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**AGENDA FOR THE REGULAR MEETING OF THE
MIDWEST CITY PLANNING COMMISSION**

August 1, 2023 – 6:00 p.m.

City Council Chambers

City Hall

100 North Midwest Boulevard

For purposes of all meetings of the Midwest City elected and/or appointed officials, the term “possible action” shall mean possible adoption, rejection, amendments, and/or postponements.

A. CALL TO ORDER

B. MINUTES

1. Discussion and consideration of adoption, including any possible amendments of the minutes of the July 5, 2023 Planning Commission Meeting.

C. DISCUSSION

1. Discussion. Consideration and Possible Action, Including Any Possible Amendment, of a Resolution Adopting the Recommendations and Findings of the City of Midwest City Increment District #3 (North Side Increment District).
2. (PC-2144) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Manufactured Home Park District (“R-MH-2”); and consideration of a resolution to amend the Comprehensive Plan from Single-Family Detached Residential (“SFD”) to Manufactured Home (“MH”) for the property described as a part of the Northwest Quarter (NW ¼) of Section Twenty-Five (25), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, also known as 2117 Randolph Ave., Midwest City, Oklahoma 73110. *Tabled from the July 5, 2023 Planning Commission Meeting.*
3. (PC-2151) Public hearing, discussion, consideration, and possible action of a resolution to amend the Comprehensive Plan from Office/Retail (“OR”) to Medium Density Residential Land Use (“RMD”); and an ordinance to redistrict from Restricted Commercial District (“C-1”) to Medium Density Residential (“RMD”), for the property described as a part of the Southeast Quarter (SE ¼) of Section Thirty-Five (35), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, also known as Kanaly 2nd Douglas BL Addition; Block 2; Lots 5, 6, 7, and 8.

D. COMMISSION DISCUSSION

E. PUBLIC DISCUSSION

F. FURTHER INFORMATION

G. ADJOURN

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

July 5, 2023 - 6:00 p.m.

This regular meeting of the Midwest City Planning Commission was held in the City Council Chambers, 100 North Midwest Boulevard, Midwest City, Oklahoma County, Oklahoma, on July 5, 2023 at 6:00 p.m., with the following members present:

Commissioners present: Russell Smith
 Jess Huskey
 Rick Dawkins
 Jim Smith
 Dee Collins
 Dean Hinton
 Rick Rice

Commissioner absent:

Staff present: Emily Richey, Current Planning Manager
 Tami Anderson, Administrative Assistant
 Patrick Menefee, City Engineer

A. CALL TO ORDER

The meeting was called to order by Chairperson R. Smith at 6:00 p.m.

B. MINUTES

1. A motion was made by Rick Dawkins seconded by Jim Smith to approve the minutes of the May 2nd, 2023 Planning Commission meeting as presented. Voting aye: R. Smith, Huskey, Dawkins, Collins, J. Smith and Hinton, Nay: none, Deferred: Rice. Motion carried.

C. ANNOUNCEMENTS

Introduction of newly appointed Planning Commissioner, Mr. Rick Rice and announcing the reappointment of Rick Dawkins, Dean Hinton, and Jim Smith.

D. NEW MATTERS

1. (PC-2149) Public hearing, discussion, consideration, and possible action of approval of the Replat of all of Lots 3 & 4 in Block 1 of Friendly Acres Addition, being more particularly described as follows: Commencing at the Northwest Corner of the Northwest Quarter (NW/4) of Section Five (5), Township Eleven (11) North, Range One (1) West of the Indian Meridian (I.M.), Oklahoma County, Oklahoma.

There was general discussion amongst the Commission.

The applicant, Bryan Funderburgh of Sycamore Custom Homes, was present and addressed the council. The issue with the Mailboxes was brought up – however that would have to be dealt with by the Post Office.

A motion was made by Rick Rice, seconded by Jess Husky to recommend Approval of this item.
Voting aye: R. Smith, Huskey, Dawkins, Collins, J. Smith, Hinton, and R. Rice.
Nay: none. Motion carried.

2. (PC-2142) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Single-Family Detached Residential District (“R-6”) with a Special Use Permit (“SUP”) to allow the use of a Group Care Facility as defined in Section 4.3.14 of the Ordinances of the City of Midwest City Appendix A for the property described as a part of the Southeast Quarter (SE ¼) of Section Twenty-Seven (27), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, also known as 106 W. Michael Drive, Midwest City, Oklahoma 73110.

There was general discussion amongst the commission.

Chairman Russell Smith – asked a question regarding the facility if it was going to be a day/night, providing food, etc. also the lot next door for parking.

The applicant, Athena Parker of 106 W. Michael Dr. was present and addressed the Planning Commission. She provided information about the property and how many residences would reside at the home up to 6 at a time. Also the vacant lot next door would be able to handle the parking for extra visitors. This is only for seniors and permanent housing. Noted this is the first in about 10 steps to have done regarding inspections and such prior to getting a License by the state.

The following people addressed the Commission:

Paul Smith – 315 Ridgewood Dr. – concerned about the zoning of the property and the surrounding homes.
Christine Allen resident on Windsor Way - concerned about the parking, children playing all the time in the neighborhood, Group home – is it going to create several more in the neighborhood?

A motion was made by Rick Rice, seconded by Jess Husky to recommend Denial of this item.
Voting aye: R. Smith, Huskey, Dawkins, Collins, J. Smith, and R.Rice.
Nay: D. Hinton
Motion carried.

3. (PC-2143) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Community Commercial District (“C-3”) to Community Commercial District (“C-3”) with a Special Use Permit (“SUP”) to allow the use of a Drinking Establishment: Sit-Down, Alcoholic Beverages Permitted; and consideration of a resolution to amend the Comprehensive Plan from Office Retail (“OR”) to Commercial (“COM”) for the property described as a part of the Southeast Quarter (SE ¼) of Section Twenty-Seven (27), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, also known as 7901 NE 10th Street Suite A209, Midwest City, Oklahoma 73110.

There was general discussion amongst the Commission.

Regarding the ADA - out of compliance, they discussed the code for Firewall compliance. It was mentioned if the special use permit was issued it will only be for that suite, not the entire complex. It was noted there is no elevator and the property owner, not the applicant would have to bring the building into compliance.

The applicant, Sheryl Jackson of 1417 NE 26th St. was present and addressed the Commission Sheryl explained what she is planning on doing with the retail suite as mentioned – customers would be tasting only and purchasing the bottle of wine, not drinking on site.

The following people addressed the Commission:

A motion was made by Rick Rice seconded by JayDee Collins to recommend denial of this item.

Voting Aye to Deny– R. Smith, J. Husky, Dawkins, Collins, J. Smith, and R. Rice

Nay: Hinton.

Motion: Deny the Special Use Permit

4. (PC-2144) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Manufactured Home Park District (“R-MH-2”); and consideration of a resolution to amend the Comprehensive Plan from Single-Family Detached Residential (“SFD”) to Manufactured Home (“MH”) for the property described as a part of the Northwest Quarter (NW ¼) of Section Twenty-Five (25), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, also known as 2117 Randolph Ave., Midwest City, Oklahoma 73110.

There was general discussion amongst the Commission.

They are concerned about the sanitation usage /connection, Randolph Ave is not equipped for larger vehicles they were suggesting the lot off of Douglas.

Dump stations at RV’s are not allowed in MWC.

The applicant, David Box of Williams Box Forshee & Bullard, was present and addressed the council. They would like to table this for next month to get the correct answers for the Planning Commission Committee.

The following people addressed the Commission:

A motion was made by Jess Huskey, seconded by Jim Smith to recommend tabling this item.

Voting aye R. Smith, J. Husky, Dawkins, Collins, J. Smith, Hinton, and R. Rice.

Nay: None.

Motion: Table this item until the PC meeting in August.1st 2023.

5. (PC-2145) Public hearing, discussion, consideration, and possible action to redistrict from Planned

Unit Development (“PUD”) governed by Medium Density Residential District (“R-MD”); and consideration of a resolution to amend the Comprehensive Plan from Office/Retail (“OR”) to Commercial (“COM”) for the property described as a tract of land lying in the Southwest Quarter (SW ¼) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of said Section 34; Thence N 89°51’43” E along the South line of said SW/4 a distance of 798.49 feet; Thence N 00°36’11” W and parallel with the West line of said SW/4 a distance of 249.09 feet to the Point of Beginning; Thence continuing N 00°36’11” W and parallel to the West line of said SW/4 a distance of 140.70 feet; Thence 89°23’49” E a distance 147.92 feet; Thence S 45°36’11” E a distance of 35.36 feet; Thence S 00°36’11” E and a distance of 115.70 feet; Thence S 89°23’49” W a distance of 172.92 feet to the POINT OF BEGINNING.

There was general discussion amongst the Commission.

There were discussion on the traffic on Reno and Glenhaven what the impact would be and which way you are entering the Car wash - entering off of Reno.

The applicant, David Box of Williams Box Forshee & Bullard, was present and addressed the council. Todd Butler of TEC Consultants – explained the traffic study to the residents.

The following people addressed the Commission:

Sherry Wyle – 2824 Mockingbird Ln – questioning the lot that was being rezoned.

Mark Thompson – 212 Club Terrace - Not a good use of a car washes- uses lots of water, and concerned with the traffic issue it will cause.

Paul Smith – 315 Ridgewood St. – Traffic on Glenhaven into the neighborhood

Russell – 3712 Shady Brook – Concerned with the traffic at the light – Reno and Glenhaven – especially with (Mark’s Pharmacy) at the corner. There are already issues with exiting that area.

John Brewer – 315 Glenhaven – Not really opposed to it – just to the place of it. – the operator of the car wash – not here, traffic count is high and who is in charge of the oversight of the construction?

Roy Thorton – resident on Glenhaven – Discussed time to analyze this issue, Ridgecrest has large homes and is close to the hospital. Car wash is not going to help the area.

A motion was made by Jess Huskey, seconded by Jim Smith to recommend approval of this item.

Voting aye _ R. Smith, J. Husky, Dawkins, Collins, J. Smith, Hinton, and R. Rice.

Nay: _None. Motion _Carried

6. (PC-2146) Public hearing, discussion, consideration, and possible action to approve the Preliminary Plat of Glenhaven for the property described as a tract of land lying in the Southwest Quarter (SW ¼) of Section Thirty-Four (34), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, being more particularly described as follows: Commencing at the Southwest corner of said Section 34; Thence N 89°51’43” E along the South line of said SW/4 a distance of 798.49 feet; Thence N 00°36’11” W and parallel with the West line of said SW/4 a distance of 249.09 feet to the Point of Beginning; Thence continuing N 00°36’11” W and parallel to the West line of said SW/4 a distance of 140.70 feet; Thence 89°23’49” E a distance 147.92 feet; Thence S 45°36’11” E a distance of 35.36 feet; Thence S 00°36’11” E and a distance of 115.70 feet; Thence S 89°23’49” W a distance of 172.92 feet to the POINT OF BEGINNING

There was general discussion amongst the Commission.

The applicant, David Box of Williams Box Forshee & Bullard, was present and addressed the council.

The following people addressed the Commission:

A motion was made by Dean Hinton, seconded by Jess Huskey to recommend Approval of this item.
Voting aye R. Smith, J. Husky, Dawkins, Collins, J. Smith, Hinton, and R. Rice.
Nay: None. Motion: Carried.

7. (PC-2147) Public hearing, discussion, consideration, and possible action to approve the Preliminary Plat of Urban Edge for the property described as the East Half (E/2) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) of Section Thirty-Five (35), Township Twelve (12) North, Range Two (2) West of the Indian Meridian, also addressed as 8610 - 8620 - 8700 E. Main St., Midwest City, OK 73130.

There was general discussion amongst the Commission.

The applicant, Jon Doyle of Cedar Creek Consultants, 11912 N Pennsylvania Ave, was present and addressed the council.

The following people addressed the Commission:

A motion was made by Rick Dawkins, seconded by Jim Smith to recommend approval of this item.
Voting aye R. Smith, J. Husky, Dawkins, Collins, J. Smith, Hinton, and R. Rice.
Nay: None. Motion: Carried.

8. (PC-2148) Public hearing, discussion, consideration, and possible action to approve the Final Plat of the 29th & Douglas Apartments described as a tract of land being a part of Southwest Quarter (SW/4) of Section Twelve (12), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Midwest City, Oklahoma County, Oklahoma, also known as 9309 SE 29TH Street, Midwest City, OK 73130.

There was general discussion amongst the Commission.

The applicant, Mark Zitzow of Johnson and Assoc., 11 E Sheridan, was present and addressed the council.
Time line for DEQ approval– any day now – must be approved prior to City Council meeting.

The following people addressed the Commission:

Lucy Ingram – 2922 Oak Ave – concerned if there will be a fence behind her property.
John Easton – 2924 Oak Ave – Traffic concerned on 29th St. with the amount of apartments.

A motion was made by Rick Rice, seconded by Jay Dee Collins to recommend Approval of this item.
Voting aye R. Smith, J. Husky, Dawkins, Collins, J. Smith, Hinton, and R. Rice.
Nay: None. Motion: Carried.

9. (PC-2150) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Community Commercial District (“C-3”) to Medium Density Residential (“R-MD”); and

consideration of a resolution to amend the Comprehensive Plan from Single-Family Detached Residential (“SFD”) to Medium Density Residential (“MDR”) for the property described as a part of the Southwest Quarter (SW ¼) of Section Ten (10), Township Eleven (11) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, also known as 227 W. Fairchild Dr., Midwest City, Oklahoma 73110

There was general discussion amongst the Commission.
Noted access is off of Fairchild Drive.

The applicant, Al Sahli of Air Depot Properties, was present and addressed the council.

The following people addressed the Commission:

Rick Rice stepped down on this item.

A motion was made by Jess Huskey, seconded by Dean Hinton to recommend approval of this item.
Voting aye R. Smith, J. Husky, Dawkins, Collins, J. Smith, and Hinton.
Nay: None. Motion: Carried.

E. COMMISSION DISCUSSION:

F. PUBLIC DISCUSSION:

It was brought up the possibility to change the time of this meeting to an earlier start time.

G. FURTHER INFORMATION:

H. ADJOURNMENT:

A motion to adjourn was made by Rick Rice, Seconded by Jess Huskey.
Voting aye: R. Smith, J. Husky, Dawkins, Collins, J. Smith, Hinton, R. Rice.
Nay: None. Motion: Carried.

The meeting adjourned at 8:00p.m.

Chairman Russel Smith

(TA)



Memorandum

To: Chairman Smith and Midwest City Planning Commissioners

From: Robert Coleman, Director of Economic Development

Date: August 1, 2023

Re: Discussion. Consideration and Possible Action, Including Any Possible Amendment, of a Resolution Adopting the Recommendations and Findings of the City of Midwest City Increment District #3 (North Side Increment District)

Dear Chairman Smith and Commissioners:

The Planning Commission on June 7, 2022, approved PC Resolution #2022-01 (PS-2116) adopting the recommendations and findings of the Local Development Act Review Committee ("LDARC") concerning the North Side Improvement District (TIF #3). This endorsement cleared the way for City Council's eventual approval of the ordinance that created TIF #3, which was established to repay the City and its authorities ("City") for millions of dollars in investment proposed for the Centrillum Protein and Global Turbine Services industrial projects on the city's north side.

Centrillum Proteins entered into a real estate agreement to purchase 24.03 acres from the Economic Development Authority ("EDA") as it planned to construct what was originally proposed as a 55,000 ft.² food processing plant at 7250 NE 36th ST. The EDA agreed to bring utilities and railroad service to the site in exchange for +/- \$22 million in private improvement along with about 90 jobs. Public investment was estimated at \$4.65 million, which included \$1.6 million for extending sanitary sewer service, \$1.4 million to bring water service to the site, and another \$1.6 million for rail service.

Zoning was approved for the Centrillum site in November, but changes in architects and general contractors, along with the unexpected requirement for an archeological survey from the lender, caused extensive delays and recalculations. By the time Centrillum was prepared to meet with City Staff to discuss submitting construction documents for review, the building had expanded to 112,488 square feet at a total estimated cost of \$70 million.

The EDA's also saw its costs rise substantially. The engineer's estimated cost of the water main loop grew to \$3.6 million, the sanitary sewer inflated to \$2 million, and the estimated cost of the rail switch and spur dropped slightly to \$1 million. What was once a \$4.65 million contribution is now approximately -\$6.6 million - an increase of nearly 30%.

The Global Turbine Services ("GTS") project proposed for the Soldier Creek Industrial Park ("SCIP") was also a part of the original Project Plan approved by Council. GTS promised to invest over \$50 million in constructing an MRO facility that would

use most of SCIP as it eventually grew to employ approximately 300. In exchange, the EDA committed to delivering \$2.3 million in public assistance including \$800,000 in reimbursements for offsite public improvements as well as \$1.5 million in development finance help, most of which was to guarantee noise attenuation to <72 dB on the proposed test cell.

The GTS project was stopped earlier this year after it became apparent Tinker Air Force Base was not going to deliver the work GTS had counted on to fund its expansion in Oklahoma. Meanwhile, Centrillum Protein continued moving forward and recently closed on its property and has already begun site work.

Following the GTS project's failure, the Economic Development Department found another suitor for SCIP. American Glass chose to consolidate its Oklahoma City, Tulsa, and Cleveland, OK operations to the front 11.73 acres of the park. American committed to purchase the property, to build a 93,000 square foot facility, and to hire about 70 at wages well above average.

In return, the EDA committed to provide economic development assistance totaling approximately \$450,000. In addition, it also promised to build the railroad switch and spur to serve SCIP, something that was planned over a decade ago but never completed because there was no user. Railroad improvements are estimated at just over \$2 million for a total project commitment somewhere near \$2.5 million.

The North Side Improvement Plan improvements and administrative costs were originally forecasted at just over \$8.75 million. Significant increases in the cost of utilities for the Centrillum project in addition to the financial assistance and railroad pledged for American Glass necessitate an increase of approximately \$2.25 million to a total cost of \$11 million. Furthermore, the district's term is proposed to be lengthened by eight (8) years, thus ensuring the City is made whole. It is important to note the aforementioned public projects are in all the design stage and nothing has been bid. It is also worth mentioning the EDA plans to pay for these costs out of its own existing funds, and the TIF is simply of means of recovering what was spent.

While the switch in tenancy from GTS to American may not be looked at as being a "major" change, any change to a TIF district that amounts to an increase of more than 5% to project costs also requires the LDARC approve a Resolution of Findings in support of a formal amendment to the Project Plan. The resolution must also be approved by the Planning Commission to verify such changes are in line with the Comprehensive Plan. Thereafter, City Council must host two formal Public Hearings before considering the changes.

It is important to note there are *no* alterations are being proposed to any dimensions of the North Side Improvement District. The changes are only to the total cost and to the terms of Tax Increment Finance District #3 and do not require further changes to the Comprehensive Plan or any zoning amendment.

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

Sincerely,



Robert Coleman
Director of Economic Development

Attachment: Proposed Resolution
LDARC Resolution of Findings
North Side Increment District Project Plan

MIDWEST CITY PLANNING COMMISSION

RESOLUTION NO. _____

RESOLUTION ADOPTING RECOMMENDATIONS OF THE MIDWEST CITY PLANNING COMMISSION IN REGARD TO THE “FIRST AMENDMENT TO THE PROJECT PLAN RELATING TO INCREMENT DISTRICT NUMBER THREE, CITY OF MIDWEST CITY, OKLAHOMA”.

