The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
Billy Harless, Community Development Director

ANY PERSON REQUIRING SPECIAL ASSISTANCE OR OTHER REASONABLE ACCOMODATION TO ATTEND
AND/OR FULLY PARTICIPATE IN ANY MEETING MUST CONTACT LORA GWARTNEY VIA EMAIL AT
LGWARTNEY@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
May 7, 2019 – 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 April 2,
      2019.
C. NEW MATTERS
   1. A resolution recognizing Guy Henson, City Manager, who is retiring after 40 years of
      employment with the City of Midwest City.
   2. (PC-1992) Discussion and consideration of approval of the proposed preliminary plat of
      Roller Lot, described as a part of the NW/4 of Section 36, T12N, R2W, addressed as 9401
      E. Cardinal Place.
   3. (PC-1993) Public hearing with discussion and consideration of an ordinance to redistrict
      from C-3, Community Commercial to SPUD, Simplified Planned Unit Development,
      governed by the C-4, General Commercial district, and a resolution to amend the
      Comprehensive Plan from OR, Office Retail to COMM, Commercial, for the property
      addressed as 5712 E. Reno Ave.
   4. (PC-1994) Discussion and consideration of approval of the proposed preliminary plat of
      Tuscany Ridge Section II, described as a part of the NW/4 of Section 9, T11N, R1W, of the
      Indian Meridian, Midwest City, OK.
   5. (PC-1995) Public hearing with discussion and consideration of an ordinance to redistrict
      from R-6, Single Family Detached Residential to O-2, General Office, for the property
      described as a part of Lot 1 of Block 2 of the Friendly Acres Addition, addressed as 11126
      E. Reno Ave.
   6. Discussion of process for developing staff reports.

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

April 2, 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 April 2, 2019 at 7:00 p.m., with the following members present:

Commissioners present:  Russell Smith –Vice Chairman
                       Dee Collins
                       Jess Huskey
                       Dean Hinton
                       Jim Campbell
                       Jim Smith

Commissioner absent:    Stan Greil

Staff present:           Billy Harless, Community Development Director
                        Kellie Gilles, Planning Manager
                        Patrick Menefee, City Engineer
                        Lora Gwartney, Associate Current Planner

The meeting was called to order by Vice Chairman R. Smith at 7:00 p.m.

A.    MINUTES:

1.    Motion was made by Huskey, seconded by Campbell, to approve the minutes of the April 2, 2019 Planning Commission meeting as presented. Voting aye: Hinton Campbell, R. Smith, J. Smith and Huskey. Nay: none. Absent: Collins. Motion carried.

* Collins arrived at 7:00, just after item A1 was approved.

B.    NEW MATTERS:

1.    (PC-1984) Public hearing with discussion and consideration of a request to rename Center Drive to Warren Drive.

Staff presented a brief overview of this item. There was general discussion. A motion was made by Collins, seconded by J. Smith to recommend approval of this item subject to staff comments. Voting aye: Collins, Huskey, Campbell, R. Smith, J. Smith. Voting nay: Hinton. Motion carried.
2 (PC-1988) Discussion and consideration of approval of the Replat of Lot 15, Block 21 of the Speckman Heights Addition, described as a part of the NW/4 of Section 10, T11N, R2W, and addressed as 101 E. Kittyhawk Drive.

Staff presented a brief overview of this item. The applicant, Jeff Johnson of 5 NE 3rd St., OKC, was present. There was general discussion about this item. A motion was made by Huskey, seconded by Campbell, to recommend approval of this item subject to staff comments. Voting aye: Hinton, Campbell, R. Smith, Collins, J. Smith and Huskey. Nay: none. Motion carried.

3 (PC-1989) Discussion and consideration of approval of the Final Plat of Johnson Homestead, described as a part of the NW/4 of Section 7, T11N, R1W, located at 10433 SE 21st Street.

Staff presented a brief overview of this item. The applicant, Byron Johnson of 10433 SE 21st St. was present. There was general discussion about this item. A motion was made by Hinton, seconded by Campbell to recommend approval of this item subject to staff comments. Voting aye: Hinton, Campbell, R. Smith, Collins, J. Smith and Huskey. Nay: none. Motion carried.

4 (PC-1990) Discussion and consideration of approval of the proposed preliminary plat of Cassidy Cove Section III, described as a part of the NW/4 of Section 1, T11N, R2W, located at 500 and 600 Davidson Road.

* Commissioner Campbell stepped down from the Planning Commission prior to this item being discussed.

Staff presented a brief overview of this item. The applicant, Jim Campbell of 9228 Cassidy Ct., was present. There was general discussion about this item. A motion was made by Collins, seconded by Huskey to recommend approval of this item subject to staff comments. Voting aye: Hinton, R. Smith, Collins, J. Smith and Huskey. Nay: none. Motion carried.

* Commissioner Campbell rejoined the Planning Commission at 7:13 p.m.

5 (PC-1991) Discussion and consideration of approval of the Replat of Lot 6, Block 5 of the Pine Addition, described as a part of the NE/4 of Section 10, T11N, R2W and addressed as 220 E. Kittyhawk Dr.

Staff presented a brief overview of this item. The applicant, Jeff Johnson of 5 NE 3rd St., OKC, was present. There was general discussion about this item. A motion was made by Huskey, seconded by Campbell, to recommend approval of this item subject to staff comments. Voting aye: Hinton, Campbell, R. Smith, Collins, J. Smith and Huskey. Nay: none. Motion carried.
C. **COMMISSION DISCUSSION:** There was general discussion among the Commission and staff. Community Development Director Harless introduced the new Comprehensive Planner, Petya Stefanoff.

D. **PUBLIC DISCUSSION:** None.

E. **FURTHER INFORMATION:** None

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

The meeting adjourned at 7:21 p.m.

Russell Smith, Vice Chairman
(KG)
Midwest City Planning Commission

A Resolution Honoring the Civic Service of Guy Henson

Whereas, Guy Henson has faithfully and dutifully served the citizens of Midwest City, Oklahoma for more than four decades; and

Whereas, for much of his career, Mr. Henson served as a Planner and Community Development Director; and

Whereas, Mr. Henson’s remarkable expertise and professional insight into community planning, economic development, and municipal administration has enhanced the quality of lives of the citizens we serve, and

Whereas, his exemplary leadership will impact our hometown for years to come.

Therefore, the Planning Commission of the City of Midwest City, Oklahoma, congratulates and honors Guy Henson, the Master Planner, for his years of loyal visionary service to the citizens of our community, and

Furthermore, the Commission expresses its appreciation for Mr. Henson’s skilled community development, his dedication to placemaking, and his mission focus to ensure our community exceeds all standards, expectations, and best practices.

Approved this 7th day of May, 2019, by the Commission Members.

By far the greatest and most admirable form of wisdom is that needed to plan and beautify cities and human communities.

Socrates
To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: May 7, 2019

Subject: (PC – 1992) Discussion and consideration of approval of the proposed preliminary plat of Roller Lot, described as a part of the NW/4 of Section 36, T12N, R2W, addressed as 9401 E. Cardinal Place.

Executive Summary: This item is a request to subdivide a single parcel into two (2) individual parcels. No development is proposed. There is a house on the southwest corner of the lot. The property owner is applying for this plat in order to sell proposed Lot 1 to the people who are currently living in the existing residence. The proposed lots exceed the minimum lot size in the R-6, Single Family Residential zoning district. Public water and sanitary sewer services are not available to the area of proposed Lot 1. The applicant is requesting a waiver to the requirement for half street and sidewalk improvements as well as water and sewer extensions for proposed Lot 1. Staff recommends approval of the Roller Lot Preliminary Plat.

Dates of Hearing: Planning Commission – May 7, 2019
City Council – May 28, 2019

Council Ward: Ward 3, Espaniola Bowen

Owner/Applicant: Glenn Blumstein and Mark Svoboda

Surveyor: Kent Mace, MacBax Land Surveying

Proposed Use: Same as existing:
One (1) single family residence and
one (1) oil well

Size:
The area of request has a frontage along E. Cardinal Place of approximately 631.07 ft., frontage along N. King Ave. of approximately 638.31 ft., and frontage along Woodland Dr. of approximately 639.55 ft., containing an area of approximately 9.62 acres.
Zoning Districts:
Area of Request – R-6, Single Family Detached Residential
North, South, East and West – R-6, Single Family Detached Residential

Land Use:
Area of Request – site of one single family residence and an oil and gas well
North, South, East and West – single family residences

Municipal Code Citation:
2.7.1. R-6, Single-Family Detached Residential District
The R-6, Single-Family Detached Residential District is intended for single-family residences on lots of not less than 6,000 square feet in size. This district is estimated to yield a maximum density of 5.1 gross dwelling units per acre (DUA). Additional uses for the district shall include churches, schools and public parks in logical neighborhood units.

38-18.1. Purpose
The purpose of a Preliminary Plat shall be to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of the Subdivision Ordinance.

History:
1. This area has been zoned single-family residential since the adoption of the 1985 zoning code and has never been platted.
2. The Board of Adjustment approved an application for an oil and gas well at this location in December of 2013 (BA-378).

Engineer’s Comments:
The following summary notes the lack of city water lines, sewer mains, street, sidewalk, and drainage improvements servicing this site. The applicant is proposing dividing the area of request from one to two lots, separating the current residence away from the larger property containing the oil recovery system site. The applicant is not proposing to build any new residences on the area of request. Municipal Code Sec. 38-60, the subdivision proportionality appeal allows an applicant to petition the city council for a waiver to public improvements in a case where the applicant feels the burden of the required improvements is disproportionate to the goal of the application. The applicant’s intention is to separate the existing unoccupied home from this site so it can be sold to a local resident. The applicant states requiring all of the following public improvements would make that financially impractical. This petition does not waive dedicating the right of way and easement grants noted in the summary. Therefore:

The applicant is petitioning the City Council under Section 38-60 of the Municipal Code to waive the following public improvement requirements.
Water Supply and Distribution
A six (6) inch public water main is located on the east side of Woodland Drive in the street right-of-way extending along the east side of the area of request.

There are no water main extensions along the frontages of East Cardinal Place, North King Avenue, nor N.E. 6th Street. The applicant is requesting a waiver to the water main extensions along the frontages off these three road corridors.

An individual system services the current residence.

Sanitary Sewer Collection and Disposal
An eight (8) inch public sewer main bisects the area of request from the east to the west. No record of an easement for the main can be found in the county records. An easement covering this main is required with this application. The applicant is requesting a waiver to the sewer main extension to the current residence.

An individual system services the current residence.

Streets and Sidewalks
Access to the area of request is available from Woodland Drive, East Cardinal Place, North King Avenue, and N.E. 6th Street.

