



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

ENGINEERING DIVISION
Brandon Bundy, City Engineer
CURRENT PLANNING DIVISION
Kellie Gilles, Planning Manager
COMPREHENSIVE PLANNING
Petya Stefanoff, Comprehensive Planner
BUILDING INSPECTION DIVISION
Christine Brakefield, Building Official
GIS DIVISION
Greg Hakman, GIS Coordinator

ANY PERSON REQUIRING SPECIAL ASSISTANCE OR OTHER REASONABLE ACCOMODATION TO ATTEND AND/OR FULLY PARTICIPATE IN ANY MEETING MUST CONTACT BRANDON BUNDY VIA EMAIL AT BBUNDY@MIDWESTCITYOK.ORG OR PHONE AT 739-1220 AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF THE MEETING. DURING A PUBLIC MEETING, CALL 739-1388 FOR ASSISTANCE.

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

PLANNING COMMISSION

January 7, 2020 – 7:00 p.m.

City Council Chambers

City Hall

100 North Midwest Boulevard

A. CALL TO ORDER

B. MINUTES

1. Discussion and consideration of approving the Minutes of the regular meeting on December 3, 2019.

C. NEW MATTERS

1. (PC-2037) Public hearing with discussion and consideration of approval of a resolution for a Special Use Permit to allow the use of Eating Establishment: Sit-Down, Alcoholic Beverages Permitted in the C-3, Community Commercial district, for the property described as a part of the NE/4 of Section 4 T11N, R2W, located at 307 S. Air Depot Blvd.
2. (PC-2038) Public hearing with discussion and consideration of a request to rename the street Dik-Dik to Oryx.

D. COMMISSION DISCUSSION

E. PUBLIC DISCUSSION

F. FURTHER INFORMATION

G. ADJOURN

Notice of regular Midwest City Planning Commission meetings in 2019 was filed for the calendar year with the Midwest City Clerk prior to December 15, 2018 and copies of the agenda for this meeting were posted at City Hall at least 24 hours in advance of the meeting.

MINUTES OF MIDWEST CITY PLANNING COMMISSION MEETING

December 3, 2019 - 7:00 p.m.

This regular meeting of the Midwest City Planning Commission was held in the Council Chambers, 100 North Midwest Boulevard, Midwest City, Oklahoma County, Oklahoma, on December 3, 2019 at 7:00 p.m., with the following members present:

Commissioners present: Stan Greil
Russell Smith
Dee Collins
Jim Smith
Jim Campbell

Commissioners absent: Dean Hinton
Jess Huskey

Staff present: Billy Harless, Community Development Director
Brandon Bundy, City Engineer
Sarah Steward, Associate Current Planner

The meeting was called to order by Chairman Greil at 7:01 p.m.

A. CALL TO ORDER
B. MINUTES

1. Motion was made by Collins, seconded by J. Smith, to approve the minutes of the November 5, 2019 Planning Commission meeting as presented. Voting aye: Collins, J. Smith, Campbell, and Greil. Nay: none. Motion carried.

C. NEW MATTERS:

1. **(PC-2028) Public hearing with discussion and consideration of an ordinance to redistrict from A-1, Agriculture to R-6, Single Family Detached Residential, for the property described as a part the NE/4 of Section 8, T11N, R1W, and addressed as a part of 2101 S. Anderson Road.**

Staff presented a brief overview of this item. Mason Schwartz of Oakwood Dr. gave a brief description of application. Schwartz clarified that this application is for zoning and clarified that no subdivision regulations would be required at this time. Schwartz stated that the Applicant believes that this request is in accordance with the comprehensive plan. Applicant also understands

that applicant will have to meet all subdivision regulations during the platting process was clarified with staff. Collins asked what the parcel of land was zoned as previous to the A-1 Agricultural zoning. Harless said previously zoned R-6 Single Family Detached Residential. Collins inquired about the zoning of the surrounding areas. Schwartz stated that all surrounding areas are zoned as R-6 Single Family Detached Residential. A motion was made by Campbell, seconded by J. Smith, to recommend approval of this item subject to staff comments. Voting aye: Campbell, Collins, J. Smith, and Greil. Voting nay: none. Motion carried.

- 2 (PC-2033) Public hearing with discussion and consideration of approval of a resolution for a Special Use Permit to allow the use of a Wind Energy Conversion System in the C-3, Community Commercial and HOS, Hospitality district, for the property described as a part of the SW/4 of Section 9 T11N, R2W, located at 6201 Tinker Diagonal.**

Chairman Greil, an employee of Rose State College, stated that he would typically step down during items of which he is affiliated in order to alleviate any potential bias. However, Greil was unable to step down during this item due to inability of the commission to meet quorum. Staff presented a brief overview of this item. A representative from Rose State College, Wayne Jones, Dean of Engineering and Science Division at Rose State College was present. There was general discussion about this item. A motion was made by Collins, seconded by Campbell, to recommend approval of this item subject to staff comments. Voting aye: J. Smith, Collins, and Campbell. Abstaining: Greil. Noting nay: none. Motion carried.

