



PLANNING
COMMISSION
AGENDA





SPECIAL JOINT PLANNING COMMISSION AND CITY COUNCIL MEETING

City Hall - Midwest City Council Chambers, 100 N. Midwest Boulevard

January 14, 2025 – 4:00 PM

Presiding members: Mayor Matthew Dukes

Ward 1 Susan Eads

Ward 2 Pat Byrne

City Manager Tim Lyon

Ward 3 Rita Maxwell

Ward 4 Marc Thompson

City Clerk Sara Hancock

Ward 5 Sara Bana

Ward 6 Rick Favors

City Attorney Don Maisch

Planning Commission Members:

Russell Smith, Chair

Jim Smith

Dee Collins

Jess Huskey, Vice-Chair

Dean Hinton

Rick Dawkins

Rick Rice

A. CALL TO ORDER.

B. DISCUSSION ITEMS.

1. Presentation and discussion regarding the Midwest City Comprehensive Plan Update by planning consultants Freese and Nichols, Inc. (Planning & Zoning- M. Summers).

C. ADJOURNMENT.



DISCUSSION ITEMS





Planning & Zoning Department

Matt Summers, Director of Planning & Zoning
Tami Anderson, Administrative Assistant
Emily Richey, Current Planning Manager
Julie Shannon, Planner III
Cameron Veal, Planner I

To: Honorable Mayor and Council
Chairman and Planning Commission

From: Matt Summers, Director of Planning & Zoning

Date: January 14, 2025

Subject: Presentation and discussion regarding the Midwest City Comprehensive Plan Update by planning consultants Freese and Nichols, Inc.

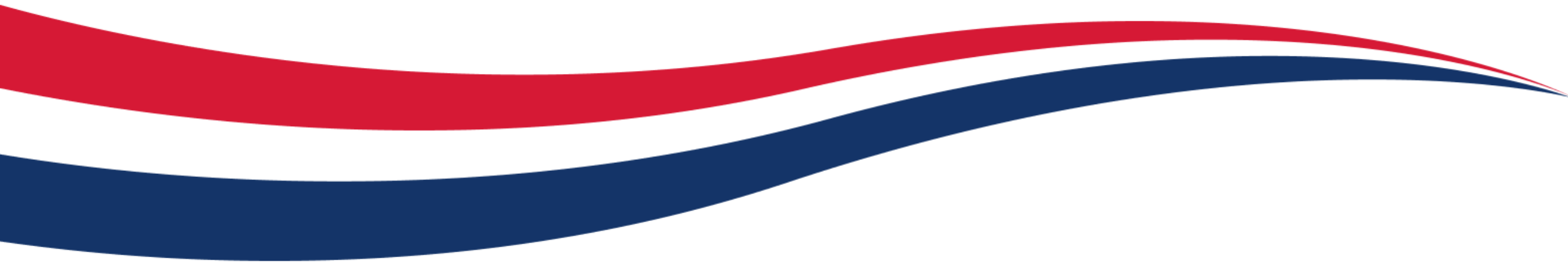
The update of the Midwest City Comprehensive Plan has begun. The consultant, Freese and Nichols, Inc., will be at the meeting to make a presentation covering the purpose for and development process of the Comprehensive Plan and background demographic data for Midwest City.

The consultant will also lead City Council and the Planning Commission in some activities to gather information and input on the future direction of Midwest City.

Midwest City Comprehensive Plan

**City Council and Planning Commission Joint
Workshop**

January 14, 2025



Agenda

- Introductions
- Comprehensive Planning 101
- Community Snapshot Overview
- SWOT Analysis
- Project Timeline
- Next Steps

Introductions



Dawn Warrick,
AICP
Project Manager



Shobha
Pathmanathan
Project Planner



Jake Lange
Project Planner

Introductions



Chris Branham

Economic
Development



Jason Claunch

Economic
Development



Noah Rakosky

Economic
Development

Introductions

City Council

- Matt Dukes - Mayor
- Susan Eads - Ward 1
- Pat Byrne - Ward 2
- Rita Maxwell - Ward 3
- Marc Thompson - Ward 4
- Sara Bana - Ward 5
- Rick Favors - Ward 6

Introductions

Planning Commission

➤ Dean P. Hinton

➤ Jim Smith

➤ Jay Dee Collins

➤ Rick Rice

➤ Jess Huskey

➤ Russel Smith

Introductions

City Management

- Tim Lyon, City Manager
- Vaughn Sullivan, Assistant City Manager
- Ryan Rushing, Director of Operations
- Sara Hancock, City Clerk
- Don Maisch, City Attorney

