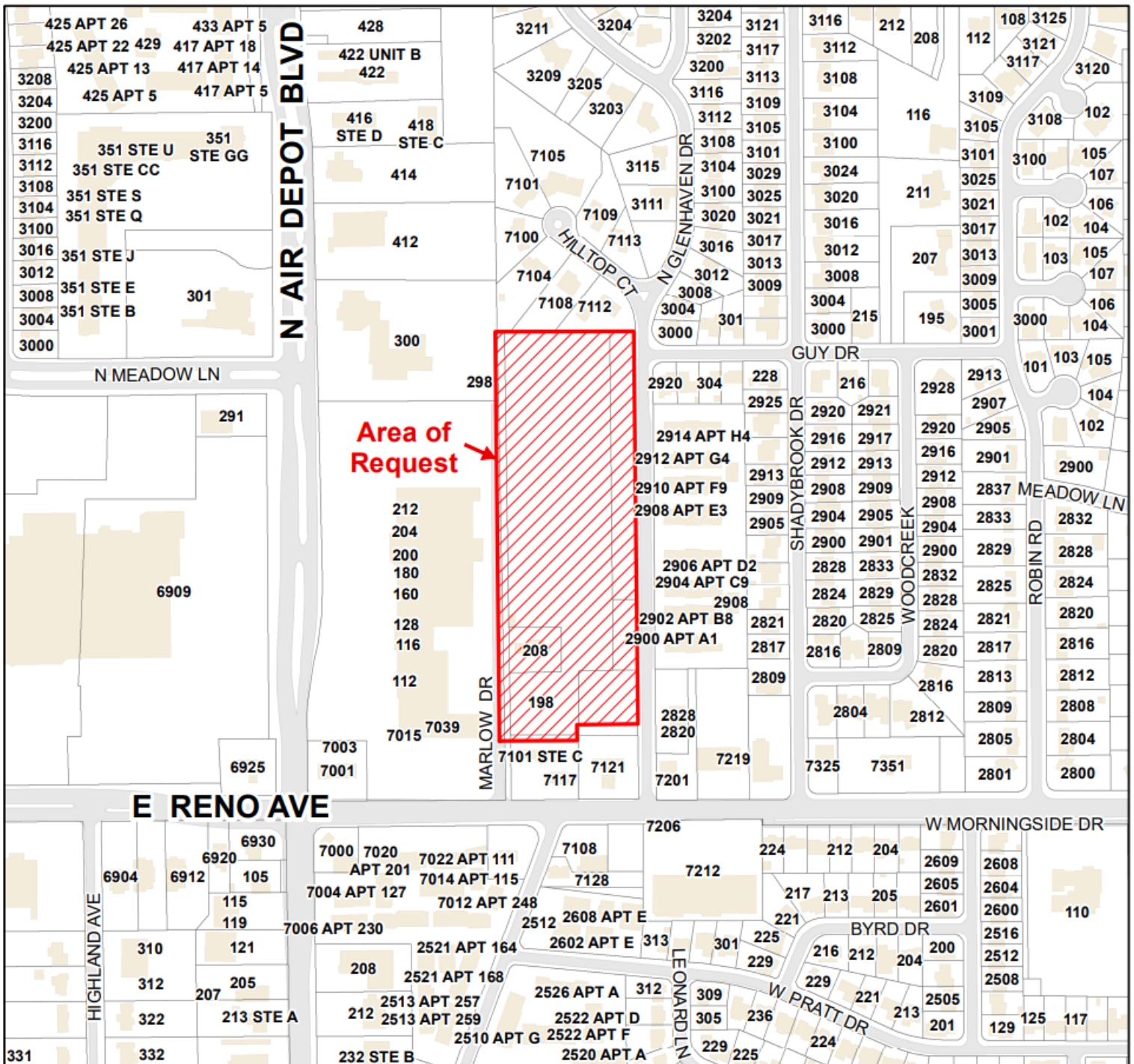
Locator Map



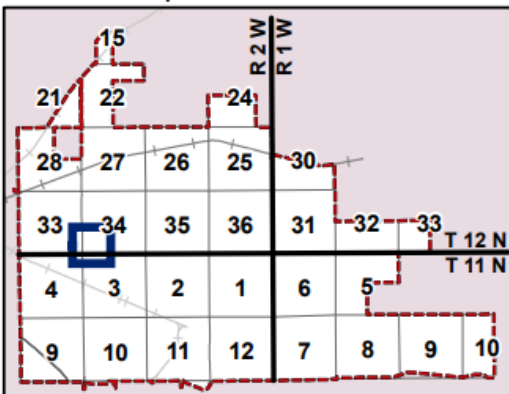
**4/2022 NEARMAP AERIAL VIEW FOR
PC-2118
(SW/4, Sec. 34, T12N, R2W)**










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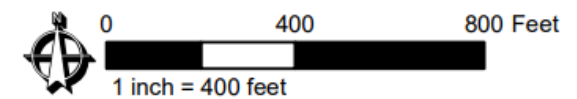
Locator Map



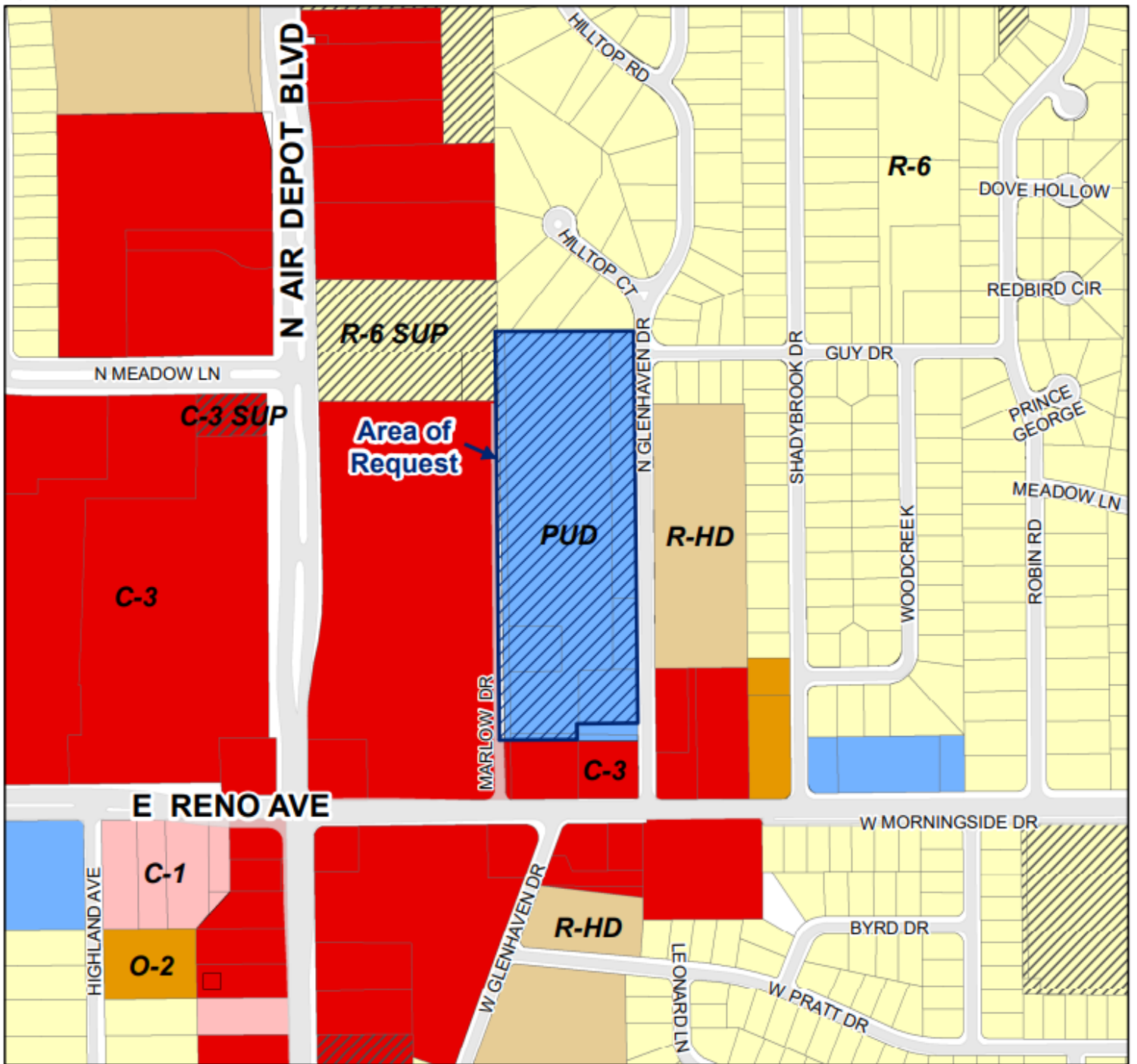
General Map Legend

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

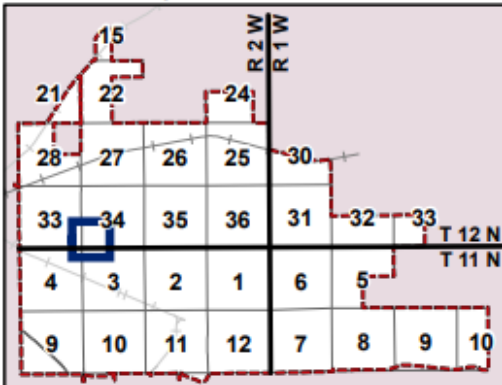
**GENERAL MAP FOR
PC-2118
(SW/4, Sec. 34, T12N, R2W)**



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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

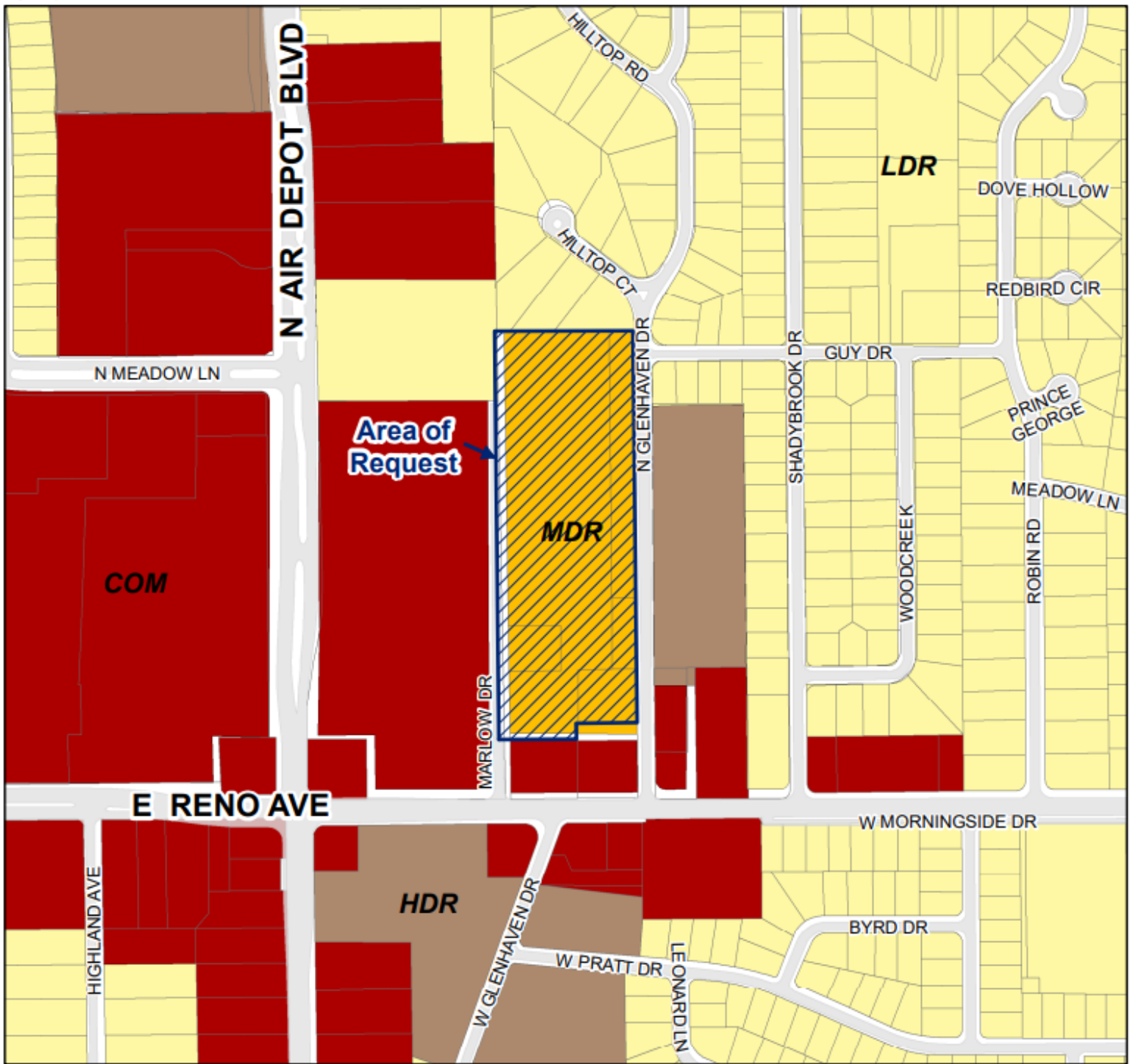
**ZONING MAP FOR
PC-2118
(SW/4, Sec. 34, T12N, R2W)**



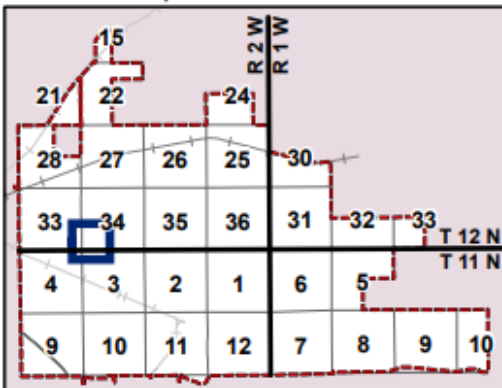
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1 inch = 400 feet