Woodland Drive, East Cardinal Place, North King Avenue, and N.E. 6th Street are classified as local streets in the 2008 Comprehensive Plan. Woodland Drive, East Cardinal Place, North King Avenue are two (2) lane, uncurbed, asphalt concrete roadways with bar ditches. None meet current code requirements for local streets. N.E. 6th Street is a dedicated road corridor that has never been constructed.

The four roads do have the minimum, required, half street right-of-way widths of twenty-five (25) feet for local roads adjacent to the area of request.

The applicant is requesting a waiver to the half street improvement requirements to the four adjacent roadways.

There are no sidewalks adjacent to the site. The applicant is requesting a waiver to the sidewalk extensions along the frontages of the area of request.

Drainage and Flood Control, Wetlands, and Sediment Control
Drainage across the area of request is from the east to the west via an unimproved secondary drainage channel bisecting the site. Currently, the area of request is developed with a single family residence and an oil recovery facility on a large acreage. The applicant is not requesting any change to the existing facilities located on the site. Any future change to the area of request will require a drainage study with the necessary drainage improvements and detention pond improvements to accommodate a building permit.

No record of an easement covering the secondary drainage channel can be found in the county records. An easement covering the full width of the channel is required with this application.
The area of request is not affected by flood zone AE (the 100-year floodplain) as shown on the effective Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 12, 2009.

All future development on the proposed tracts must conform to the applicable requirements of Municipal Code Chapter 13, "Drainage and Flood Control."

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

Easements and Right-of-Way
The required easements and existing and proposed right of way for the area of request will be dedicated to the city when the final plat is filed.

Twenty-five (25) foot site triangles at the four corners of the area of request are required with this application.

A fifteen (15) foot easement covering the existing sewer main is required with this application.

An easement covering the full width of the secondary drainage channel is required with this application.

The area of request is noted in the Trails Master Plan as a site for the future expansion of the trail system. A thirty (30) foot trail easement is required with this application.

All easements and right of way dedications are to comply with Code Sections 38-41 and 38-44.

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

Staff Comments:
The purpose of this preliminary plat is to split the existing 9.62 acre lot into two (2) individual lots. No development is proposed with this subdivision of land. There is currently a house in the southwest corner of the lot. The owner of the entire parcel has rented out the house and the current tenants wish to purchase the home and a portion of the lot from the owner. If this preliminary plat is approved with the requested waivers to the street and sidewalk improvements and water and sewer extensions, the applicant will move forward with a final plat application.
The proposed lots each exceed the minimum land area for lots in the R-6, Single Family zoning district. Proposed Lot 1 contains 1 acre and 183.83’ of frontage on E. Cardinal Pl. and 184.46’ of frontage on N. King Ave.

The density for this development is less than one (1) dwelling unit per acre so there is no requirement for Park Land Dedication.

The Midwest City Master Trails Plan does identify planned trails through the area of request. The applicant has included a 30’ trail easement on this plat. A Tree Canopy Management Plan is required as the area of request is greater than five (5) acres. As the applicant is not proposing any future development, he has submitted a letter stating that no trees will be cut down as a result of the sale of proposed Lot 1 in the southwest corner of the area of request.

As this preliminary plat meets the subdivision regulations, and if city council approves the waiver to the public improvements, staff recommends approval of the Roller Lot Preliminary Plat subject to these comments.

**Action Required:** Approve or reject the Roller Lot Preliminary Plat located on the property as noted herein. Approve or reject the waiver to the public improvements as noted herein, subject to the staff comments and found in the May 7, 2019 agenda packet and made a part of PC-1992 file.

Billy Harless, AICP
Community Development Director

KG
April 22, 2019

Kellie Gilles, AICP
Planning Manager City of Midwest City
100 North Midwest Boulevard
Midwest City, OK 73110

Re: Plat Application
9401 East Cardinal
Midwest City, OK 73130

Dear Ms. Giles:

Melrose Lane Properties, LLC and the Svoboda Family Trust currently own a small rental house at the corner of the captioned address. When we purchase the property, the lot was approximately 10 acres. GLB Exploration, Inc. has drilled two wells on the property that continue to produce. The City of Midwest City owns minerals under the two wells and has been receiving royalty from these wells for many years.

We have a sales contract in place with a potential young couple that wants to purchase the house with a 1-acre lot surrounding the house. In visiting with you the city now requires sidewalks and curbs when splitting a lot. This is mainly for new housing additions. In this neighborhood there are no sidewalks or curbs and for us to put this in place would cause us economic hardship and would make the sale of the house to the young couple out of their price range.

Melrose Lane and Svoboda are therefore asking for a waiver from city code 38-45.2(C) of the Subdivision Regulations for sidewalks and curbs. We are also requesting a waiver for the water and sanitary sewer under section 38-43.3(A)(1) of the city codes.

Let me know if you need additional information or have any questions.

Yours truly,

[Signature]

Glenn Blumstein

GB:gb
xc: Don Wright
Tree Canopy Management Plan

No trees will be cut down or removed from the property due to the sale of the home in the southwest corner of the surveyed property.
March 13, 2019

Patrick Menefee, PE
Midwest City-City Engineer
100 N. Midwest Boulevard
Midwest City, OK 73110

RE: Drainage Impact - Roller Lot Preliminary Plat

The site is under 10 acres in size with an existing drainage channel flowing from east to west through the mid-part of the tract. The outflow is through an existing 48" pipe under N King Avenue.

There is no new construction, no new hard surfaces, or any grading planned with this platting, therefore no increase in drainage with no new impact to the City's drainage system.

Sincerely,

[Signature]

Kent Mace, PE, PLS
MacBax Land Surveying, PLLC
To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: May 7, 2019

Subject: (PC-1993) Public hearing with discussion and consideration of an ordinance to redistrict from C-3, Community Commercial to SPUD, Simplified Planned Unit Development, governed by the C-4, General Commercial district, and a resolution to amend the Comprehensive Plan from OR, Office Retail to COMM, Commercial, for the property addressed as 5712 E. Reno Ave.

Executive Summary: This SPUD is being requested in order for the applicant to move his existing car sales business from a lot on the southeast corner of Sooner Rd. and E. Reno to the area of request. The lot is currently vacant. If approved the applicant plans to build one commercial structure with connections to City water and sanitary sewer services. The applicant needs a larger lot to accommodate his sales stock. The SPUD is to be governed by the C-4, General Commercial district. According to the SPUD document, the applicant is requesting to allow all C-3, Community Commercial uses. The only C-4 use allowed would be the use of Automotive Sales and Rentals: Light. The site plan shows one (1) proposed building and one access point on E. Reno Avenue. All requirements of the Zoning Ordinance including landscaping, parking, signage and the exterior construction materials will be met. Staff recommends approval.

Dates of Hearing: Planning Commission – May 7, 2019
City Council – May 28, 2018

Applicant: Omar Khatib

Owner: William Bernhardt

Proposed Use: Car sales
Size:
The area of request contains 110' of frontage on E. Reno Ave. and contains an area of approximately .97 acres.

Development Proposed by Comprehensive Plan:
Area of Request – OR, Office/Retail
North and West – OR, Office/Retail
East – COMM, Commercial
South – Railroad Right-of-Way and LDR, Low Density Residential

Zoning Districts:
Area of Request – C-3, Community Commercial
North – C-1, Restricted Commercial
South – Railroad Right-of-Way and R-6, Single Family Residential
East and West – C-3, Community Commercial

Land Use:
Area of Request – vacant
North – Mission Mid-Del
South – Railroad Right-of-Way and single family homes
East – one metal building
West – Hair Salon and other commercial uses

Comprehensive Plan Citation:
Commercial
Areas designated for commercial land use are intended for a variety of commercial uses and establishments with outside storage, display and sales. Examples of such uses include automobile-related services, manufactured home sales, self-storage units, welding shops, and pawnshops. Commercial uses often located along major thoroughfares not because they need the visibility, as retail uses generally do, but because they need the accessibility. The challenge lies in the face that commercial uses often have a greater need for outside storage areas and these areas tend to lessen the visual quality of major thoroughfares.

Municipal Code Citation:
2.26 SPUD, Simplified Planned Unit Development
2.26.1. General Description
The simplified planned unit development, herein referred to as SPUD, is a special Zoning district that provides an alternate approach to conventional land use controls to produce unique, creative, progressive or quality land developments.

The SPUD may be used for particular tracts or parcels of land that are to be developed as one unit according to a master development plan map.

The SPUD is subject to special review procedures and once approved by the City Council it becomes a special zoning classification for the property it represents.
2.26.2 Intent and Purpose

The intent and purpose of the simplified planned unit development provisions are to ensure:

(A) Innovative development
   Encouraging innovative development and protect the health, safety and welfare of the community.

(B) Efficient use of land
   Encourage efficient use of land, facilitate economic arrangement of buildings and circulation systems;

(C) Appropriate limitations and compatibility
   Maintain appropriate limitations on the character and intensity of use, assuring compatibility with adjoining and proximate properties, and following the guidelines of the comprehensive plan.

History:
1. This property has been zoned C-3, Community Commercial, since the adoption of the 1985 Zoning Map.

Staff Comments:

Engineer's report:
Note: This application is for the rezoning of an existing commercial lot. No engineering improvements are required with this application.

Water Supply and Distribution
A ten (12) inch public water main is located on the north side of East Reno Avenue in the street right-of-way extending along the north side of the area of request. Public water mains extend along the full frontage of this property, therefore water line improvements are not required as outlined in Municipal Code 43-32.

This is a rezoning application for a proposed parking lot. Setting meters and installing service connections is not required. Connecting to the public water system for service is still required with any future building permit submittal and will be done at that time. Note, East Reno Avenue’s median and travel lanes are in one continuous right of way corridor and are not divided into sections. There are service extensions from the north side of Reno, under the median, to the south side properties along this corridor. If a future commercial building is proposed for the site, a public water main does not need to be installed to service the area of request.

Sanitary Sewerage Collection and Disposal
An eight (8) inch public sewer main is located on the south side of East Reno Avenue in the street right-of-way extending along the north side of the area of request. A public sewer main is available to connect to providing service to this property, therefore sewer line improvements are not required as outlined in Municipal Code 43-109.
This is a rezoning application for a proposed parking lot. A service connection is not required. Like the water system, connecting to the public sewer system for service is still required with any future building permit submittal and will be done at that time.

**Streets and Sidewalks**
Access to the area of request is available from East Reno Avenue. East Reno Avenue is classified as a secondary arterial in the 2008 Comprehensive Plan. East Reno Avenue is a four (4) lane, medianed, curbed, asphalt concrete roadway. Current code requires a total street right-of-way width of one hundred (100) feet for secondary arterials and presently, East Reno Avenue has one hundred (100) feet of right-of-way adjacent to and parallel to the of the area of request.