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

WHEREAS, the Planning Commission has been presented with that certain “First Amendment to the Project Plan Relating to Increment District Number Three, City of Midwest City, Oklahoma (North Side Increment District)”, dated July 1, 2023, providing for the creation of “Increment District Number Three, City of Midwest City, Oklahoma” (the “North Side Increment District”), which boundaries are more particularly described in Appendix “1” attached hereto, and describing certain projects to be financed from a combination of public sources, including the apportionment of certain incremental ad valorem tax revenues, derived from the proposed district.

NOW, THEREFORE, BE IT RESOLVED BY THE MIDWEST CITY PLANNING COMMISSION THAT THE FOLLOWING RECOMMENDATIONS BE MADE TO THE CITY COUNCIL FOR THE CITY OF MIDWEST CITY, OKLAHOMA, REGARDING THE FIRST AMENDMENT TO THE PROJECT PLAN RELATING TO INCREMENT DISTRICT NUMBER THREE, CITY OF MIDWEST CITY, OKLAHOMA:

SECTION 1. Approval and Recommendations Regarding the Project Plan.

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

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

PASSED AND ADOPTED by the Midwest City Planning Commission on the ____ day of August, 2023.

MIDWEST CITY PLANNING COMMISSION

Chairman

APPENDIX "A"

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

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

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

City of Midwest City North Side Improvement District

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

N

1" = ± 515'



ZONING KEY:

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

————— = Increment District Boundary

City of Midwest City North Side Improvement District

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

N
1" = ± 545'



ZONING KEY:

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

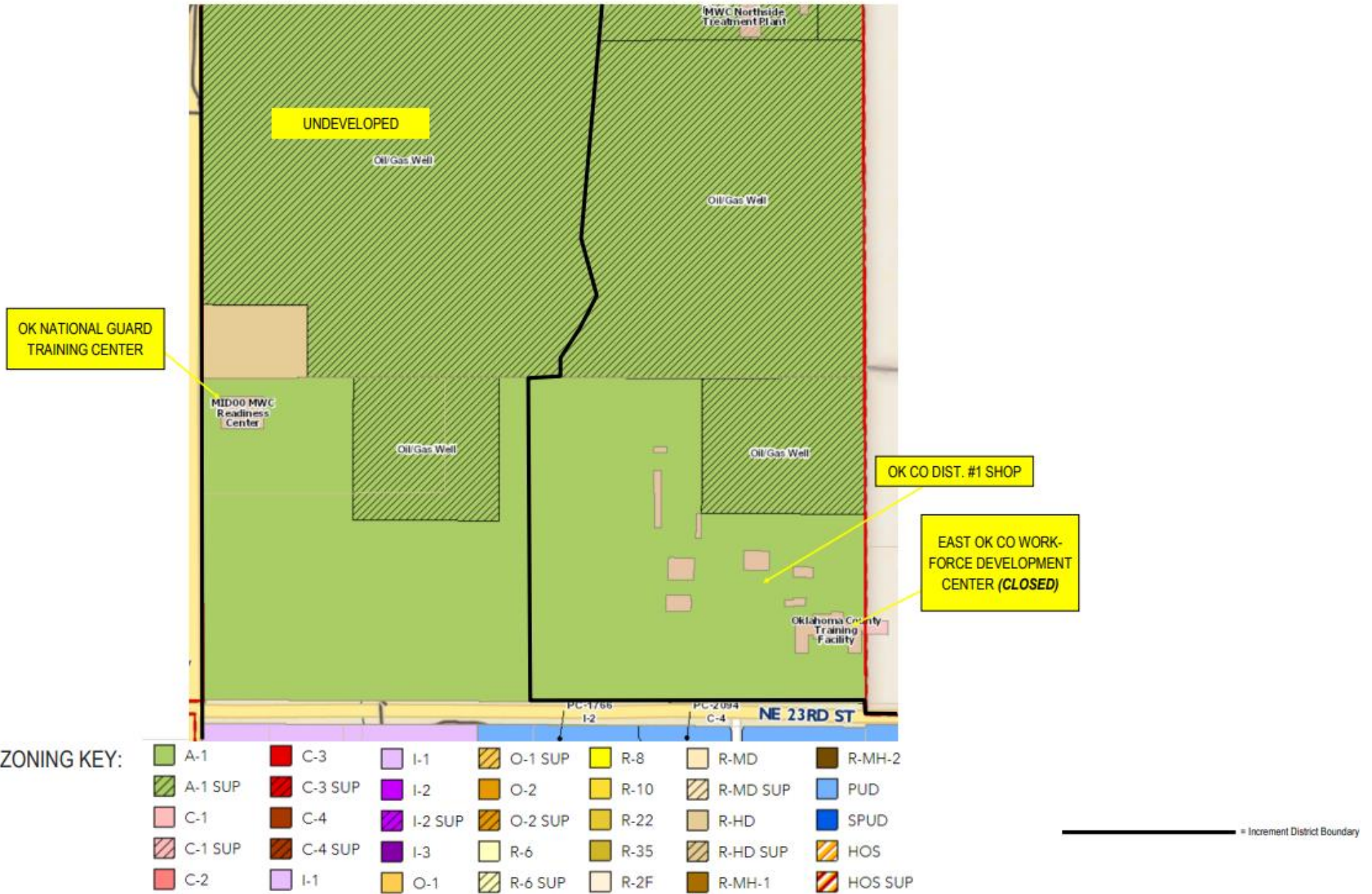
— = Increment District Boundary

City of Midwest City North Side Improvement District

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

N

1" = ± 555'



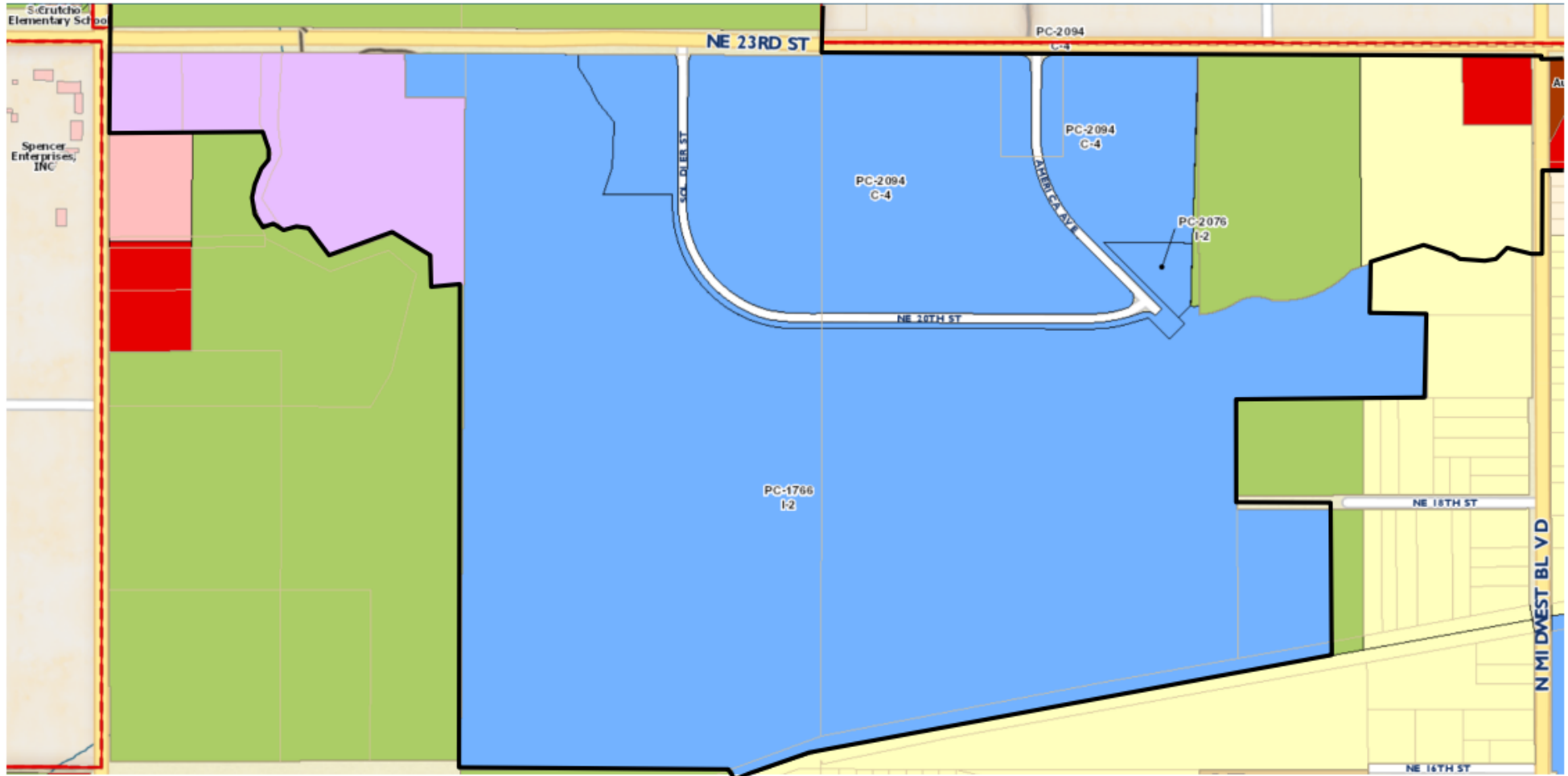
City of Midwest City North Side Improvement District

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



1" = ± 575'

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



ZONING KEY:

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

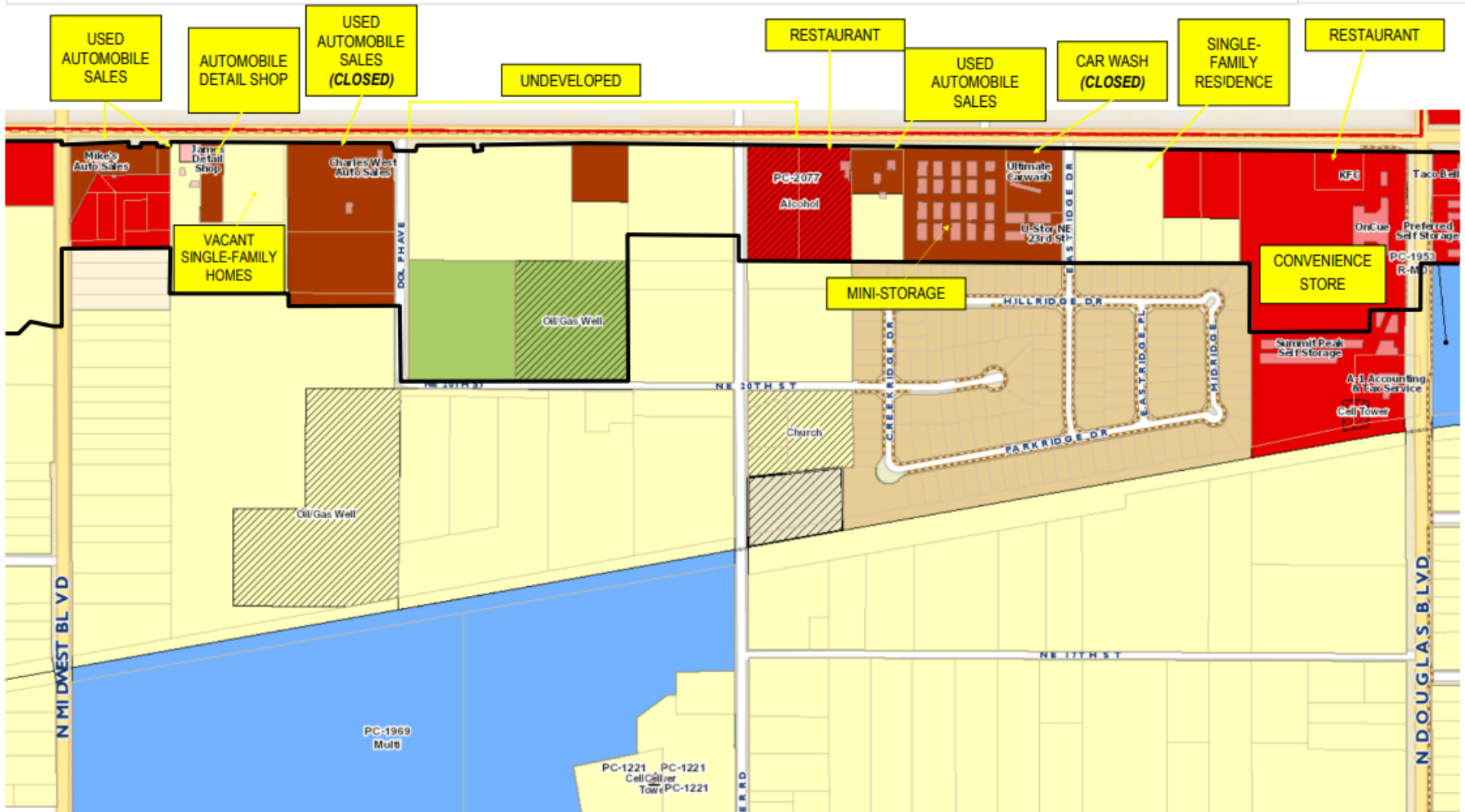
— Increment District Boundary

City of Midwest City North Side Improvement District

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



1" = ± 575'



ZONING KEY:

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

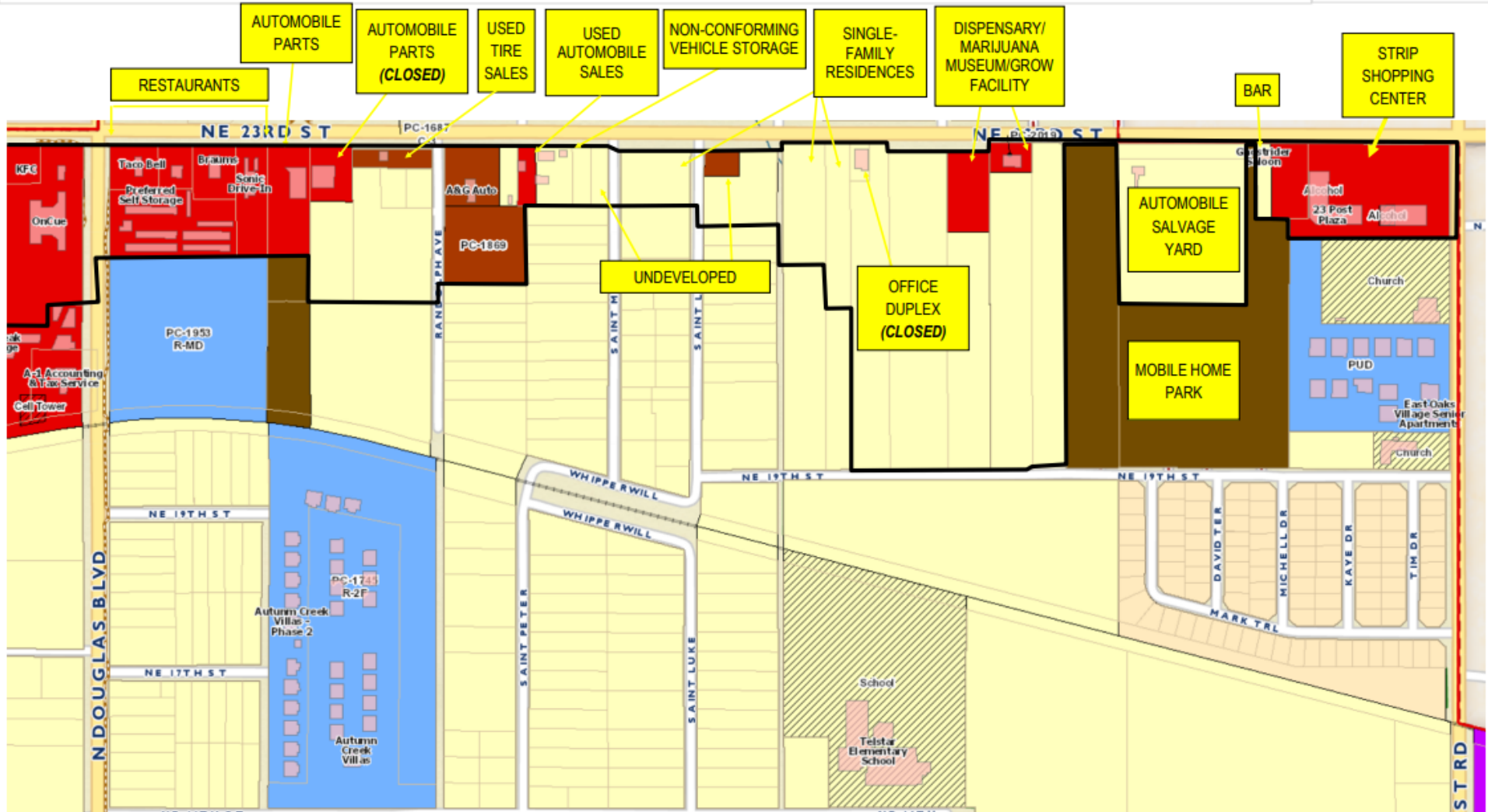
— Increment District Boundary

City of Midwest City North Side Improvement District

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



1" = ± 575'



ZONING KEY:

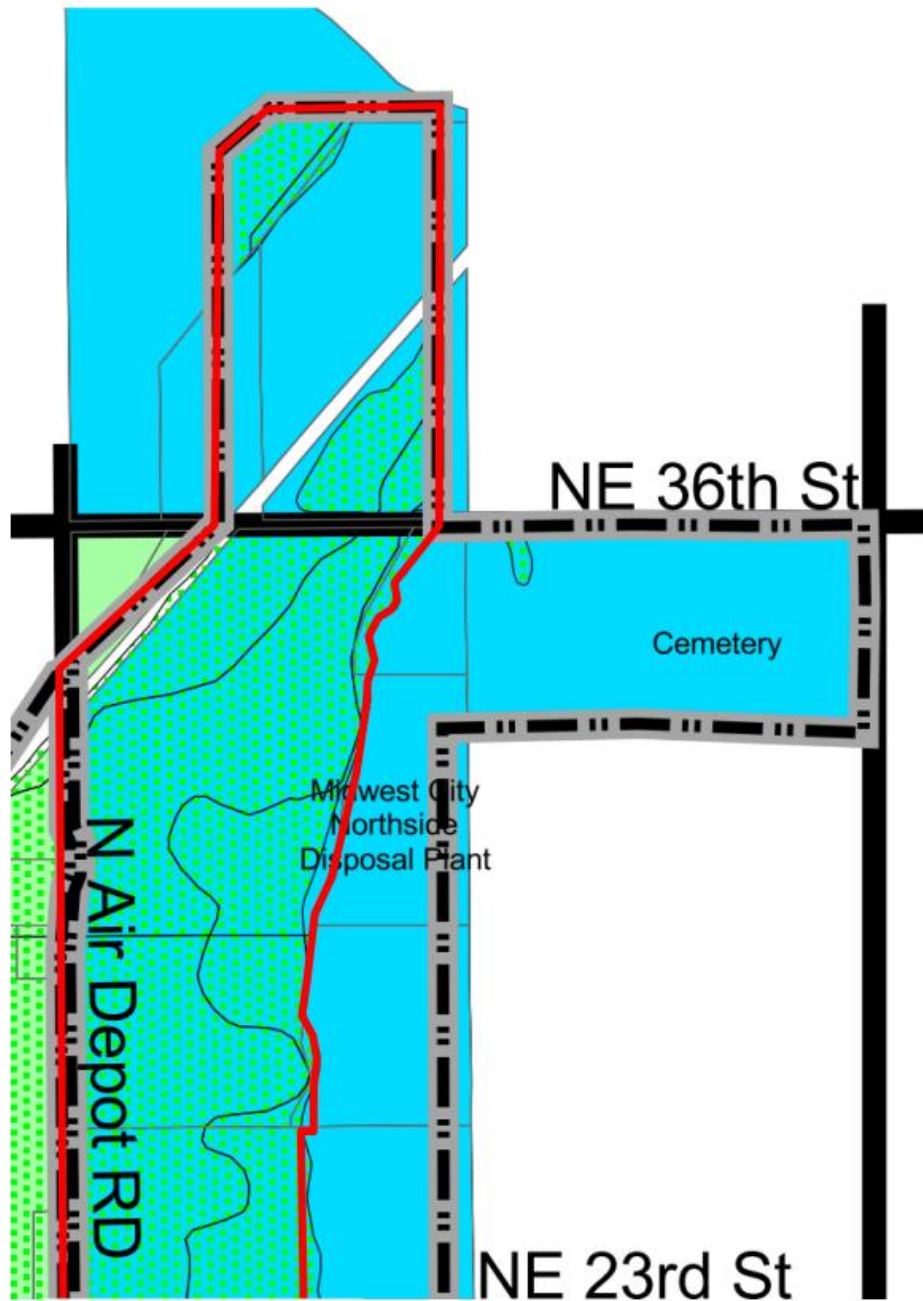
A-1	C-3	I-1	O-1 SUP	R-8	R-MD	R-MH-2
A-1 SUP	C-3 SUP	I-2	O-2	R-10	R-MD SUP	PUD
C-1	C-4	I-2 SUP	O-2 SUP	R-22	R-HD	SPUD
C-1 SUP	C-4 SUP	I-3	R-6	R-35	R-HD SUP	HOS
C-2	I-1	O-1	R-6 SUP	R-2F	R-MH-1	HOS SUP