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Locator Map



Future Land Use Legend

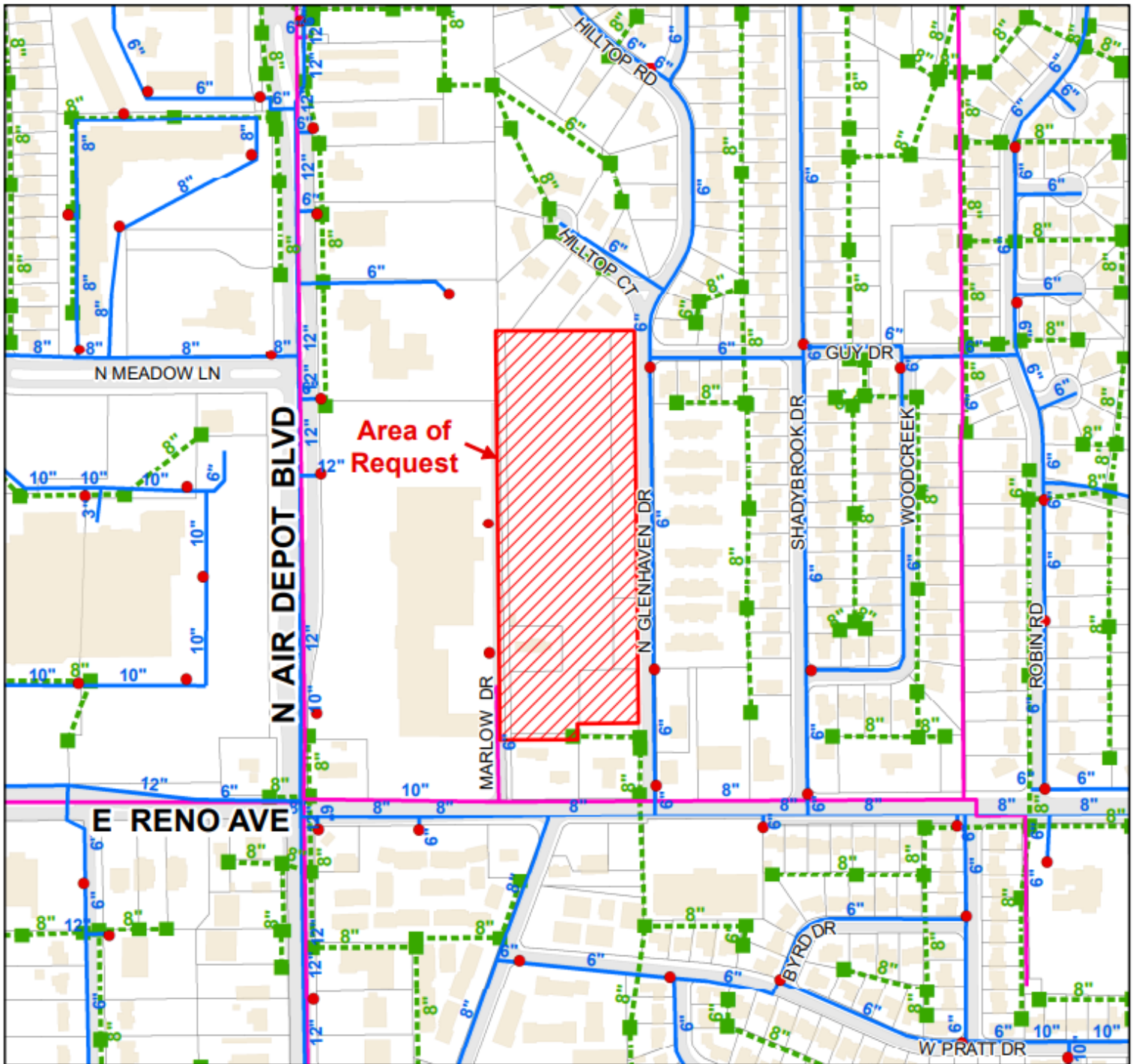
- Single-Family Detached Residential
- Medium Density Residential
- High Density Residential
- Manufactured Home
- Public/Semi-Public
- Parks/Open Space
- Office/Retail
- Commercial
- Industrial
- Town Center

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

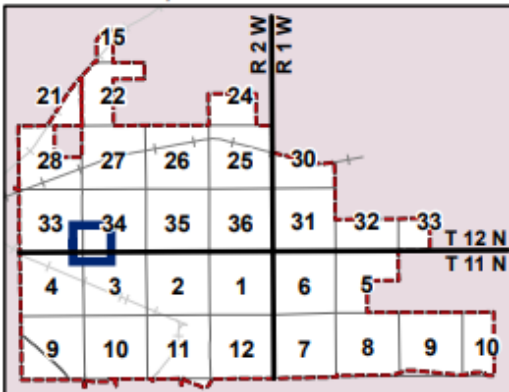
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Locator Map



Water/Sewer Legend

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

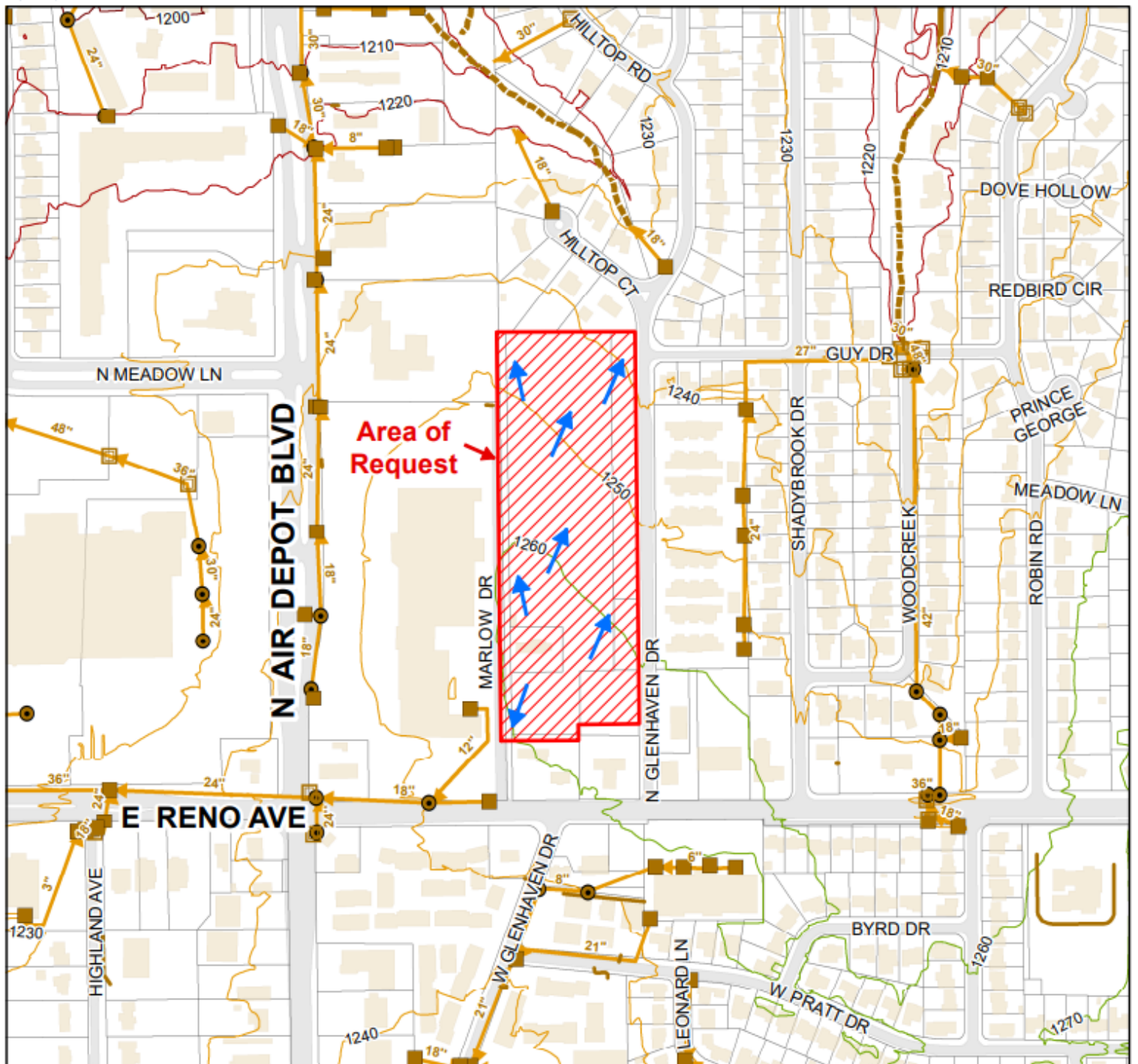
**WATER/SEWER LINE
LOCATION MAP FOR
PC-2118
(SW/4, Sec. 34, T12N, R2W)**



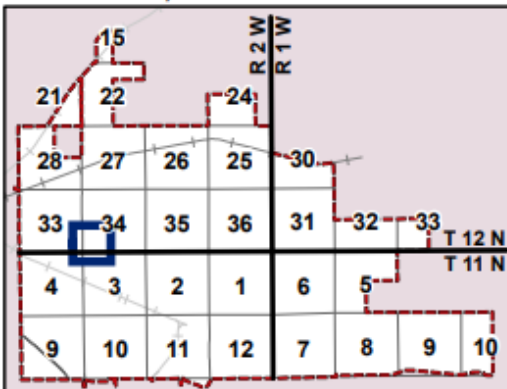
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Locator Map



- 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-2118 (SW/4, Sec. 34, T12N, R2W)

0 400 800 Feet

1 inch = 400 feet

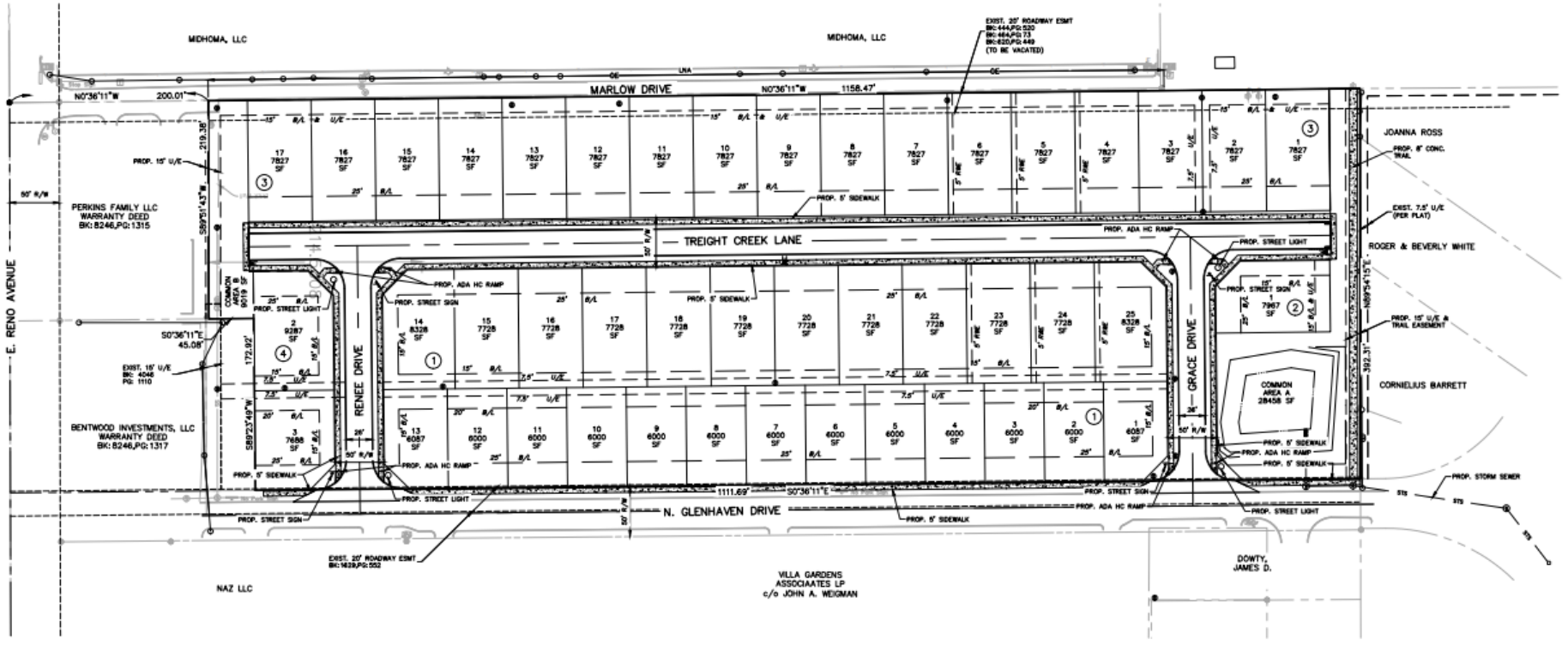
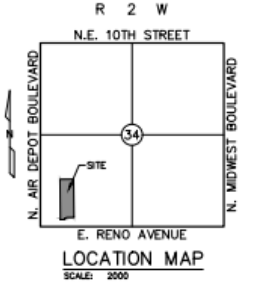
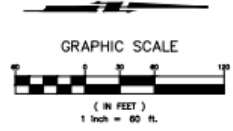
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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

Preliminary Plat

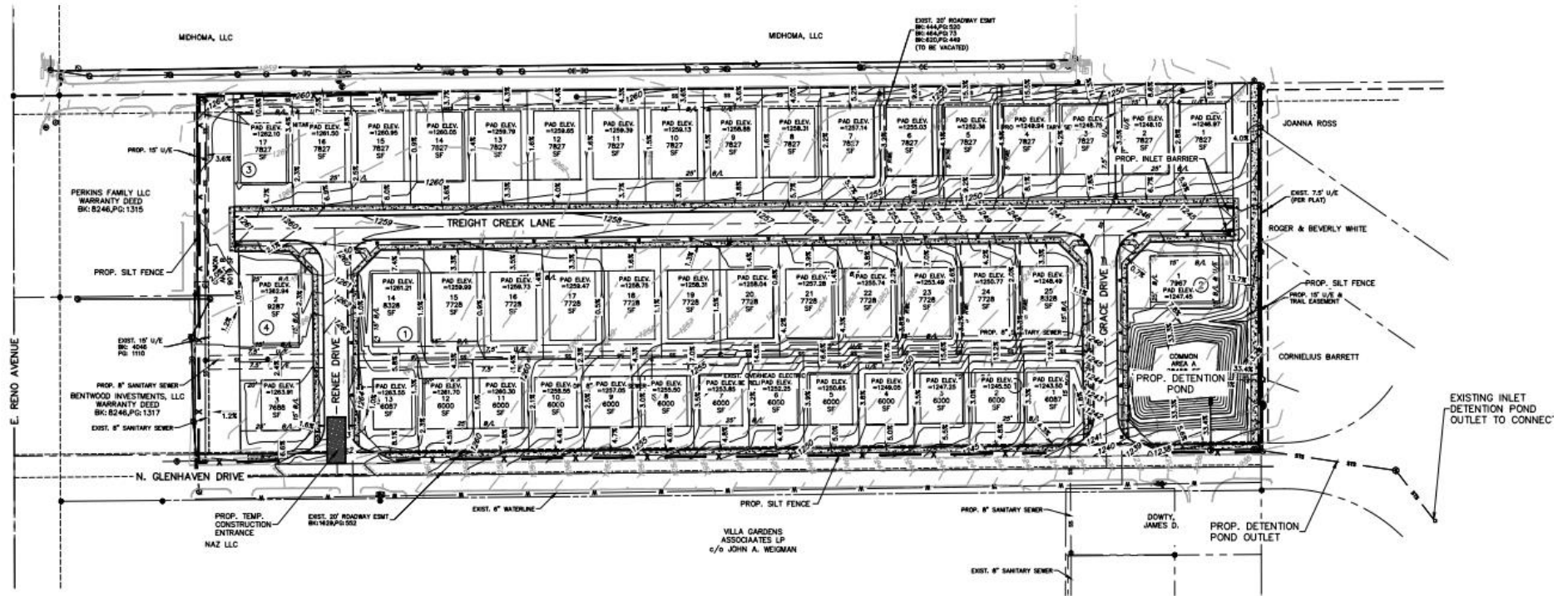
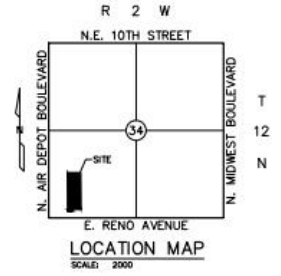
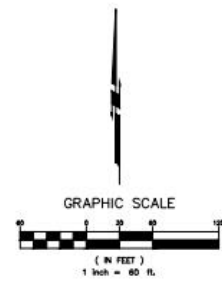
LEGEND

- TC TOP OF CURB ELEVATION
- TP TOP OF PAVING ELEVATION
- ME MOUND EXISTING ELEVATION
- TG TOP OF GRADE ELEVATION
- TM MOUND TOP IN ELEVATION
- FL FLOORLINE ELEVATION
- TM TOP OF WALL ELEVATION
- TOM TOP OF MOUND ELEVATION
- TB TOP OF BANK ELEVATION
- EL TOP OF GROUND ELEVATION
- FL LINE FLOW LINE
- MO LINE MOUNDLINE
- DF ARROW DIRECTIONAL FLOW ARROW
- PR WALL PROPOSED RETAINING WALL
- CJ CONSTRUCTION JOINT
- CO EXISTING CONTOUR
- PR CONTOUR PROPOSED CONTOUR
- CP CONCRETE CURB AND SIDEWALK
- EP EXISTING DUTY PAVING (SEE FUNDING SECTION)
- NP NEAR DUTY PAVING (SEE FUNDING SECTION)
- CP CONCRETE PAVING OR SIDEWALK

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



Preliminary Stormwater Management Plan



EROSION CONTROL LEGEND	
— X —	SILT FENCE
▤▤▤▤	SILT DAM
→	DIRECTIONAL FLOW ARROW
— 1250 —	EXISTING CONTOUR
— 20 —	PROPOSED CONTOUR