- 3 (PC-2034) Discussion and consideration of approval of the proposed Final Plat of Tuscan Ridge Section II, described as a part of the NW/4 of Section 9, T11N, R1W, of the Indian Meridian, Midwest City, OK.**

Russel Smith arrived at 7:17 pm

Staff presented a brief overview of this item. The applicant, Bobby Christianson, was present. There was general discussion about this item. Bundy made note that the road was now finished. A motion was made by Campbell, seconded by R. Smith, to recommend approval of this item subject to staff comments. Voting aye: J. Smith, Collins, R. Smith, Campbell, and Greil. Voting nay: none. Motion carried.

- 4 (PC-2035) Discussion and consideration of approval of the Animal Shelter Final Plat for the properties described as a part the SW/4 of Section 35,**

T12N, R2W, addressed as 8485 E. Reno, 2901 Woodside Drive and 2905 Woodside Drive.

Staff presented a brief overview of this item. The applicant, David Huff of 895 Choctaw Vista, Choctaw, OK, was present. There was general discussion about this item. Collins noted that Commissioners cannot vote against the voters' wishes. A motion was made by Collins, seconded by Campbell, to recommend approval of this item subject to staff comments. Voting aye: J. Smith, Collins, R. Smith, Campbell, and Greil. Voting nay: none. Motion carried.

5 (PC-2036) Discussion and consideration of approval of the Preliminary Plat of the Soldier Creek Industrial Park (SCIP), described as a part of the NE/4 of Section 27, T-12-N, R-2- W, located at 7900 NE 23RD Street.

Staff presented a brief overview of this item. The applicant, Robert Coleman, Midwest City Director of Economic Development, was present. There was general discussion. Coleman stated that they hope this helps to generate active prospects with increased marketability and flexibility. Coleman also stated that he hopes to get smaller businesses along the frontage. A motion was made by R. Smith, seconded by J. Smith, to recommend approval of this item subject to staff comments. Voting aye: J. Smith, Collins, R. Smith, Campbell, and Greil. Voting nay: none. Motion carried.

D. COMMISSION DISCUSSION: There was general discussion among the Commission and staff.

D. PUBLIC DISCUSSION: None.

E. FURTHER INFORMATION: None

There being no further matters before the Commission, motion to adjourn was made by Greil seconded by Collins. Voting aye: J. Smith, Collins, R. Smith, Campbell, and Greil. Voting nay: none. Motion carried.

The meeting adjourned at 7:34 p.m.

Stan Greil - Chairman
(SS)



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To: Chairman and Planning Commission
From: Billy Harless, Community Development Director
Date: January 7, 2020
Subject: (PC – 2038) Public hearing with discussion and consideration of a request to rename the street Dik-Dik to Oryx.
Dates of Hearing: Planning Commission – January 7, 2020
City Council – January 28, 2020

The Riverside Mobile Home Community recently came under new ownership. In November of 2019, the new owners approached staff and asked about the process for renaming a street within the community.

Part of the area is platted with individual lots for each mobile home. The southern portion of the area, where Zebra and Dik-Dik streets are located is not platted. All of the streets within Riverside Mobile Home Community are named after African animals. The applicant is requesting to change the name of the street, Dik-Dik, to Oryx. As this area is not platted, the only owner of property abutting the street is the owner of Riverside Mobile Home Community.