Introductions

Technical Committee

- Matt Summers
- Julie Shannon
- Robert Coleman
- Carrie Evenson
- Josh Ryan
- Barbara Kelton
- Duane Helmberger
- Debi Wagner
- Terri Craft
- Emily Richey
- Cameron Veal
- Cole Davis
- Chip Nolan
- Steve Rhodes

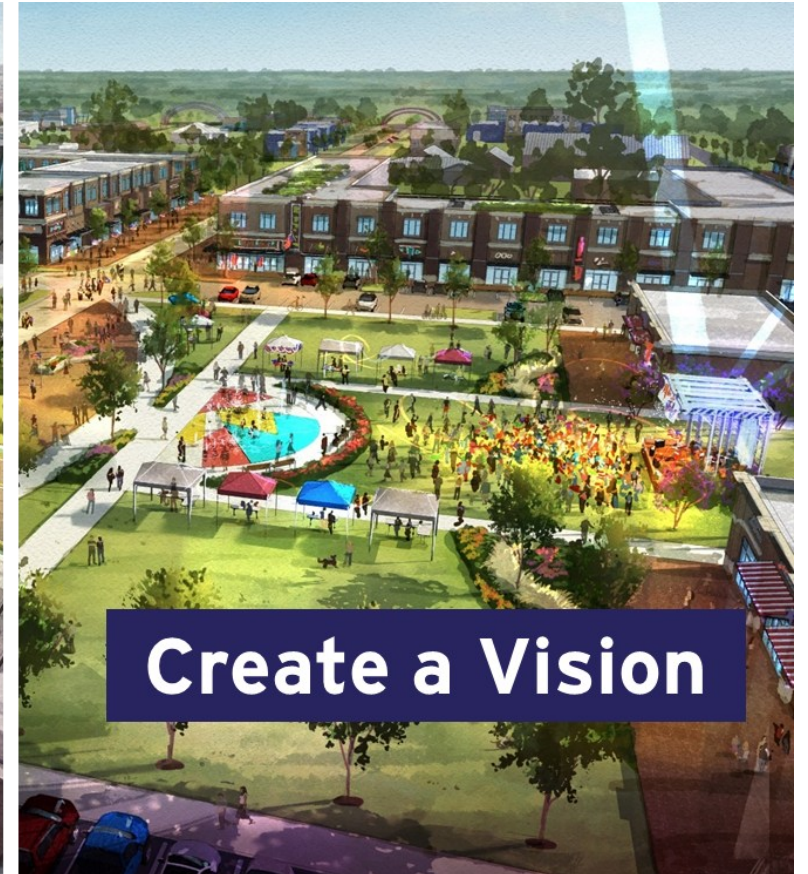
Introductions

Steering Committee

- Dr. Kent Lashley
- David Clampitt
- Stacy Coleman
- Stacey Boyer
- Sherry Beaird
- Kathy Gain
- Shaina Bennett
- Shay Mechling
- Sara Lingenfelter
- Russell Smith
- Marcus Hayes
- Jeff Johnson
- Jacob Hussain

Why a Comp Plan?

**Establish a
Blueprint**



What is a Comp Plan?

It is...

- Reflection of the community's vision
- Long term statement that guides policy
- Basis for subsequent ordinances
- Tool for decision making

It is not...

- Legally binding
- Zoning ordinance
- Meant to sit on a shelf

Comp Planning 101



Plan Content

1. Vision, Guiding Principles, and Goals

2. Land Use and Development

3. Transportation and Mobility

4. Neighborhoods and Housing

5. Community Character and Urban Design

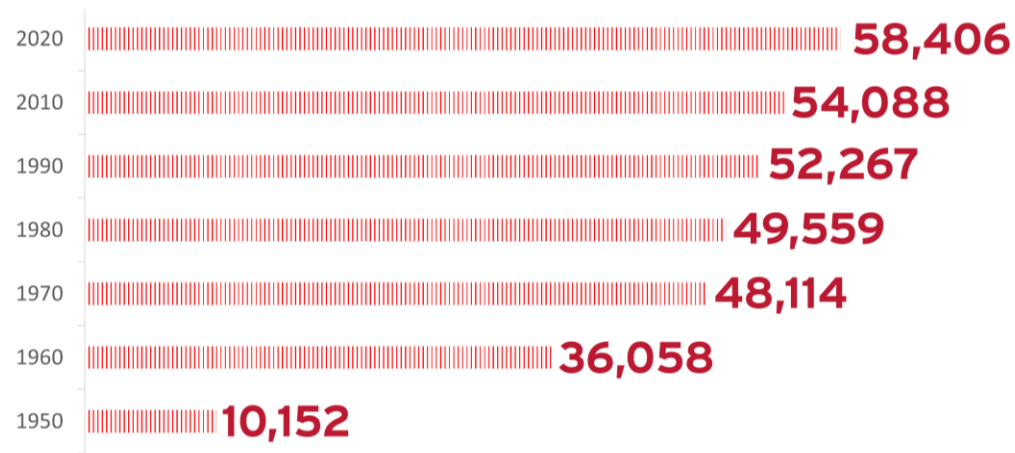
6. Public Services, Facilities, & Infrastructure