— Increment District Boundary

Plate 4:1 2008 Comprehensive Plan Land Use Map

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

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



PROJECT PLAN & INCREMENT DISTRICT BOUNDARY

Plate 4:1 2008 Comprehensive Plan Land Use Map

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

1" = ± 700'



NE 23rd

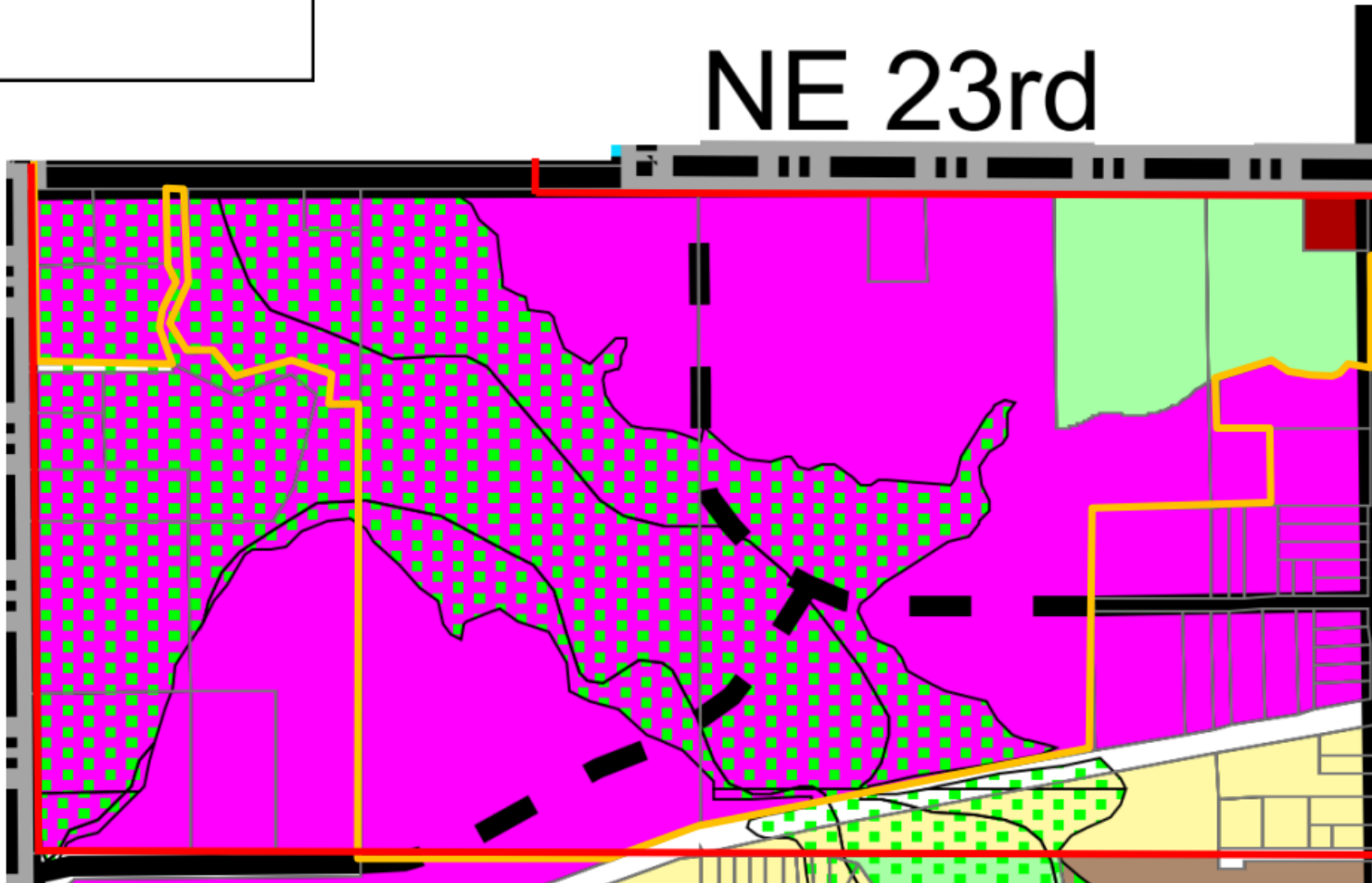


Plate 4:1 2008 Comprehensive Plan Land Use Map

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

1" = ± 610'

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

PROJECT PLAN BOUNDARY

INCREMENT DISTRICT BOUNDARY

NE 23rd St

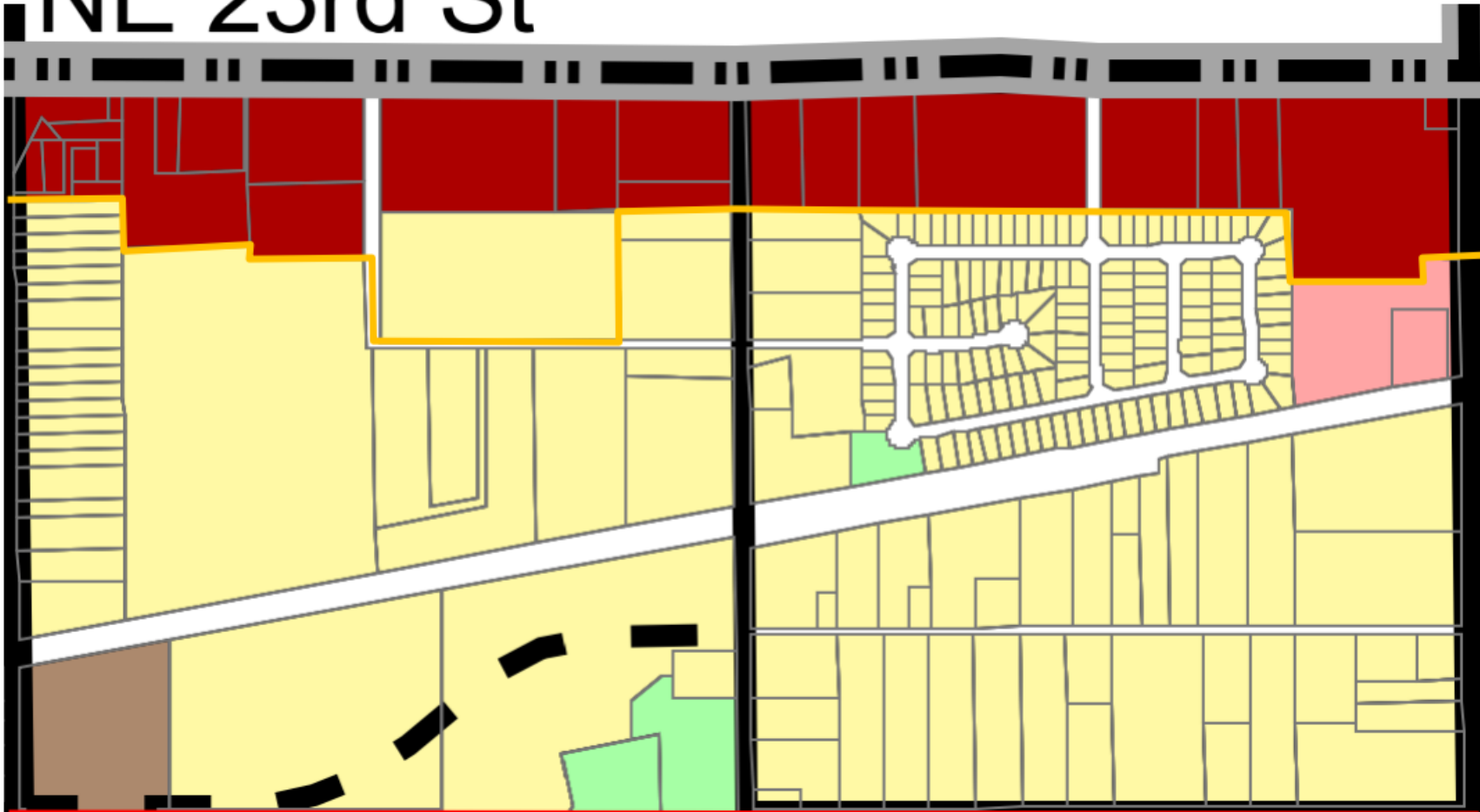


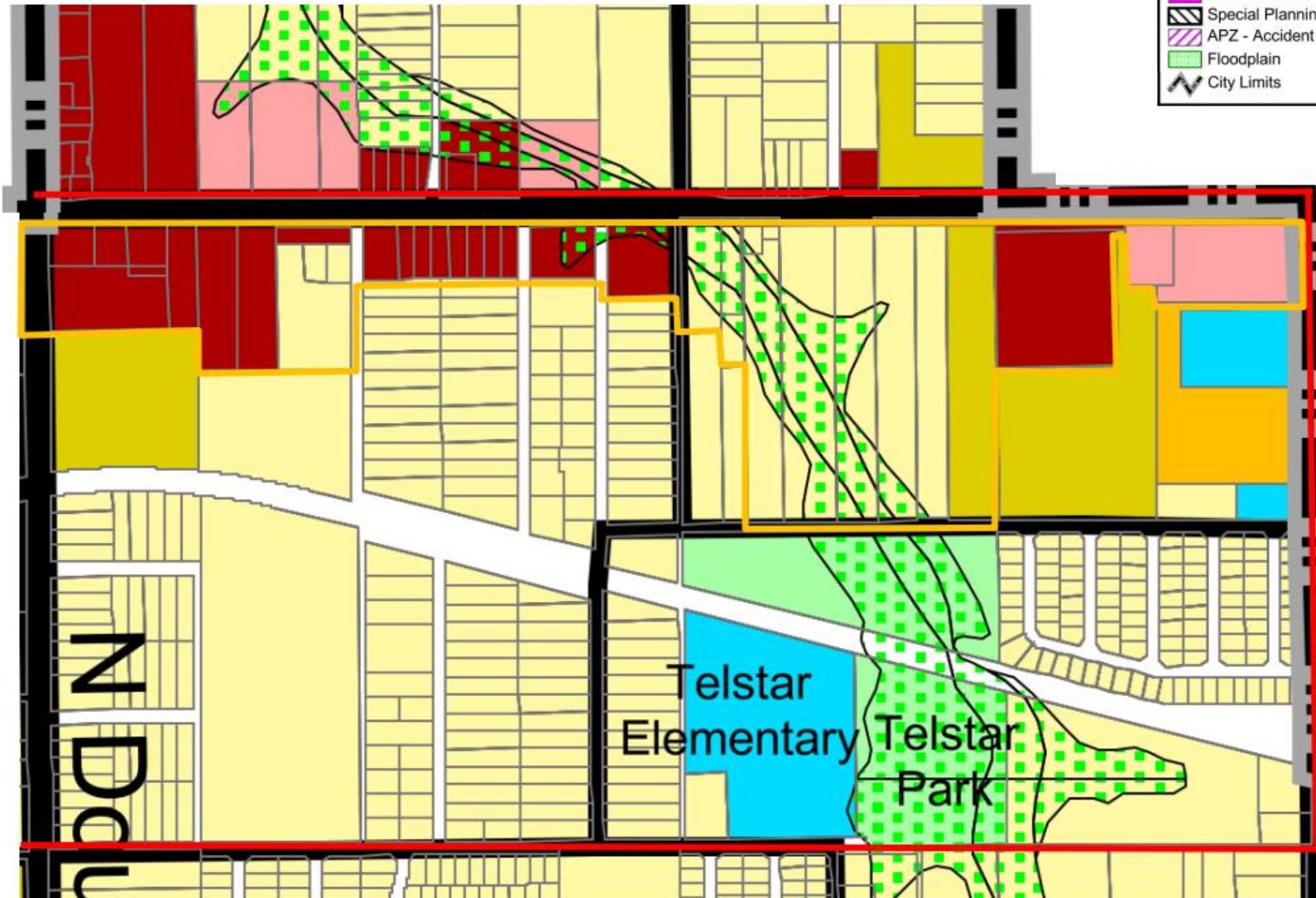
Plate 4:1 2008 Comprehensive Plan Land Use Map

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

1" = ± 650'

— PROJECT PLAN BOUNDARY
— INCREMENT DISTRICT BOUNDARY

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



To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: August 1, 2023

Subject: (PC-2144) Public hearing, discussion, consideration, and possible action of an ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Manufactured Home Park District (“R-MH-2”) and a resolution to amend the Comprehensive Plan from Single-Family Detached Residential (“SFD”) to Manufactured Home (“MH”), for the property described as a part of the Northwest Quarter (NW ¼) of Section Twenty-Five (25), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, also known as 2117 Randolph Ave., Midwest City, Oklahoma 73110. *Tabled from the July 5, 2023 Planning Commission Meeting.*

Executive Summary: The applicant, Mr. John Carroll, is requesting to rezone the subject property from Single-Family Detached Residential District (“R-6”) to Manufactured Home Park District (“R-MH-2”) and to amend the Comprehensive Plan from Single Family Detached Residential (“SFD”) to Manufactured Home (“MH”).

Mr. Carroll is proposing a recreational vehicle resort for the property. He plans to have 106 lots and a swimming pool. The maximum intensity of development per Municipal Code for travel trailers are no more than fifteen (15) per gross acre for a travel trailer park, 105 lots would be the maximum allowed, and would have to meet all other development regulations.

The proposed recreational vehicle facility does not meet the criteria for on-site waste disposal (Midwest City Municipal Code Section 43-115, found on page 6 of report). Therefore, the property owner will be responsible for finding means of proper waste disposal outside of Midwest City limits.

The existing roadway is approximately 16’-18’ wide, asphalt, and in poor surface condition. The subject zoning would suggest a typical RV which is not necessarily suitable to the existing conditions and should be taken into consideration.

If rezone is approved, the applicant will then proceed with the preliminary and final plat processes, including all necessary public improvements. Building permits cannot be pulled until approval of the final plat.

Both state and public notification requirements were met.

At the time of this writing, staff has received one call from a surrounding property owner in opposition to the rezone. The citizen voiced concern of the maintenance of the property and worry of rodent infestation that could



affect her property. She also voiced concerns of road conditions not being suitable for proposed use and it causing congestion for the residents who live on Randolph Avenue.

Planning Commission discussed concerns about the sewer usage/connection and the conditions of Randolph Avenue not being equipped for larger vehicles.

Applicant's representative requested to table the item at July 5, 2023 Planning Commission to August 1, 2023 so the applicant could discuss sewer disposal with Public Works. Staff coordinated a meeting, and applicant's representative canceled it approximately 30 minutes prior to meeting due to not being able to get ahold of applicant (due to family emergency). Since then, staff as well as representatives of the applicant have not been able to get ahold of Mr. Carroll.

Planning Commission recommended to table this item to August 1, 2023.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- July 5, 2023

City Council- July 25, 2023

Date of Pre-Development Meeting:

March 9, 2023

Council Ward: Ward 5, Sara Bana

Owner: Keith and Charonna Kay Peoples

Applicant: John Carroll

Proposed Use: Recreational Vehicle Resort

Size: The subject property has a frontage of 551 feet along Randolph Avenue, and a depth of 553 feet, and contains an area of 7 acres, more or less.

Development Proposed by Comprehensive Plan:

Area of Request- Single-Family Detached Residential

North- Single-Family Detached Residential; Commercial

South- Single-Family Detached Residential

East- Single-Family Detached Residential

West- Manufactured Home

Zoning Districts:

Area of Request- Single-Family Detached Residential ("R-6")

North- Single-Family Detached Residential ("R-6")

South- Planned Unit Development ("PUD") governed by Two-Family Attached Residential District ("R-2F")

East- Single-Family Detached Residential ("R-6")

West- Planned Unit Development ("PUD") governed by Medium Density Residential District ("R-MD")

Land Use:

Area of Request- Vacant

North- Vacant

South- Vacant
East- Residential
West- Vacant

Comprehensive Plan Citation:

The future zoning land use for the subject lots are SFD, Single-Family Detached Land Use.

Single-Family Detached (SFD) Land Use

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

The proposed use is not supported by the Comprehensive Plan, therefore a resolution to the Comprehensive Plan must be made.

Municipal Code Citation:

2.12. – R-MH-2, Manufactured Home Park District

2.12.1. *General Description.* This district permits locations for manufactured home parks which, while providing a residential environment, are not generally compatible with normal single-family and two-family residential developments.

These parks are under single ownership and provide leased or rented manufactured home spaces.

This district should provide for an orderly arrangement of home sites in manufactured home parks that have been located and designed in a manner that will promote and protect the health, safety, and general welfare of the residents.

2.12.2. *District Use Regulations.* Property and buildings in the R-MH-2, Manufactured Home Park District shall be used only for the purposes listed within Table 4.9-1: Use Chart (Page 75).

2.12.3. *Development Regulations.* Property and buildings shall conform to the related standards listed within Table 3.2-1: Residential Area Regulations and Standards Chart (Page 47) and Section 5 Supplemental Regulations (Page 81).

(A) Minimum manufactured home park size and standards. The minimum area of any park shall be five (5) acres. In addition to the regulations contained within this section, Chapter 23 (Reference Chapter 35 of 1972 Code) Manufactured Home Parks and Subdivisions should also be consulted for regulations pertaining to manufactured homes.

(B) Maximum intensity of development. Intensity of development shall be limited to no more than ten (10) manufactured homes per gross acre for a manufactured home park and no more than fifteen (15) travel trailers per gross acre for a travel trailer park.

(C) Manufactured home spaces. Each manufactured home and travel trailer space shall have a minimum of not less than four thousand (4,000) square feet exclusive of parkland, access drive right-of-way and any other area which is a part of a community facility.

(D) Screening and landscaping requirements. Manufactured home subdivisions shall be screened and landscaped in accordance with the provisions in 5.2 Screening and Landscaping (Page 81).