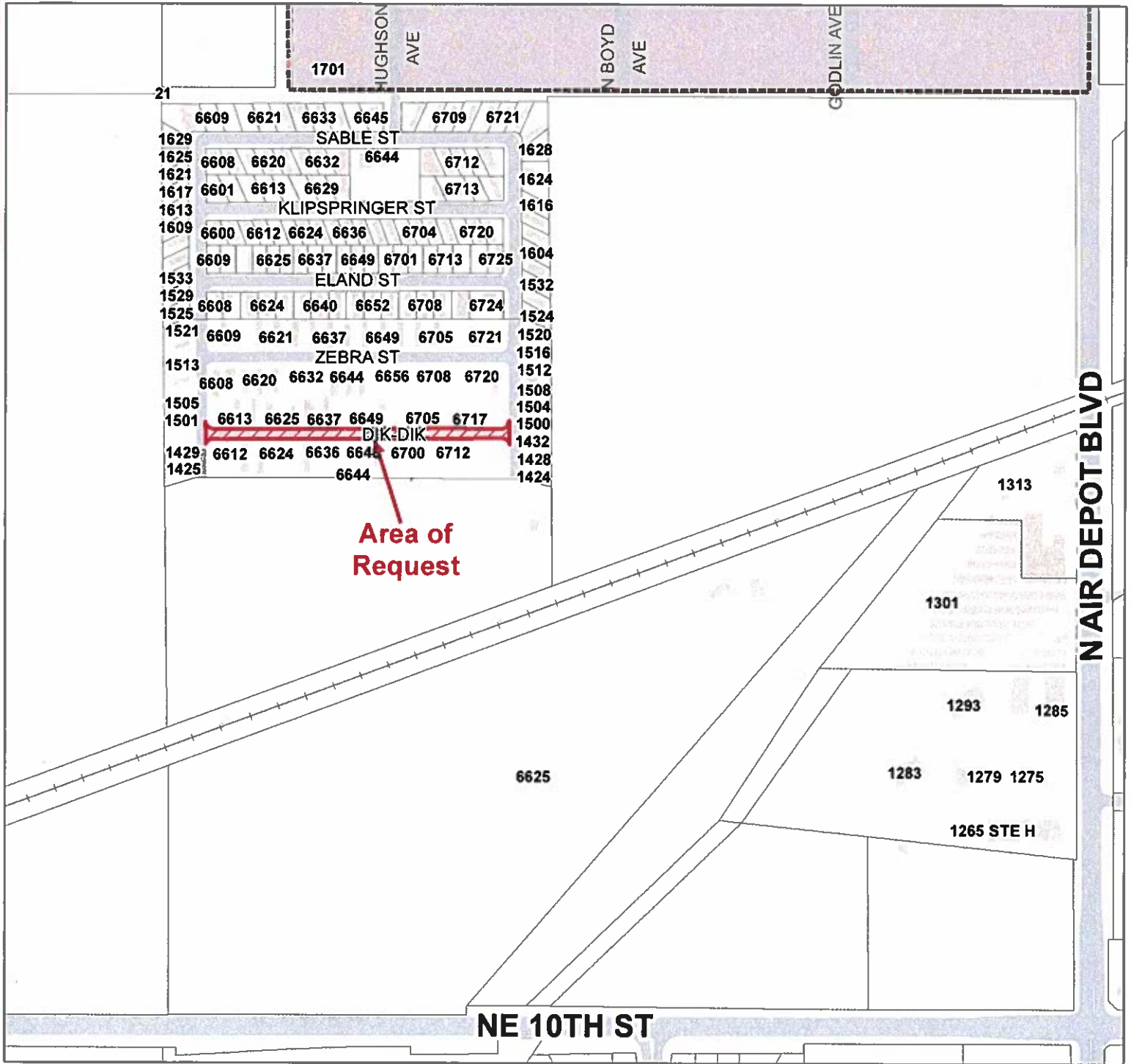
The Fire Department and GIS Department have reviewed this request and found that the proposed name does not conflict with any existing street name in Midwest City.

Notice of this request was published in the Journal Record in December 2019. As if this writing, there have been no objections from citizens.

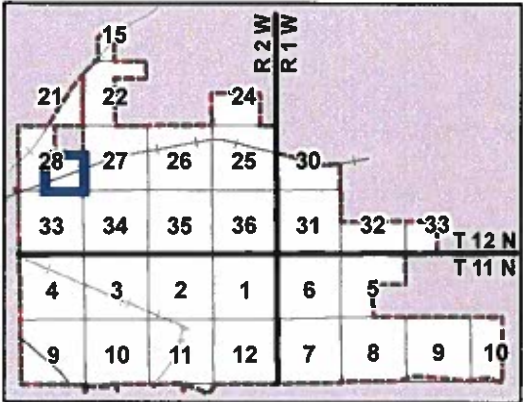
Action is at the discretion of the Planning Commission and City Council.

Action Required: Approve or reject the proposed street name change from Dik-Dik to Oryx.








Billy Harless, AICP
Community Development Director
KG



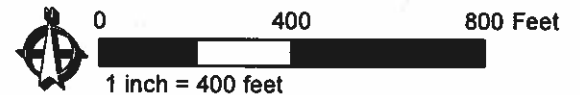
Locator Map



General Map Legend

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

**GENERAL MAP FOR
PC-2038
(SE/4, Sec.28, T12N, R2W)**



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TO: Chairman and Planning Commission

FROM: Billy Harless, Community Development Director

DATE: January 7, 2020

SUBJECT: (PC –2037) Public hearing with discussion and consideration of approval of a resolution for a Special Use Permit to allow the use of Eating Establishment: Sit-Down, Alcoholic Beverages Permitted in the C-3, Community Commercial district, for the property described as a part of the NE/4 of Section 4 T11N, R2W, located at 307 S. Air Depot Blvd.