Right of way grants to the city are not required with this application.

Street improvements are not required with this application.

There is no sidewalk on site. However, this is a rezoning application and during this phase of the development process, installing sidewalk is not required at this time. Sidewalk improvements along Reno Avenue will be required with a building permit submittal as outlined in Municipal Code 37-67.

**Drainage and Flood Control, Wetlands, and Sediment Control**
Drainage across the area of request is via overland flow from the northwest to the southeast. Currently, the area of request is undeveloped. None of the area of request is affected by flood zone AE (the 100-year floodplain) as shown on the effective Flood Insurance Rate map (FIRM) number 40109C0310H, dated December 12, 2009.

Drainage and detention improvements are not required with this rezoning application. However, as outlined in Municipal Code 13-69, a drainage study and detention pond design will be required with any building permit submittal, including a parking lot. The initial site plan shows most of the area of request being utilized for parking. If this application is approved, a detailed survey will be done that will analyze the slopes on the property. That will be used to write a drainage report that will size the detention facility and its location. The analysis may lead to a reduction to the parking lot footprint to accommodate detention for the site.

Improvement plans for the drainage and detention pond must be prepared by a registered professional engineer and be submitted to staff for plan review and approval.

All development on the proposed tracts must conform with the applicable requirements of Municipal Code Chapter 13, “Drainage and Flood Control.”

**Easements and Right-of-Way**
No additional rights-of-way and/or easements are required with this application.
Fire Marshal's report:
The Fire Department has reviewed this rezoning request. The property is required to meet and maintain the requirements of the Midwest City Ordinances, Section 15.

Plan Review Comments:
As noted above, the applicant is currently operating a car sales lot at 200 S. Sooner Road. This lot is small and cannot always accommodate the applicant’s stock of cars. He has been cited by Midwest City Code Enforcement for parking vehicles outside of his gate which is in City right-of-way. Per Section 5.3.1(B) parking in the right-of-way is prohibited. The applicant has met with staff and members of the Council to discuss options to alleviate this issue. One of the solutions was to move his business to a larger lot, capable of accommodating his stock of cars for sale.

Shortly after the meeting with staff, a Councilmember and the Mayor in January of 2019, the applicant contacted Community Development staff to begin the process of moving his business to the area of request. He located the area of request which is currently zoned C-3, Community Commercial, and therefore not currently zoned for a car sales lot. He then scheduled a pre-application meeting to begin the rezoning application process.

The applicant is requesting to rezone this parcel to a SPUD, Simplified Planned Unit Development, to be governed by the C-4, General Commercial district. The applicant wishes to allow all C-3 uses that are presently allowed on the site. The only C-4 use allowed would be that of automotive sales and rentals: light.

The site plan submitted by the applicant shows one curbcut into the property from E. Reno Ave. and a single building towards the south (rear) portion of the lot. The building must meet all the requirements for a commercial building in the C-4 zoning district, including 80% masonry exterior construction requirement and all setbacks. The maximum allowable impervious surface coverage is 90%. The parking area must be a paved hard surface. Site proof screening would be required along the rear of the property. For the use of automotive sales and rentals: light, a minimum of 1 parking space is required for every 5,000 square feet. The parking spaces must be striped and meet the minimum width and depth requirements of the Zoning Ordinance.

Regarding landscaping, a base of 6 trees and 12 shrubs are required plus two trees and two shrubs for every 10 parking spaces installed. The SPUD document states that the proposed sign will meet City codes. The maximum allowable height is 20’, the maximum surface area is 200 square feet and a pole cover is required. No parking or signage is allowed within the right-of-way.
Staff recommends approval of this request.

**Action Required:**
Approve or reject the ordinance to redistrict to SPUD and a resolution to amend the Comprehensive Plan from OR to COMM for the property as noted herein, subject to staff’s comments as found in the May 7, 2019 agenda packet and made a part of PC-1993 file.

Billy Harless,
Community Development Director

KG
Simplified Planned Unit Development

The following is to be used if the request is for a Simplified Planned Unit Development. If this request is not for a Simplified Planned Unit Development, do not complete the next 2 pages.

This document serves as the DESIGN STATEMENT and fulfills the requirement for the SPUD. The Special Development Regulations section of the form must be completed in its entirety. If the applicant proposes additional, more restrictive, design criteria than established in the Special Development Regulations, please elaborate under Other Development Regulations.

A. Special Development Regulations
1. List of the owners and/or developers: Omar Khatib

2. Please list the adjoining land uses, both existing and proposed.
   North: [List]
   South: [List]
   East: [List]
   West: [List]

3. Please list the use or uses that would be permitted on the site. All C-3 Uses, plus Automotive Sales & Rentals, Light

4. This site will be developed in accordance with the Development Regulations of the [List] zoning district.

5. Please list all applicable special development regulations or modified regulations to the base zoning district: N/A

6. Please provide a statement of the existing and proposed streets, including right-of-way standards and street design concepts: New streets

7. Please describe the physical characteristics of the following:
   Sight-proof screening proposed: NONE
   Landscaping proposed: will meet city code.
The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

Signs proposed: **will meet city code**

Area of open space proposed: **minimum 10% will meet code**

Proposed access points: **one driveway**

Drainage information: **will meet city requirement**

8. Existing or proposed building size: **30 x 40**
   Maximum building height: **one story**
   Number of existing or proposed buildings: **one**
   Building setbacks:
   - Front: **350 ft**
   - Sides: **37.5 ft**
   - Rear: **31 ft**

9. Please provide a description of the proposed sequence of development.
   **will occur all at once**

B. Other Development Regulations
   Please list any other amenities or controls included in the SPUD: **NONE**

C. Master Plan Map (attached)
   Exhibit A: **see attachment**

This site will be developed in accordance with the Master Development Plan Map as submitted to the City of Midwest City for approval in conjunction with this request.

Signature

Date: 3/19/19

100 N. Midwest Boulevard • Midwest City, Oklahoma 73110
Community Development Department (405) 739-1220 • FAX (405) 739-1399 • TDD (405) 739-1359
An Equal Opportunity Employer
Revision date 04/22/14
Locator Map

2017 DOP (AERIAL) VIEW FOR
PC-1993
(NW/4, Sec. 4, T11N, R2W)

THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.
ZONING MAP FOR
PC-1993
(NW/4, Sec. 4, T11N, R2W)

THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE. THE CITY OF MIDWEST CITY MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE CONTENT, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE INFORMATION PROVIDED ON THIS MAP. ANY PARTY'S USE OR RELIANCE ON THIS MAP OR ANY INFORMATION ON IT IS AT THAT PARTY'S OWN RISK AND WITHOUT LIABILITY TO THE CITY OF MIDWEST CITY, ITS OFFICIALS OR ITS EMPLOYEES FOR ANY DISCREPANCIES, ERRORS OR VARIANCES THAT MAY EXIST.
RESOLUTION NO. 2019-_____

A RESOLUTION AMENDING THE 2008 COMPREHENSIVE PLAN MAP CLASSIFICATION FROM OR, OFFICE/RETAIL TO COMM, COMMERCIAL, FOR THE PROPERTY DESCRIBED IN THIS RESOLUTION WITHIN THE CITY OF MIDWEST CITY, OKLAHOMA.

WHEREAS, the 2008 Comprehensive Plan Map of Midwest City, Oklahoma shows the following described property identified as OR, Office/Retail:

Unplatted part of Section Four (4), Township Eleven (11) North, Range Two (2) West, 000 000, PT NW/4 Section 4 11N 2W Beginning 816 ft east of the NW/C NW/4 Thence South 411.32 ft, Southeasterly 120.60 ft, North 459.36 ft, West 110 ft to the Beginning Except the North 50 ft.

WHEREAS, it is the desire of the Midwest City Council to amend the classification of the referenced property to Commercial;

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

That the classification of above described property located in Midwest City, Oklahoma is hereby changed to Commercial on the 2008 Comprehensive Plan Map.

PASSED AND APPROVED by the Mayor and Council of the City of Midwest City, Oklahoma, this _____ day of ____________________, 2019.

CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES II, Mayor

ATTEST:
SARA HANCOCK, City Clerk

APPROVED as to form and legality this ______ day of ______________, 2019.

______________________________
HEATHER POOLE, City Attorney
PC-1993

ORDINANCE NO. __________

AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY DESCRIBED IN THIS ORDINANCE TO SPUD, SIMPLIFIED PLANNED UNIT DEVELOPMENT, 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

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

ORDINANCE

SECTION 1. That the zoning district of the following described property is hereby reclassified to SPUD, Simplified Planned Unit Development, subject to the conditions contained in the PC-1993 file, and that the official Zoning District Map shall be amended to reflect the reclassification of the property's zoning district as specified in this ordinance:

Unplatted part of Section Four (4), Township Eleven (11) North, Range Two (2) West, 000 000, PT NW/4 Section 4 11N 2W Beginning 816 ft east of the NW/C NW/4 Thence South 411.32 ft, Southeasterly 120.60 ft, North 459.36 ft, West 110 ft to the Beginning Except the North 50 ft.

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 _____ day of ________________________, 2019.

THE CITY OF MIDWEST CITY, OKLAHOMA

MATTHEW D. DUKES II, Mayor
ATTEST:

SARA HANCOCK, City Clerk

APPROVED as to form and legality this ______ day of ______________, 2019.

HEATHER POOLE, City Attorney
To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: May 7, 2019

Subject: (PC – 1994) Discussion and consideration of approval of the proposed preliminary plat of Tuscany Ridge Section II, described as a part of the NW/4 of Section 9, T11N, R1W, of the Indian Meridian, Midwest City, OK.

Executive Summary: This item is a request to subdivide Lot 10 of the original Tuscany Ridge subdivision and extend the subdivision by adding two (2) new lots as well as an extension of Tuscany Ridge Road to provide access to the new lots. The proposed lots exceed the minimum lot size in the R-6, Single Family Residential zoning district. A public water extension, private street extension and fire hydrant are requirements of this plat. The applicant is requesting a waiver to the requirement for sidewalk and sanitary sewer improvements. Sanitary sewer services are not currently available to the existing lots in Tuscany Ridge. Staff recommends approval of the Tuscany Ridge Section II Preliminary Plat.