(E) Off-street parking, loading and access. All uses shall contain adequate space on private property to provide for parking, loading, and maneuvering of vehicles in accordance with regulations established in 5.3 Parking and Loading (Page 91) of which Table 5.3-2: Specific Parking Requirements (Page 98) is included.

(F) Site plan. A site plan shall be prepared in accordance with 7.5 Site Plan (Page 183) for any 4.2.3. Townhouse (Single-Family Attached) (Page 50), 4.2.4. Multifamily Residential (Page 50), or 4.2.8. Group Residential (Page 51) type use.

History:

1. This property is unplatted.
2. This property has historically been zoned residentially.
3. Item was recommended to be tabled at July

Next Steps:

If Council approves this rezone, the applicant will then proceed with the preliminary plat process, which begins with a pre-development meeting with applicant and City staff. After the preliminary plat is approved by Council, applicant can begin any public improvement requirements. When those requirements have been satisfied to City standards, the final plat can be applied for.

Building permits can be pulled after the final plat approval.

Staff Comments-

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There is a public water main bordering the proposed parcel, a six (6) inch line running along the west side of 2117 Randolph Avenue. Any new building permit will require tying to the public water system as outlined in Municipal Code 43-32.

At time of building, the water main will be required to be extended and potentially looped to eliminate dead ends per Municipal Code 43-32.

Sanitary Sewerage Collection and Disposal

There is no sanitary sewer adjacent to this area. It is located approximately 350 feet east of the area of request. Any new building permit or plat application will require extension of the sanitary system and tying into the public sewer system as outlined in Municipal Code 43-109.

Recreational vehicles have additional requirements per Municipal Code 43-115.

Streets and Sidewalks

Access to the parcel is from Randolph Avenue. Randolph Avenue parallels the east side of the property and is classified as a local road in the 2008 Comprehensive Plan. Sidewalk and half street improvements will be required with a building permit along Randolph Avenue. The existing roadway is approximately 16-18' wide, asphalt, and in poor surface condition. Drainage in the area is by roadside ditch.

The subject zoning would suggest a typical RV which is not necessarily suitable to the existing conditions and should be taken into consideration.

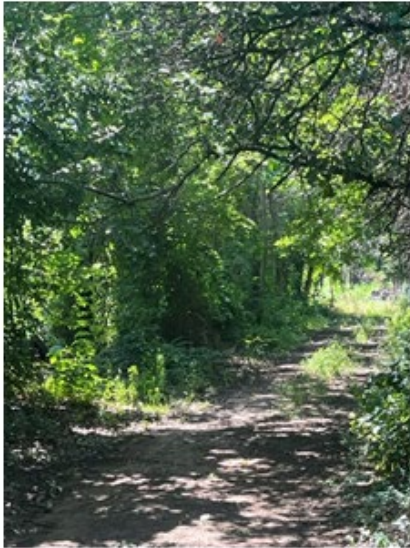
Drainage and Flood Control, Wetlands, and Sediment Control

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 18, 2009. Public drainage and detention improvements are not required as part of this application.

Easements and Right-of-Way

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

Engineering Photos



Northern Part of the Area of Request



Southern Part of the Area of Request



South along Randolph Ave



North along Randolph Ave

Fire Marshal's Comments:

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

Public Works' Comments:

Line Maintenance

Water

- Any required water main extension shall be a designed looped system to eliminate dead ends. Fire hydrant locations shall be installed per City of Midwest City's Code of Ordinances Section 15-22.
- Water main extension plans shall be approved by Oklahoma Department of Environmental Quality (ODEQ) and the City of Midwest City prior to Line Maintenance approval of building permit(s).
- Water meter(s) shall be installed in "green belt" per City of Midwest City's Code of Ordinances Section 43-54.

Sewer

- Sewer main extension plans shall be approved by Oklahoma Department of Environmental Quality (ODEQ) and the City of Midwest City prior to Line Maintenance approval of building permit(s).
- Recreational Vehicle facilities shall not allow disposal of waste excluding establishments that sell, perform maintenance or rejuvenate recreational vehicles per Midwest City Municipal Code.

Midwest City Municipal Code Section 43-115. - Recreational vehicles (R.V.'s) disposal station.

(a) Only establishments that sell, perform maintenance or rejuvenate recreational vehicles shall be authorized to install or operate a disposal station within the city limits of Midwest City. Owner/operators of disposal stations shall allow both Midwest City residents who own R.V.'s and transit recreational vehicle owners to utilize their facility. This service may be provided at no charge to the customer, or if there is a charge the city shall receive fifty (50) percent of said charge for utilizing the city's sewer facilities. Disposal sites for the general public shall be made available only during normal business hours.

(b) Only recreational vehicles shall be authorized to utilize disposal stations and shall be limited to a maximum of one hundred (100) gallons waste per recreational vehicle. No septic tanks, grease traps or port-o-pots shall be authorized to utilize any disposal site within Midwest City.

(c) Owner/operators shall display signs stating the following information: Hours of operation; for recreational vehicle use only; no commercial dumping; and users shall clean site after each use.

(d) Disposal sites shall be installed and maintained in accordance with the BOCA plumbing code. The pad shall be constructed in such a manner that drainage from roofs or water runoffs shall not enter the disposal opening. Such opening shall be watertight when not in use and be fitted with a foot operated flush valve. Potable water shall be made available through a frost free plug for cleaning of the disposal station after use.

(e) Disposal station shall be subject to inspection by Midwest City's plumbing inspector and/or industrial waste monitor.

- All unused sewer service(s) shall be made water tight to eliminate Inflow and Infiltration (“I&I”).

Midwest City Municipal Code Section 43-272.- Prohibited discharge standards.
(12) Stormwater, surface water, groundwater, artesian well water, roof runoff, subsurface drainage, condensate, deionized water, noncontact cooling water and unpolluted wastewater, unless specifically authorized by the Environmental Services Director.

Sanitation

- The property is required to meet and maintain Midwest City Ordinance No. 3427 (attached, pages 13-14) regarding trash dumpster(s) and enclosure before Certificate of Occupancy can be approved.

Stormwater

- No additional comments with this case.

Planning Division:

Staff met with the applicant March 9, 2023 for a Pre-Development meeting.

Per Municipal Code, a recreational vehicle is defined as “vehicle which is (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projections; (iii) designed to be self-propelled or permanently towable by a light duty truck; and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.”

If this application is approved, the applicant will then go through the preliminary plat and final plat processes.

Building permits cannot be pulled until approval of final plat.

Please note, applicant will have to prove adequate off-site waste disposal outside of Midwest City limits.

Action is at the discretion of the Planning Commission.

Action Required:

Approve or reject the ordinance to redistrict from Single-Family Detached Residential District (“R-6”) to Manufactured Home Park District (“MH-2”) and to amend the Comprehensive Plan from Single-Family Detached Residential (“SFD”) to Manufactured Home (“MH”) for the property noted herein, subject to staff comments as found in the July 5, 2023 agenda packet and made part of PC-2144 file.

Suggested Motion:

“To approve the ordinance redistricting 2117 Randolph Avenue to the Manufactured Home Park zoning district, and a resolution to amend the Comprehensive Plan to Manufactured Home use subject to Staff Comments found in the August 1, 2023 Planning Commission agenda packet and made a part of the PC-2144 file.”

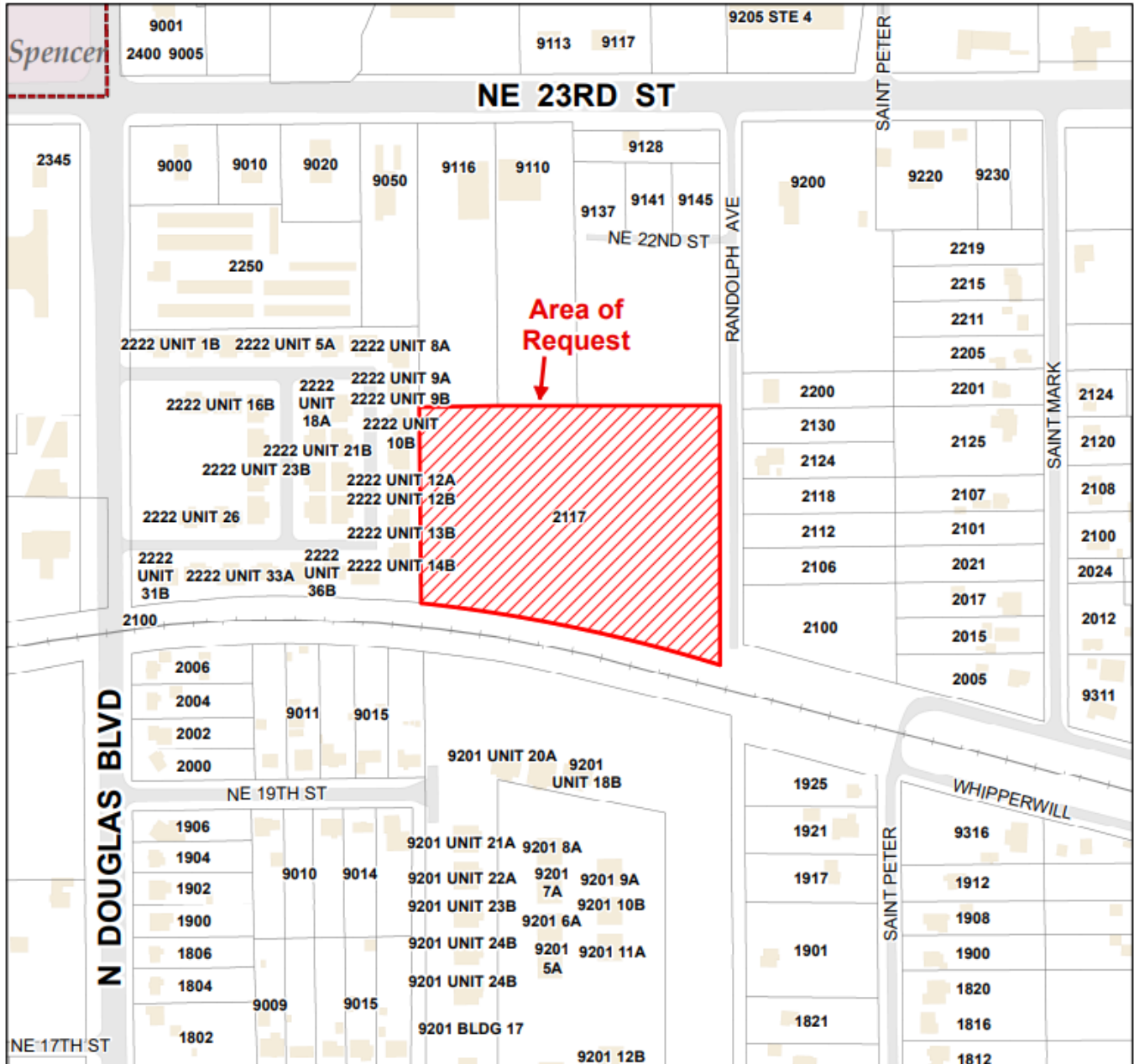
Please feel free to contact my office at (405) 739-1223 with any questions.



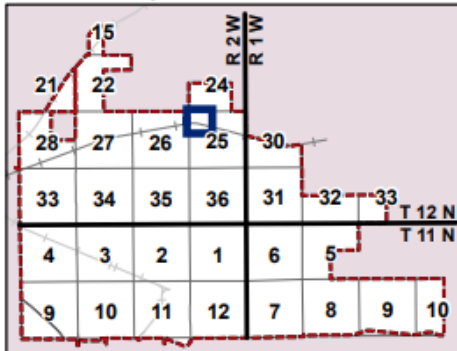
Emily Richey, Current Planning Manager










Community Development / Information Technology - GIS



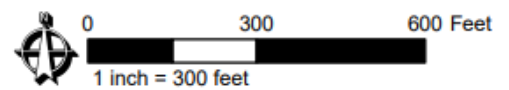
Locator Map



General Map Legend

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

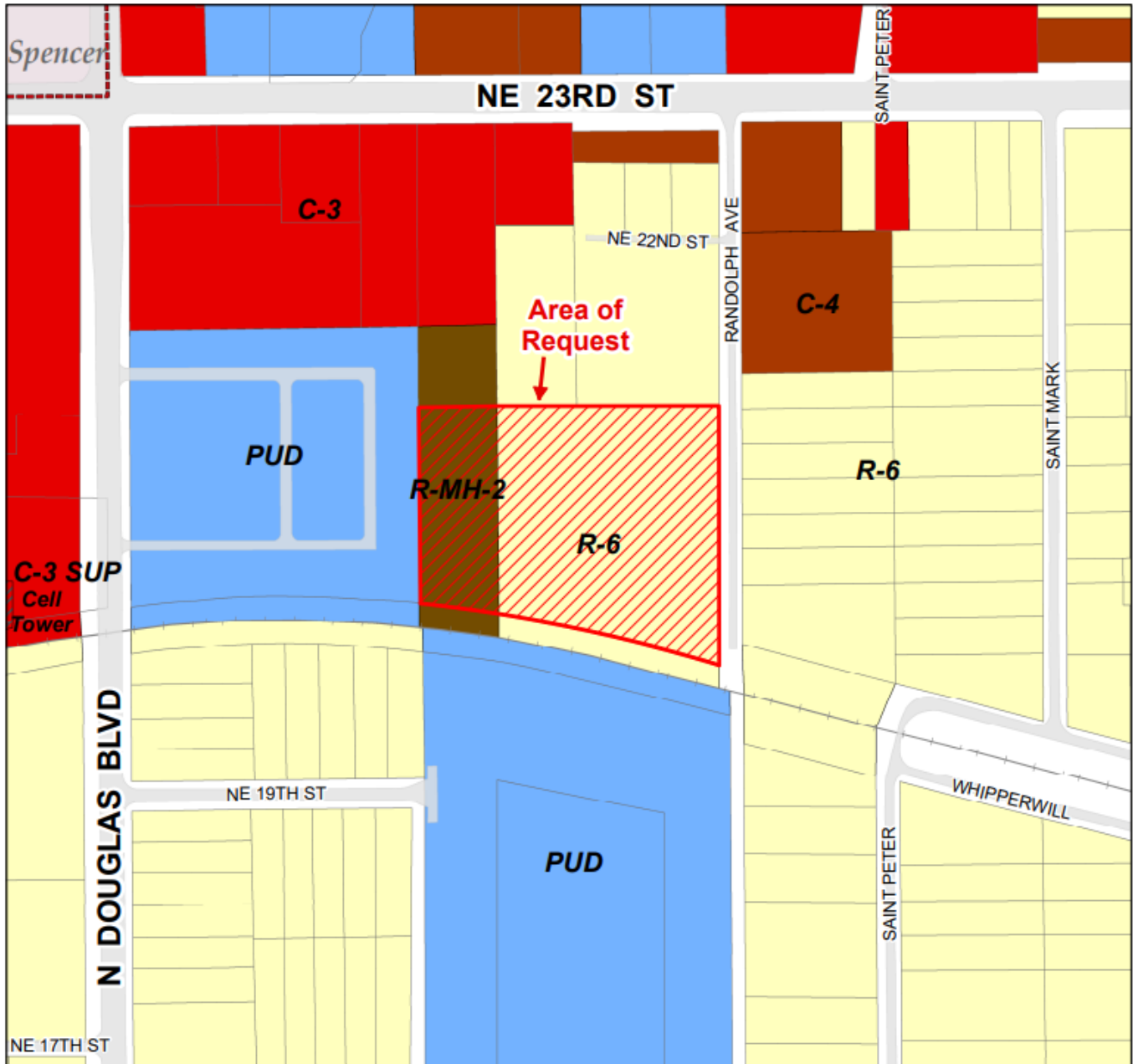
**GENERAL MAP FOR
PC-2144
(NW/4, Sec 25, T12N, R2W)**



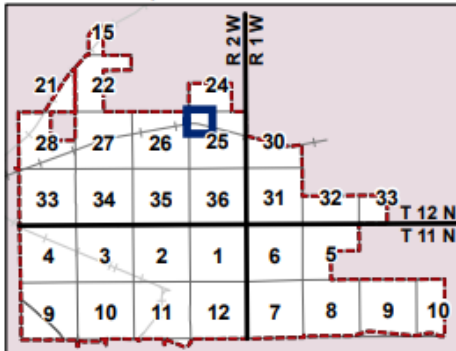
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Community Development / Information Technology - GIS



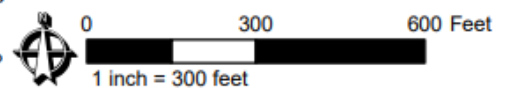
Locator Map



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

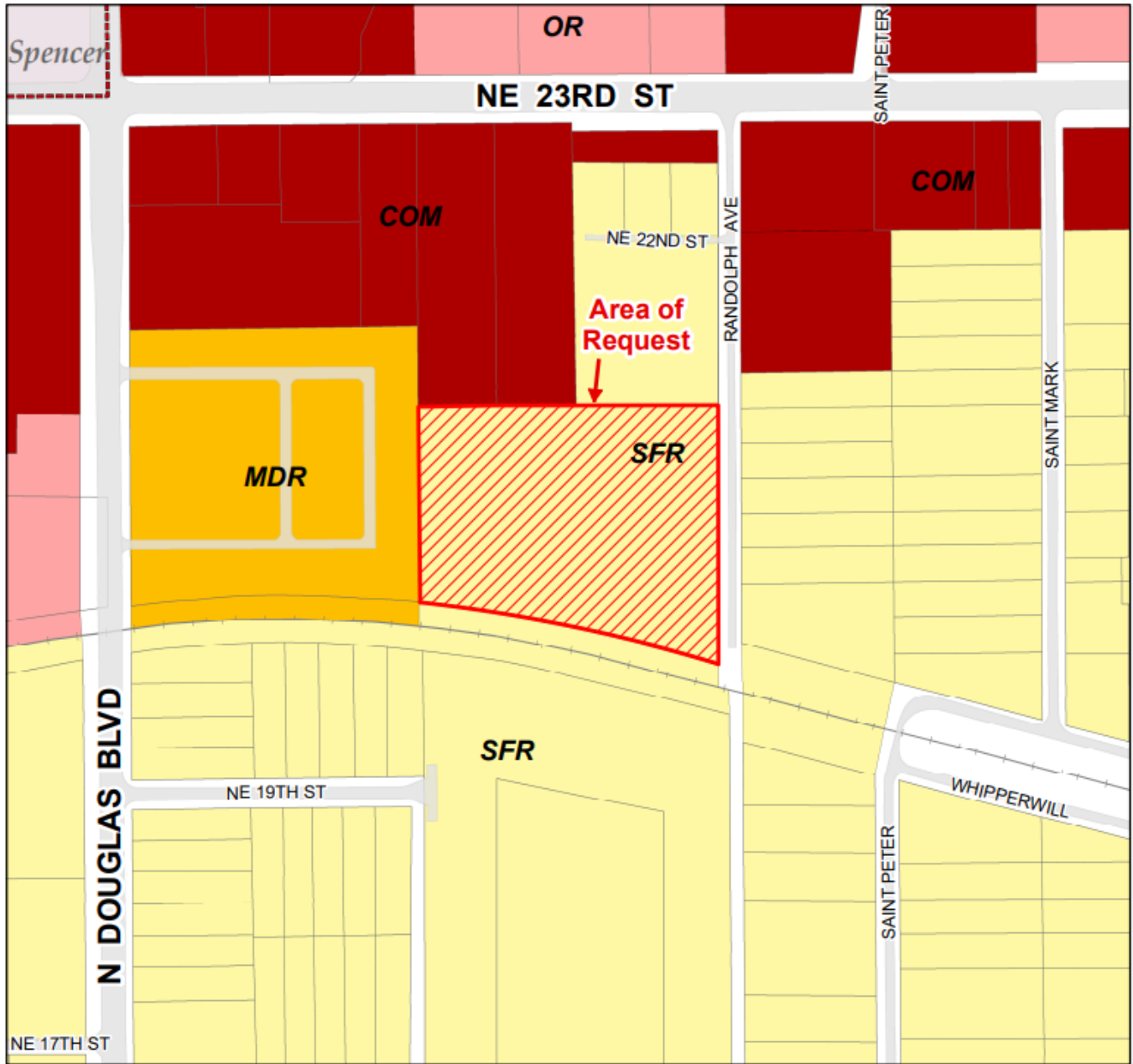
ZONING MAP FOR PC-2144 (NW/4, Sec 25, T12N, R2W)