Executive Summary: The parcel addressed as 307 S. Air Depot Blvd. is currently zoned C-3, Community Commercial and is the location of Open Flame Coffee Company and Roastery. The applicant is proposing to sell beer, wine and specialty drinks within the restaurant which is the reason for this Special Use Permit application. If approved the hours of operation will also change to the following schedule: Sunday - 7am to 10 pm, Monday through Thursday - 6am to 10 pm, Friday - 6am to midnight and Saturday - 7am to midnight. A Site Plan was not required with this application as the building is existing. Notice was sent to all property owners within 300 feet of the area of request. Staff has not received any calls or letters of protest regarding this request. Action is at the discretion of the Planning Commission and City Council



DATES OF HEARINGS:

Planning Commission –
January 7, 2020
City Council – January 28,
2020

COUNCIL WARD:

Ward 4, Sean Reed

OWNER/APPLICANT:

Soundcrest Properties
LLC, Daryl Ljunghammar

PROPOSED USE:

Eating Establishment: Sit-
Down, Alcoholic
Beverages Permitted

DEVELOPMENT PROPOSED BY COMPREHENSIVE PLAN:

Area of Request – OR, Office Retail
North, South and East – OR, Office Retail
West – LDR , Low Density Residential

ZONING DISTRICTS:

Area of Request – C-3, Community Commercial
North – C-3, Community Commercial
East – C-3, Community Commercial with a Special Use Permit
South – C-4, General Commercial
West – R-6, Single Family Detached Residential

LAND USE:

Area of Request – Open Flame Coffee Company and Roastery
North – Chiu Wu Chinese Food
South – Happy Times Day Care
East – Hunan Express Restaurant
West – single family residences

COMPREHENSIVE PLAN CITATION:

Office/Retail Land Use

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

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

MUNICIPAL CODE CITATION:

2.20 Community Commercial

2.20.1. General Description

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

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

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

7.6. Special Use Permit

7.6.1. Special Use Permit

The uses listed under the various districts as special use permits are so classified because they more intensely dominate the area in which they are located than do other uses permitted in the district.

(A) Consideration for compatibility

With consideration given to the setting, physical features, compatibility with surrounding land uses, traffic, and aesthetics, certain uses may locate in an area where they will be compatible with existing or planned land uses.

(B) Review and approval

The Planning Commission shall review each case on its own merit, apply the criteria established herein, and recommend either approval or denial of the special use permit to the City Council. Following the Planning Commission's recommendation, the City Council shall review each case on its own merit, apply the criteria established herein, and, if appropriate, authorize said use by granting a special use permit.

(C) Use identified by individual zoning district

If a special use permit is granted it shall be for all the uses permitted in the specified district plus the special use permit requested.

7.6.3 Criteria for Special Use Permit Approval

(A) Special use permit criteria

The City Council shall use the following criteria to evaluate a special use permit:

- 1) Whether the proposed use shall be in harmony with the policies of the comprehensive plan.
- 2) Whether the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
- 3) Whether the proposed use shall not adversely affect the use of neighboring properties.
- 4) Whether the proposed use shall not generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood.
- 5) Whether utility, drainage, parking, loading, signs, lighting access and other necessary public facilities to serve the proposed use shall meet the adopted codes of the city.

NOTIFICATION:

1. Written notice was mailed to owners of real property within 300 feet of the exterior boundaries of the subject property.

HISTORY:

1. This area was zoned C-3, with the adoption of the 1985 Zoning Map and remains so designated on the 2010 Zoning Map.

STAFF COMMENTS:

Fire Marshal's Comments:

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

Planning Division:

As noted in the Executive Summary, this Special Use Permit is required as the applicant is proposing to sell alcoholic beverages within an existing restaurant.

As of this writing, staff has not received any calls or letters of protest regarding this rezoning request.


The proposed use is classified within the Midwest City Zoning Ordinance as Eating Establishments: Sit-Down, Alcoholic Beverages Permitted. This category states that on-premise consumption of alcohol is accessory to the restaurant operation.

As mentioned above, criteria for special use permit approval is outlined in 7.6.3. of the Midwest City Zoning Ordinance. Below are staff's opinions as to how this application meets or does not meet the required criteria:

1. The Comprehensive Plan states that one of the three basic targets of economic development programming retaining and increasing the viability of existing local businesses. Allowing this Special Use Permit will allow this existing business to continue to operate at the same or greater level than it has in the past which is consistent with the targets of the Comprehensive Plan.
2. The proposed use is in harmony with the general purpose and intent of the C-3 zoning district regulations as it is located in a commercial area and mostly surrounded by commercial uses.
3. The proposed use is not likely to adversely affect the neighboring properties. The applicant will be required to adhere to all laws regarding serving alcoholic beverages to patrons.
4. Staff does not believe that the proposed use will generate pedestrian and vehicular traffic that is hazardous or in conflict with the existing and anticipated traffic in the neighborhood. The area of request is already zoned C-3 and the traffic generated from this use would likely not change much from the existing daily traffic.
5. Utility, drainage, parking, loading, signs, lighting access and other necessary public facilities are all existing and will not be affected by this proposed use.