Dates of Hearing: Planning Commission – May 7, 2019
City Council – May 28, 2019

Council Ward: Ward 6, Jeff Moore

Owner/Applicant: Christensen Family

Engineer: Cedar Creek Engineering

Proposed Use: Four (4) single family residences

Size:

The area of request has a frontage along a proposed extension of Tuscany Ridge Road and contains an area of approximately 19.87 acres.
Zoning Districts:
Area of Request – PUD, Planned Unit Development
North – PUD, Planned Unit Development
South and East – R-6, Single Family Detached Residential
West – R-6, Single Family Detached Residential and PUD, Planned Unit Development

Land Use:
Area of Request – site of one single family residence
North, South, East and West – single family residences

Municipal Code Citation:
2.7.1. R-6, Single – Family Detached Residential District
The R-6, Single-Family Detached Residential District is intended for single-family residences on lots of not less than 6,000 square feet in size. This district is estimated to yield a maximum density of 5.1 gross dwelling units per acre (DUA).
Additional uses for the district shall include churches, schools and public parks in logical neighborhood units.

38-18.1. Purpose
The purpose of a Preliminary Plat shall be to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of the Subdivision Ordinance.

History:
1. This area was zoned R6, Single Family Residential with the adoption of the 1986 Zoning Ordinance and Map.
2. A majority of the property was rezoned to a PUD in February 2005 under PC-1578.
3. A PUD amendment was approved in March 2019 to allow the extension of the existing Tuscany Ridge PUD (PC-1984).

Engineer’s Comments:
Water Supply and Distribution
A six (6) inch public water main is located on the south side of Tuscany Ridge Road in the street right-of-way extending along to the west side of the area of request.

The applicant proposes to construct a public water line extension continuing east along the south side of the proposed road to provide service and fire protection to the new lots.

Improvement plans for the water line extension must be prepared by a registered professional engineer and be submitted to staff for plan review and approval.

Extension of the water supply to serve this property and connection to the public water supply system for domestic service is required as outlined in Municipal Code 43-32.
Sanitary Sewer Collection and Disposal
The Tuscany Ridge PUD allows the residents to use individual septic systems to service each property.

The applicant proposes to construct individual systems to service the new lots.

Streets and Sidewalks
Access to the area of request is available from Tuscany Ridge Road. Tuscany Ridge Road is classified as a local street in the 2008 Comprehensive Plan. Tuscany Ridge Road is a two (2) lane, 26-foot wide, curbed, asphalt concrete roadway. Current code requires a total street right-of-way width of fifty (50) feet for local roads and presently, Tuscany Ridge Road has fifty (50) feet of right-of-way up to the cul de sac adjacent to the west side of the area of request.

The applicant proposes to construct an extension of the local street, Tuscany Ridge Road, to service the area of request. The proposed street will include a full sized cul de sac to provide turnaround room as per fire department regulations. Sidewalk will not be required as there are none in the subdivision and would provide no connections to another sidewalk.

Improvement plans for the street must be prepared by a registered professional engineer and be submitted to staff for plan review and approval.

Drainage and Flood Control, Wetlands, and Sediment Control
Drainage across the area of request is from the west to the east via overland flow. Water also collects in a large farm pond located on the site. Currently, the area of request is developed with a single family residence on a large acreage. Drainage from the site continues north east, joining an unimproved channel that drains further north east through the edge of the Jaycie Place Addition and continuing to the concrete drainage channel that crosses through Sundance Addition.

The applicant proposes the extension of the road and two new residences, which will cause an increase in the impervious area in the subdivision. However, with the new addition encompassing forty acres of property and the addition only adding only two new homes, the impact will be minimal. The site plans for the new homes will take advantage of these large undeveloped areas on their own lots to assure that any water runoff will not have an impact on an adjacent property. The proposed road extension will be designed and constructed with slope to accomplish the same result. Any water that is generated by the development will be discharged by a storm water pipe into the on the site farm pond. As required in Municipal Code 13-69, these design elements eliminate any increase to the runoff from the forty acres and the necessity of a detention pond.

The area of request is not affected by flood zone AE (the 100-year floodplain) as shown on the effective Flood Insurance Rate Map (FIRM) number 40109C0330H, dated December 12, 2009.

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

Easements and Right-of-Way
The required easements and existing and proposed right of way for the area of request will be dedicated to the city when the final amended plat is filed.

All easements and right of way dedications are to comply with Code Sections 38-41 and 38-44.

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

Staff Comments:
The purpose of this preliminary plat is to extend the Tuscany Ridge subdivision and create three (3) new lots for single family residential development. The applicant requested to amend the PUD to allow the new lots. The PUD amendment was approved by the City Council in March of 2019.

This preliminary plat proposes water and street extensions. If this preliminary plat is approved, the applicant may move forward in submitting construction plans for the water and street improvements. The required improvements must be installed and accepted by the City prior to submitting a final plat application. The applicant is requesting waivers to the requirements for sidewalks and sanitary sewer services. The existing Tuscany Ridge subdivision was granted these waivers. As there is no sidewalk to connect to and no sanitary sewer currently serving the Tuscany Ridge subdivision, staff recommends approval of these requests.

The proposed lots each exceed the minimum land area as required in the PUD. The proposed lot sizes are as follows:
Lot 10A: 10.76 acres (MOL)
Lot 10B: 1.00 acre (MOL)
Lot 10C: 4.32 acres (MOL)
Lot 10D: 3.79 acres (MOL)

The density for this development is less than one (1) dwelling unit per acre so there is no requirement for Park Land Dedication.
Section 38-53.4 of the 2012 Midwest City Subdivision Regulations requires the applicant to submit a Tree Canopy Management Plan with the preliminary plat application. The applicant has provided this plan. The Subdivision Regulations allow developers to preserve trees with two (2) options.

The first option is standard compliance wherein the applicant may only remove trees from proposed street right-of-ways, proposed utility easements and proposed areas for site features required by the Subdivision Regulations. The second option allows the developer to create a cluster development, preserving trees in designated open spaces.

The applicant has chosen to pursue the first option, standard compliance. Under this requirement of the code, the applicant may only remove trees from the proposed right-of-ways, easements, and areas of site features. All other trees on the lot must remain through the entire platting process.

Tuscany Ridge Road is a private street. The applicant is proposing to extend the private road to provide access to the new lots. Although private, the street must meet current city standards regarding street width. As the street is private, the HOA document for Tuscany Ridge must be amended to provide for maintenance of the street extension. A copy of the revised HOA covenants must be submitted with the final plat application.

Since this preliminary plat meets the subdivision regulations, staff recommends approval of the Tuscany Ridge Section II Preliminary Plat subject to these comments.

**Action Required:** Approve or reject the Tuscany Ridge Section II Preliminary Plat located on the property as noted herein, subject to the staff comments and found in the May 7, 2019 agenda packet and made a part of PC-1994 file.

Billy Harless, AICP
Community Development Director

KG
March 28, 2019

City of Midwest City
Attn: Kelli Gilles, AICP
100 N. Midwest Blvd
Midwest City, OK 73110

RE: Tuscany Ridge Preliminary Plat

Mrs. Gilles

On behalf of my client, the Christensen family, I am submitting a preliminary plat request for Tuscany Ridge as discussed previously with you.

As part of this preliminary plat submittal we are requesting a waiver from the following requirements:

1) We are requesting a waiver from sidewalk requirements and installation since the original neighborhood does not have sidewalks
2) We are requesting a waiver from the sanitary sewer requirements because no sanitary sewer is available and all existing homes are on septic.

I believe you should find everything necessary for the preliminary plat submittal. If I have missed something or you need additional information, please let me know.

Thank you again for your help throughout this process

Sincerely

Jason Emmett, PE
Cedar Creek Consulting Inc.
jemmett@cedarcreekinc.com
### Preliminary Plat Requirements/Checklist – Planning

- [x] Lot to be subdivided is less than 5 acres
- [x] Lot to be subdivided has an area of more than 10,000 square feet

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>38-48.2</td>
<td>Zoning Compliance</td>
</tr>
<tr>
<td>38-48.2</td>
<td>All lots shall conform to zoning district compliance.</td>
</tr>
<tr>
<td>38-48.4</td>
<td>Lot Shape</td>
</tr>
<tr>
<td>38-48.4 (A) (B)</td>
<td>Lots shall generally be rectangular in shape. Flag lots are prohibited. Irregular lots shall meet all width, frontage and setback requirements as required by the zoning ordinance.</td>
</tr>
<tr>
<td>38-48.5</td>
<td>Lot Lines</td>
</tr>
<tr>
<td>38-48.5 (A) (1)</td>
<td>Side lot lines shall be at ninety degree angles or radial to street Right-of-Way lines to the greatest extent possible.</td>
</tr>
<tr>
<td>38-48.5 (B) (1)</td>
<td>All lot lines shall align along County, school district and other jurisdictional boundary lines.</td>
</tr>
<tr>
<td>38-48.6</td>
<td>Lot Orientation Restrictions</td>
</tr>
<tr>
<td>38-48.6 (A)</td>
<td>No single-family, two-family or townhome lot shall front onto or have a driveway onto any Arterial Street.</td>
</tr>
<tr>
<td>38-48.6 (B)</td>
<td>Lots are prohibited from backing to local streets.</td>
</tr>
<tr>
<td>38-48.7</td>
<td>Limits-of-No-Access – shown on preliminary plat</td>
</tr>
<tr>
<td>38-48.7 (A)(1)</td>
<td>Low Density lots shall not derive access from an Arterial Street.</td>
</tr>
<tr>
<td>38-48.7 (A)(2)</td>
<td>Lots facing Collector Streets should be minimized to the fullest extent.</td>
</tr>
<tr>
<td>38-48.8</td>
<td>Lot Frontages</td>
</tr>
<tr>
<td>38-48.8 (A)(1)</td>
<td>Each lot shall have adequate access to a street by having frontage on a street that is not less than 35' at the street Right-of-Way line. This also applies to lots fronting onto an eyebrow or bulb portion of a cul-de-sac.</td>
</tr>
<tr>
<td>38-48.8(B)(1)(a)</td>
<td>For single-family, two-family and townhomes, double frontage lots are prohibited from backing or having the side facing onto an Arterial Street without appropriate screening.</td>
</tr>
<tr>
<td>38-48.8(B)(1)(b)</td>
<td>Where lots back or side onto an Arterial Street, no driveway access is allowed onto the Arterial Street.</td>
</tr>
<tr>
<td>38-48.8(B)(2)</td>
<td>For multifamily and nonresidential lots, if lots have frontage on more than one street, a front building line must be established for each street.</td>
</tr>
<tr>
<td>38-48.8(B)(3)</td>
<td>Residential lots should face the front of a similar lot, park or open space.</td>
</tr>
<tr>
<td>38-48.10</td>
<td>Lot and Block Numbering</td>
</tr>
<tr>
<td>38-48.10(A)</td>
<td>All lots within each phase of a development are to be numbered consecutively.</td>
</tr>
</tbody>
</table>

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*PC-1994*

Applicant: Christensen Family

Phone Number: __________________

Address: _____________________

*100 N. Midwest Boulevard • Midwest City, Oklahoma 73110*

Current Planning Division (405) 739-1223 • FAX (405) 739-1399 • TDD (405) 739-1359

An Equal Opportunity Employer

*revised 03/25/2014*
within each block. Each block shall have alpha or numeric designations.