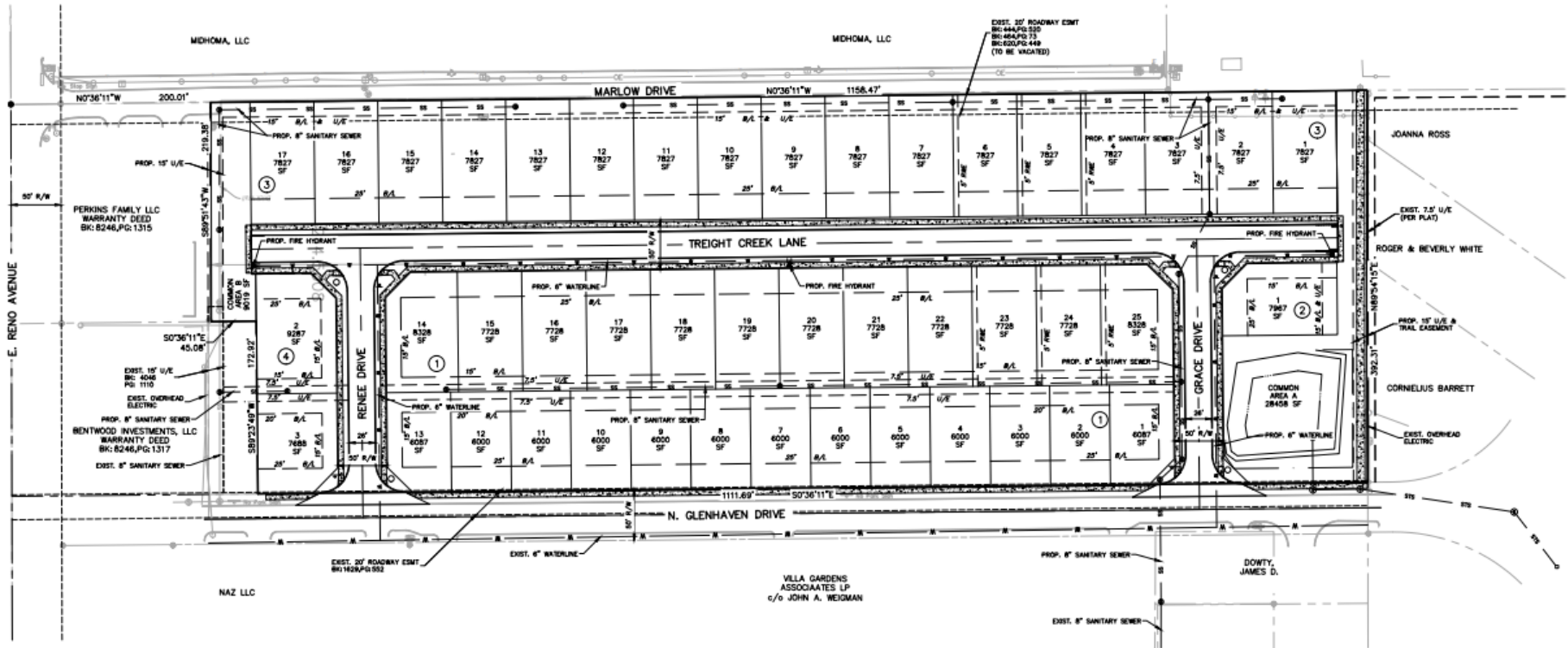
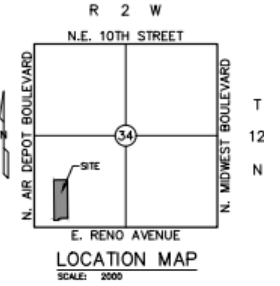
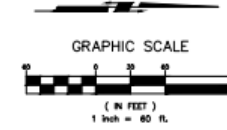
NOTE: NOT ALL SYMBOLS MAY BE SHOWN ON THIS PLAN.

Preliminary Utility Plan

LEGEND

TC	TOP OF CURB ELEVATION
TP	TOP OF PAVING ELEVATION
ME	MATCH ELEVATION
TG	TOP OF GANGE ELEVATION
TR	MANHOLE TOP RIM ELEVATION
FL	FLUVELINE ELEVATION
TR	TOP OF TRAIL ELEVATION
TSW	TOP OF SIDEWALK ELEVATION
TR	TOP OF BANK ELEVATION
EL	TOP OF GROUND ELEVATION
---	FLOW LINE
- - -	REGULINE
→	DIRECTIONAL FLOW ARROW
- - - - -	PROPOSED RICHMOND WALL
- - - - -	CONTRACTION JOINT
- - - - -	EXISTING CONTOUR
- - - - -	PROPOSED CONTOUR
▨	CONCRETE SHAMPOON PAN 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.





The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

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

Billy Harless, Community Development Director

To: Chairman and Planning Commission
From: Billy Harless, Community Development Director
Date: August 11th, 2022

Subject: (PC – 2119) Discussion and consideration of approval of the proposed final plat of Primrose Hill, described as a part of the SW/4 of Section 31, T12N, R1W, located at 316 N. Post Road.

Executive Summary: This item is a request to subdivide a single parcel into thirty (30) individual parcels for single family development. Access to the subdivision will be via one new street, Primrose Lane, off of North Post Road. The applicant has completed water and sewer line extensions to serve all of the lots. The area of request is currently zoned R-6, Single Family Detached Residential. No variances to any of the requirements of the Zoning Ordinance for development in the R-6 district have been allowed within this development. The completed cul-de-sac is 999' in length. Action is at the discretion of the Planning Commission and City Council.

Dates of Hearing: Planning Commission – August 11th, 2022
City Council – August 23rd, 2022

Council Ward: Ward 3, Megan Bain

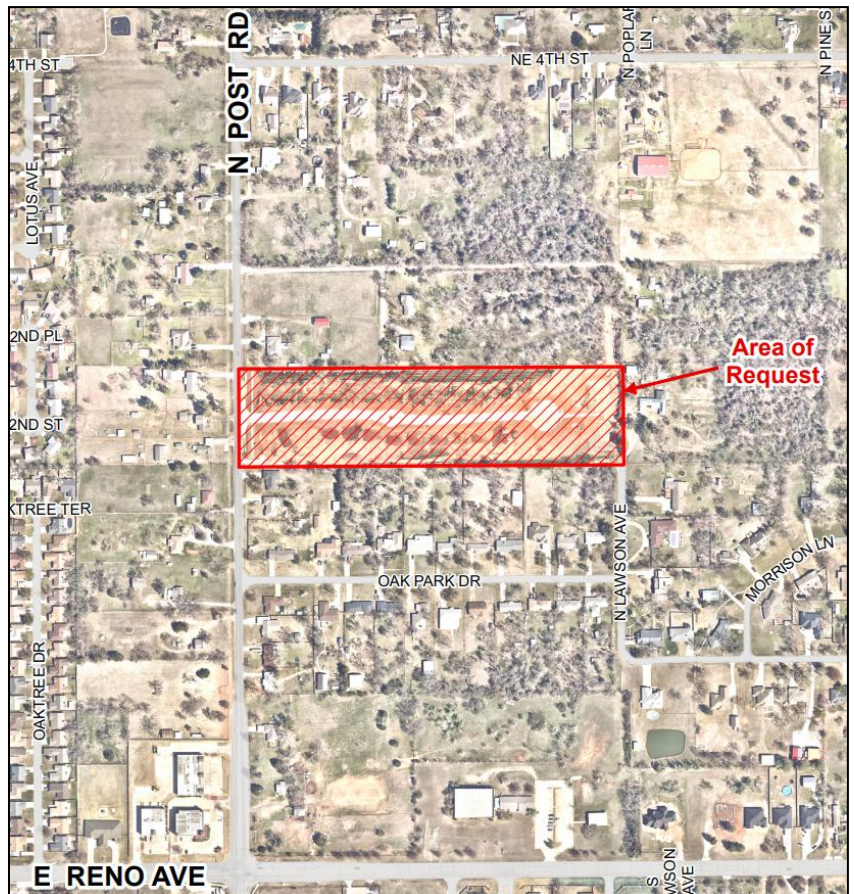
Owner: Edith McFarland

Applicant: Les Chateaux LLC

Engineer: Mark Grubbs, Grubbs Consulting, LLC

Proposed Use: Thirty (30) single family residential lots

Size:
The area of request has a frontage along N. Post Road of approximately 320 ft. and a depth of approximately 1204 ft. and contains an area of approximately 402,270 square feet or 9.23 acres.



Zoning Districts:

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

Land Use:

Area of Request – one single family home
North, South, East and West – single family residences

Municipal Code Citation:**2.7.1. R-6, Single –Family Detached Residential District**

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

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

38-18.1. 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. This area has been zoned single-family residential since the adoption of the 1985 zoning code and has never been platted.
2. Preliminary Plat application approved by City Council in January of 2021.

Staff Comments:**Engineer's Comments:****ENGINEERING STAFF CODE CITATIONS AND COMMENTS - PC-2119:**

Note: This application is for a final plat of the Primrose Hill subdivision located off North Post Road north of East Reno Avenue.

Public Improvements

The requirements of the public improvements can be found in the subdivision regulations under:

Sec. 38-30.1. Completion prior to final plat approval and recordation.

(a) Construction required prior to final plat approval and recordation. Completion of all required public improvements, in accordance with the approved preliminary plat and the approved construction plans, shall occur prior to final plat approval and recordation.

(b) Final plat shall not be accepted. A final plat shall not be accepted for filing, nor shall it be considered for approval, prior to completion of all required public improvements.

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

Water

Water line improvements were permitted through this office and Oklahoma Department of Environmental Quality (ODEQ). Construction of the improvements were inspected by the Construction Inspector and completed.

Sanitary Sewer

Sanitary Sewer improvements were permitted through this office and Oklahoma Department of Environmental Quality (ODEQ). Construction of the improvements were inspected by the Construction Inspector and completed.

Stormwater

Stormwater improvements were permitted through this office. Construction of the improvements were inspected by the Construction Inspector and completed.

Street

The new roadway, Primrose Lane and associated improvements along N Post Road were permitted through this office. Construction of the improvements were inspected by the Construction Inspector and completed.

Sidewalk

The sidewalk has been approved but the developer wants to construct the sidewalks as part of the houses. An approved Sidewalk Plan stating exactly where and whose responsibility it would be to complete has been included in this application. Additionally, a note on the plat stating sidewalk to be built prior to certificate of occupancy. Both of these were supplied by the developer in a satisfactory manner.

Easements

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

Lighting

Public street lighting is required as part of this development in two locations: at the midpoint and endpoint of Primrose Lane. The developer has contacted OG&E which supplies the lighting for Midwest City. The lighting has not been installed as of this memo. Because the lighting is not a direct capital expense to the City, the developer should not be held to OG&E's timeline. This requirement has been satisfied by the developer's formal request to OG&E.

Signage

Public signage is required for this development at the intersection of North Post Road and Primrose Lane. The signage has been completed per City's specifications.

Record Drawings, Lien Release, and Bonding

Record drawings have been submitted to the city and filed accordingly. Bonds were provided for all the public infrastructure and a lien release has been received.



Improvements along Post Road



East along Primrose Lane



Detention Pond Improvements



West along Primrose Lane

Fire Marshal's Comments:

The Fire Marshal has reviewed this final plat.

- The property is required to meet and maintain the requirements of Midwest City Ordinances, Section 15.
- The cul-de-sac is required to have a minimum diameter of 96'-0"
- The access road is a minimum of 26'-0"
- The minimum acceptable fire main is eight (8) inches when the dead-end water main exceeds three hundred (300) feet (Midwest City Ordinances Section 15-22(h)). Applicant has complied.
- Fire hydrant separation does not exceed five hundred (500) feet.

Plan Review Comments:

The purpose of this final plat is to create 30 single family residential lots. The area of request is zoned R-6, Single Family Detached Residential. If this proposed subdivision is approved, all development will be required to meet the regulations for the R-6 district as stated in the Zoning Ordinance. These regulations include:

- At least 35% of the dwelling units within the development must adhere to section 5.15 of the Zoning Ordinance pertaining to single-family driveways and garages. This requirement only applies to lots under 10,000 square feet in area. This proposed subdivision contains ten (10) lots over 10,000 square feet and twenty (20) lots under 10,000 square feet. 35% of twenty (20) lots is 7 which means that a minimum of seven (7) homes must have J-drives, garages setback 15' behind the front building line or detached garages in the rear.
- The exterior of each home must be constructed of a minimum of 85% masonry materials, 100% facing the street
- 25' front setback, 20' rear setback, 7' side setbacks
- 40% maximum building coverage
- Minimum 5:12 roof pitch

One new curb-cut along N. Post Rd. will provide access to the subdivision via a new street, Primrose Ln.

The Park Land Review Committee met on December 9, 2020 to review the proposed subdivision. As the subdivision is anticipated to generate far less than 2,500 new residents, the code does allow the applicant to pay a fee in lieu of a park land dedication. The applicant requested the fee in lieu option and the committee voted to approve the request. The fee will be determined by staff and the applicant as required by code and paid prior to being acted upon by the City Council.

A Tree Canopy Management Plan is required and has been submitted. The applicant has completed the standard compliance option.

Thoroughfare screening is required where the lots side onto N. Post Rd., an arterial street. The applicant has indicated on the landscaping plan that they intend to install 4'-8' ornamental fencing. In addition to the screening fence, the Subdivision Regulations also requires that a 2.5" caliper tree be planted at a minimum spacing of 30' in front of the ornamental fence. It should be noted that the trees are required and must be planted, however, they may not be planted over the existing 14" water line that runs along the frontage of this parcel. These trees will be required during the building permit phase.

The presence of thoroughfare screening and median roadway barriers necessitate the presence of an HOA. City Attorney has reviewed the HOA language and approves, pending two minor amendments.

Staff finds the application is compliant with Midwest City Subdivision Regulations and recommends approval.

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

Action Required: Approve or reject the preliminary plat of Primrose Hill located on the property as noted herein, subject to the staff comments and found in the August 11th, 2022 agenda packet and made a part of PC-2119 file.

Billy Harless, AICP
Community Development Director

MP

FINAL PLAT of PRIMROSE HILL

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY-ONE (31) TOWNSHIP TWELVE (12) NORTH, RANGE ONE (1) WEST OF THE INDIAN MERIDIAN, MOHIST CITY, OKLAHOMA COUNTY, OKLAHOMA.