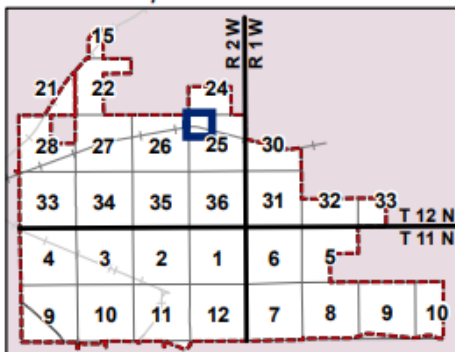
THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT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



Community Development / Information Technology - GIS



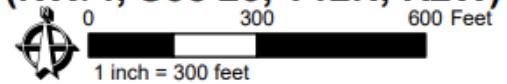
Locator Map



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

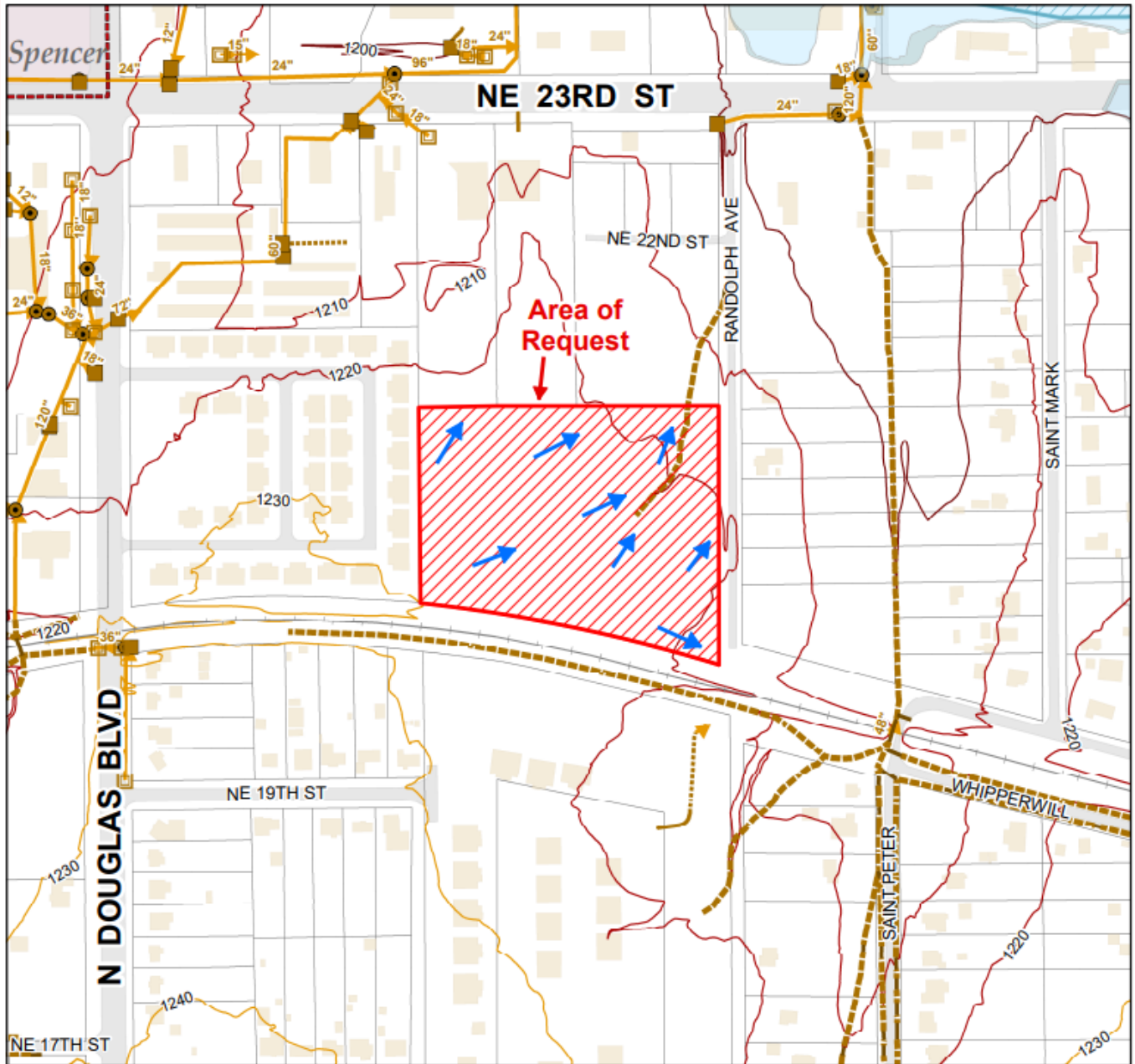
**FUTURE LAND USE
 MAP FOR
 PC-2144
 (NW/4, Sec 25, T12N, R2W)**



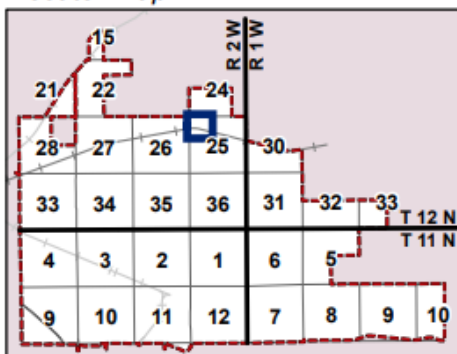
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Community Development / Information Technology - GIS



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

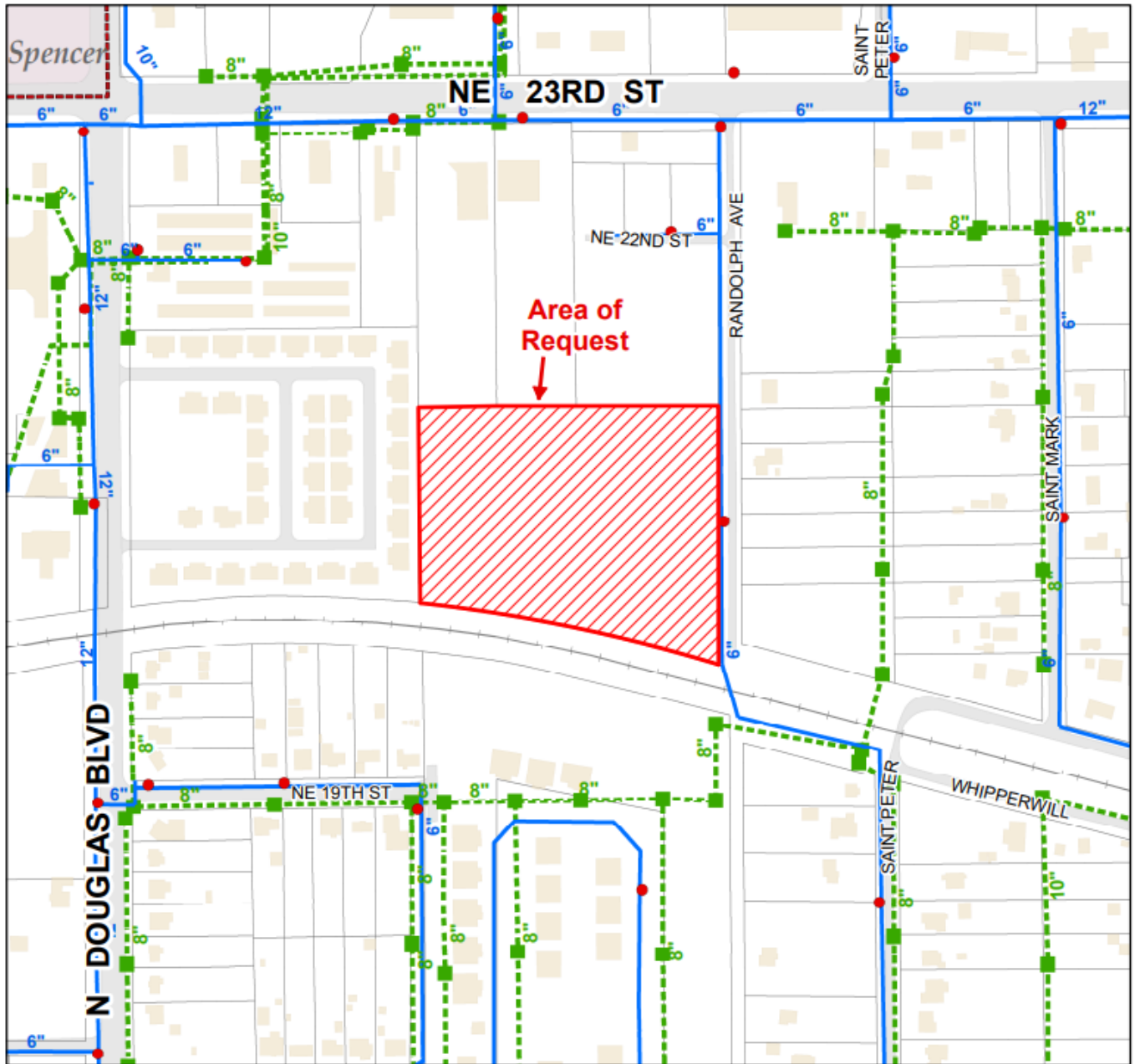
- 500-yr floodplain
- 100-yr floodplain
- 2009 FEMA Floodway**
- FLOODWAY

DRAINAGE LOCATION MAP FOR PC-2144 (NW/4, Sec 25, T12N, R2W)

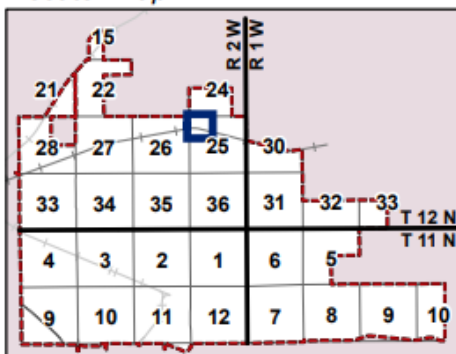
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Community Development / Information Technology - GIS



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-2144
 (NW/4, Sec 25, T12N, R2W)**

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ORDINANCE NO. 3427

AN ORDINANCE AMENDING APPENDIX A, ZONING REGULATIONS, OF THE
MIDWEST CITY CODE, SECTION 5, SUPPLEMENTAL REGULATIONS, BY
AMENDING SUBSECTION 5.7.2., TRASH DUMPSTER(S) AND ENCLOSURE; AND
PROVIDING FOR REPEALER AND SEVERABILITY

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MIDWEST CITY, OKLAHOMA:

ORDINANCE

SECTION 1. That Appendix A, Zoning Regulations, of the Midwest City Code, Section 5, Supplemental Regulations, by amending Subsection 5.7.2., Trash Dumpster(s) Enclosure, to read as follows:

5.7.2. Trash Dumpster(s) and Enclosure

(A) *Dumpster Requirements*

- (1) All new commercial buildings shall be served by a minimum of one (1) eight-yard capacity dumpster provided by the City, unless other arrangements are approved by the City's Environmental Services Director in compliance with code.
- (2) All dumpsters shall be screened/enclosed on three (3) sides by a minimum of eight (8) foot tall masonry walls.
- (3) Such enclosures shall have inside dimensions of no less than twelve (12) feet in width and fourteen (14) feet in length.
- (4) Gates shall be incorporated into the design of the enclosure and shall provide a twelve (12) -foot wide clear space when open.
- (5) A locking device shall be installed on the gates.
- (6) Keeper latches shall be installed to allow gates to remain open during the servicing of the refuse container.

(B) *Dumpster Site Location.*

- (1) At the time of preparing plans for new commercial buildings, land area on the site shall be designated as a location for the required dumpster(s) and enclosure, which shall be indicated on those plans.
 - a. Such location shall not occupy any designated parking space, dedicated right-of-way, easement and/or create any traffic sight hazard.
- (2) An unobstructed approach shall be provided to allow refuse collection trucks to maneuver on the property without the backing onto a public street.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. SEVERABILITY. If any section, sentence, clause or portion of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance.

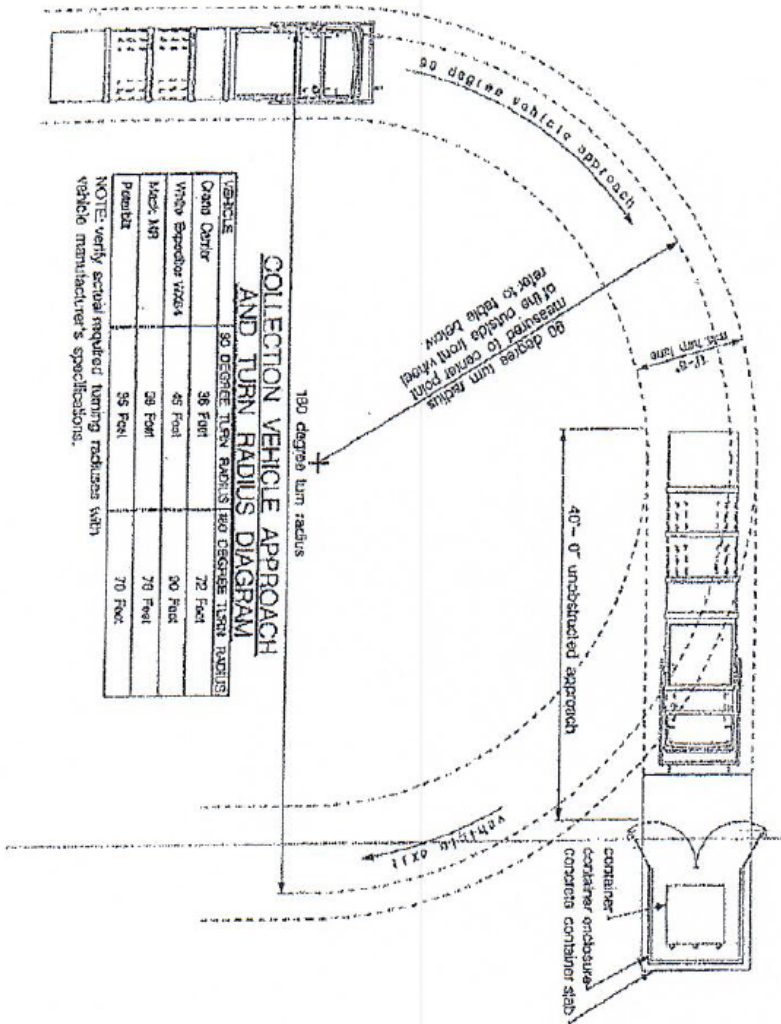
PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma, on the 29 day of October, 2020.

THE CITY OF MIDWEST CITY, OKLAHOMA


MATTHEW D. DUKES II, Mayor

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Front-Load Vehicle Access: Diagram



Turn Radius

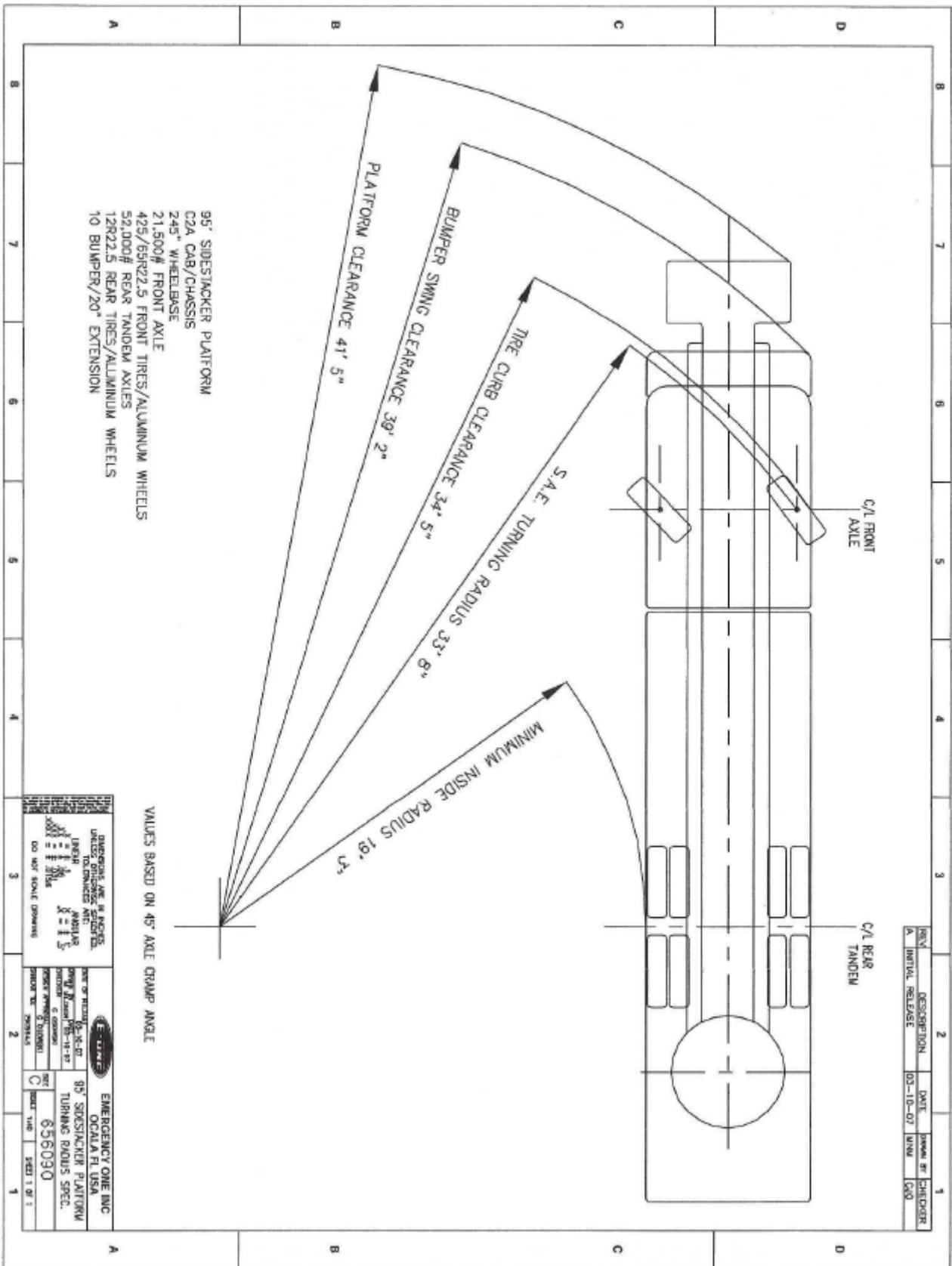
Page 1 of 1



142324

SAE Turning Radius Calculations for Quote No. 78405				
Wheelbase:	245"	Front Bumper Size:	10"	
Body Width:	100"	Front Bumper Extension:	20"	
Front Axle Kingpin Center:	70.66"	Front Wheel Type:	ALUMINUM	
Front Axle Track:	84.36"	Rear Wheel Type:	ALUMINUM	
Front Axle Tire Width:	16.2"	Tire Brand:	MICHELIN	
Dimension Over Rear Tires:	98.59"			
Body Front Overhang:	92"			
Inside Cramp Angle	S. A. E. Turning Radius	Tire Curb Clearance	Bumper Swing Clearance	Minimum Inside Radius
35	41.1'	41.8'	45.9'	28'
36	40.2'	40.9'	45'	26.9'
37	39.4'	40'	44.3'	25.9'
38	38.5'	39.2'	43.5'	25'
39	37.8'	38.5'	42.8'	24.1'
40	37'	37.7'	42.2'	23.2'
41	36.3'	37'	41.5'	22.3'
42	35.7'	36.4'	40.9'	21.5'
43	35'	35.7'	40.4'	20.7'
44	34.4'	35.1'	39.8'	20'
45	33.9'	34.5'	39.3'	19.3'
46	33.3'	34'	38.8'	18.6'
47	32.8'	33.5'	38.4'	17.9'
48	32.3'	33'	37.9'	17.2'
49	31.8'	32.5'	37.5'	16.6'
50	31.3'	32'	37.1'	16'
Nominal Cramp Angles:				
Meritor FL941 & FL943 axles: up to and including 425/65R22.5 tires			45 degrees	
Meritor FL941 & FL943 axles: 445/65R22.5 tires			38 degrees	
Dana I220W axle: up to and including 445/65R22.5 tires			42 degrees	
Reyco IFS: up to and including 385/65R22.5 tires			48 degrees	
Reyco IFS: 425/65R22.5 tires			45 degrees	
Reyco IFS: 445/65R22.5 tires without front intake			42 degrees	
Meritor Front Drive Axle: up to and including 425/65R22.5 tires			37 degrees	
Marmon Herrington Front Drive Axle: up to and including 425/65R22.5 tires			42 degrees	
This Turning Radius report reflects how the quote was configured. Any succeeding changes may slightly alter the turning radius of the vehicle and the data in this report.				