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>38-48.11</td>
<td><strong>Building Lines</strong></td>
</tr>
<tr>
<td>Building lines along all streets shall be shown on the Preliminary Plats and shall conform with the minimum setbacks for front, side and rear yards as required by the zoning district.</td>
<td></td>
</tr>
<tr>
<td>38-48.12</td>
<td><strong>Block Requirements</strong></td>
</tr>
<tr>
<td>38-48.12(B)(1)</td>
<td>Blocks for residential uses shall not be longer than 1,800 feet measured along the center line of the block.</td>
</tr>
<tr>
<td>38-48.12(B)(2)</td>
<td>When a block exceeds 600 feet in length, the Planning Commission may require a dedicated easement not less than 15 feet wide and a paved crosswalk not less than 4 feet wide to provide pedestrian access across the block.</td>
</tr>
<tr>
<td>38-48.12(C)(1)</td>
<td>Blocks used for residential purposes should be of sufficient width to allow for two tiers of lots of appropriate depth.</td>
</tr>
<tr>
<td>38-48.12(C)(2)</td>
<td>Exceptions to the prescribed block width shall be permitted for blocks adjacent to major streets, railroads or waterways.</td>
</tr>
<tr>
<td>38-48.12(C)(3)</td>
<td>Blocks intended for business and industrial use should be of a width suitable for the intended use, with due allowance for off-street parking and loading facilities.</td>
</tr>
<tr>
<td>38-48.14</td>
<td><strong>Subdivision Name Requirement</strong></td>
</tr>
<tr>
<td>38-48.14(A)(1)</td>
<td>New subdivisions shall be named so as to prevent conflict or “sound-alike” confusion with names of other subdivisions.</td>
</tr>
<tr>
<td>38-48.14(A)(2)</td>
<td>Subdivisions with similar names shall be located in proximity to each other.</td>
</tr>
<tr>
<td>38-49.3</td>
<td><strong>Subdivision Amenities – Where amenities are proposed in conjunction with a development, such amenities shall be reviewed and approved in accordance with the following:</strong></td>
</tr>
<tr>
<td>38-49.3(A)</td>
<td>Preliminary plans and Illustrations, along with a written statement of such concepts, shall be submitted for review and approval with the Preliminary Plat.</td>
</tr>
<tr>
<td>38-49.3(B)</td>
<td>Plans for amenities shall then be incorporated into the screening plan and/or landscape plan for submittal as part of the construction plans.</td>
</tr>
<tr>
<td>38-49.3(C)</td>
<td>Lighting plans for all outdoor amenities</td>
</tr>
<tr>
<td>38-49.3(D)</td>
<td>Plans for structural elements shall be sealed by a licensed Professional Engineer and shall be considered for approval by the City.</td>
</tr>
<tr>
<td>38-49.4</td>
<td><strong>Design of Amenities</strong></td>
</tr>
<tr>
<td>38-49.4(A)(1)(a)</td>
<td>Entry features shall be constructed entirely on privately owned property and shall not suspend over a public Right-of-Way.</td>
</tr>
<tr>
<td>38-49.4(A)(1)(b)</td>
<td>Minor elements of an entry feature may be placed within an entry street median upon Plat approval, provided that such street median is platted as a non-buildable lot and dedicated to a HOA for private ownership and maintenance.</td>
</tr>
<tr>
<td>38-49.4(A)(1)(c)</td>
<td>An entry feature having a water pond, fountain or other water feature shall only be allowed if approved by the Planning Commission and City Council during the plat review process.</td>
</tr>
<tr>
<td>38-</td>
<td>No entry feature, other than screening walls or extensions of screening walls,</td>
</tr>
</tbody>
</table>
The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>49.4(A)(1)(d)</td>
<td>may be constructed on any portion of a single-family, two-family or townhome</td>
</tr>
<tr>
<td>38-49.4(A)(1)(e)</td>
<td>All such features shall be constructed on lots that are platted as &quot;non-buildable&quot; lots and dedicated to a HOA for private ownership and maintenance.</td>
</tr>
<tr>
<td>38-49.4(A)(2)</td>
<td>Entry features shall not encroach into the visibility triangle or otherwise impair pedestrian or vehicular visibility.</td>
</tr>
<tr>
<td>38-49.4(A)(3)</td>
<td>The maximum height for entry features and structures shall be the maximum height of the governing zoning district as measured from the nearest street or sidewalk grade.</td>
</tr>
<tr>
<td>38-49.4(B)</td>
<td>If private recreation facilities are provided, they shall be centrally located within the overall development to the greatest extent possible.</td>
</tr>
<tr>
<td>38-49.4(C)</td>
<td>All outdoor amenities shall provide appropriate lighting.</td>
</tr>
<tr>
<td>38-49.4(D)</td>
<td>A detention or retention pond shall be considered an amenity if it meets the following design considerations:</td>
</tr>
<tr>
<td>38-49.4(D)(1)</td>
<td>Located between the building and street or completely bounded by streets</td>
</tr>
<tr>
<td>38-49.4(D)(2)</td>
<td>Viewable from public space</td>
</tr>
<tr>
<td>38-49.4(D)(4)</td>
<td>Accessible by patrons</td>
</tr>
<tr>
<td>38-49.4(D)(5)</td>
<td>Seating area, public art or fountain</td>
</tr>
<tr>
<td>38-49.4(D)(6)</td>
<td>One tree or planter at least 16 square feet for every 200 square feet of open space, and be located within or adjacent to the open space.</td>
</tr>
<tr>
<td>38-50.2</td>
<td>Homeowners’ Association (HOA) Applicability</td>
</tr>
<tr>
<td>38-50.2(A)</td>
<td>Any one or more of the following elements created as part of a development shall require formation of a HOA prior to recodation of a final plat in order to maintain the amenity or facility:</td>
</tr>
<tr>
<td>38-50.2(A)(1)</td>
<td>Amenity</td>
</tr>
<tr>
<td>38-50.2(A)(2)</td>
<td>100-year Floodplain</td>
</tr>
<tr>
<td>38-50.2(A)(3)</td>
<td>Private streets</td>
</tr>
<tr>
<td>38-50.2(A)(4)</td>
<td>Thoroughfare screening</td>
</tr>
<tr>
<td>38-50.2(A)(5)</td>
<td>Detention or retention ponds</td>
</tr>
<tr>
<td>38-50.2(A)(6)</td>
<td>Private park</td>
</tr>
<tr>
<td>38-51.2</td>
<td>Applicability of Parks and Open Space Dedication</td>
</tr>
<tr>
<td>38-51.5(A)</td>
<td>The acreage to be contributed concurrent with the final approval by the City Council of any residential subdivision plat shall be determined by the following formula:</td>
</tr>
</tbody>
</table>

\[
\text{Acreage} = \frac{\text{Two acres} \times \text{Projects occupied by}}{\text{Each 1,000 persons developed subdivision}} = \text{Amount of land to be contributed}
\]