DEVELOPER: CHATEAUX LLC
10605 SW 15TH STREET
MOHIST CITY, OK 73053

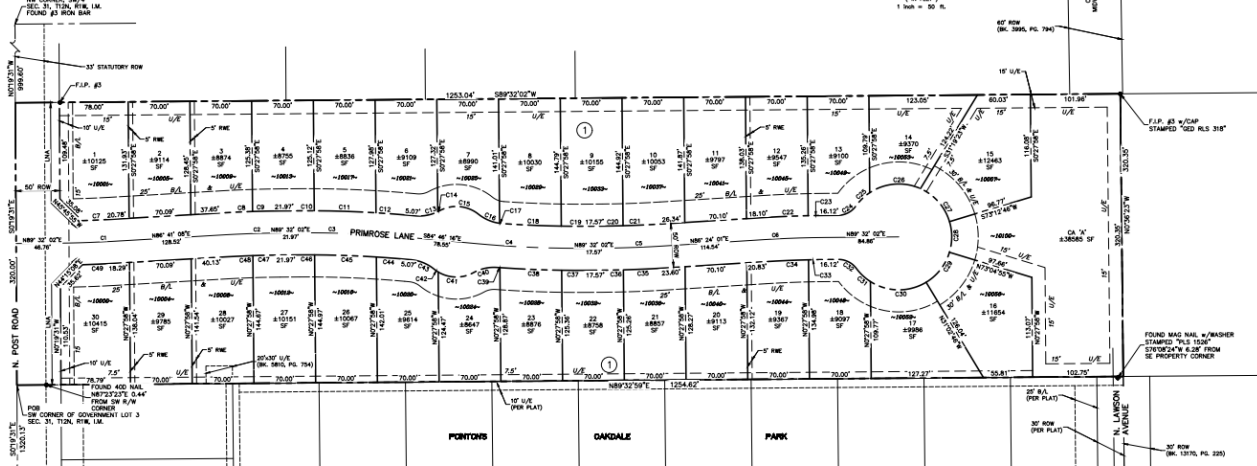
ENGINEER: GRUBBS CONSULTING, LLC
1800 N. SARA ROAD
TULSA, OKLAHOMA 74109
(405) 265-0641
FAX: (405) 265-0649

SURVEYOR: GOLDEN LAND SURVEYING
7304 NW 16TH ST, SUITE #5
EDMOND, OKLAHOMA 73123
(405) 265-0641
(405) 262-7883

SUBDIVISION CONTAINS
ONE (1) BLOCK
ONE (1) LOT
ONE (1) TRACT



- PLAT NOTES:**
- A 1/2" MINIMUM IS REQUIRED IN EACH LOT WHERE IT ABUTS LOCAL AND COLLECTION STREETS. RIGHTS-OF-WAY AND ADJUTS BE CONSTRUCTED PRIOR TO COMMENCING CONSTRUCTION OF THE LOT.
 - MAINTENANCE OF COMMON AREA IS THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
 - THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF SURVEYING AND LAND SURVEYING. THE SURVEYOR HAS REVIEWED THE SURVEY AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
 - CENTRALINE OF RIGHT OF WAY MONUMENTS SHALL BE AS FOLLOWS:
PAVED SURFACES - A MAGNETIC NAIL WITH A WASHER STAMPED "GOLDEN CA 7267"
UNPAVED SURFACES - A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "GOLDEN CA 7267"
 - THE FINAL PLAT BOUNDARY AND LOT CORNER MONUMENTS SHALL BE AS FOLLOWS:
#8 BAR W/ CAP STAMPED "GOLDEN CA 7267" UNLESS OTHERWISE NOTED



CENTRALINE CURVE TABLE

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	125.00'	31.42'	173.24°	S89°28'54"W	31.42'
C2	125.00'	31.42'	173.24°	S89°28'54"W	31.42'
C3	125.00'	31.42'	173.24°	S89°28'54"W	31.42'
C4	125.00'	31.42'	173.24°	S89°28'54"W	31.42'
C5	125.00'	31.42'	173.24°	S89°28'54"W	31.42'
C6	125.00'	31.42'	173.24°	S89°28'54"W	31.42'

LOT CURVE TABLE

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
L1	125.00'	31.42'	173.24°	S89°28'54"W	31.42'
L2	125.00'	31.42'	173.24°	S89°28'54"W	31.42'
L3	125.00'	31.42'	173.24°	S89°28'54"W	31.42'
L4	125.00'	31.42'	173.24°	S89°28'54"W	31.42'
L5	125.00'	31.42'	173.24°	S89°28'54"W	31.42'
L6	125.00'	31.42'	173.24°	S89°28'54"W	31.42'

LOT CURVE TABLE

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
L7	125.00'	31.42'	173.24°	S89°28'54"W	31.42'
L8	125.00'	31.42'	173.24°	S89°28'54"W	31.42'
L9	125.00'	31.42'	173.24°	S89°28'54"W	31.42'
L10	125.00'	31.42'	173.24°	S89°28'54"W	31.42'
L11	125.00'	31.42'	173.24°	S89°28'54"W	31.42'
L12	125.00'	31.42'	173.24°	S89°28'54"W	31.42'

LOT CURVE TABLE

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
L13	125.00'	31.42'	173.24°	S89°28'54"W	31.42'
L14	125.00'	31.42'	173.24°	S89°28'54"W	31.42'
L15	125.00'	31.42'	173.24°	S89°28'54"W	31.42'
L16	125.00'	31.42'	173.24°	S89°28'54"W	31.42'
L17	125.00'	31.42'	173.24°	S89°28'54"W	31.42'
L18	125.00'	31.42'	173.24°	S89°28'54"W	31.42'

GOLDEN LAND SURVEYING
7304 NW 16th St., Suite #5, Edmond, Oklahoma 73013
C.A. # 7267 / Exp. Date: 4/30/2022
Telephone: (405) 802-7883 Email: troy@goldens.com

GRUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
800 S. Elm Street
Tulsa, OK 74109
Phone: (405) 265-0641
Fax: (405) 265-0649
OKLAHOMA COUNTY REG. LICENSE OF AUTHORIZATION NO. CA 1115 EXP. 06/30/23

DATE OF PREPARATION: 4/06/2022

PRIMROSE HILL PP 2 OF 2

FINAL PLAT of PRIMROSE HILL

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY-ONE (31) TOWNSHIP TWELVE (12) NORTH, RANGE ONE (1) WEST OF THE INDIAN MERIDIAN, MOHIST CITY, OKLAHOMA COUNTY, OKLAHOMA.

OWNER'S CERTIFICATE AND DEDICATION:
KNOW ALL MEN BY THESE PRESENTS:
THAT LES CHATEAUX LLC, AS TO ALL OF THE LAND SHOWN HEREON, HEREBY CERTIFIES THAT IT IS THE OWNER OF, AND THE ONLY PERSON, FIRM OR CORPORATION HAVING TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE FINAL PLAT OF PRIMROSE HILL, AN ADDITION TO THE CITY OF MOHIST CITY, OKLAHOMA COUNTY, OKLAHOMA, AS SET FORTH IN THE INSTRUMENT OF CONVEYANCE TO THE CITY OF MOHIST CITY, OKLAHOMA COUNTY, OKLAHOMA, DATED AND RECORDED AS SHOWN ON SAID FINAL PLAT, WHICH SAID FINAL PLAT REPRESENTS A CAREFUL SURVEY OF ALL PROPERTY INCLUDED THEREIN UNDER THE FINAL PLAT OF PRIMROSE HILL, AN ADDITION TO THE CITY OF MOHIST CITY, OKLAHOMA COUNTY, OKLAHOMA, BEING A TRACT OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP TWELVE (12) NORTH, RANGE ONE (1) WEST OF THE INDIAN MERIDIAN, CITY OF MOHIST CITY, OKLAHOMA COUNTY, OKLAHOMA.

THEY FURTHER CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PERSONS, FIRMS OR CORPORATIONS WHO HAVE ANY RIGHT, TITLE OR INTEREST IN THE LAND SHOWN HEREON, AND THAT THEY HEREBY WARRANT AND WARRANTS TO THE CITY OF MOHIST CITY, OKLAHOMA COUNTY, OKLAHOMA, THAT THE LAND SHOWN ON SAID FINAL PLAT IS THE SIZE OF THE PUBLIC FOR STREETS AND UTILITIES FOR THEIR NEARER, EXECUTIONS, ADMINISTRATORS, SUCCESSORS AND ASSIGNEES, AND THAT THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR, EXCEPT AS SHOWN IN THE ABSTRACTOR'S CERTIFICATE.
SIGNED BY THE OWNER THIS _____ DAY OF _____, 20____
LES CHATEAUX LLC
JESSE BRYANT, MANAGER
STATE OF OKLAHOMA)
COUNTY OF _____) SS

BONDED ABSTRACTOR'S CERTIFICATE:
THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABSTRACTOR OF TITLES IN AND FOR OKLAHOMA COUNTY AND STATE OF OKLAHOMA, HEREBY CERTIFIES THAT THE RECORDS OF SAID COUNTY SHOW THAT THE TITLE TO THE LAND SHOWN ON THE FINAL PLAT OF PRIMROSE HILL, AN ADDITION TO THE CITY OF MOHIST CITY, OKLAHOMA COUNTY, OKLAHOMA, IS SET FORTH IN LES CHATEAUX LLC, AS TO ALL OF THE LAND SHOWN HEREON, THE SAID RECORDS SHOWING NO ENCUMBRANCES OF ANY NATURE IN ANY COUNTY OR ON FILE WITH THE COUNTY CLERK OF SAID COUNTY, OKLAHOMA, THAT WOULD AFFECT THE TITLE TO SAID LAND, AND THAT THE SAID RECORDS SHOW NO ENCUMBRANCES OF ANY KIND AGAINST THE LAND INCLUDED IN THE FINAL PLAT, EXCEPT MORTGAGES, RIGHTS-OF-WAY, EASEMENTS, WATER RIGHTS, AND MINERAL CONVEYANCES OF RECORD.
IN WITNESS WHEREOF, SAID BONDED ABSTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 20____
CHOWD H. OKLAHOMA CO.
CHARLES FRANCES, VICE PRESIDENT

LEGAL DESCRIPTION:
THE SOUTH NINE (9) ACRES OF GOVERNMENT LOT THREE (3), IN SECTION THIRTY-ONE (31), TOWNSHIP TWELVE (12) NORTH, RANGE ONE (1) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: (1) 80'-00" BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT THREE (3), IN SECTION THIRTY-ONE (31), TOWNSHIP TWELVE (12) NORTH, RANGE ONE (1) WEST OF THE 141, THENCE EAST 1207.4 FEET, THENCE NORTH 325.4 FEET, THENCE WEST 1255.7 FEET, THENCE SOUTH 330.4 FEET TO THE POINT OF PLACE OF BEGINNING.
CONTAINING 402,270 SQ FT OR 9.2448 ACRES MORE OR LESS.

CERTIFICATION OF PLANNING COMMISSION:
I, _____ CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF MOHIST CITY, OKLAHOMA COUNTY, OKLAHOMA, HEREBY CERTIFY THAT THE SAID PLANNING COMMISSION HAS REVIEWED THE FINAL PLAT OF PRIMROSE HILL, AN ADDITION TO THE CITY OF MOHIST CITY, OKLAHOMA COUNTY, OKLAHOMA, AT A MEETING OF THE _____ DAY OF _____, 20____.
CITY CLERK: _____
CITY CLERK OF CITY CLERK: _____
CITY CLERK OF THE CITY OF MOHIST CITY, OKLAHOMA COUNTY, OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID COUNTY AND FIND THAT ALL DEFERRED PAYMENTS ON UN-MADE INSTALLMENTS UPON SPECIAL ASSESSMENT HAVE BEEN PAID IN FULL, AND THAT THERE ARE NO SPECIAL ASSESSMENT PROCEDURES NOW PENDING AGAINST THE LAND SHOWN ON THE FINAL PLAT OF PRIMROSE HILL, AN ADDITION TO THE CITY OF MOHIST CITY, OKLAHOMA COUNTY, OKLAHOMA.
SIGNED BY THE CITY CLERK THIS _____ DAY OF _____, 20____
CITY CLERK: _____

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE:
I, TROY DEE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE FINAL PLAT OF PRIMROSE HILL, AN ADDITION TO THE CITY OF MOHIST CITY, OKLAHOMA COUNTY, OKLAHOMA, CONSISTING OF 3 SHEETS, REPRESENTS A CAREFUL SURVEY MADE UNDER MY SUPERVISION ON THE _____ DAY OF _____, 20____, AND THAT THE PLAT OF SURVEY IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST.
I FURTHER CERTIFY THAT THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF SURVEYING AND LAND SURVEYING, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____
TROY DEE, P.L.S. NO. 7345
GOLDEN LAND SURVEYING
STATE OF OKLAHOMA)
COUNTY OF MOHIST) SS
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED TROY DEE, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED.
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____
MY COMMISSION EXPIRES _____ NOTARY PUBLIC
MY COMMISSION NO. _____

ACCEPTANCE OF DEDICATION BY CITY COUNCIL:
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MOHIST CITY THAT THE DEDICATION SHOWN ON THE FINAL PLAT OF PRIMROSE HILL, AN ADDITION TO THE CITY OF MOHIST CITY, OKLAHOMA COUNTY, OKLAHOMA, IS HEREBY ACCEPTED.
ADOPTED BY THE COUNCIL OF THE CITY OF MOHIST CITY THIS _____ DAY OF _____, 20____
CITY CLERK: _____ MAYOR

COUNTY TREASURER'S CERTIFICATE:
I, _____ COUNTY TREASURER HEREBY CERTIFY THAT I AM THE DULY QUALIFIED COUNTY TREASURER OF OKLAHOMA COUNTY AND THAT THE TAX RECORDS OF SAID COUNTY SHOW THAT ALL TAXES FOR THE YEAR 20____ AND PRIOR YEARS ARE PAID ON THE FINAL PLAT OF PRIMROSE HILL, AN ADDITION TO THE CITY OF MOHIST CITY, OKLAHOMA COUNTY, OKLAHOMA, AND THAT THE REQUIRED SECURITY HAS BEEN DEPOSITED IN THE OFFICES OF THE COUNTY TREASURER GUARANTEEING THE CURRENT YEAR'S TAXES.
IN WITNESS WHEREOF SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 20____
COUNTY TREASURER

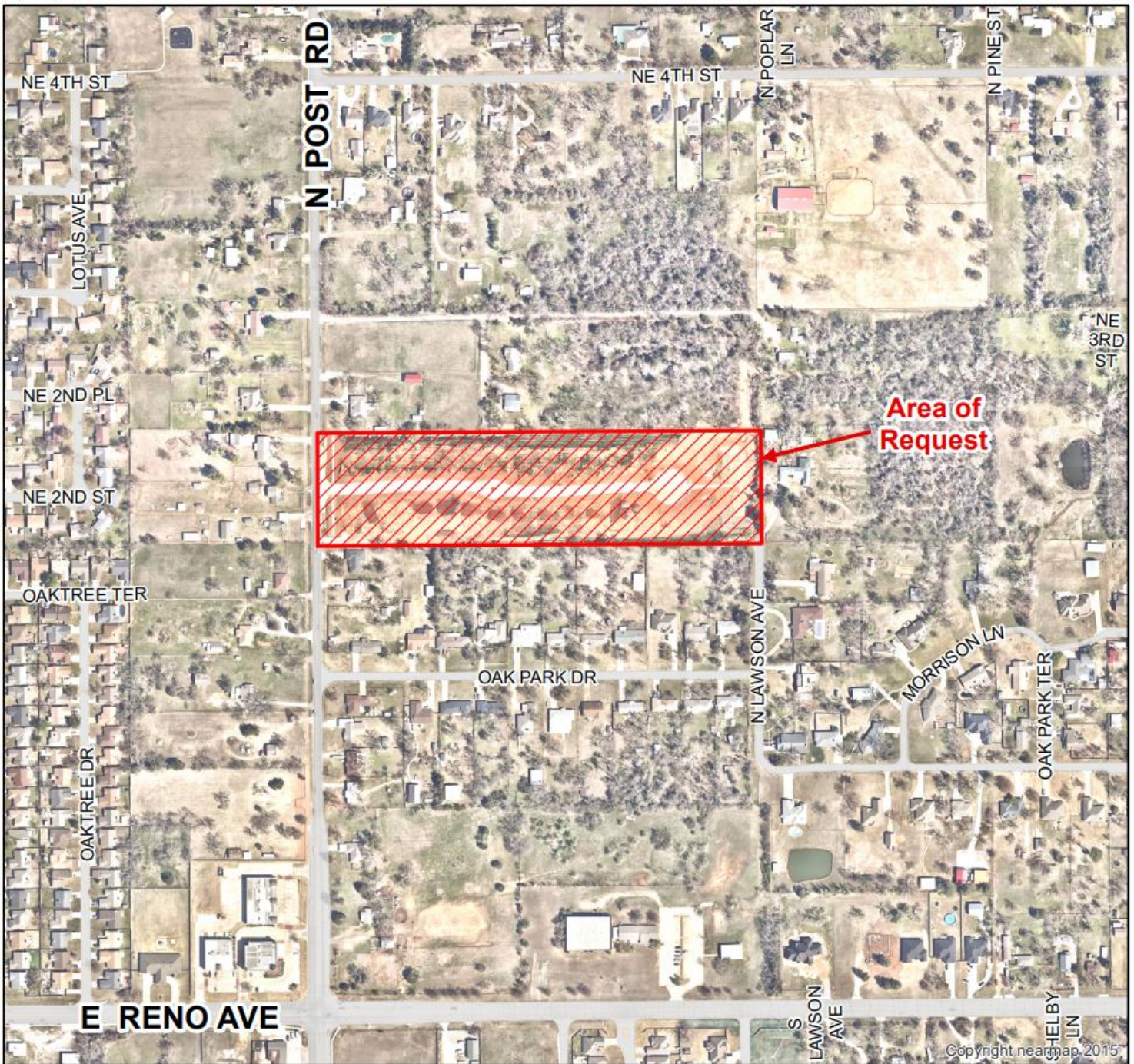
GOLDEN LAND SURVEYING
7304 NW 16th St., Suite #5, Edmond, Oklahoma 73013
C.A. # 7267 / Exp. Date: 4/30/2022
Telephone: (405) 802-7883 Email: troy@goldens.com