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

Action Required: Approve or reject the resolution for a Special Use Permit for the property as noted herein, subject to the staff comments and recommendations as found in the January 7, 2020 agenda packet and made a part of PC- 2037 file.



Billy Harless, AICP
Community Development Director
KG

From: Darryl Ljunghammar <dljunghammar@gmail.com>
To: Kellie Gilles <KGilles@midwestcityok.org>
Date: 12/16/2019 10:28 AM
Subject: Re: Special Use Permit Application

Hi Kellie,

In addition to what we already serve we plan to add beer, wine and classic cocktails.

The new hours would be:

Sunday 7am to 10pm
Mon - Thurs 6am to 10pm
Friday 6am to 12 midnight.
Saturday 7am to 12 midnight

Let me know if there is any issues because I can adjust hours if needed.

Thanks,

Daryl

On Mon, Dec 16, 2019 at 9:45 AM Kellie Gilles <KGilles@midwestcityok.org> wrote:

- > Hi Mr. Ljunghammar,
- >
- > I'm working on our staff report for you Special Use Permit application and
- > had a few questions.
- >
- > What types of products will you be offering if the SUP is approved?
- >
- > Will your hours of operations change?
- >
- > Any information you can provide will be helpful.
- >
- > Thank you,
- >
- > Kellie Gilles, AICP
- > Planning Manager
- > City of Midwest City
- > 405-739-1223
- >
- >
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- >



Midwest City Fire Marshal's Office

8201 E Reno Avenue
Midwest City, OK 73110
dhelmberger@midwestcityok.org
Office: 405-739-1355 / Fax: 405-739-1384
www.midwestcityok.org



Re: PC - 2037
Open Flame Coffee
Midwest City, OK 73110

Date: 05 DEC 2019

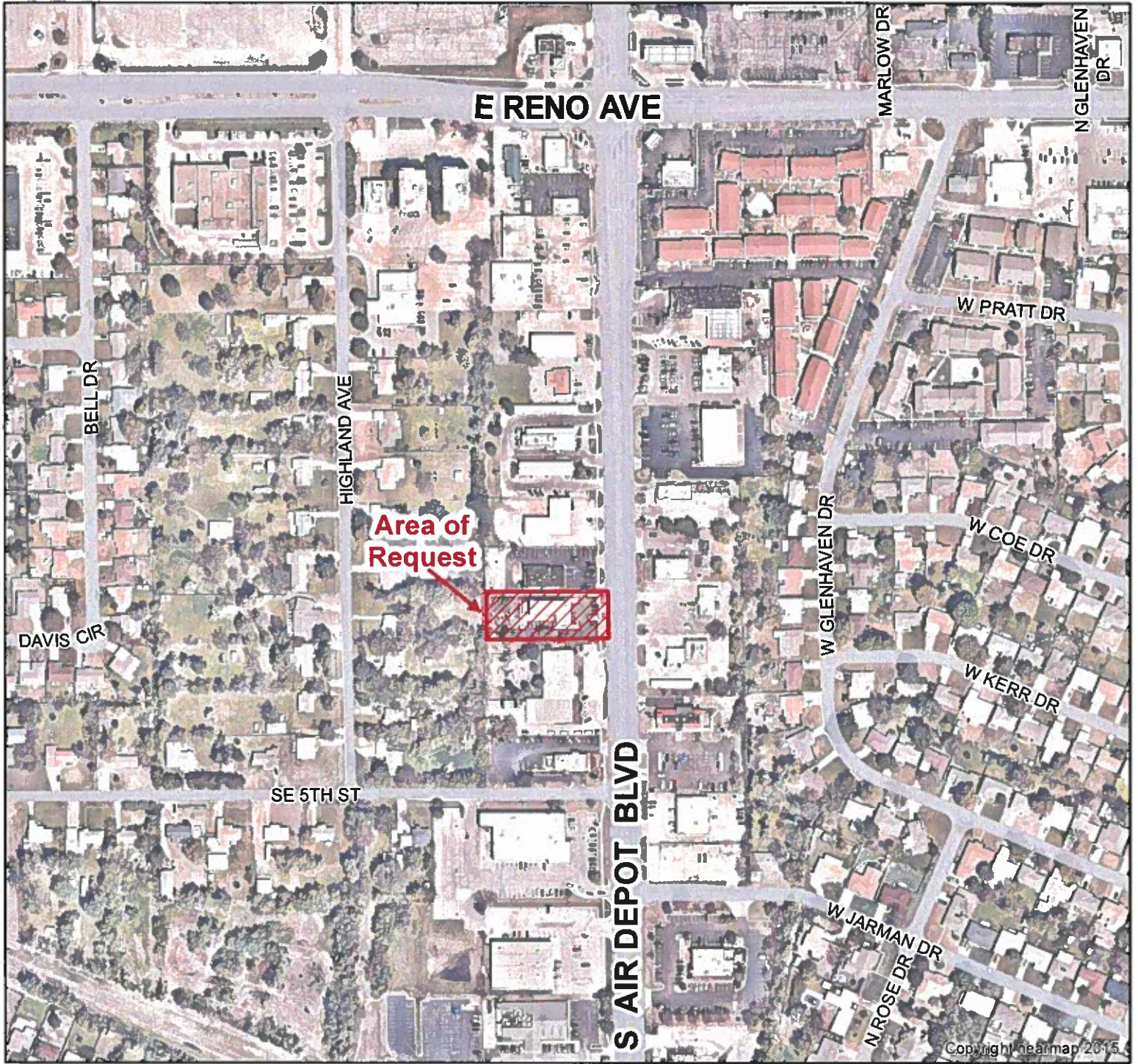
PC-2037 is a request for a Special Use Permit to allow the sale of alcohol beverages at Open Flame Coffee at 307 S. Air Depot.