Which is
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>38-51.6</td>
<td>Suitability of land</td>
</tr>
<tr>
<td>38-51.6(A)(1)</td>
<td>The dedicated land should form a single parcel or tract of land at least 3 acres in size unless the Parkland Review Committee determines that a smaller tract would be in the public interest.</td>
</tr>
<tr>
<td>38-52.3</td>
<td>Design requirements for parks and open space</td>
</tr>
<tr>
<td>38-52.3(A)</td>
<td>Parks and open spaces shall be bounded by a street or by other public uses.</td>
</tr>
<tr>
<td>38-52.3(B)(1)</td>
<td>Single-family and two-family residential lots shall be oriented such that they front or side onto parks and open spaces but do not back to them.</td>
</tr>
<tr>
<td>38-52.3(B)(2)</td>
<td>Residential lots shall only be allowed to back onto a park or open space when:</td>
</tr>
<tr>
<td>38-52.3(B)(2)(a)</td>
<td>A trail is provided within the related park or open space.</td>
</tr>
<tr>
<td>38-52.3(B)(2)(b)</td>
<td>The site's physical character does not reasonably accommodate an alternative design or the layout of the subdivision complements the use of the use of park or open space (e.g., lots backing to a golf course).</td>
</tr>
<tr>
<td>38-52.3(C)(1)</td>
<td>A proposed development adjacent to a park of open space shall not be designed to restrict public visibility or reasonable access from other area developments.</td>
</tr>
<tr>
<td>38-52.3(C)(2)</td>
<td>Street connections to existing or future adjoining subdivisions shall be required to provide reasonable access to parks and open space areas.</td>
</tr>
<tr>
<td>38-52.3(D)(1)</td>
<td>Where a non-residential use must directly abut a park or open space area, the use shall be oriented such that it sides, and does not back onto the park or open space area if at all possible.</td>
</tr>
<tr>
<td>38-52.3(D)(2)</td>
<td>Nonresidential uses shall be separated from the park or open space by a minimum 6 foot tall decorative metal fence with an irrigated living screen.</td>
</tr>
<tr>
<td>38-52.3(E)</td>
<td>Alleys should not be designed to encourage their use as a means of vehicular, bike or pedestrian travel to the park.</td>
</tr>
<tr>
<td>38-52.3(F)(1)</td>
<td>Public access into parks and open spaces shall not be less than 50' in width at the public Right-of-Way line, at the street curb, and at any other public access point.</td>
</tr>
<tr>
<td>38-52.3(F)(2)</td>
<td>Such access shall not be part of a residential lot or other private property.</td>
</tr>
<tr>
<td>38-52.8</td>
<td>Hike-and-Bike Trail Requirements</td>
</tr>
<tr>
<td>38-52.8(B)</td>
<td>Hike-and-Bike trails, especially those providing access too and along 100-year Floodplains and other open spaces, shall be in accordance with the following design criteria:</td>
</tr>
<tr>
<td>38-52.8(B)(1)</td>
<td>A minimum 30’ wide level ground surface shall be provided for a 10’ wide public hike-and-bike trail. The 30’ wide level ground surface (compliant with ADA) may be provided within and/or outside of the 100-year floodplain.</td>
</tr>
<tr>
<td>38-52.8(B)(2)</td>
<td>The Right-of-Way of a public street may count towards the 30’ wide, ADA compliant level ground surface upon approval from the Director of Community Services.</td>
</tr>
<tr>
<td>Section</td>
<td>Description</td>
</tr>
<tr>
<td>---------</td>
<td>-------------</td>
</tr>
<tr>
<td>38-52.8(B)(4)</td>
<td>The hike-and-bike trail shall be designed to minimize visibility blind spots from public streets for public safety purposes.</td>
</tr>
<tr>
<td>38-52.8(C)(1)</td>
<td>The Director of Community Services shall have the authority to determine the placement of a public hike-and-bike trail at the time of the preliminary plat review and approval.</td>
</tr>
<tr>
<td>38-52.8(C)(2)</td>
<td>The location of such trails shall be safe and economical.</td>
</tr>
<tr>
<td>38-52.8(C)(3)</td>
<td>No development shall interrupt future trail routes or otherwise hinder efficient public access to or from an existing or future planned trail.</td>
</tr>
<tr>
<td>38-52.8(D)(1)</td>
<td>The location of trails within developments adjacent to or within a 100-year Floodplain recognized on the Trails Master Plan shall be coordinated with the Director of Community Services and shall be staked in the field by the developer and approved by the Director of Community Services prior to the submittal of a preliminary plat.</td>
</tr>
<tr>
<td>38-52.8(D)(2)</td>
<td>The location of the trail shall be specified on the preliminary plat as the approved location for the hike-and-bike trail, and an easement for such shall be shown on the preliminary plat and final plat for any portions of the trail that traverse private property.</td>
</tr>
<tr>
<td>38-52.8(E)</td>
<td>When development is adjacent to an undeveloped property, a pedestrian access stub-out in conjunction with a street connection to the edge of the development shall be required to allow for future access between developments as indicated on the Trails Master Plan.</td>
</tr>
<tr>
<td>38-53.4</td>
<td><strong>Tree Canopy Management Plan</strong></td>
</tr>
<tr>
<td>38-53.4</td>
<td>A Tree Canopy Management Plan shall be required as part of the preliminary plat. <em>This only applies to sites five acres or larger.</em></td>
</tr>
<tr>
<td>38-53.5(B)(1)</td>
<td>The applicant shall prepare a Tree Canopy Management Plan and shall submit the plan as part of the preliminary plat application.</td>
</tr>
<tr>
<td>38-53.5(B)(2)</td>
<td>Within the Tree Canopy Management Plan, the applicant shall provide the following information:</td>
</tr>
<tr>
<td>38-53.5(B)(2)(a)</td>
<td>Pre-development tree canopy coverage (as determined by the City)</td>
</tr>
<tr>
<td>38-53.5(B)(2)(b)</td>
<td>Post-development tree canopy coverage (as determined by the applicant)</td>
</tr>
<tr>
<td>38-53.5(B)(2)(c)</td>
<td>Visual identification of tree canopy to be removed.</td>
</tr>
<tr>
<td>38-53.5(C)(1)</td>
<td>Tree Canopy Management Plan shall be reviewed by the Director of Community Development for compliance with all standards.</td>
</tr>
<tr>
<td>38-53.5(C)(2)</td>
<td>After reviewing the Tree Canopy Management Plan, the Director of Community Development shall make a recommendation to the Planning Commission and City Council. The Director must act within 30 days of the official filing date of the preliminary plat application.</td>
</tr>
<tr>
<td>38-53.6</td>
<td><strong>Tree Preservation Requirements</strong></td>
</tr>
<tr>
<td>38-53.6(A)</td>
<td>Option A (Standard Option) – Only trees in the following areas may be removed:</td>
</tr>
<tr>
<td>Rule Reference</td>
<td>Description</td>
</tr>
<tr>
<td>---------------</td>
<td>-------------</td>
</tr>
<tr>
<td>38-53.6(A)(1)</td>
<td>The Tree Canopy or any tree located within any street Right-of-Way may be removed.</td>
</tr>
<tr>
<td>38-53.6(A)(2)</td>
<td>The Tree Canopy or any tree located within any area dedicated for water, wastewater, drainage and other similar infrastructure needs may be removed.</td>
</tr>
<tr>
<td>38-53.6(A)(3)</td>
<td>The Tree Canopy or any tree located within any area required by the subdivision ordinance for a site feature, such as a screening wall, may be removed.</td>
</tr>
<tr>
<td>38-53.6(B)</td>
<td>Option B (Alternative Compliance)</td>
</tr>
<tr>
<td>38-53.6(B)(1)</td>
<td>The applicant may elect to develop a site using the Residential Cluster Development option.</td>
</tr>
<tr>
<td>38-53.6(B)(2)</td>
<td>In the design of the Tree Canopy Management Plan, if a Residential Cluster Development Option is used, only the Tree Canopy or trees within the designated open space areas shall be preserved.</td>
</tr>
<tr>
<td>38-53.7</td>
<td><strong>Tree Mitigation Plan – Required if trees are removed prior to approval of a Tree Canopy Management Plan</strong></td>
</tr>
<tr>
<td>38-53.7(B)(2)</td>
<td>Tree Mitigation Requirements:</td>
</tr>
<tr>
<td>38-53.7(B)(2)(a)</td>
<td>The applicant shall calculate the area of Tree Canopy that should have been preserved under Option A or Option B.</td>
</tr>
<tr>
<td>38-53.7(B)(2)(b)</td>
<td>The resulting calculation shall be the amount of Tree Canopy that shall be restored.</td>
</tr>
<tr>
<td>38-53.7(B)(2)(c)</td>
<td>Replacement trees shall be required to cover an area equal to the calculated restoration area.</td>
</tr>
<tr>
<td>38-53.7(B)(2)(d)</td>
<td>The applicant shall calculate the number of replacement trees needed to cover the calculated restoration area.</td>
</tr>
<tr>
<td>38-53.7(B)(2)(e)</td>
<td>In calculating the area for replacement trees, the mature size of replacement trees shall be used.</td>
</tr>
<tr>
<td>38-53.7(B)(2)(f)</td>
<td>In calculating the area for replacement trees, only large trees shall be used.</td>
</tr>
<tr>
<td>38-53.7(B)(2)(g)</td>
<td>Tree Canopy coverage at maturity is to be obtained through the planting of 2.5 inch caliber trees at spacing that will meet the calculated restoration area.</td>
</tr>
<tr>
<td>38-53.7(B)(2)(h)</td>
<td>Replacement trees shall be a minimum 2.5 inch caliber trees.</td>
</tr>
<tr>
<td>38-53.7(B)(2)(i)</td>
<td>Replacement trees shall be planted at spacing that will meet the calculated restoration area.</td>
</tr>
<tr>
<td>38-53.7(B)(2)(j)</td>
<td>The Tree Canopy Management Plan shall show graphically the location of each replacement tree.</td>
</tr>
<tr>
<td>38-53.7(B)(2)(k)</td>
<td>The number of replacement trees shall be shown in a tabular format and indicated the tree species and area of coverage assumptions for each tree species at maturity.</td>
</tr>
<tr>
<td>38-53.7(B)(2)(l)</td>
<td>Replacement trees shall be planted prior to the approval of a final plat.</td>
</tr>
<tr>
<td>38-53.7(B)(3)</td>
<td>Alternative Tree Mitigation Requirements</td>
</tr>
</tbody>
</table>
The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
CURRENT PLANNING DIVISION

<table>
<thead>
<tr>
<th>Administrative</th>
</tr>
</thead>
<tbody>
<tr>
<td>One digital copy of the preliminary plat</td>
</tr>
<tr>
<td>Three 24x36 copies of the preliminary plat to scale</td>
</tr>
<tr>
<td>Name of subdivision centered at the top of the preliminary plat.</td>
</tr>
<tr>
<td>Name of city, county, state, section, township and range centered and printed at the top of the preliminary plat.</td>
</tr>
<tr>
<td>Name and address of the owner of record, the subdivider, the owners engineer and the registered surveyor preparing the plat.</td>
</tr>
<tr>
<td>Legal description of the property to be subdivided, including the acreage and number of proposed lots in the subdivision.</td>
</tr>
<tr>
<td>Key map showing the location of the property to be subdivided referenced to existing or proposed arterial streets or highways.</td>
</tr>
</tbody>
</table>

**Preliminary Plat Requirements/Checklist - Zoning**

<table>
<thead>
<tr>
<th>Section</th>
<th>Requirement</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.14.1</td>
<td>Lot Variety Required (required for areas 5 acres or larger)</td>
<td>X</td>
</tr>
<tr>
<td>5.14.1(A)</td>
<td>Applicability – This section only applies to single-family residential developments of 5 acres or larger.</td>
<td>X</td>
</tr>
<tr>
<td>5.14.1(B)(1)</td>
<td>15% of lots within a development shall be larger than the minimum lot size.</td>
<td>X</td>
</tr>
<tr>
<td>5.14.1(B)(2)</td>
<td>15% of lots within a development may be smaller than the minimum lot size. Lot sizes shall not be reduced greater than 20% of the minimum lot size.</td>
<td>NA</td>
</tr>
<tr>
<td>5.14.1(C)</td>
<td>Single-family lots shall not be smaller than 6,000 square feet.</td>
<td></td>
</tr>
<tr>
<td>5.14.1(D)</td>
<td>Lots of various sizes shall be evenly distributed throughout a development.</td>
<td>X</td>
</tr>
</tbody>
</table>

Additional Notes:
The preliminary plat shall be accompanied by a statement signed by the registered engineer preparing the plat that he has, to the best of his ability, designed the subdivision in accordance with the latest subdivision regulations and in accordance with the ordinances and regulations governing the subdivision of land.