GENERAL BY MODEL





The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

Development Intent Statement

This Development Intent Statement is intended to provide a written description of a proposed development for a particular parcel of land. This non-binding document is not a formal review or approval of any development proposal. The information is provided in order to inform City staff of proposed developments so that staff may assist applicants by providing detailed information regarding Municipal Code requirements for new developments.

Name: John carroll

Phone number and email: 8064204241 johncarroll7205@gmail.com

Address of property proposed for development: 2117 Randolph midwest city

Please use the following lines to explain your proposed development. Please include information such as use (residential, multi-family, commercial, office, industrial, etc.), parking, signage, exterior building materials and any other useful information. _____

RV park all paved roads concrete spaces swimming pools a regular resort gated preferably

2043
2144



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

REZONING APPLICATION

Property Information

Location/Address of Property: 2117 Randolph Ave
Legal Description:

Applicant Information

Name: John carroll	Company: John carroll LLC	
Mailing Address: 9008 horsemanship		
City: Fort worth	State: TX	Zip: 76123
Phone:	Fax:	Email:

Owner Information

Name: Keith Peoples & Chavonna Kay Peoples	Company:	
Mailing Address: PO Box 373 Danville, IL 61834		
City: PO Box 373 Danville, IL 61834	State: IL	Zip: 61834
Phone:	Fax:	Email:

It is requested that the above noted property be rezoned

From: _____
2117 Randolph Avenue, Midwest City, OK 73141
To: _____

And it is further requested that the Comprehensive Plan be amended

From: _____
To: _____

The subject property has a frontage of _____ ft and a depth of _____ ft., and contains an area of _____ sq. ft.

Applicant: _____
Approximate Frontage 551 FT
Depth Approx (Not a Square Lot) 553 FT
(Please see attached screenshot from Google Earth.)

SF of property 304,920 (From Oklahoma County Records)



You can follow us on **facebook**

<https://www.facebook.com/okcountyassessor>

[Click here](#)

Larry Stein Oklahoma County Assessor (405) 713-1200 - Public Access System

Home Contact Us Guest Book Map Search New Search

Real Property Display - Screen Produced 5/31/2023 5:27:37 PM


Account: R156201400	Type: Residential		Location:	0 UNKNOWN
Building Name/Occupant:			<input type="button" value="Map Parcel"/>	MIDWEST CITY
Owner Name 1:	PEOPLES KEITH DEONTA		1/4 section #:	2500
Owner Name 2:	PEOPLES CHAVONNA KAY		Parent Acct:	
Owner Name 3:			Tax District:	<input type="button" value="TXD 589"/>
Billing Address:	PO BOX 373		School System:	Oklahoma City #89
City, State, Zip	DANVILLE, IL 61834		Land Size:	7.00 Acres
Country: (If noted)	UNITED STATES			

Personal Property Land Value: 90,624 **Treasurer:**


Sect 25-T12N-R2W Qtr NW [UNPLTD PT SEC 25 12N 2W Block 000 Lot 000](#) **Subdivision Sales**

Full Legal Description: UNPLTD PT SEC 25 12N 2W 000 000 PT OF NW4 SEC 25 12N 2W BEG 1318.72FT E & 660FT S OF NW/C OF NW4 TH S TO RR R/W TH NWLY ALONG R/W 674.26FT N415.3FT E659.36FT TO BEG LESS E25FT

Photo & Sketch (if available) **Comp Sales Address/Date/Price (ordered by relevancy)** **Report Coming Soon**



No Photo Available



No Sketch Available

No comparable sales returned.

Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information [HERE](#))

Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings
2023	90,624	43,164	4,747	0	4,747	110.02	\$522	\$574
2022	56,113	41,109	4,521	0	4,521	110.02	\$498	\$182
2021	56,113	39,152	4,306	0	4,306	109.95	\$474	\$205
2020	56,113	37,288	4,101	0	4,101	110.97	\$455	\$230
2019	56,113	35,513	3,906	0	3,906	108.84	\$425	\$247

-- -- > >| [1/5]

Property Account Status/Adjustments/Exemptions

Account #	Grant Year	Exemption Description	Amount
R156201400	2006	5% Capped Account	0

Property Deed Transaction History (Recorded in the County Clerk's Office)

Date	Type	Book	Page	Price	Grantor	Grantee
1/28/2009	> Deeds	11001	221	0	PEOPLES RENAE	PEOPLES RONALD
1/28/2009	> Hmstd Off &	11001	226	0	PEOPLES RONALD	PEOPLES KEITH DEONTA
11/18/2004	> Deeds	9559	1322	15,000	ELOISE DOYLE TRS ELOISE DOYLE 1990 REV TRUST	PEOPLES RONALD & RENAE
5/19/1992	> Historical	6292	1482	0	ELOISE DOYLE 1990 REV TRUST	ELOISE DOYLE TRS
3/26/1991	> Historical	6151	768	0	RAY GEORGE H JR	ELOISE DOYLE 1990 REV TRUST

-- -- > >| [1/2]

Last Mailed Notice of Value (N.O.V.) Information/History

Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed
2023	02/14/2023	90,624	43,164	4,747	0	4,747
2022	03/15/2022	56,113	41,109	4,521	0	4,521
2021	03/19/2021	56,113	39,152	4,306	0	4,306
2020	03/10/2020	56,113	37,288	4,101	0	4,101
2019	04/02/2019	56,113	35,513	3,906	0	3,906

-- -- > >| [1/3]

Property Building Permit History

Keith Peoples & Charonna Kay Peoples

PO Box 373
Danville, IL 61834

(217) 597- 1361
keith.peoples12@gmail.com

May 2, 2023

Midwest City Planning Zoning Department

100 N Midwest Boulevard
Oklahoma City, OK 73110

Re: John Carroll's Re-zoning Request for 2117 N Randolph Avenue

Dear Sir or Madame,

We, Keith Peoples and Chavonna Kay Peoples, as the owners of the subject property located at 2117 N Randolph Avenue/Tax ID 156201400 hereby consent to Mr. John Carroll submitting a development/re-zoning application for the subject property.

The subject property's legal description is UNPLTD PT SEC 25 12N 2W 000 000 PT OF NW4 SEC 25 12N 2W BEG 1318.72FT E & 660FT S OF NW/C OF NW4 TH S TO RR R/W TH NWLY ALONG R/W 674.26FT N415.3FT E659.36FT TO BEG LESS E25FT. The nature of the proposed request is to change the zoning of a portion of the property to match the western third's R-MH-2 zoning.

Sincerely,

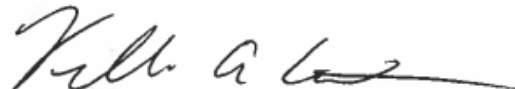


Keith Peoples & Charonna Kay Peoples

Owners

STATE OF ILLINOIS
COUNTY OF VERMILION

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THE 4th of MAY, 2023 BY KEITH D PEOPLES.



Keith Peoples & Charonna Kay Peoples

PO Box 373
Danville, IL 61834

(217) 597- 1361
keith.peoples12@gmail.com

May 2, 2023

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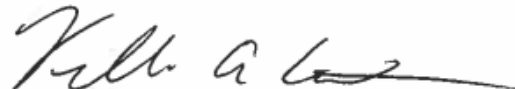
Sincerely,



Keith Peoples & Charonna Kay Peoples
Owners

STATE OF ILLINOIS
COUNTY OF VERMILION

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THE 4th of MAY, 2023 BY KEITH D PEOPLES.



Conceptual Photos





To: Chairman and Planning Commission
From: Emily Richey, Current Planning Manager
Date: August 1, 2023

Subject: (PC-2151) Public hearing, discussion, consideration, and possible action of a resolution to amend the Comprehensive Plan from Office/Retail (“OR”) to Medium Density Residential Land Use (“RMD”); and an ordinance to redistrict from Restricted Commercial District (“C-1”) to Medium Density Residential (“RMD”), for the property described as a part of the Southeast Quarter (SE ¼) of Section Thirty-Five (35), Township Twelve (12) North, Range Two (2) West of the Indian Meridian in Oklahoma County, Oklahoma, also known as Kanaly 2nd Douglas BL Addition; Block 2; Lots 5, 6, 7, and 8.

Executive Summary: The applicant, Mr. Anders Goodman (on behalf of the owner), is requesting to amend the Comprehensive Plan to Medium Density Residential Land Use for the subject property and rezone the subject property from Restricted Commercial District to Medium Density Residential.

Mr. Goodman is proposing two (2) to four (4) quadplexes. Each dwelling in the quadplex will be 1100-1400 square feet, with 2-3 bedrooms, and 1-2 bathrooms.

Proposed is one main drive splitting two dwellings on the north and two on the south, with parking spaces for each dwelling.

If rezone is approved, the applicant will then proceed with the preliminary and final plat processes, including all necessary public improvements. Building permits cannot be pulled until approval of final plat.

If rezone is approved, the development regulations for R-MD, Medium Density Residential District shall be observed as well as exterior construction requirements and landscaping requirements.

If rezone is approved, staff recommends a pre-construction meeting with the owner and contractors.

At the time of this writing, staff has not received any comments regarding this case.

Both state and local notification requirements were met.

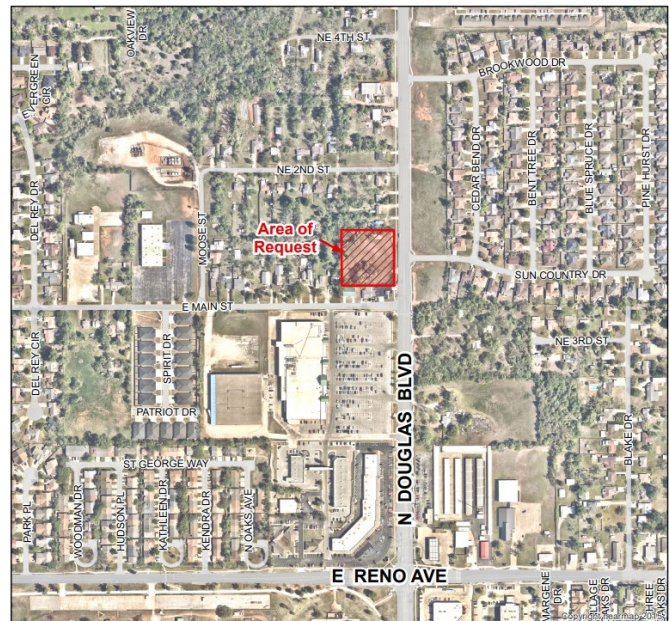
Staff recommends approval of this item.

Action is at the discretion of the Planning Commission.

Dates of Hearing:

Planning Commission- August 1, 2023

City Council- August 22, 2023



Date of Pre-Development Meetings:

February 7, 2023

April 17, 2023

Council Ward: Ward 3, Rick Dawkins

Owner: James Graves

Applicant: Anders Goodman

Proposed Use: Quadplexes

Size: The subject property has a frontage of 264 feet along Douglas Avenue, and a depth of 250 feet, and contains an area of 66,000 square feet, more or less.

Development Proposed by Comprehensive Plan:

Area of Request- OR, Office/Retail

North- OR, Office/Retail

South- OR, Office/Retail

East- OR, Office/Retail

West- SFD, Single-Family Detached Land Use

Zoning Districts:

Area of Request- C-1, Restricted Commercial District

North- C-1, Restricted Commercial District

South- C-1, Restricted Commercial District

East- C-1, Restricted Commercial District

West- R-6, Single-Family Detached Residential District

Land Use:

Area of Request- Vacant

North- Residential

South- Insurance agency; vacant office building

East- Vacant

West- Residential

Comprehensive Plan Citation:

The future zoning land use for the subject lots are OR, Office/Retail Land Use. The proposed use is not supported by the Comprehensive Plan, therefore a resolution to the Comprehensive Plan must be made.

Medium Density Residential Land Use

This use is representative of two-family, attached dwelling units, such as duplex units and townhomes. Medium density land uses often provide areas for “empty nesters” who may not want the maintenance of a large-lot single-family home and for young families who may find a townhome or duplex more affordable than a single-family home. It is anticipated that new areas for medium density land use will be developed in the future.

Municipal Code Citation:

2.9. – R-MD, Medium Density Residential District

2.9.1. *General Description.* This is a residential district to provide for medium density housing ranging from ten (10) to twenty (20) dwelling units per gross acre. The principal use of land is for townhouses and low-rise multifamily dwellings.

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

History:

1. This property is part of the Kanaly's Second Douglas Boulevard Addition Plat, approved in 1951.

Next Steps:

If Council approves this rezone, the applicant will then proceed with an amending plat to adjust the lot line between 309 N. Douglas and the abutting unaddressed parcel to the south (Lot 8). The necessary utility extension(s) can then be made and the appropriate building permits can be applied for.

Staff Comments-

There are numerous construction requirement references made in the Engineering, Fire Marshal, and Public Works portions of this report. The intent of the Municipal Code is to directly involve the applicant in continued community development activities such as extending public sewer and water and making street improvements, for examples. This is a rezoning application and the construction references are provided to make the applicant and subsequent developers of this property aware of their applicability as they relate to the future development or redevelopment of this property.



Google Earth Image of Property

Engineering Staff Comments:

Note: No engineering improvements are required with this application.

Water Supply and Distribution

There is a public water main bordering the proposed parcel, a six (6) inch line running along the east side of Douglas Boulevard. Extending the public water main to the site will require looping the line to another existing main located north or south, off of the subject property, either along Main St or to the north behind homes approximately 329 N Douglas. Additional utility easement may be needed to make this connection. 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 located approximately 650 feet west of the property and another 315 feet to the north on NE 2nd Street. Extending the main will require crossing numerous backyards to provide service to the site. Additional utility easement may be needed to make this connection. Any new building permit will require tying into the public sewer system as outlined in Municipal Code 43-109.

Streets and Sidewalks

Access to the parcel is from Douglas Boulevard. Douglas Boulevard parallels the east side of the property and is classified as a Primary Arterial (Divided) in the 2008 Comprehensive Plan. Public road and sidewalk improvements are not required as part of this application but sidewalks will be required as part of a building permit.

Drainage and Flood Control, Wetlands, and Sediment Control

The area of request is shown to be in an Area of Minimal Flood Hazard on Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 18th, 2009. Public drainage and detention improvements are not required as part of this application. Detention will be required as part of a building permit.

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.
- Fire separation between floors, ceilings, and adjoining spaces must be maintained OR constructed in accordance with IBC Section 508.4.
- Fire suppression- 13R systems will be required for each separate building.
- Occupant notification- (fire alarm) required in conjunction with the 13R fire suppression system.
- Fire hydrants are required to be spaced no more than 400' as the hose lays.

Public Works' Comments:

Line Maintenance

Water

- Any required water main extension shall be a designed looped system to eliminate dead ends. Fire hydrant locations shall be installed per Midwest City Municipal Code Section 15-22.
- Water main extension plans shall be approved by Oklahoma Department of Environmental Quality (ODEQ) and the City of Midwest City prior to Line Maintenance approval of building permit(s).

- Connection to the existing 4” main to the North will not be permitted; all water access shall be connected to a minimum of 6” looped system.
- Water meter(s) shall be installed in “green belt” per Midwest City Municipal Code Section 43-54.

Sewer

- Sewer main extension plans shall be approved by Oklahoma Department of Environmental Quality (ODEQ) and the City of Midwest City prior to Line Maintenance approval of building permit(s).

Sanitation

- No comments.

Stormwater

- No comments.

Planning Division:

Staff met with the applicant February 7, 2023 and again on April 17, 2023 for a pre-development meeting.

The subject lots are currently vacant.

If rezone is approved, the development regulations for R-MD, Medium Density Residential District shall be observed as found in Midwest City Municipal Code Section 3.2.- Area Regulations and Standards for Residential Districts.

Exterior construction requirements and standards as outlined in Midwest City Municipal Code Section 5.12.1.

- Shall consist of eighty-five (85) percent masonry materials.
- Prohibited: Concrete masonry units, concrete panel construction, vinyl siding, wood engineered or manufactured wood, medium density fiberboard, particle board or Masonite shall be prohibited in the construction of residential units.
- Approved materials for residential construction include: brick, rock, stone, stucco, and cementitious fiberboard.

The conceptual plan shows there to be more than six (6) parking spaces, therefore, a base landscaping of six (6) trees and twelve (12) shrubs is required. Two (2) trees and two (2) shrubs are required for every ten (10) parking spaces installed. This requirement must be fulfilled prior to issuance of a Certificate of Occupancy. If rezone is approved, staff recommends a pre-construction meeting with the owner and contractors.

Staff recommends approval of this request.

Action Required:

Approve or reject to amend the Comprehensive Plan from Office/Retail (“OR”) to Medium Density Residential Land Use (“RMD”); and to approve or reject the ordinance to redistrict from Restricted Commercial District (“C-1”) to Medium Density Residential (“R-MD”) for the property noted herein, subject to staff comments as found in the August 1, 2023 agenda packet and made part of PC-2151 file.

Suggested Motions:

“To approve the resolution amending the Comprehensive Plan to Medium Density Residential Land Use subject to Staff Comments found in the August 1, 2023 Planning Commission agenda packet and made a part of the PC-2151 file.”