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

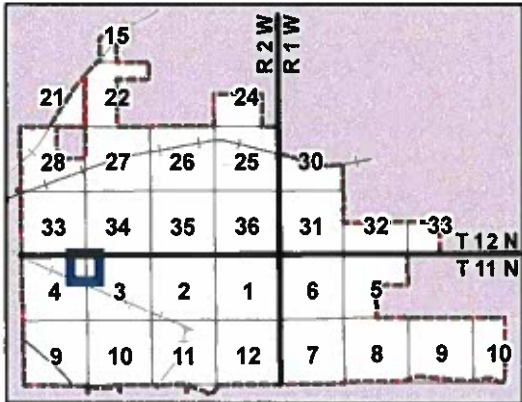
Respectfully,

Duane Helmberger
Fire Marshal
Midwest City Fire Department

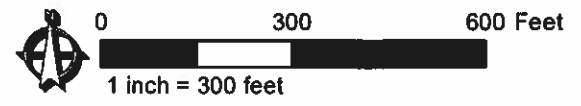
The Midwest City Fire Department is committed to providing the highest level of public safety services for our community and citizens. We protect lives and property through fire suppression, emergency medical response, disaster management, fire prevention and public education.



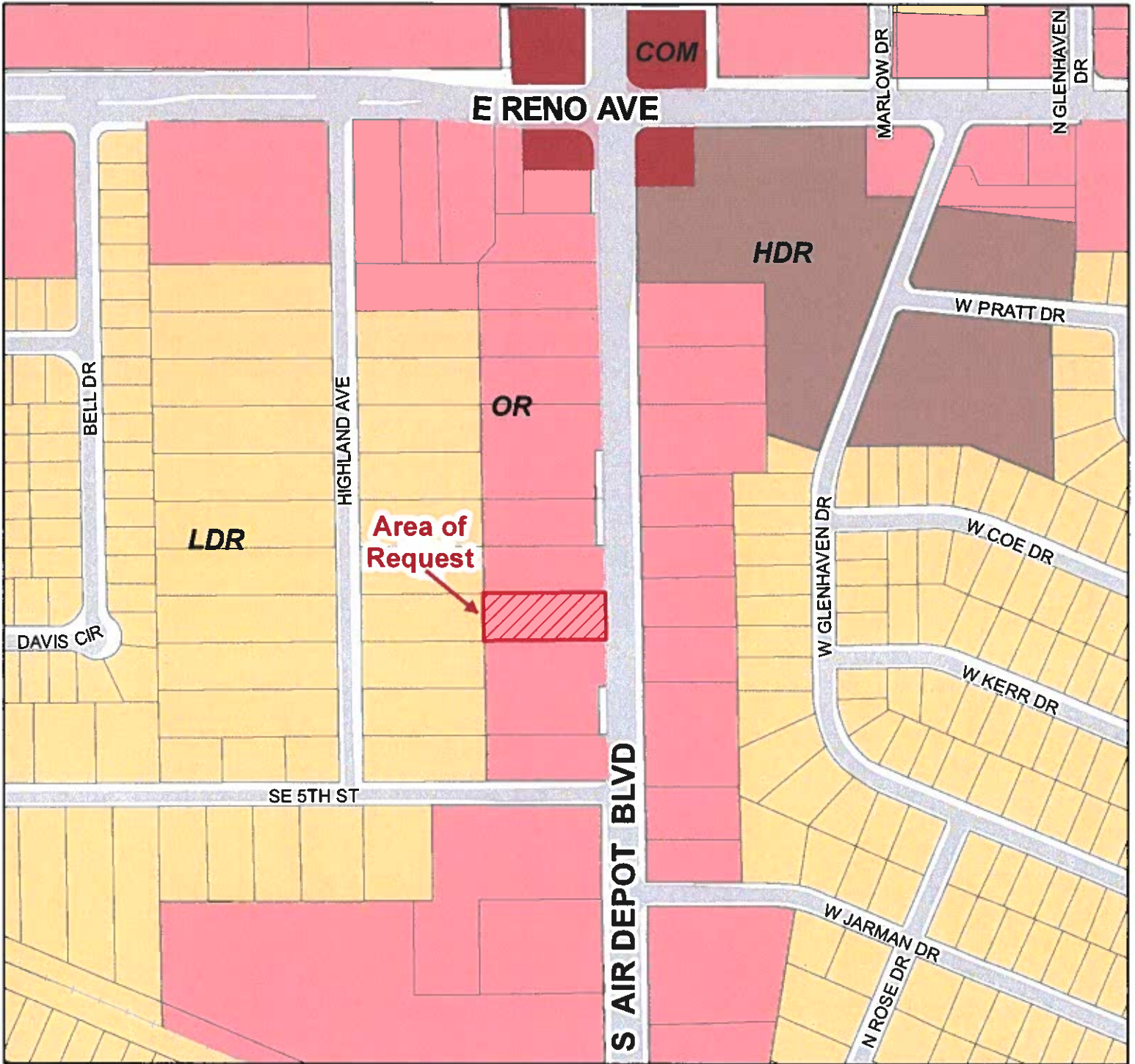
Locator Map



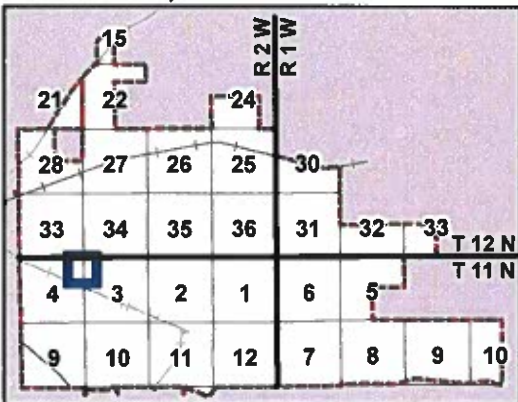
**2019 NEARMAP AERIAL VIEW FOR
PC-2037
(NE/4, Sec. 4, T11N, R2W)**