<table>
<thead>
<tr>
<th>38-18</th>
<th>Preliminary Plat:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administrative</td>
<td>North arrow, scale, date, and site location map</td>
</tr>
<tr>
<td>Administrative</td>
<td>The total number of lots</td>
</tr>
<tr>
<td>Administrative</td>
<td>The total area of development</td>
</tr>
<tr>
<td>Administrative</td>
<td>The location of proposed lots, areas in Acres and Square Feet, and dimensions.</td>
</tr>
<tr>
<td>Administrative</td>
<td>The location of property lines, existing easements, buildings, fences, cemeteries or burial grounds, and other existing features within the area to be subdivided and similar facts regarding existing conditions on immediately adjacent property.</td>
</tr>
<tr>
<td>Administrative</td>
<td>The location of any natural features such as water courses, water bodies, flood hazard areas, tree masses, steep slopes, or rock outcroppings within the area to be subdivided and similar facts regarding existing conditions on immediately adjacent property.</td>
</tr>
<tr>
<td>Administrative</td>
<td>The location, width, and name of all existing or platted streets or other public ways (i.e. railroad and state-owned) within or immediately adjacent to the tract.</td>
</tr>
<tr>
<td>Administrative</td>
<td>The location of all existing or abandoned oil or gas wells, oil or gas pipelines and other appurtenances associated with the extraction, production and distribution of petroleum products and all related easements on the site or on immediately adjacent property.</td>
</tr>
<tr>
<td>13-18.2(c)</td>
<td>The applicant shall furnish with the application to the city a current title commitment issued by a title insurance company authorized to do business in Oklahoma, a title opinion letter from an attorney licensed to practice in Oklahoma, or some other acceptable proof of ownership, identifying all persons having an ownership interest in the property subject to the preliminary plat.</td>
</tr>
<tr>
<td>Administrative</td>
<td>The legal metes and bounds of the property being developed.</td>
</tr>
<tr>
<td>13-69.7(1)</td>
<td>The area of the preliminary drainage plan in acres shown at points where storm water enters and leaves the proposed subdivision, and where drainage channels intersect roadways and at junction points.</td>
</tr>
<tr>
<td>13-69.7(3)</td>
<td>The location, size, and type of existing and proposed storm water control facilities including storm sewers, inlets, culverts, swales, channels and retention or detention ponds and areas. The approximate area in acres served by said facilities shall be shown.</td>
</tr>
<tr>
<td>Reference</td>
<td>Description</td>
</tr>
<tr>
<td>-----------</td>
<td>-------------</td>
</tr>
<tr>
<td>13-69.7(4)</td>
<td>Special structures such as dams, spillways, dikes or levees.</td>
</tr>
<tr>
<td>Administrative</td>
<td>Location of Floodplain if adjacent or within development</td>
</tr>
<tr>
<td>Administrative</td>
<td>Location of Wetlands if adjacent or within development. If so, the developer is required to notify the Army Corp of Engineers.</td>
</tr>
<tr>
<td>Administrative</td>
<td>Show the location and size of water mains.</td>
</tr>
<tr>
<td>Administrative</td>
<td>Show the location and size of wastewater mains.</td>
</tr>
<tr>
<td>Administrative</td>
<td>Show the location and specifications for fire hydrant systems.</td>
</tr>
<tr>
<td>Administrative</td>
<td>Finish floor elevations for all pad sites</td>
</tr>
<tr>
<td>Administrative</td>
<td>Drainage arrows on all lots showing the final grading and where the water will drain</td>
</tr>
<tr>
<td>Administrative</td>
<td>Required retaining walls and retaining wall easements</td>
</tr>
<tr>
<td>Administrative</td>
<td>Existing contours with intervals not to exceed two (2) feet referenced to a United State Geological Survey or Geodetic Survey bench mark or monument.</td>
</tr>
<tr>
<td>Administrative</td>
<td>Show the proposed street layout and right of ways.</td>
</tr>
<tr>
<td>38-45.4(c)</td>
<td>All existing arterial streets and such collector and local streets as may be necessary for convenience of traffic circulation and emergency ingress and egress.</td>
</tr>
<tr>
<td>38-45.4(d)</td>
<td>All access points to existing roadways and be of the required number.</td>
</tr>
<tr>
<td>38-45.4(e)</td>
<td>The development shall have two (2) connections to adjacent properties.</td>
</tr>
<tr>
<td>38-45.4(n)</td>
<td>The names of all new proposed streets.</td>
</tr>
<tr>
<td>38-45.4(o)</td>
<td>The development shall not have any proposed cul-de-sacs longer than five hundred (500) feet in length</td>
</tr>
<tr>
<td>38-47</td>
<td>The location and size of all proposed pedestrian crosswalks, bike trails, horse trails, or other supplementary movement systems.</td>
</tr>
<tr>
<td>38-18.2(a)(1) 38-44.3(a)(2)</td>
<td>Preliminary stormwater management plan (SWMP)</td>
</tr>
<tr>
<td>38-44.3(e)(1)</td>
<td>A digital copy of the preliminary SWMP shall be submitted along with the preliminary plat.</td>
</tr>
<tr>
<td>38-44.3(e)(2)</td>
<td>The preliminary SWMP shall be labeled as “Preliminary”</td>
</tr>
<tr>
<td>38-44.3(e)(3)</td>
<td>The preliminary SWMP shall be signed, sealed, and dated by the professional engineer (P.E.) or shall contain a statement showing the professional engineer’s name and license number and affirming the preliminary SWMP was prepared under the direction of the engineer and that the plan is preliminary</td>
</tr>
<tr>
<td>Section</td>
<td>Description</td>
</tr>
<tr>
<td>---------</td>
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</tr>
<tr>
<td>38-44.3(b)(3)</td>
<td>If no preliminary drainage plan is required [only upon city engineer's approval, see 38-44.44(b)(3)]: show existing drainage patterns, runoff coefficients, and the proposed changes to these items (before and after development)</td>
</tr>
<tr>
<td>38-44.3(c)</td>
<td>The preliminary SWMP must comply with the Engineering Standards Manual and construction details and the Midwest City Code of Ordinances (e.g. chapters 13 and 43), including control/sediment plans</td>
</tr>
<tr>
<td>38-18.2(a)(2) 38-44.4(a)(2) Preliminary drainage plan</td>
<td></td>
</tr>
<tr>
<td>13-69.7(1)</td>
<td>The area of the preliminary drainage plan in acres shown at points where storm water enters and leaves the proposed subdivision, and where drainage channels intersect roadways and at junction points.</td>
</tr>
<tr>
<td>13-69.7(3)</td>
<td>The location, size, and type of existing and proposed storm water control facilities including storm sewers, inlets, culverts, swales, channels and retention or detention ponds and areas. The approximate area in acres served by said facilities shall be shown.</td>
</tr>
<tr>
<td>13-69.7(4)</td>
<td>Special structures such as dams, spillways, dikes or levees.</td>
</tr>
<tr>
<td>38-44.4(c)(1)</td>
<td>The preliminary drainage plan shall show the watershed affecting the development and how the runoff from the fully-developed watershed will be conveyed to, through, and from the development.</td>
</tr>
<tr>
<td>38-44.4(c)(2)</td>
<td>The preliminary drainage plan must comply with the Engineering Standards Manual and construction details and the Midwest City Code of Ordinances (e.g. chapters 13 and 43)</td>
</tr>
<tr>
<td>38-44.4(d)(1)</td>
<td>Three (3) paper copies of the preliminary drainage plan</td>
</tr>
<tr>
<td>38-44.4(d)(2)</td>
<td>The preliminary drainage plan shall be labeled as “Preliminary”</td>
</tr>
<tr>
<td>38-44.4(d)(3)</td>
<td>The preliminary drainage plan shall be stamped by and dated by the engineer, professional</td>
</tr>
<tr>
<td>38-44.5</td>
<td>If the development proposed is adjacent to or within the 100-year floodplain the following are required:</td>
</tr>
<tr>
<td>38-44.5(a)</td>
<td>No Development within a floodway.</td>
</tr>
<tr>
<td>38-44.5(b)</td>
<td>All 100-year floodplains shall be maintained in an open natural condition</td>
</tr>
<tr>
<td>38-44.5(b)(3)(a)</td>
<td>The 100-year floodplain shall be dedicated on the final plat to the city as a single lot or may be owned and maintained by an HOA</td>
</tr>
<tr>
<td>38-44.5(b)(3)(b)</td>
<td>No portion of a single-family or two-family residential lot shall exist within the 100-year floodplain</td>
</tr>
<tr>
<td>38-44.5(b)(3)(c)</td>
<td>A fifteen-foot wide maintenance easement adjacent to the floodway</td>
</tr>
<tr>
<td>38-44.5(b)(3)(e)</td>
<td>All streets adjacent to a 100-year floodplain shall have a minimum ROW width of fifty (50) feet.</td>
</tr>
<tr>
<td>38-44.5(b)(3)(f)(2)</td>
<td>All streets adjacent to a 100-year floodplain shall have a minimum sixty (60) percent of the linear frontage</td>
</tr>
<tr>
<td>38-44.5(b)(3)(f)(3)(a)</td>
<td>Not more than one (1) cul-de-sac in a row adjacent to 100-year floodplain</td>
</tr>
</tbody>
</table>
The City of MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>38-44.5(b)(3)(f)(2)(b)(1)</td>
<td>A minimum fifty (50) percent of an adjacent cul-de-sac bulb shall be open to the 100-year floodplain and no residential lot shall encroach within the area between this line and the major creek.</td>
</tr>
<tr>
<td>38-44.5(b)(3)(f)(2)(b)(2)</td>
<td>An entry monument(s) or feature(s) as well as landscaping shall be provided at the end of the cul-de-sac and a pathway of a minimum twelve (12) feet in width shall be provided to the major creek.</td>
</tr>
<tr>
<td>38-18.2(a)(3) 38-43.3</td>
<td>Preliminary utility plan</td>
</tr>
<tr>
<td>Administrative</td>
<td>The preliminary utility plan shall show the location and width of all adjacent utility easements.</td>
</tr>
<tr>
<td>38-38.43.2(2)</td>
<td>Width of all proposed utility easements.</td>
</tr>
<tr>
<td>38-43.3(a)(1)</td>
<td>The preliminary utility plan shall show the location and size of water mains.</td>
</tr>
<tr>
<td>38-43.3(a)(1)</td>
<td>The preliminary utility plan shall show the location and size of wastewater mains.</td>
</tr>
<tr>
<td>38-43.3(a)(2)</td>
<td>The preliminary utility plan shall include plans and specifications for fire hydrant systems.</td>
</tr>
<tr>
<td>38-43.4(b)</td>
<td>All water and wastewater utilities including connections within the ROW or easements shall be vested to the city.</td>
</tr>
<tr>
<td>38-43.4(d)</td>
<td>No utility or service lines shall cross another lot.</td>
</tr>
<tr>
<td>38-43.4(e)</td>
<td>Any utility adjacent to non-city government roads shall be constructed outside that ROW and in a separate easement unless agreed upon by non-city owner and Midwest City.</td>
</tr>
<tr>
<td>38-18.2(a)(5)</td>
<td>Preliminary site development plan</td>
</tr>
<tr>
<td>Administrative</td>
<td>Finish floor elevations for all pad sites.</td>
</tr>
<tr>
<td>Administrative 13-69.7(2)</td>
<td>Drainage arrows on all lots showing the final grading and where the water will drain (not to drain over more than adjacent lot).</td>
</tr>
<tr>
<td>Administrative 38-54.3(c)(1) 38-54.3(d)(1) 38-54.4</td>
<td>Required retaining walls and retaining wall easements.</td>
</tr>
<tr>
<td>Administrative</td>
<td>Existing contours with intervals not to exceed two (2) feet referenced to a United State Geological Survey or Geodetic Survey bench mark or monument.</td>
</tr>
<tr>
<td>38-18.2(a)(6)</td>
<td>Street layout plan</td>
</tr>
<tr>
<td>Administrative</td>
<td>The classification of every street within or adjacent to the development.</td>
</tr>
<tr>
<td>38-45.4(b)</td>
<td>The streets within the development shall conform to the city's comprehensive plan.</td>
</tr>
<tr>
<td>38-45.4(c)</td>
<td>The proposed street system shall extend all existing arterial streets and such collector and local streets as may be necessary for convenience of traffic circulation and emergency ingress and egress.</td>
</tr>
<tr>
<td>38-45.4(d)</td>
<td>The street layout plan shall show all access points to existing roadways and be of the required number.</td>
</tr>
<tr>
<td>Code</td>
<td>Description</td>
</tr>
<tr>
<td>---------</td>
<td>-----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>38-45.4(e)</td>
<td>The street layout plan shall have two (2) connections to adjacent properties.</td>
</tr>
<tr>
<td>38-45.4(m)</td>
<td>The street layout plan will have the names of all new proposed streets.</td>
</tr>
<tr>
<td>38-45.4(o)</td>
<td>The street layout plan shall not have any proposed cul-de-sacs longer than five hundred (500) feet in length</td>
</tr>
<tr>
<td>38-47</td>
<td>The location, size, and easements of all proposed pedestrian crosswalks, bike trails, horse trails, or other supplementary movement systems.</td>
</tr>
<tr>
<td>38-18.2 (a) (7)</td>
<td>Street signage and striping plan</td>
</tr>
<tr>
<td>Administrative</td>
<td>Proposed signage of development</td>
</tr>
<tr>
<td>Administrative</td>
<td>Proposed striping if required</td>
</tr>
<tr>
<td>38-18.2 (a) (9)</td>
<td>Other plans</td>
</tr>
</tbody>
</table>