OWNER'S NOTARY CITY CLERK'S SEAL COUNTY TREASURER'S SEAL ABSTRACTOR'S SEAL SURVEYOR'S SEAL SURVEYOR'S NOTARY

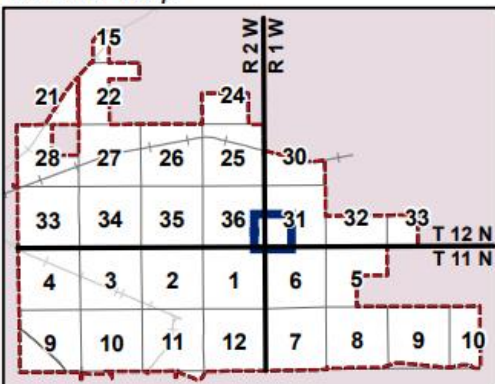
GRUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
800 S. Elm Street
Tulsa, OK 74109
Phone: (405) 265-0641
Fax: (405) 265-0649
OKLAHOMA COUNTY REG. LICENSE OF AUTHORIZATION NO. CA 1115 EXP. 06/30/23

DATE OF PREPARATION: 4/06/2022

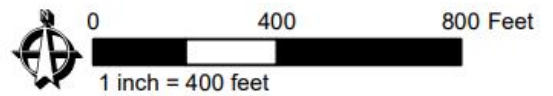
PRIMROSE HILL PP 1 OF 2



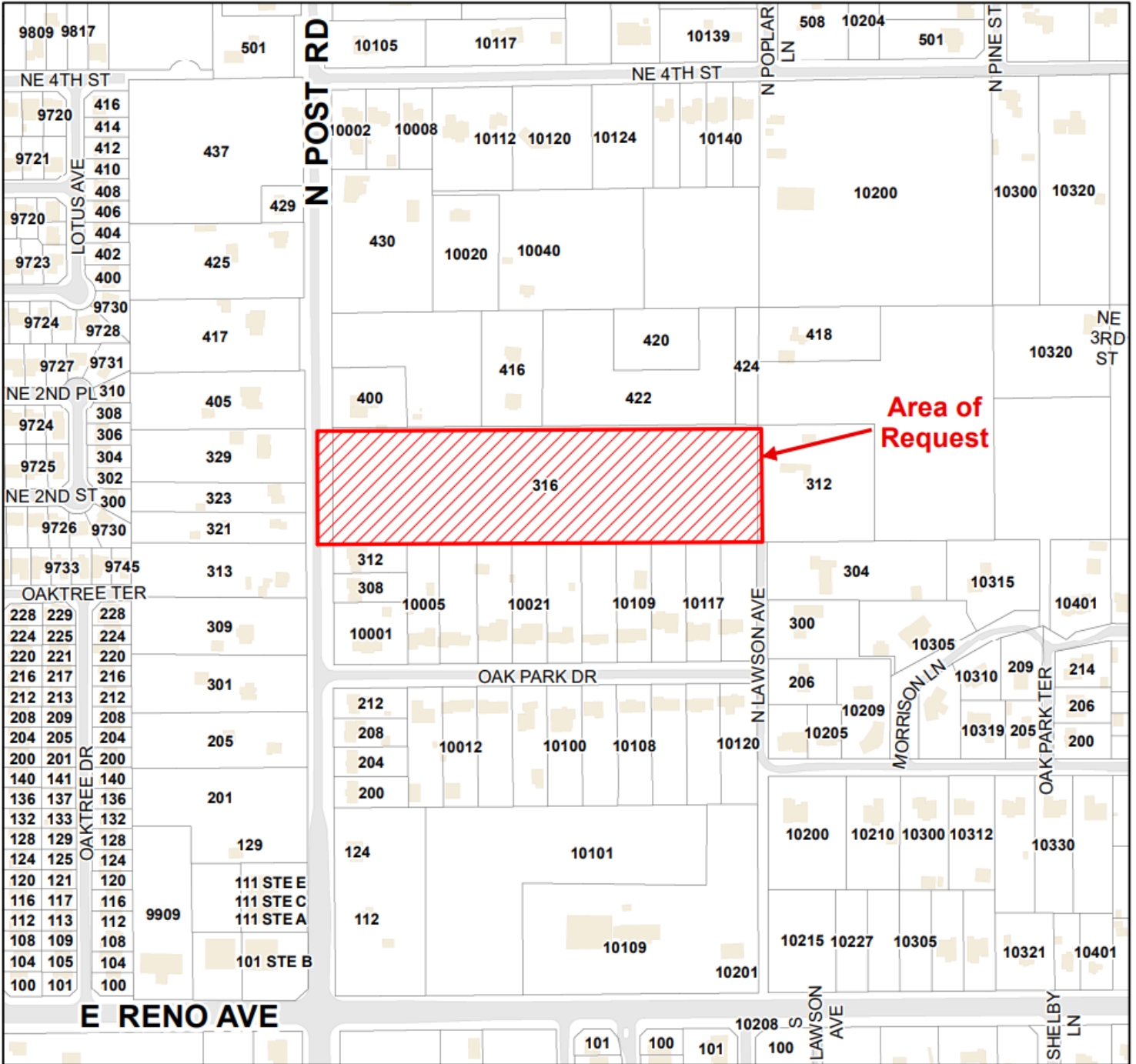
Locator Map



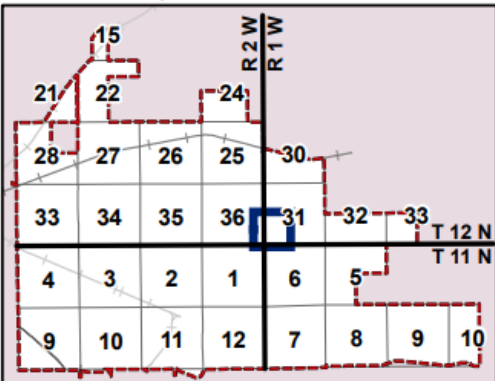
**4/2022 NEARMAP AERIAL VIEW FOR
PC-2119
(SW/4, Sec. 31, T12N, R1W)**








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Locator Map



General Map Legend

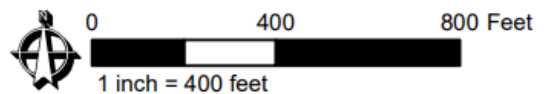
-  Area of Request
-  Parcels with Addresses
-  Buildings
-  Edge of Pavement
-  MWC City Limits

Railroads

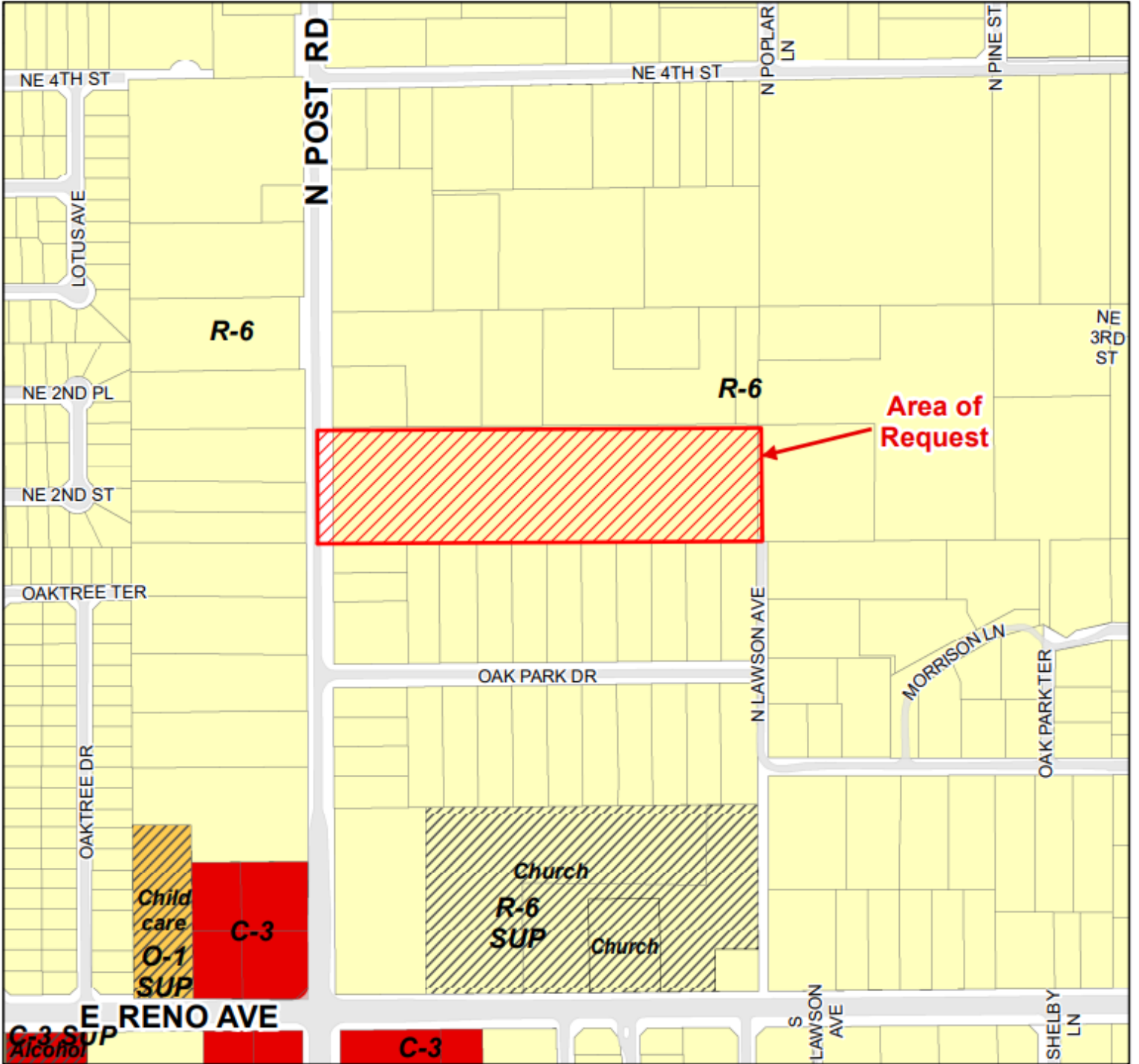
-  Active
-  Inactive / Closed

**GENERAL MAP FOR
PC-2119**

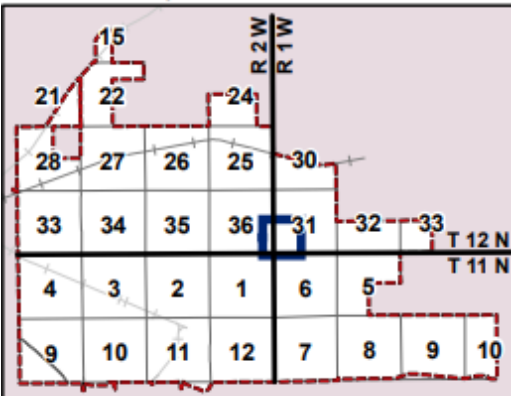
(SW/4, Sec. 31, T12N, R1W)



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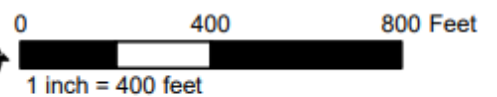
Locator Map



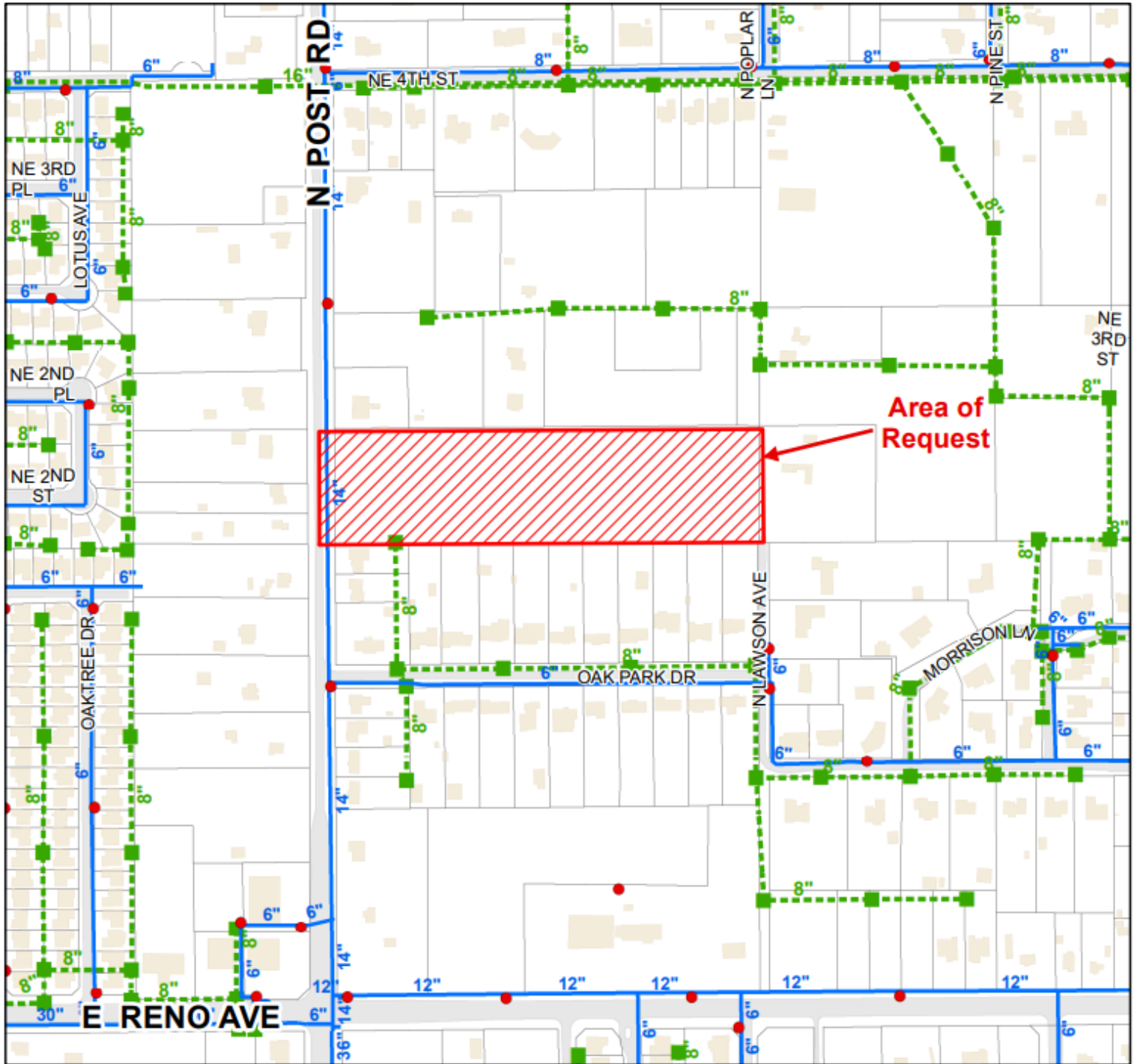
Current Zoning Legend

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

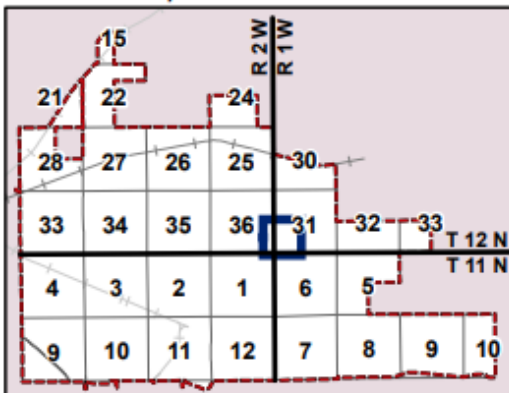
**ZONING MAP FOR
PC-2119
(SW/4, Sec. 31, T12N, R1W)**