“To approve the ordinance redistricting Block 2; Lots 5, 6, 7, and 8 of Kanaly 2nd Douglas Boulevard Addition to the Medium Density Residential zoning district subject to Staff Comments found in the August 1, 2023 Planning Commission agenda packet and made a part of the PC-2151 file.”

Please feel free to contact my office at (405) 739-1223 with any questions.



Emily Richey

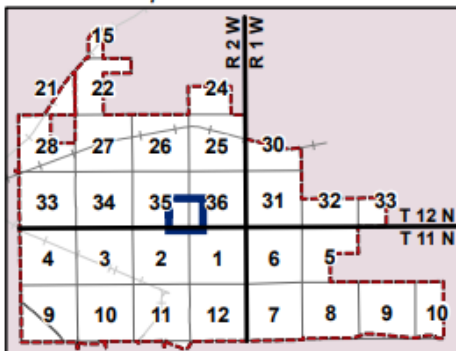
Current Planning Manager










Community Development / Information Technology - GIS



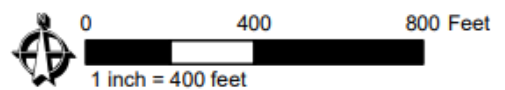
Locator Map



General Map Legend

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

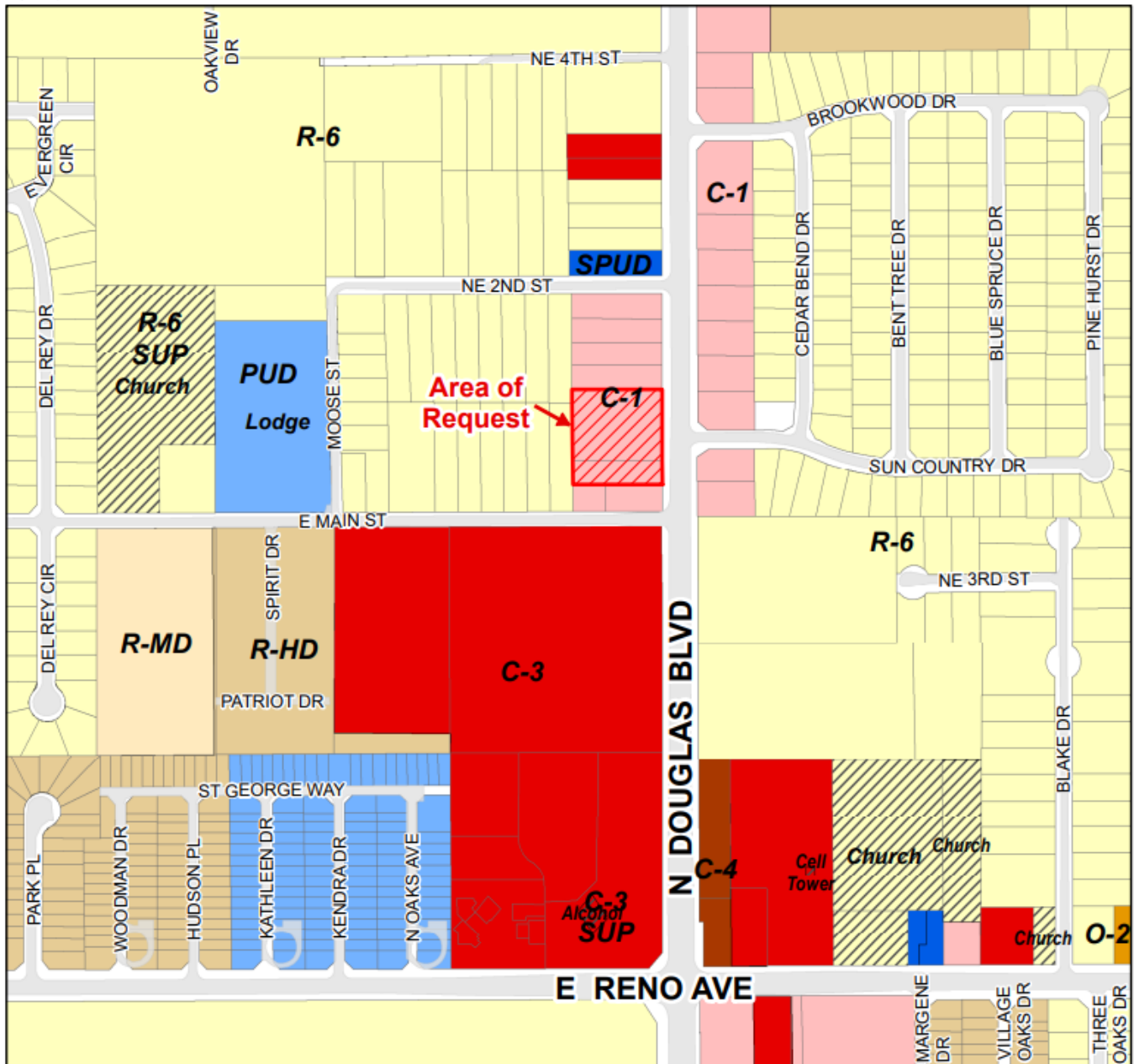
**GENERAL MAP FOR
PC-2151
(SE/4, Sec 35, T12N, R2W)**



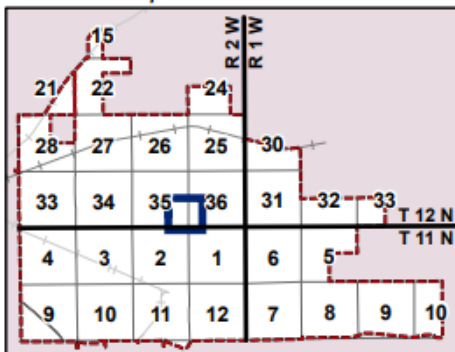
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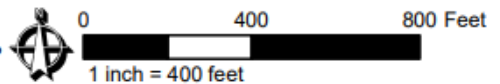
Locator Map



Current Zoning Legend

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

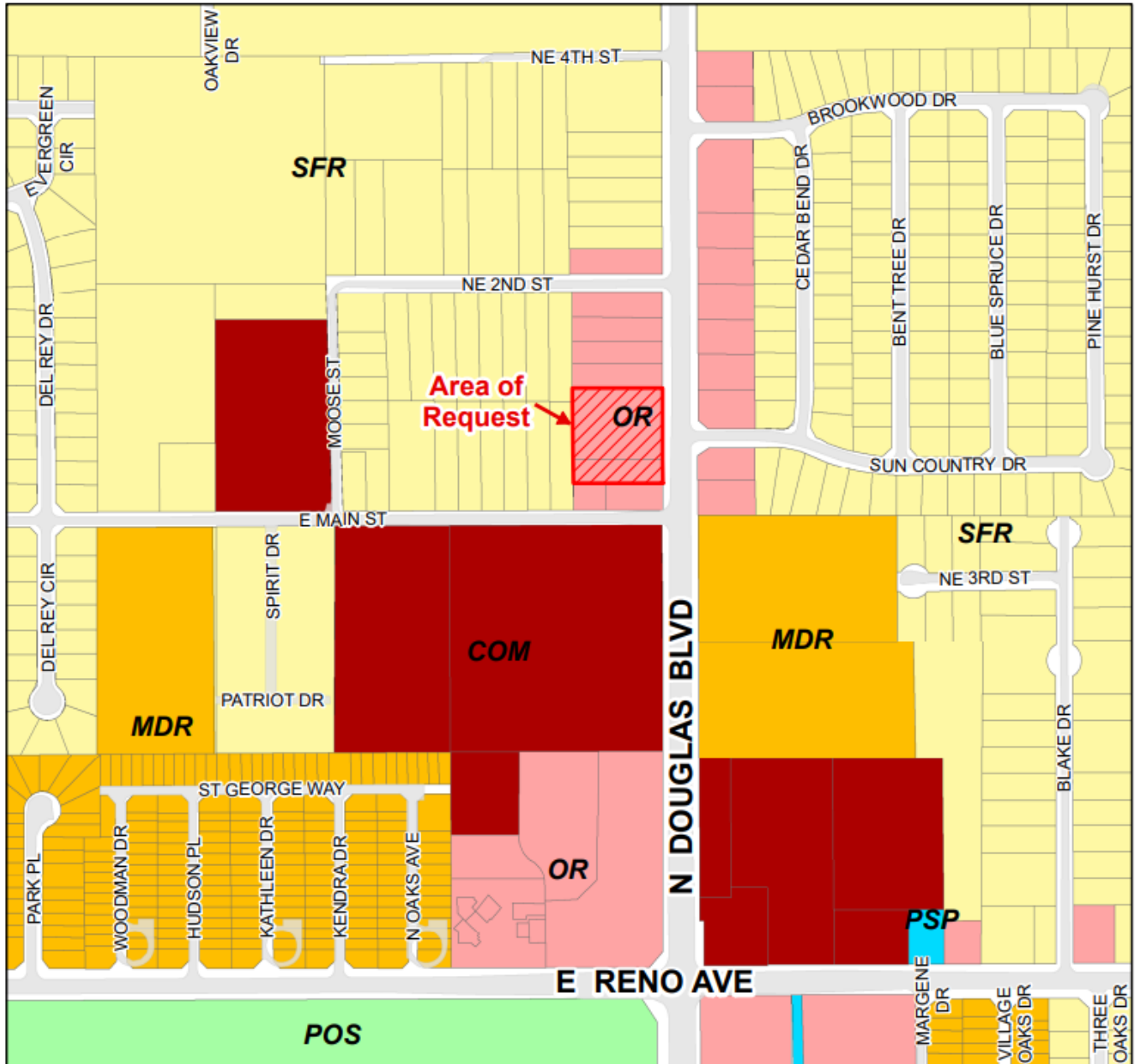
ZONING MAP FOR PC-2151 (SE/4, Sec 35, T12N, R2W)



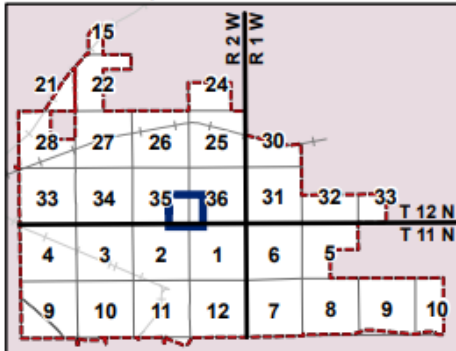
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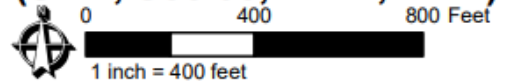
Locator Map



Future Land Use Legend

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

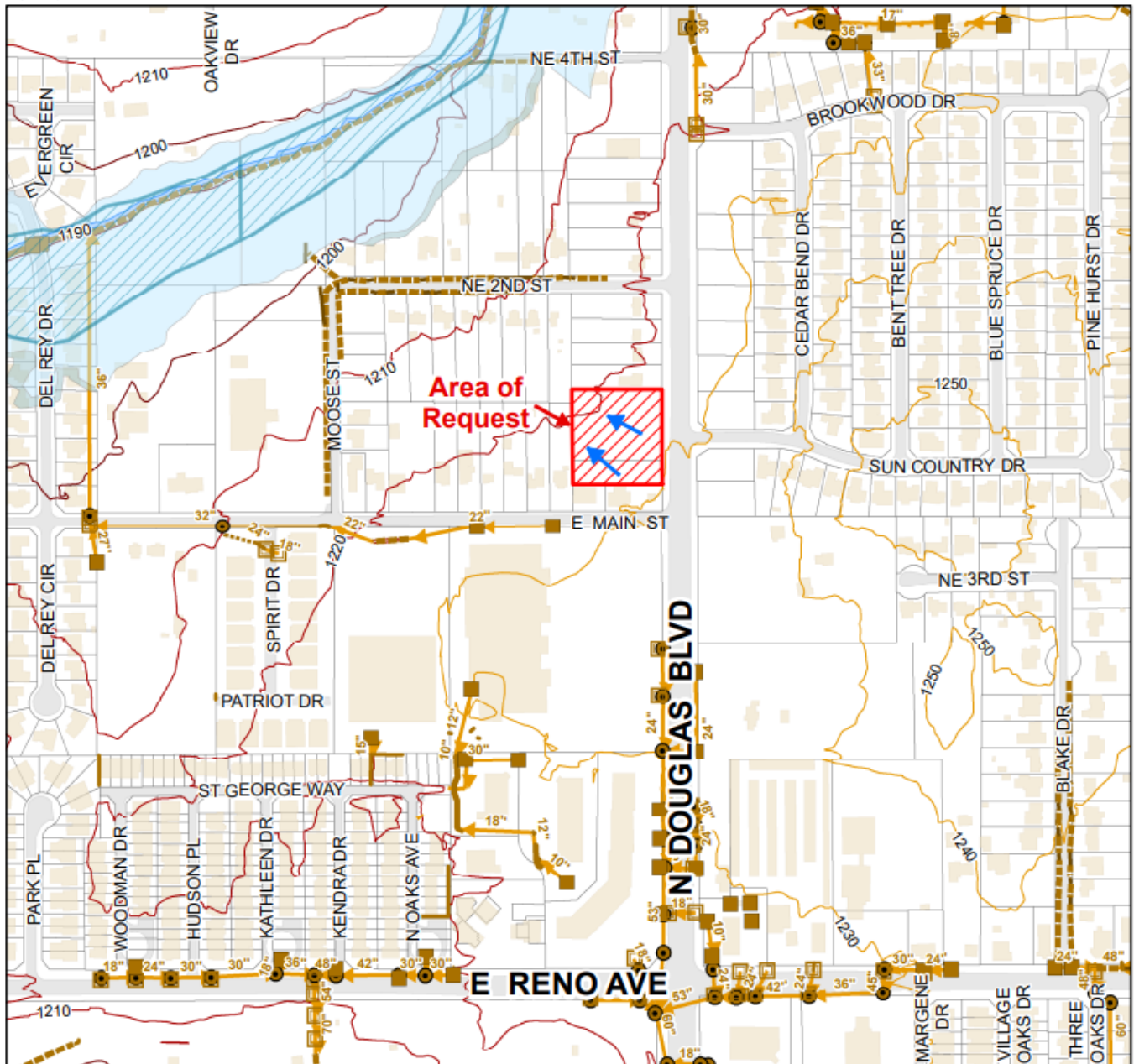
**FUTURE LAND USE
MAP FOR
PC-2151
(SE/4, Sec 35, T12N, R2W)**



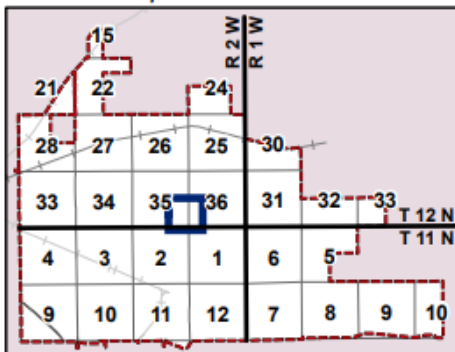
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Community Development / Information Technology - GIS



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-2151 (SE/4, Sec 35, T12N, R2W)

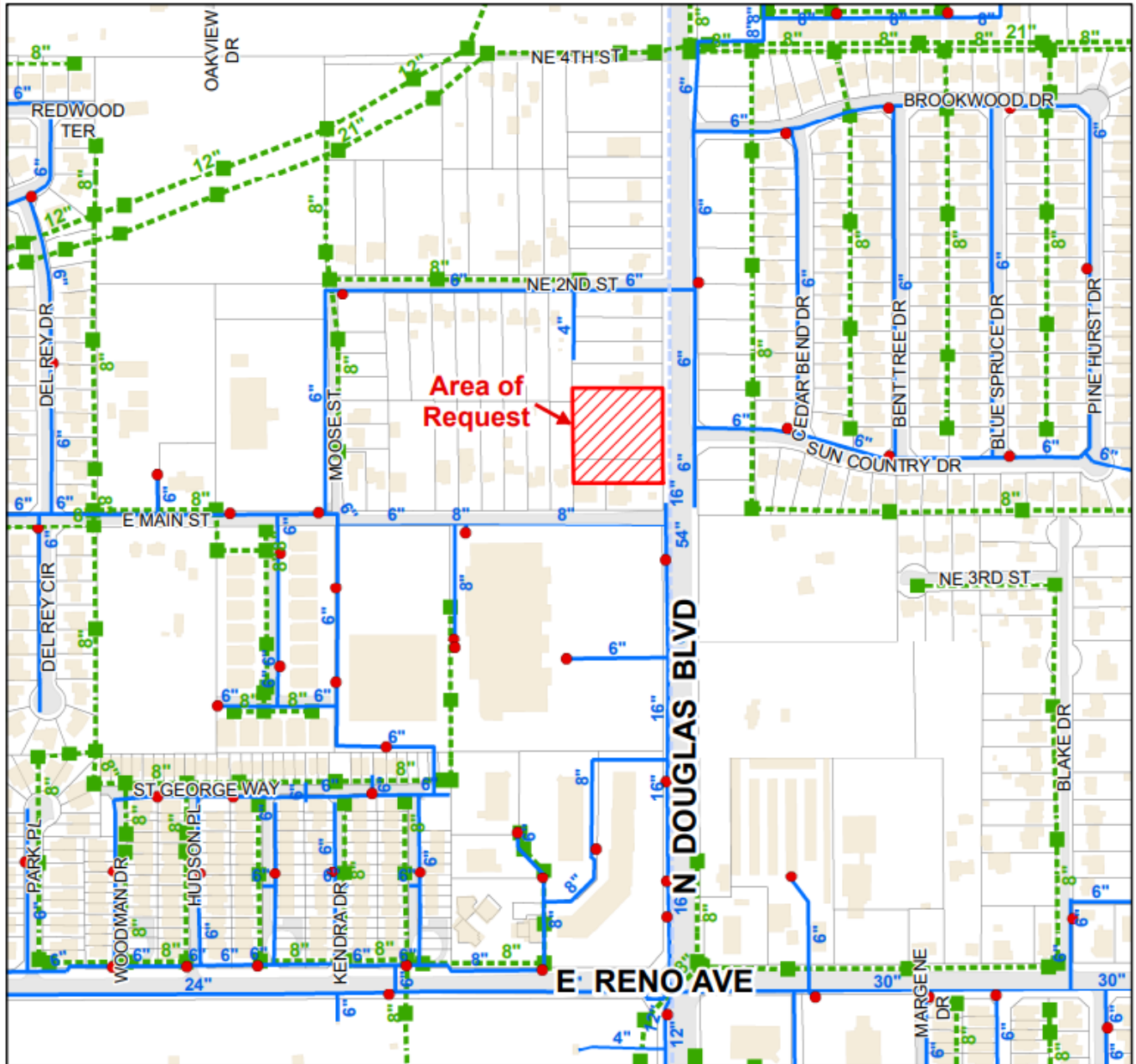
0 400 800 Feet

1 inch = 400 feet

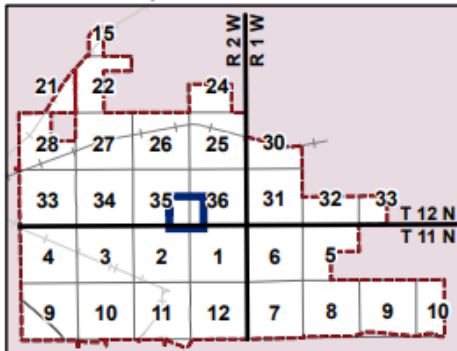
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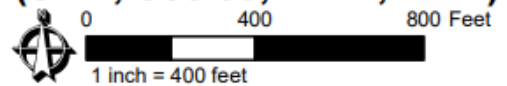
Locator Map



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-2151
(SE/4, Sec 35, T12N, R2W)**



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In regards to the Property located at:

309/311 N Douglas Blvd
Midwest City, OK 73130


Tax Roll #: R150761235

Legal Description: KANALY 2nd DOUGLASS BLVD 002 000 LOTS 5,6,& 7

I, James Graves, am the legal owner of this property and am requesting a change in zoning,

As you look through our proposal, I want to thank you in advance for taking the time to review and consider our request.