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Locator Map



Future Land Use Legend

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

**FUTURE LAND USE
MAP FOR
PC-2037**

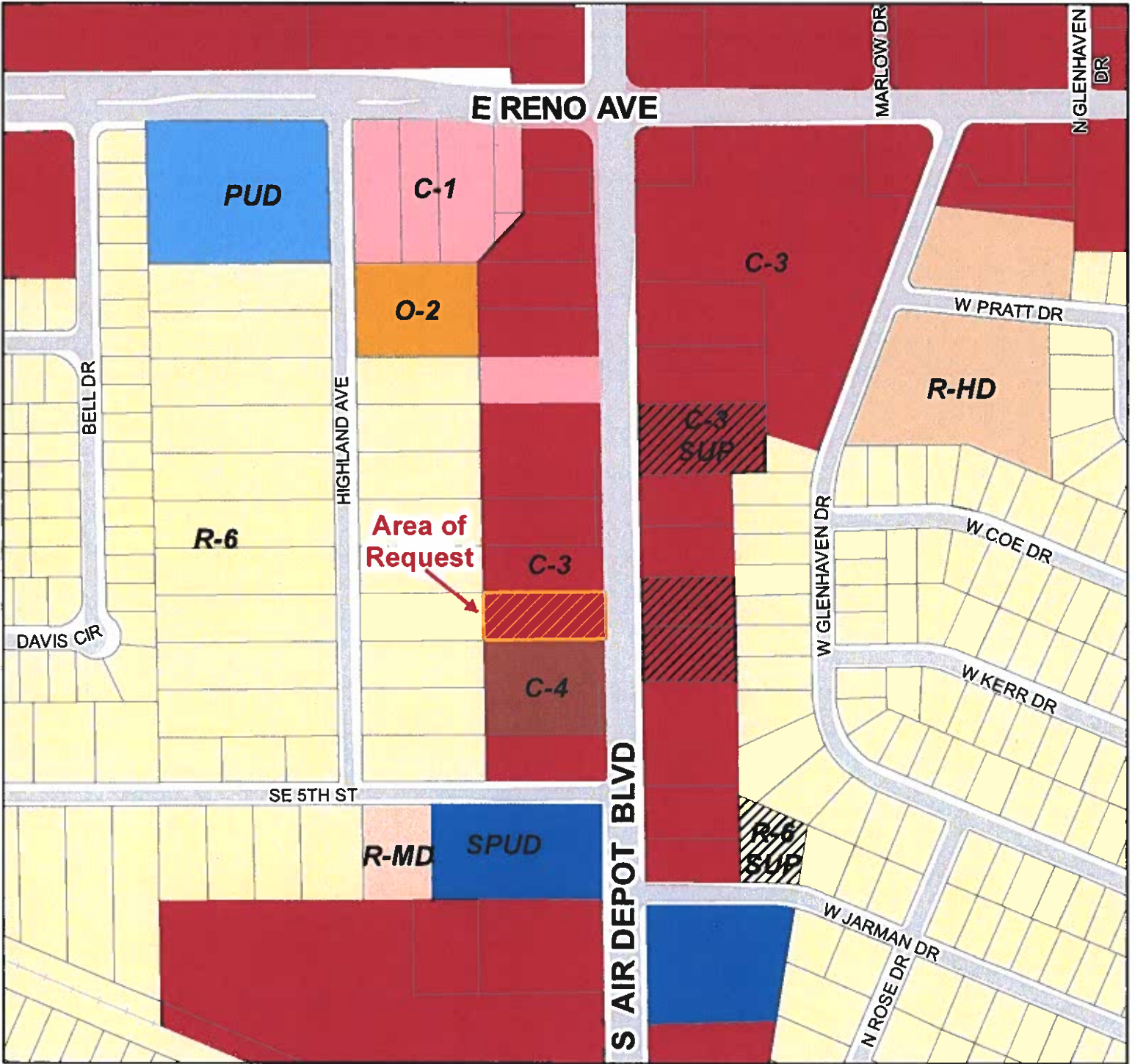
(NE/4, Sec. 4, T11N, R2W)



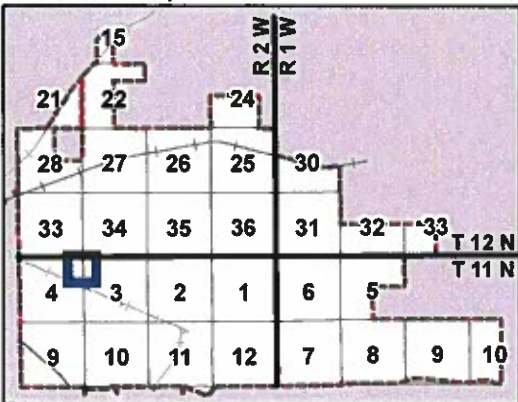
0 300 600 Feet

1 inch = 300 feet

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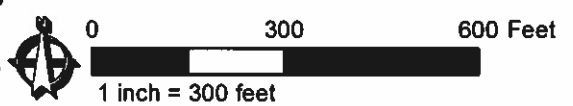
Locator Map



Current Zoning Legend

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

**ZONING MAP FOR
PC-2037
(NE/4, Sec. 4, T11N, R2W)**



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PC-2037

RESOLUTION NO. _____

A RESOLUTION APPROVING A SPECIAL USE PERMIT TO ALLOW EATING ESTABLISHMENT: SIT-DOWN, ALCOHOLIC BEVERAGES PERMITTED AND DIRECTING AMENDMENT OF THE OFFICIAL ZONING DISTRICT MAP TO REFLECT THE RECLASSIFICATION OF THE PROPERTY'S ZONING DISTRICT; AND PROVIDING FOR REPEALER AND SEVERABILITY

WHEREAS, the Zoning Map of Midwest City, Oklahoma, 2010, shows the following described property with a classification of **C-3, Community Commercial**:

A tract of land lying in the NE/4 of Section 4, T-11-N, R-2-W of the Indian Meridian, Oklahoma County, Oklahoma and being more particularly described as follows:
Lot 14 of Block 1 in the East Highland Acres to Oklahoma County, Oklahoma, according to the recorded plat thereof.

WHEREAS, it is the desire of the Midwest City Council to grant a Special Use Permit for said property.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF MIDWEST CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA:

That the above described property located in Midwest City, Oklahoma be and is hereby granted a Special Use Permit to allow the use of **Eating Establishment: Sit-Down, Alcoholic Beverages Permitted**.

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

THE CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES III, Mayor

ATTEST:

SARA HANCOCK, City Clerk

APPROVED as to form and legality this _____ day of _____, 2020.

HEATHER POOLE, City Attorney