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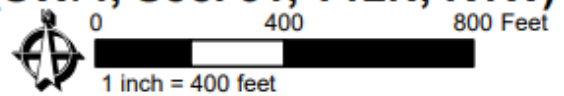
Locator Map



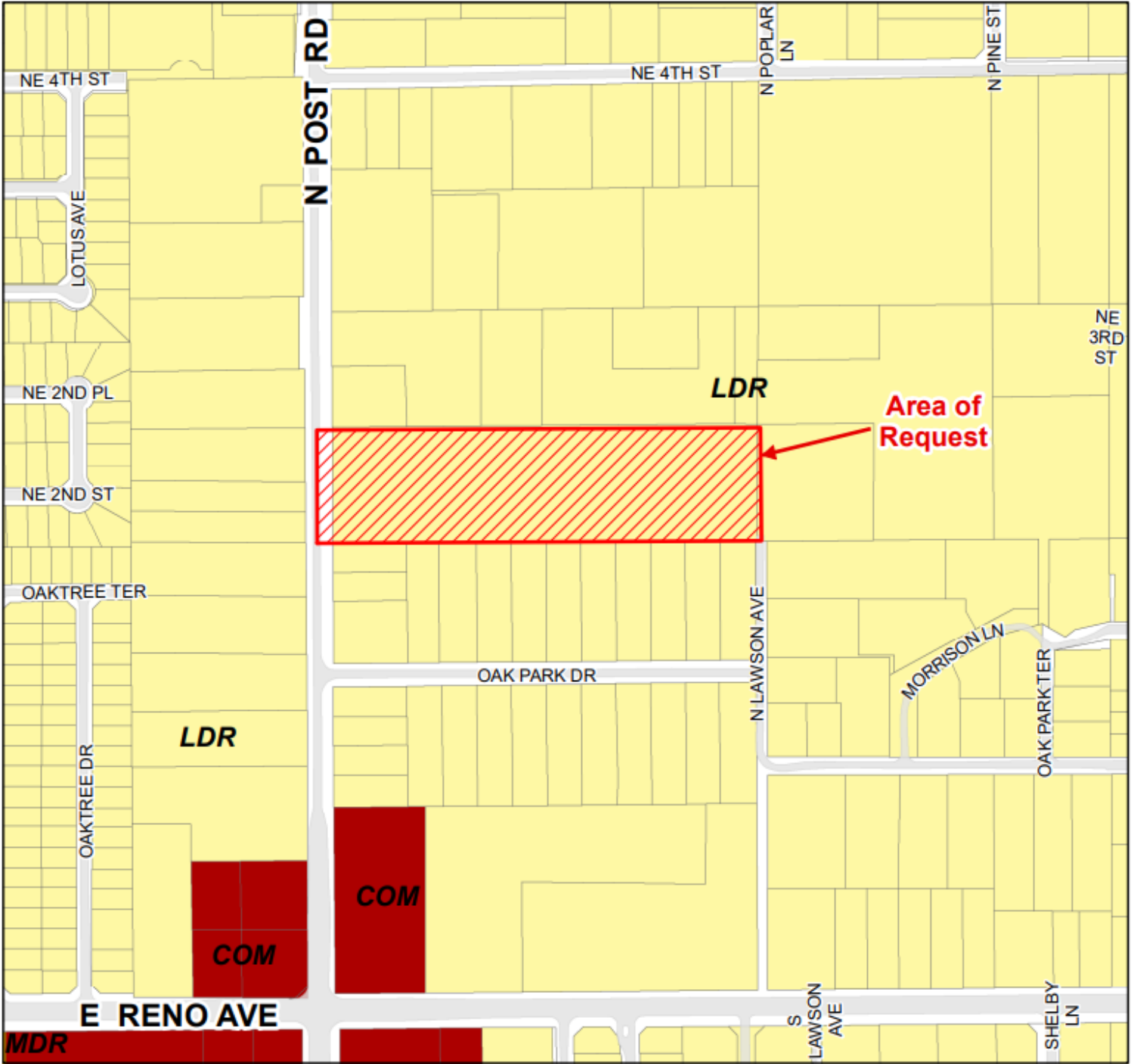
Water/Sewer Legend

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

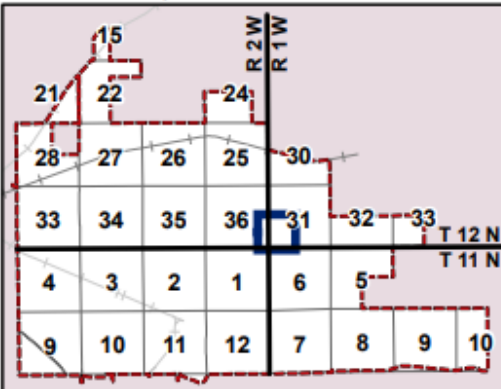
**WATER/SEWER LINE
LOCATION MAP FOR
PC-2119
(SW/4, Sec. 31, T12N, R1W)**



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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-2119**

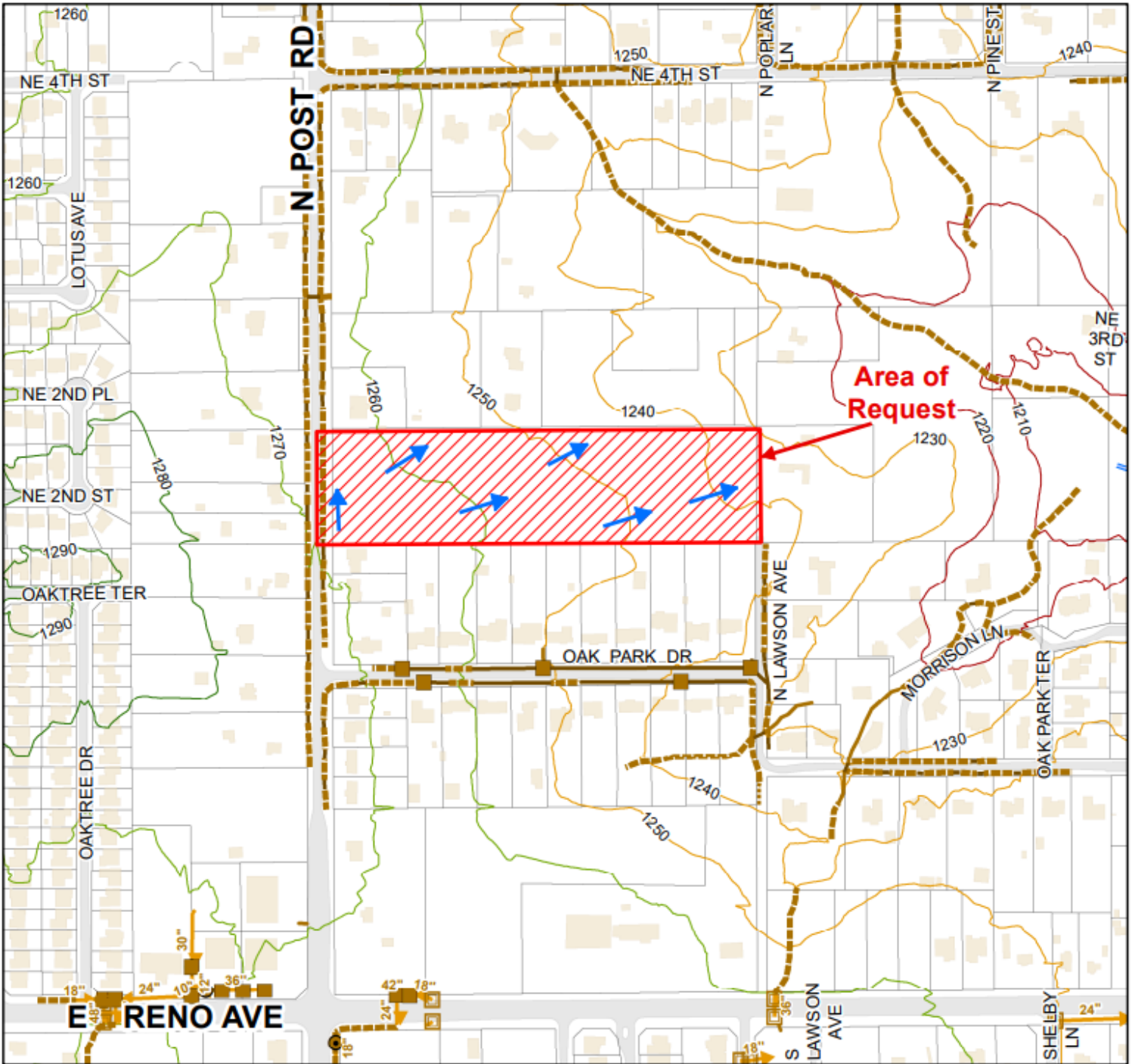
(SW/4, Sec. 31, T12N, R1W)



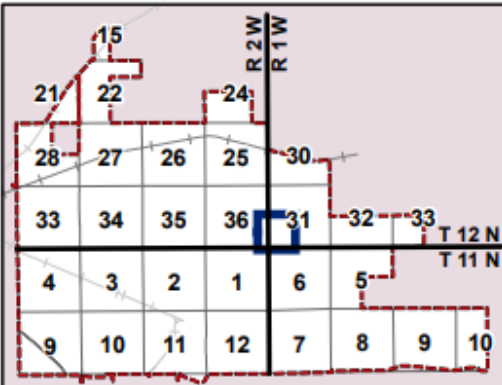
0 400 800 Feet

1 inch = 400 feet

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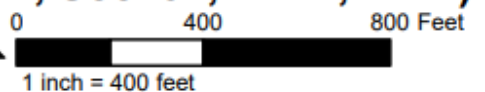


- Drainage Legend**
- Curb Inlets
 - Inlets
 - Junction Box
 - Culverts
 - Flumes
 - Developed Channels
 - Trickle Channels
 - Undeveloped Channels
 - Storm Lines
 - Creeks
- ELEVATION**
- 1166-1204 ft
 - 1204-1228 ft
 - 1228-1250 ft
 - 1250-1278 ft
 - 1278-1324 ft

2009 FEMA Floodplains

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

**DRAINAGE
LOCATION MAP FOR
PC-2119
(SW/4, Sec. 31, T12N, R1W)**



1 inch = 400 feet

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Community Development
100 N Midwest Boulevard
Midwest City, OK 73110
Office 405.739.1220

TO : Honorable Chairman and Commissioner

FROM : Billy Harless, Director

DATE : August 11, 2022

SUBJECT : (PC – 2120) 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, an overlay governed by the R-6, Single Family Residential for the property described as a part of the SW/4 of Section 25, T-12-N, R-2-W, located at 1612 & 1624 N. Douglas Avenue.

The application to rezone the property addressed as 1612 and 1624 N. Douglas will not be considered at the August 11th, 2022 Planning Commission because of an incongruity between the notification and the project scope. The Planned Unit Development document needed to be revised to include the O-2, General Office District zone on the western portion of the parcel to include the planned psychological services office. Because the notification only included the R-6, Single Family Detached Residential zoning district the surrounding property owners have not been properly notified of the application's true scope. Therefore, the notification will be amended to include the O-2, General Office District Zoning Category and heard at the September 6th Planning Commission Meeting.

Billy Harless, AICP
Community Development Director



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

ENGINEERING DIVISION
Patrick Menefee, City Engineer
CURRENT PLANNING DIVISION
Michael Pugh, Associate
COMPREHENSIVE PLANNING
Petya Stefanoff

Billy Harless, Community Development Director

To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: August 11th, 2022

Subject: (MP-15) Discussion and consideration of approval of a Minor Plat in the Aviation Acres Addition located in the NW/4 of Section 9, T-11-N, R-2-W of the Indian Meridian, Oklahoma County, Oklahoma.

Executive Summary: This Minor Plat is being requested to transfer a parcel from the dealership located at 5800 Tinker Diagonal to the dealership located at 6000 Hudiberg. As it stands currently, cars owned by the dealership at 6000 Hudiberg are parked on part of a parcel that belongs to the dealership 5800 Tinker Diagonal. In order to ensure that cars are parked on land owned by their respective dealerships, this Minor Plat must be recorded and the tract in question transferred. As required for a minor plat, all required infrastructure is existing. No public improvements are required with this application. Action is at the discretion of the Planning Commission.

Dates of Hearing: Planning Commission – August 11th, 2022
City Council – August 23rd, 2022

Ward: Ward 1, Susan Eads

Owner: Davis Hudiberg

Applicant: Taylor Denniston

Land Use: *Automobile Sales and Light*

Size:
The area of request has frontage Douglas of approximately 490 feet and a depth of approximately 480 feet, containing an area of approximately 5.75 acres, more or

Municipal Code Citation:
Sec. 38-20. - Minor plat.
Sec. 38-20.1. Purpose.



Rentals:
along N.
feet and a
less.

The purpose of a minor plat is to provide a limited means for simple land division under certain circumstances, which result in minimal lot creation.

In circumstances where adequate infrastructure, easements, and right-of-way already exist and the extension of any city facilities to serve any lot within the subdivision is not required, then a minor plat may be suitable as an instrument to subdivide one (1) lot into three (3) or fewer lots.

In agreement with the intent of this Subdivision Ordinance, minor plats are intended to ensure that public facilities are available and will have sufficient capacity to serve the proposed subdivision. Additionally, minor plats are intended to ensure the future growth and development of the entire city by ensuring new development does not hinder the provision of public facilities and services to neighboring and nearby properties.

History:

1. Property acquired by Hudiberg in 1999 from previous owner
2. Dealership constructed in 2000
3. Add-on constructed in 2006
4. Add-on constructed in 2007
5. Property zoned I-2 in the 2010 zoning map

Staff Comments

Engineer's Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There is a public water main bordering the proposed parcel, an eight (8) inch line along the south side of Tinker Diagonal. 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 south and 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 of Tinker Diagonal. 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 40109C0310H, dated December 18th, 2009. Any new building permit must meet the minimum design standards outlined in the floodplain development regulations.

Easements and Right-of-Way

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

Fire Marshal's Comments:

The fire department has reviewed the application for MP-15. The property is required to meet and maintain the requirements of Midwest City Ordinances Section 15.

Current Planning Comments:

MP-15 is a request to record a Minor Plat for the car dealerships located at 5800 & 6000 Tinker Diagonal. The

Minor Plat is necessary because as it stands currently, cars that belong to 5800 Tinker Diagonal are being parked on 6000 Tinker Diagonal's land. This Minor Plat application is necessary to move the lot lines as the properties have not been platted previously.

The survey provided by the applicant shows all relevant easements and tracts being created. As previously noted, all necessary infrastructure is currently in place. The effects of approving this application are limited to the area of request only.

Staff recommends approval of this application.

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

Action Required: Approve or reject the Hudiburg Drive Minor Plat for the property located as noted herein, subject to the staff comments and found in the August 11th agenda packet and made a part of MP-15 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

MP



HUDIBURG
AUTO GROUP

To Whom It May Concern:

Taylor Denniston has the authority to act as a representative of Hudiburg Real Estate Partners, LLC in pursuing a lot split with the City of Midwest City.

Regards,

A handwritten signature in black ink, appearing to read 'Davis Hudiburg', with a long horizontal flourish extending to the right.