I will be assisted in this effort by ANDERS GOODMAN. He will be present/available and able to answer any questions you may have.



Owner Signature

JAMES GRAVES
Owner Printed Name

Notary Signature

Notary Printed Name

Notary Stamp

Date Signed:

21 JUNE 2023

Acknowledgment

State of Utah)

County of [§] Utah)

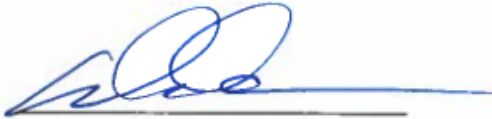
On this 21 day of June, in the year 2023, before me, William Dahle a notary
date month year notary public name

public, personally appeared James Graves, proved on the basis of satisfactory
name of document signer

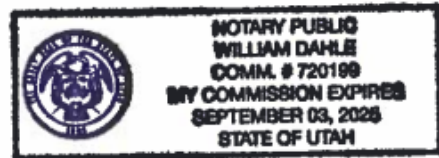
evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged

(he/she/they) executed the same.

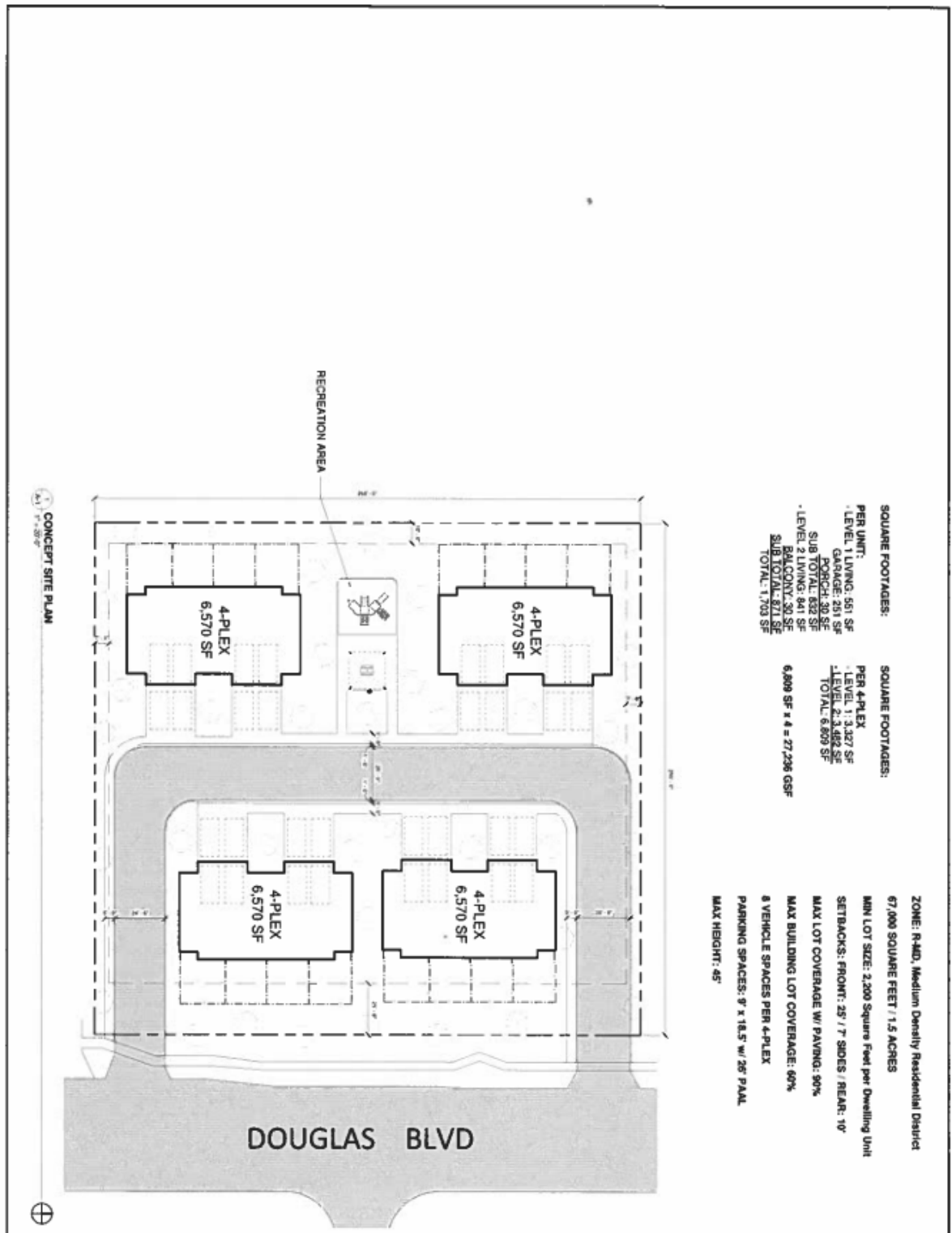
Witness my hand and official seal.



(notary signature)



(seal)



SQUARE FOOTAGES:

PER UNIT:
 - LEVEL 1 LIVING: 561 SF
 GARAGE: 251 SF
 PORCH: 30 SF
 SUB TOTAL: 841 SF

- LEVEL 2 LIVING: 841 SF
 BALCONY: 30 SF
 SUB TOTAL: 871 SF
 TOTAL: 1,703 SF

SQUARE FOOTAGES:

PER 4-PLEX
 - LEVEL 1: 3,327 SF
 - LEVEL 2: 3,482 SF
 TOTAL: 6,809 SF

6,809 SF x 4 = 27,236 GSF

ZONE: R-MD, Medium Density Residential District
 67,000 SQUARE FEET / 1.5 ACRES

MIN LOT SIZE: 2,200 Square Feet per Dwelling Unit

SETBACKS: FRONT: 25' / SIDES / REAR: 10'

MAX LOT COVERAGE W/ PAVING: 90%

MAX BUILDING LOT COVERAGE: 90%

8 VEHICLE SPACES PER 4-PLEX

PARKING SPACES: 9' x 18.5' w/ 28' PAAL

MAX HEIGHT: 45'

WEST BAY AREA ENGINEERING
 400 WEST FORD
 STANWELL COMMERCIAL
 271 N. DOUGLAS BLVD
 CHICAGO, IL 60641

CONCEPT DESIGN


NO.	DATE	DESCRIPTION
1	11/13/23	CONCEPT SITE PLAN

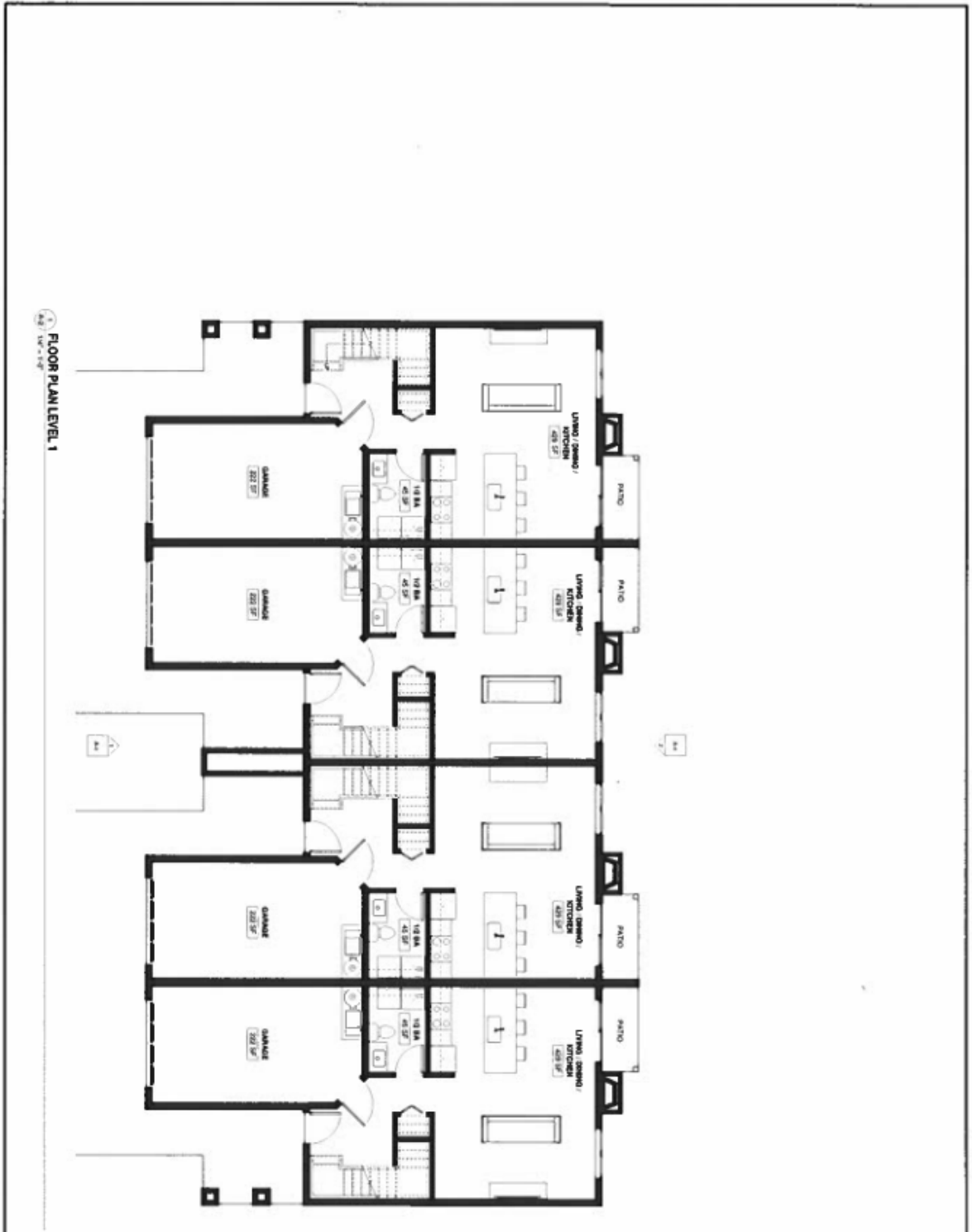
Scale: 1" = 30'-0"

DATE: 11/13/23

PROJECT: CONCEPT SITE PLAN

Sheet: A-1





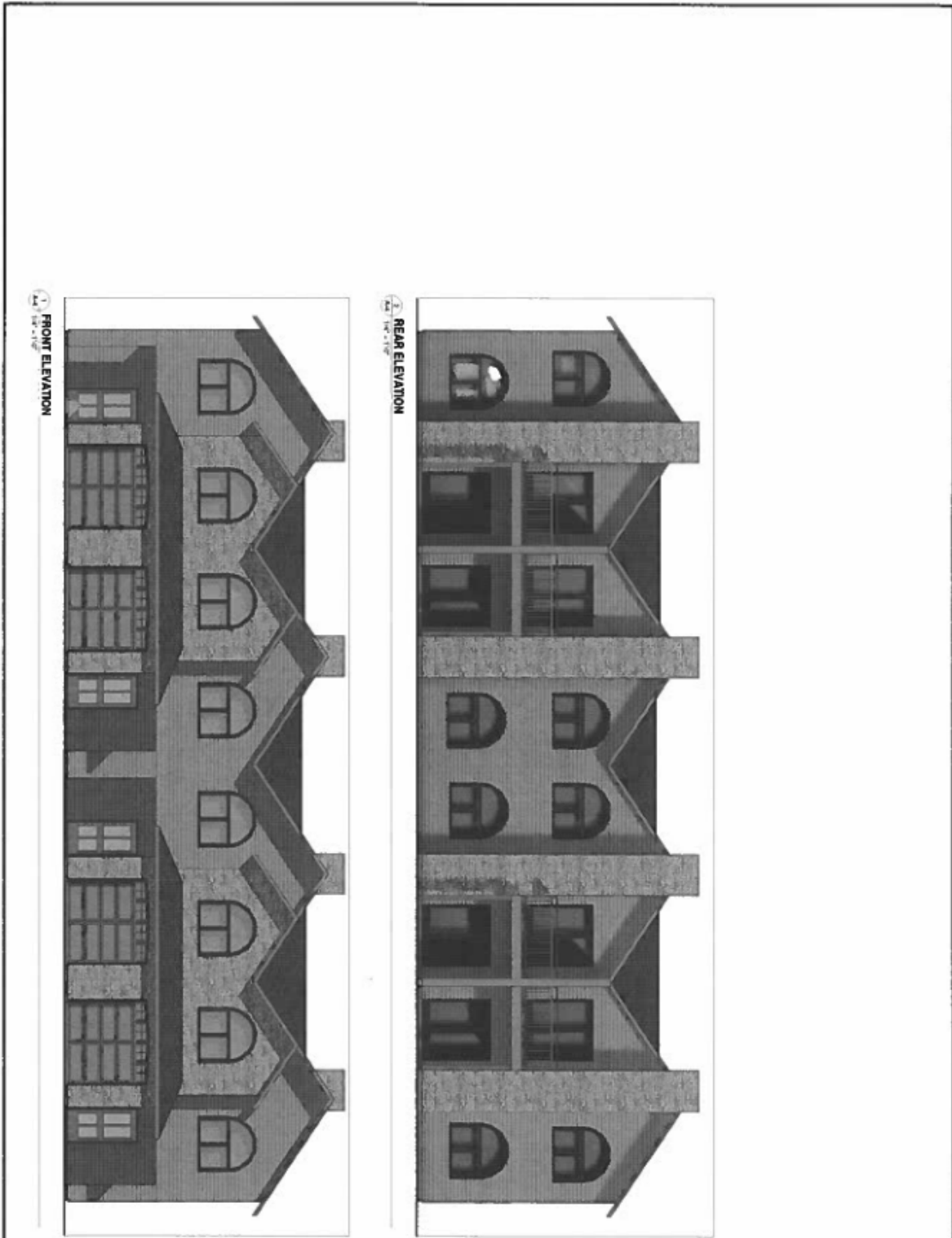
FLOOR PLAN LEVEL 1

	NEW DEVELOPMENT BY STANWELL CONSTRUCTION 311 N. DOUGLAS BLVD OMAHA, NE 68102	
	CONCEPT DESIGN	
	DATE: 8.18.23	DRAWN BY: [Name]
	SCALE: 1/8" = 1'-0"	SHEET: 100
FLOOR PLAN LEVEL 1		
A-2		

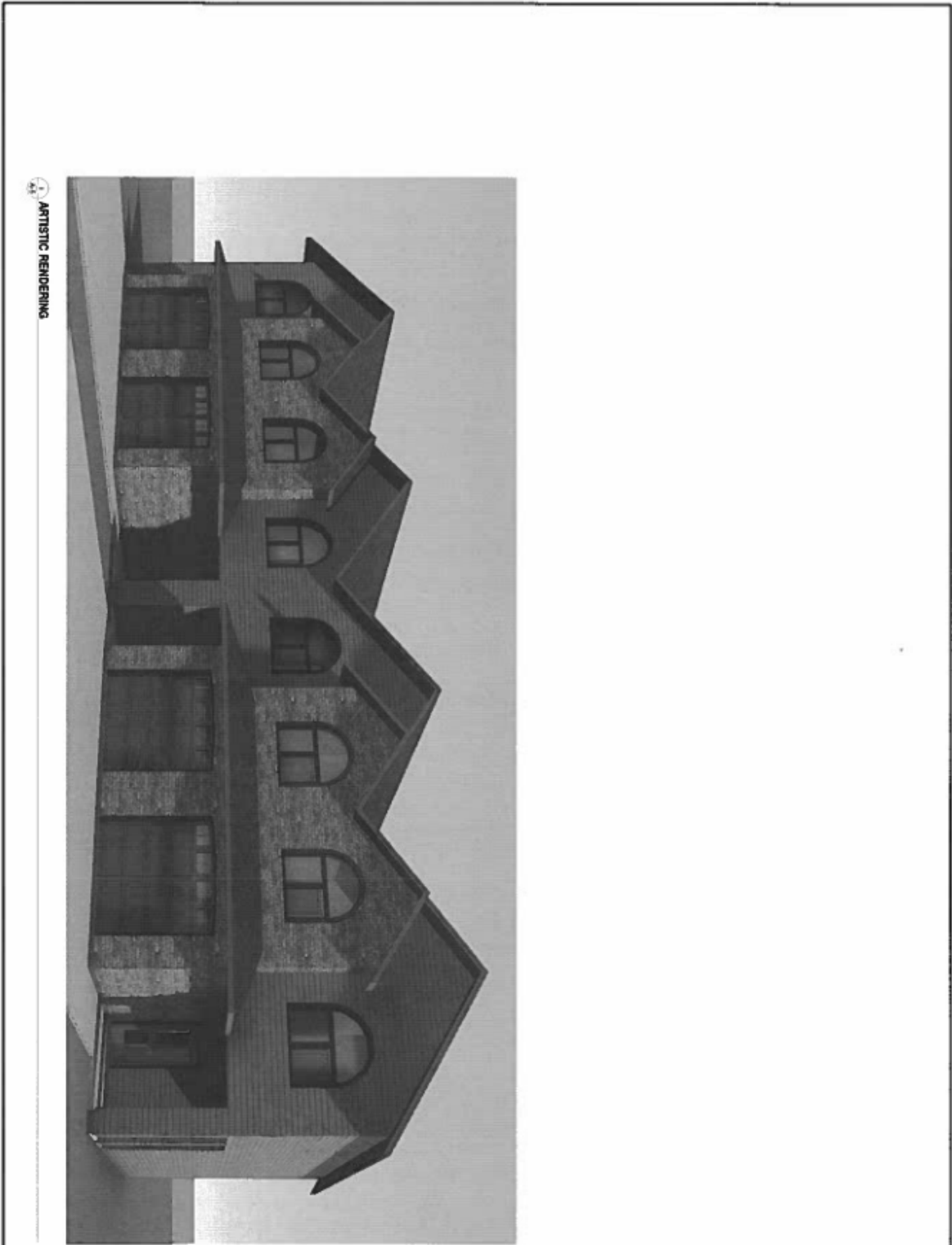


FLOOR PLAN LEVEL 2
1/8" = 1'-0"

	NORTH AVENUE PROJECT W/ STATEWELL CONSTRUCTION 3111 N. BOYD AVE. #100 OKLAHOMA CITY, OK
	CONCEPT DESIGN DATE: 08/01/2023
	5.14.23 1/8" = 1'-0" VMS
	FLOOR PLAN LEVEL 2 A-3



	NEW DEVELOPMENT IN SEATTLE, WASHINGTON 311 N. BOONVILLE AVE OLYMPIA CITY, WA	
	CONCEPT DESIGN	
	DATE: 8/1/23	DRAWN BY: VMS
	CHECKED BY: VMS	SCALE: 1/4" = 1'-0"
COLON ELEVATION		A-4



ARTISTIC RENDERING

NEW ORLEANS DEVELOPMENT AND CONSTRUCTION 311 N. DOUGLAS BLVD ORLANDO, FL 32801	
CONCEPT DESIGN	
DATE: 8.1.23	SCALE: 1/8" = 1'-0"
ARTISTIC RENDERING	
A-5	