Engineering Comments and Recommendations:

Associated Departments (Fire, Stormwater, and Utilities) Comments and Recommendations:
To: Chairman and Planning Commission

From: Billy Harless, Community Development Director

Date: May 7, 2019

Subject: (PC-1995) Public hearing with discussion and consideration of an ordinance to redistrict from R-6, Single Family Detached Residential to O-2, General Office, for the property described as a part of Lot 1 of Block 2 of the Friendly Acres Addition, addressed as 11126 E. Reno Avenue.

Executive Summary: This is a request to rezone the property from R-6, Single Family Detached Residential to the O-2 General Office District. The proposed use is a dialysis center. No variances are requested with this application. No public improvements are required with this application, however, half street improvements along Friendly Drive and sidewalk improvements along E. Reno Ave. and Friendly Drive will be requirements of the building permit. Staff recommends approval.

Dates of Hearing: Planning Commission – May 7, 2019
City Council – May 28, 2019

Owner: J Lou Properties

Applicant: Bubba Ingram, Ingram Civil Engineering

Proposed Use: Physicians Choice Dialysis

Size:
The area of request has a frontage of approximately 200’ along E. Reno Ave. and a depth of approximately 260’ along Friendly Drive, containing an area of approximately 52,000 square feet or 1.19 acres, more or less.

Development Proposed by Comprehensive Plan:
Area of Request – Office Retail (OR)
North, South, and West – Office Retail (OR)
East – Low Density Residential (LDR)
Zoning Districts:
Area of Request – R-6, Single Family Detached Residential
South and East – R-6, Single Family Detached Residential
North – R-6, Single Family Detached Residential and C-3, Community Commercial
West – R-6, Single Family Detached Residential and C-3, Community Commercial

Land Use:
Area of Request – Vacant
North and South – Single family residences
East – Vacant
West – Vacant and one single family residence

Municipal Code Citation:
2.17. O-2, General Office
2.21.1 General Description
This commercial district is intended to provide a location for offices at a higher density
than that allowed in the restricted office district.

This district places an emphasis on building location and design in conjunction with
landscaping.

This district should be located and designed so that it can be used as a buffer between
residential areas and more intense land use activities.

History:
1. (PC-296) A Special Use Permit was granted for this property in 1976 to allow a
greenhouse. The underlying zoning at that time was R-1, Single Family
Residential.
2. The greenhouse is no longer on the property and as such, the Special Use Permit
no longer applies.
3. The property was designated as R-6, Single Family Detached Residential with the
adoption of the 2010 Zoning Map.

Staff Comments:

Engineer’s report:
Water Supply and Distribution
A twelve (12) inch public water main is located on the south side of Reno Avenue in the
street right-of-way extending along the north side of the area of request. A six (6) inch
public water main is located on the west side of Friendly Drive in the street right-of-way
extending along the east side of the area of request. Public water mains extend along the
full frontage of this property, therefore water line improvements are not required as

This is a rezoning application and during this phase of the development process, setting
meters and installing service connections is not required. If this application is approved,
connecting to the public water system for service is a building permit requirement and
will be done at that time.
Sanitary Sewerage Collection and Disposal
An eight (8) inch public sewer main is located on the west side of Friendly Drive in the street right-of-way extending along the east side of the area of request. A public sewer main is available to connect to providing service to this property, therefore sewer line improvements are not required as outlined in Municipal Code 43-109.

This is a rezoning application and during this phase of the development process, installing service connections is not required. If this application is approved, connecting to the public sanitary sewer system for service is a building permit requirement and will be done at that time.

Streets and Sidewalks
Access to the area of request is available from Reno Avenue and Friendly Drive. Reno Avenue is classified as a secondary arterial in the 2008 Comprehensive Plan. Reno Avenue is a five (5) lane, 65-foot wide, curbed, asphalt concrete roadway. Current code requires a total street right-of-way width of one hundred (100) feet for a primary arterial and presently, Reno Avenue has one hundred (100) feet of right-of-way adjacent to and parallel to the north side of the area of request. Friendly Drive is classified as a local street in the 2008 Comprehensive Plan. Friendly Drive is a two (2) lane, 22-foot wide, uncurbed, asphalt concrete roadway. Current code requires a total street right-of-way width of fifty (50) feet for local roads and presently, Friendly Drive has fifty (50) feet of right-of-way adjacent to the east side of the area of request.

Right of way grants are not required with this application.

Friendly Drive does not meet current code requirements for a local street. This is a rezoning application and during this phase of the development process, constructing half street improvements or installing sidewalk is not required at this time.

As outlined in Municipal Code 37-65, at the time of building permit, half street improvements to Friendly Drive will be required for the full frontage of the area of request. Sidewalk improvements along Reno Avenue and Friendly Drive will also be required with a building permit submittal as outlined in Municipal Code 37-67.

Improvement plans for the street and sidewalks must be prepared by a registered professional engineer and be submitted to staff for plan review and approval.

Drainage and Flood Control, Wetlands, and Sediment Control
Drainage across the area of request is via overland flow from the west to the east. Currently, the area of request is undeveloped. None of the area of request is affected by flood zone AE (the 100-year floodplain) as shown on the effective Flood Insurance Rate map (FIRM) number 40109C0330H, dated December 12, 2009.

Drainage and detention improvements are not required with this rezoning application. However, as outlined in Municipal Code 13-69, a drainage study and detention pond design will be required with any building permit submittal.
Improvement plans for the drainage and detention pond must be prepared by a registered professional engineer and be submitted to staff for plan review and approval.

All development on the proposed tracts must conform with the applicable requirements of Municipal Code Chapter 13, “Drainage and Flood Control.”

Easements and Right-of-Way
No additional rights-of-way and/or easements are required with this application.

Fire Marshall’s report:
The Fire Marshall has reviewed this rezoning request. All provisions of Chapter 15 of the Municipal Code must be met with the application of a building permit.

A fire hydrant is required to be located a maximum of 400 feet from the facility. If no hydrant is available, a hydrant is required to be installed.

Plan Review Comments:
The applicant is proposing one (1) single story office building. The proposed use is a dialysis center.

The following requirements of the Zoning Ordinance must be met:
- The building must be constructed of 80% masonry materials. The City does not accept EIFS as a masonry product.
- Parking of 1 space per 250 sq. ft. GLA for the first 12,000 sq. ft. of GLA. From 12,001 sq. ft. - 48,000 sq. ft. GLA = 1 space per 300 sq. ft. of GLA.
- Minimum aisle width of 26’.
- Minimum parking space size of 9’x18’6”.
- Front setback of 25’ from the right-of-way on E. Reno.
- East side setback of 15’ from the right-of-way on Friendly Drive.
- West side setback of 5’
- Base landscaping of six (6) trees and twelve (12) shrubs plus two (2) trees and two (2) shrubs for every ten (10) parking spaces installed. Landscaping must be in place prior to issuance of a Certificate of Occupancy.
- Maximum lot coverage of 90%
- Signage must meet the requirements of the Sign Ordinance
- Dumpster must be enclosed on three (3) sides by a minimum of 8’ tall masonry walls.
The site plan includes the parcel abutting the area of request to the west. This parcel is currently zoned C-3, Community Commercial. A medical office is an allowed use in the C-3 district. The applicant has stated that this parcel is also being purchased, however, at this time, no development is proposed on this lot. If future development does occur on this lot, it must meet all requirements of the C-3, Community Commercial zoning district.

The applicant is also requesting an access point into the site from Friendly Drive.

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

This proposal is consistent with the Comprehensive Plan as the Future Land Use Map shows this parcel as OR, Office Retail.

Staff recommends approval of this request.

**Action Required:**
Approve or reject the ordinance to redistrict to O-2, General Office for the properties as noted herein, subject to staff's comments as found in the May 7, 2019 agenda packet and made a part of PC-1995 file.

Billy Harless,
Community Development Director

KG
PC-1995

ORDINANCE NO. __________

AN ORDINANCE RECLASSIFYING THE ZONING DISTRICT OF THE PROPERTY DESCRIBED IN THIS ORDINANCE TO O-2, GENERAL OFFICE, 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

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

ORDINANCE

SECTION 1. That the zoning district of the following described property is hereby reclassified to O-2 General Office, subject to the conditions contained in the PC-1995 file, and that the official Zoning District Map shall be amended to reflect the reclassification of the property’s zoning district as specified in this ordinance:

All of Lot One (1) and the North 200 feet of Lot Two (2) in Block Two (2) of FRIENDLY ACRES ADDITION, Being a subdivision of Government Lot 4 and the SW/4 of the NW/4 of Section Five (5), Township Eleven (11) North, Range One (1) West of the Indiana Meridian, Oklahoma County, Oklahoma, according to the recorded plat thereof.

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 ______ day of ______________________, 2019.

THE CITY OF MIDWEST CITY, OKLAHOMA

_________________________
MATTHEW D. DUKES II, Mayor
ATTEST:

________________________
SARA HANCOCK, City Clerk

APPROVED as to form and legality this _____ day of ________________, 2019.

________________________
HEATHER POOLE, City Attorney