Davis Hudiburg, Manager

5800 HUDIBURG MINOR PLAT
 A REPLAT OF PART OF LOTS 36 AND 37, BLOCK 1,
 AVIATION ACRES ADDITION, AS RECORDED IN BOOK 24, PAGE 4
 OF PLATS, OKLAHOMA COUNTY,
 AND A PART OF THE NORTHWEST 1/4, SECTION 9,
 TOWNSHIP 11 NORTH, RANGE 2 WEST,
 OF THE INDIAN MERIDIAN,
 CITY OF MIDWEST CITY, OKLAHOMA COUNTY, OKLAHOMA



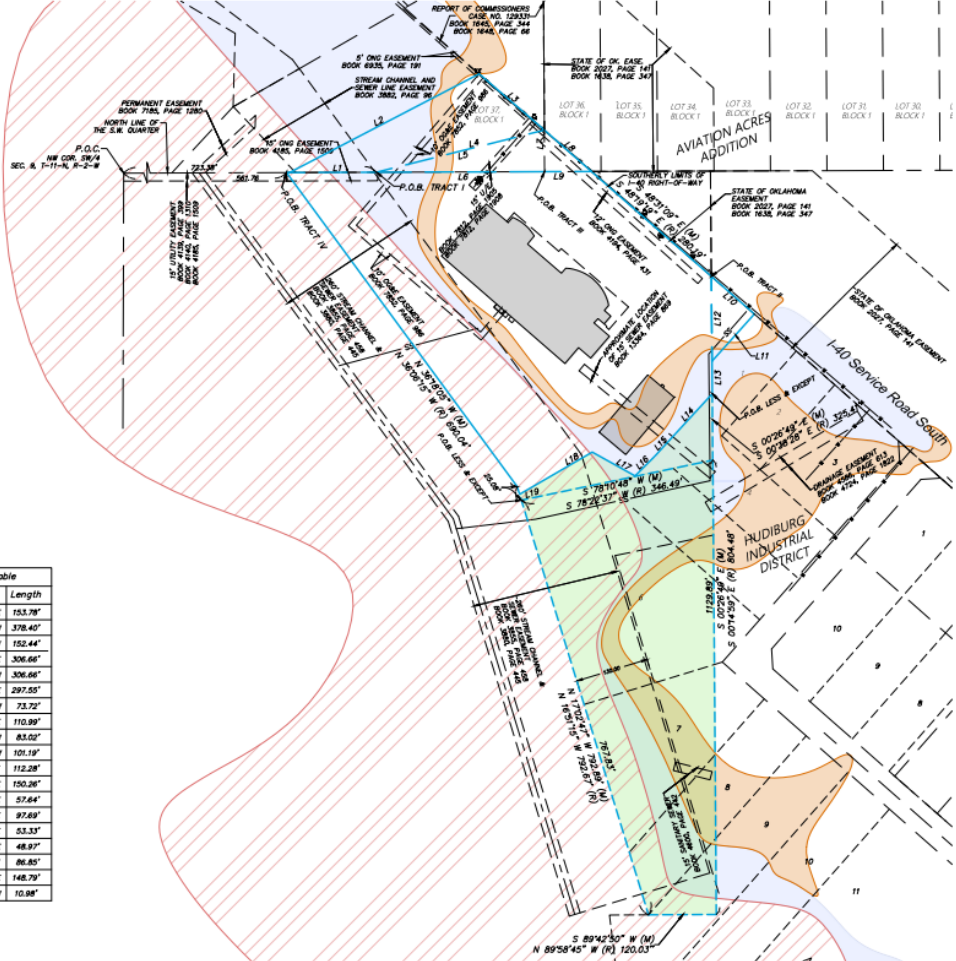
● SET OR FOUND 3/8" IRON PIN AT ALL PROPERTY CORNERS

LEGEND

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- ROW = RIGHT-OF-WAY
- U/E = UTILITY EASEMENT
- D/E = DRAINAGE EASEMENT
- BOUNDARY LINE
- LOT LINES
- SECTION LINE
- LESS AND EXCEPT
- APPROXIMATE LOCATION OF WATER LINE PER CITY OF MIDWEST CITY ATLAS
- APPROXIMATE LOCATION OF WATER LINE PER CITY OF MIDWEST CITY ATLAS
- APPROXIMATE LOCATION OF SANITARY SEWER LINE PER CITY OF MIDWEST CITY ATLAS
- FLOOD ZONE "6" (1% ANNUAL CHANCES OF FLOOD HAZARD)
- FLOOD ZONE "7" (0.2% ANNUAL CHANCES OF FLOOD HAZARD)
- REGULATORY FLOODWAY

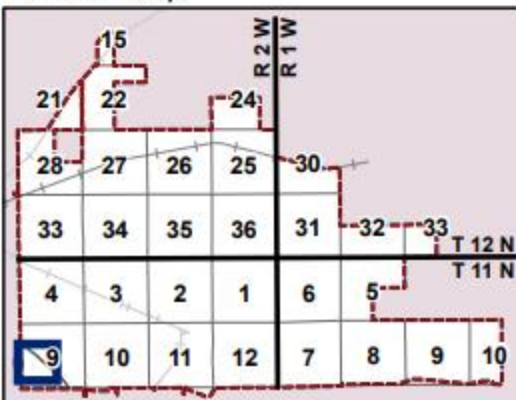
- NOTES:**
- THE BEARINGS OF NORTH 89°57'17" EAST AS SHOWN ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 11 NORTH, RANGE 2 WEST, 14" WAS USED AS THE BASIS OF BEARINGS FOR THIS PLAT.
 - EASEMENTS SHOWN HEREBY BY SPONSOR RECORDING INFORMATION ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE NOT DEICHAED AS A PART OF THIS PLAT.
 - EASEMENTS DEDICATED PURSUANT TO THIS PLAT ARE ONLY THOSE THAT LIE WITHIN THE PLAT BOUNDARY.
 - UNIT OF MEASURE FOR THIS PLAT IS THE US SURVEY FOOT.

Line #	Direction	Length
L1	N 89°48'07" E	153.78'
L2	S 42°59'52" W	378.40'
L3	N 49°17'50" W	152.44'
L4	N 75°37'20" E	306.66'
L5	S 75°37'20" W	306.66'
L6	N 89°48'08" E	297.55'
L7	N 02°59'52" W	73.72'
L8	S 48°34'50" E	110.99'
L9	S 89°47'56" W	83.02'
L10	N 48°47'56" W	101.19'
L11	N 41°52'41" E	112.28'
L12	S 02°28'49" E	150.26'
L13	S 02°28'49" E	57.64'
L14	N 42°39'21" E	97.69'
L15	N 42°43'21" E	53.33'
L16	N 44°56'35" E	48.97'
L17	S 60°54'21" E	86.85'
L18	N 59°54'35" E	148.79'
L19	N 17°02'47" W	10.88'

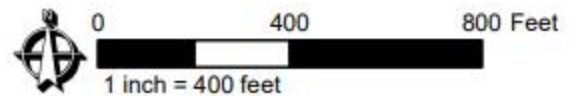




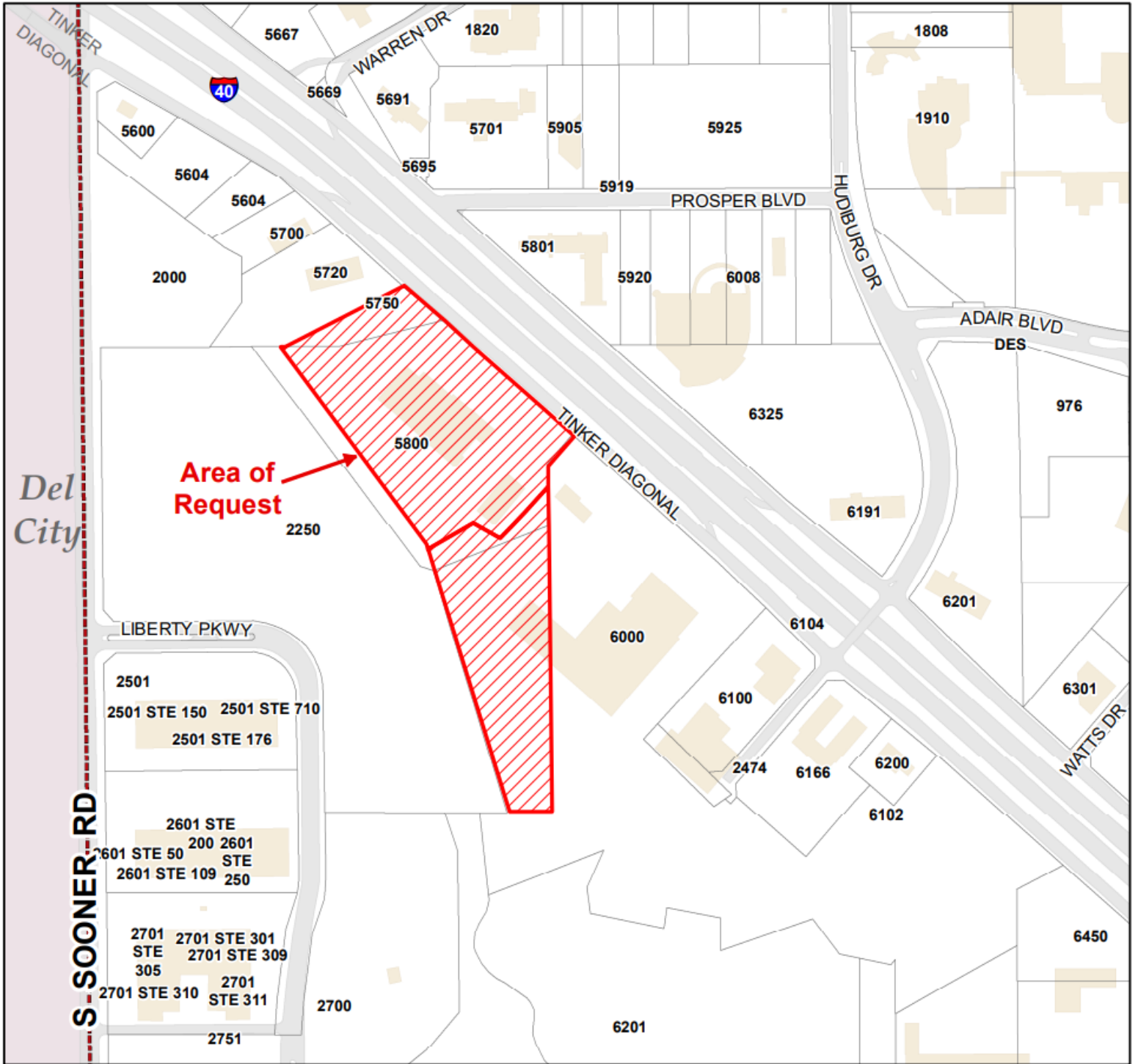
Locator Map



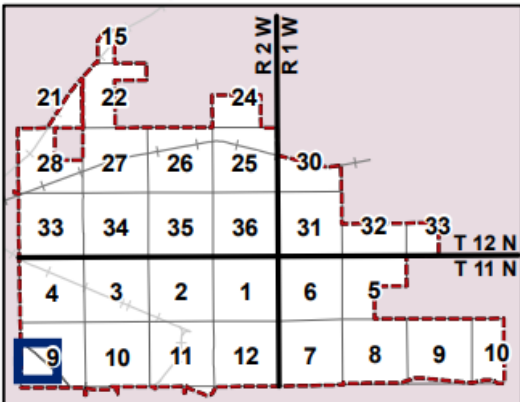
**4/2022 NEARMAP AERIAL VIEW FOR
MP-15
(W/2, Sec. 9, T11N, R2W)**



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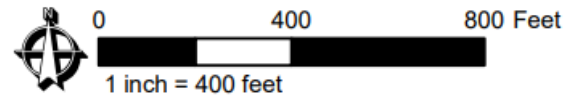
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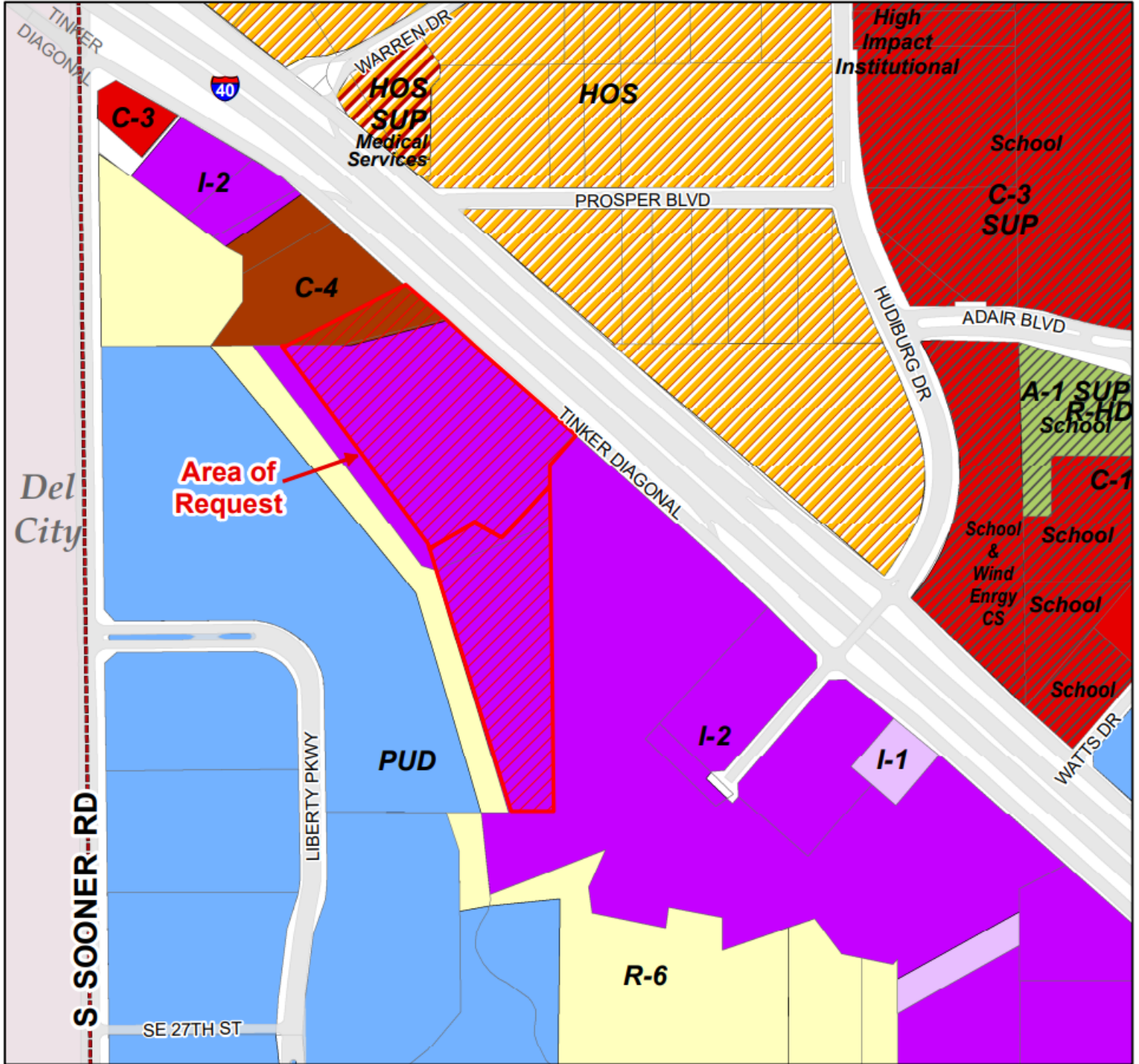
General Map Legend

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- Edge of Pavement
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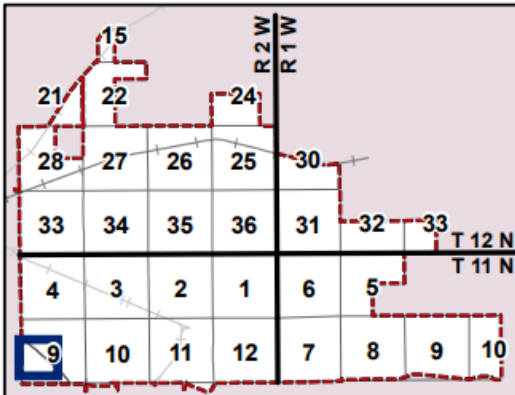
GENERAL MAP FOR MP-15 (W/2, Sec. 9, T11N, R2W)



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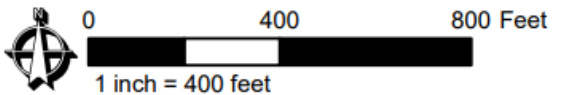
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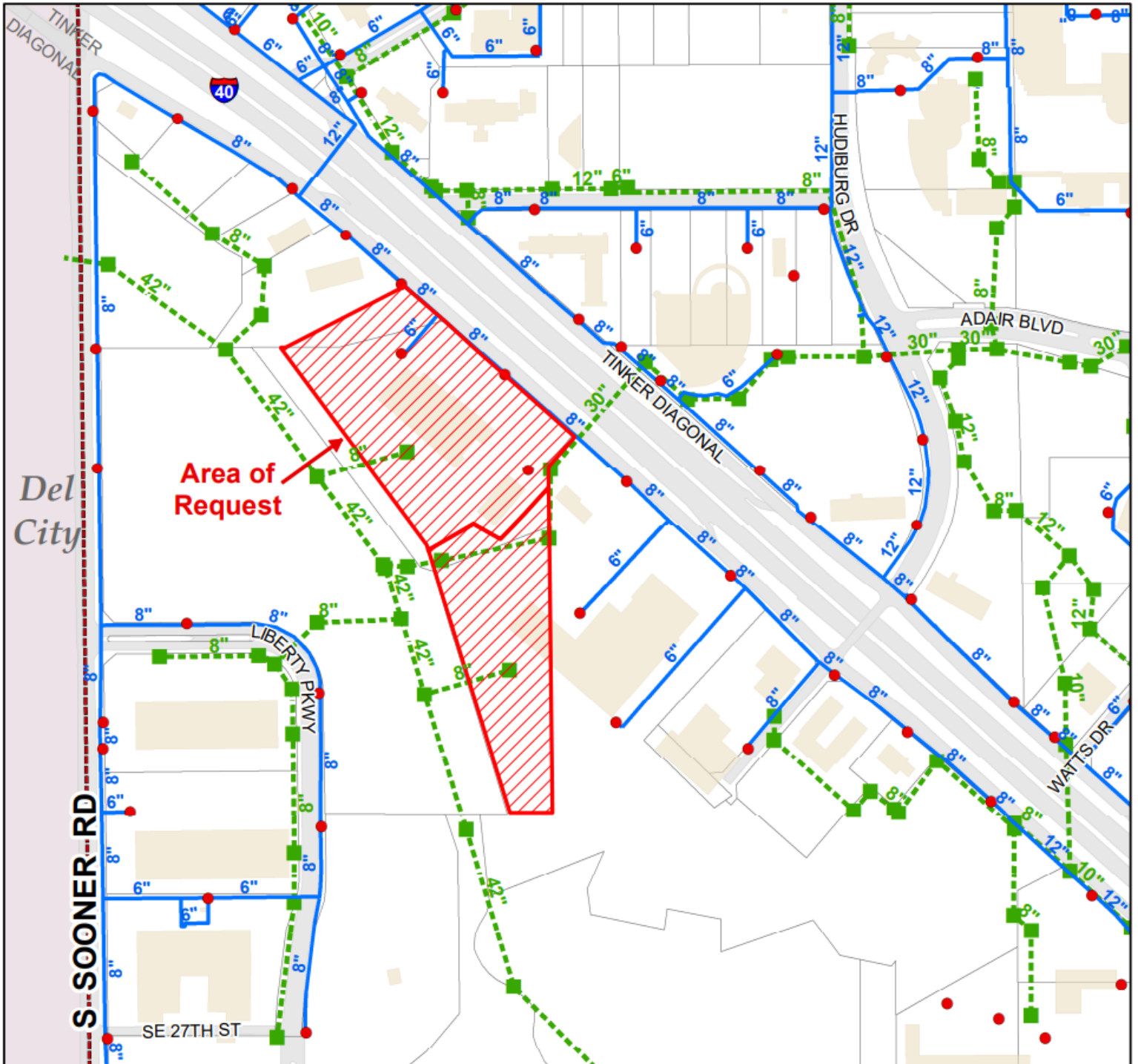
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C-2	O-2	R-HD
C-3	O-2 SUP	R-HD SUP
C-3 SUP	R-6	R-MH-1
C-4	R-6 SUP	R-MH-2
C-4 SUP	R-8	PUD
I-1	R-10	SPUD
I-2	R-22	HOS
		HOS SUP

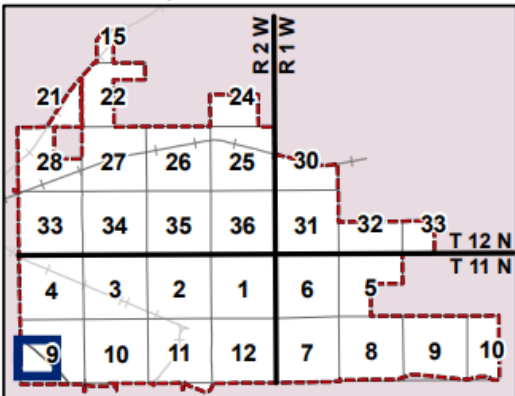
**ZONING MAP FOR
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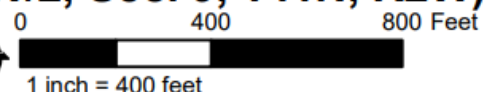
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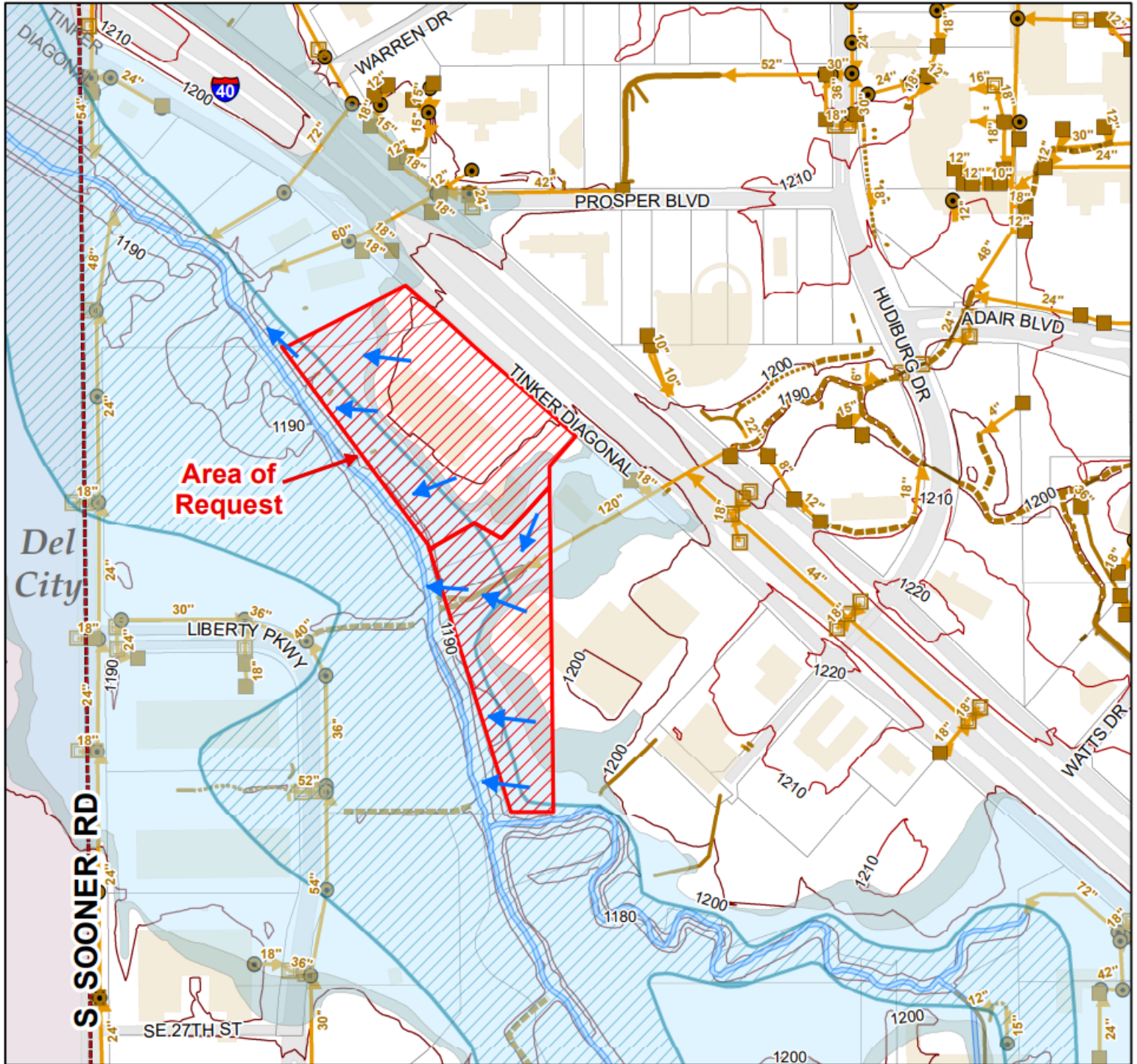
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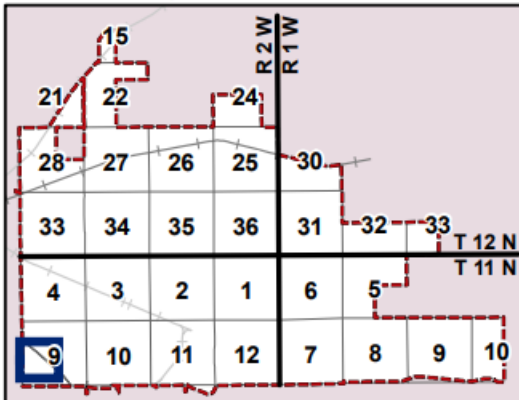
**WATER/SEWER LINE
LOCATION MAP FOR
MP-15
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Locator Map



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 - 1250-1278 ft
 - 1278-1324 ft

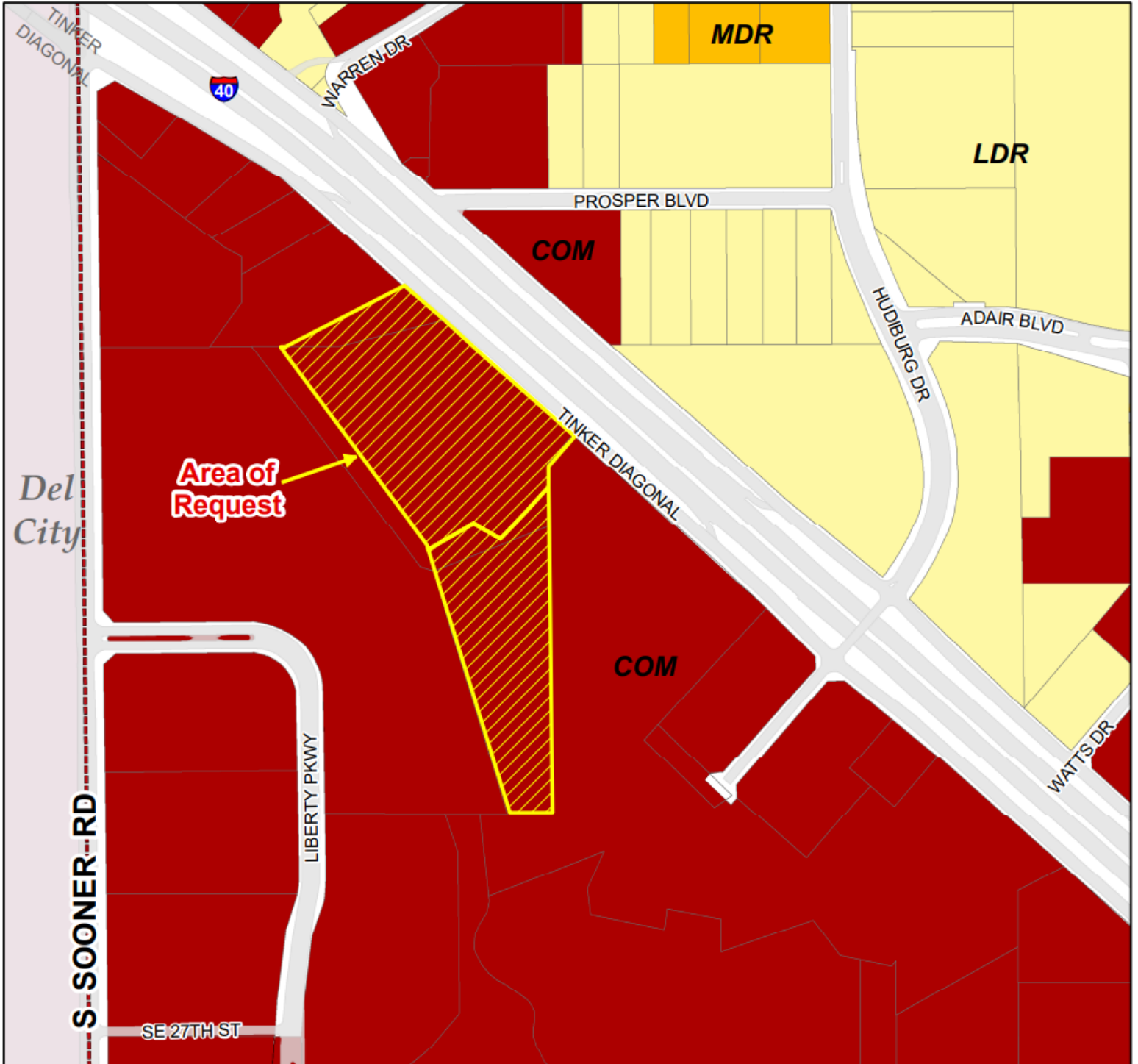
- 2009 FEMA Floodplains**
- 500-yr floodplain
 - 100-yr floodplain
 - 2009 FEMA Floodway

DRAINAGE LOCATION MAP FOR MP-15
(W/2, Sec. 9, T11N, R2W)

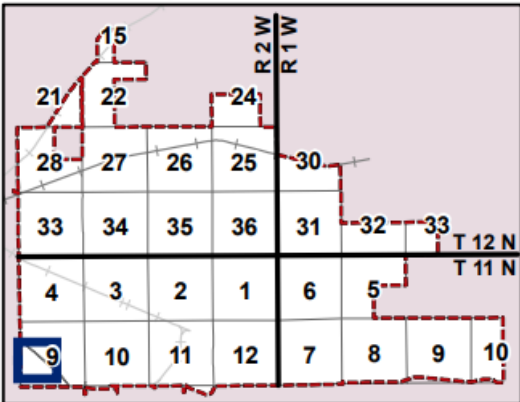
0 400 800 Feet

1 inch = 400 feet

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Locator Map

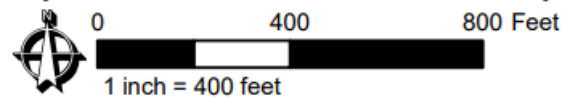


Future Land Use Legend

- 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
MP-15**

(W/2, Sec. 9, T11N, R2W)



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Community Development
100 N Midwest Boulevard
Midwest City, OK 73110
Office 405.739.1220

TO : Honorable Chairman and Commissioner

FROM : Billy Harless, Director

DATE : August 11, 2022

SUBJECT : Discussion and consideration of recommending a new member to the Trails Advisory Committee to fill the vacancy from the Planning Commission Seat.

This Trails Advisory Committee is made up of 4 members, comprised of an appointment from the City Council, an appointment from the Planning Commission, an appointment from the Sidewalk Committee, and an appointment from the Park Board.

The following seat is vacant on the Trails Advisory Committee
Planning Commission Seat

Current members are as follows:

City Council – Mayor Matt Dukes

Parks & Recreation – John Manning

Sidewalk Committee – Sean Reed (Ward 4)

Action is at the discretion of Mayor and Council.

Billy Harless, AICP
Community Development Director