7. Economic Resiliency

8. Metrics and Implementation

Community Snapshot

Historic Population Trends



2022 ACS 5-Year Estimate Population:

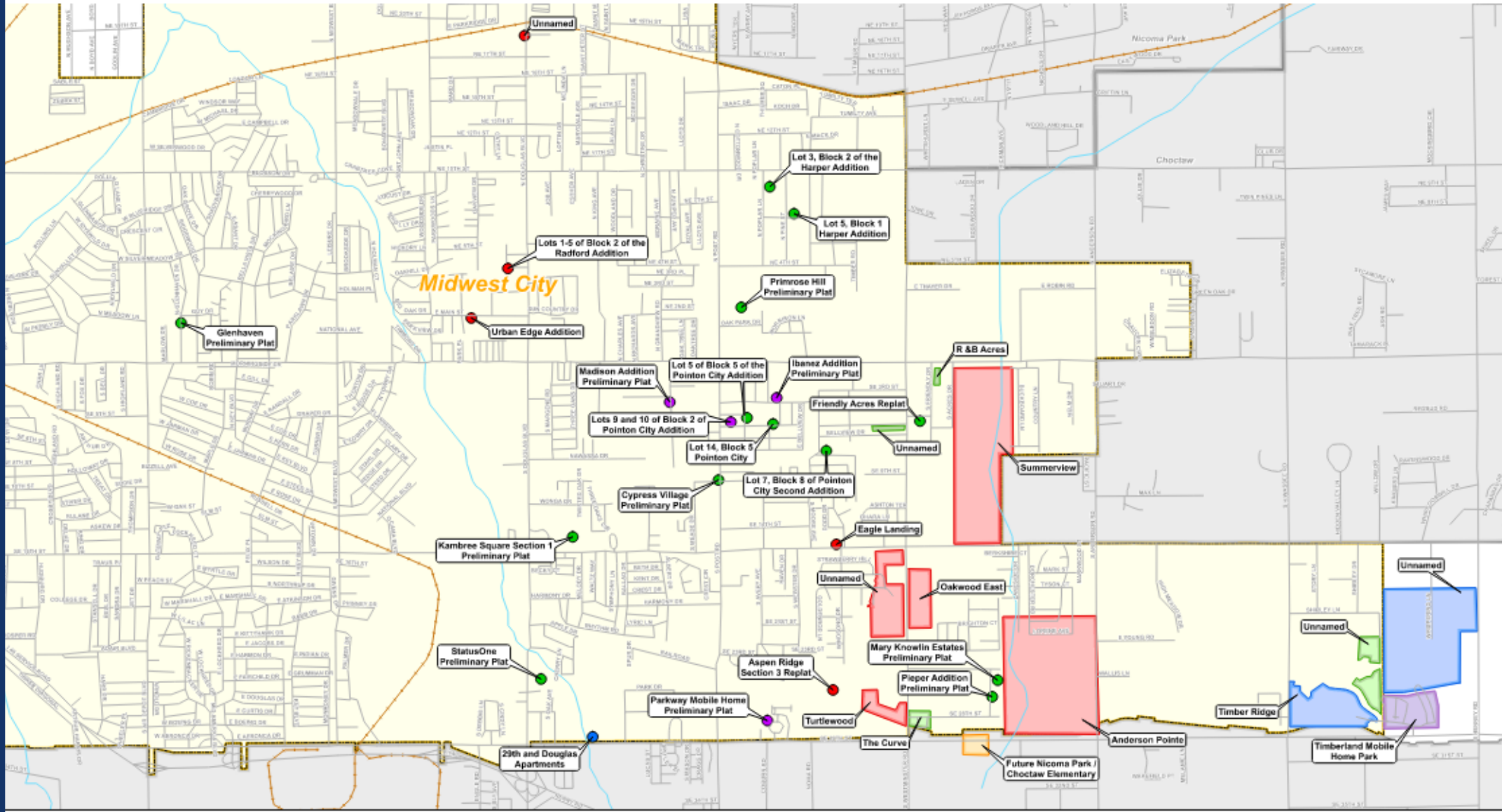
58,124

Source: U.S. Census Bureau, Freese and Nichols, Inc.

Population Projections

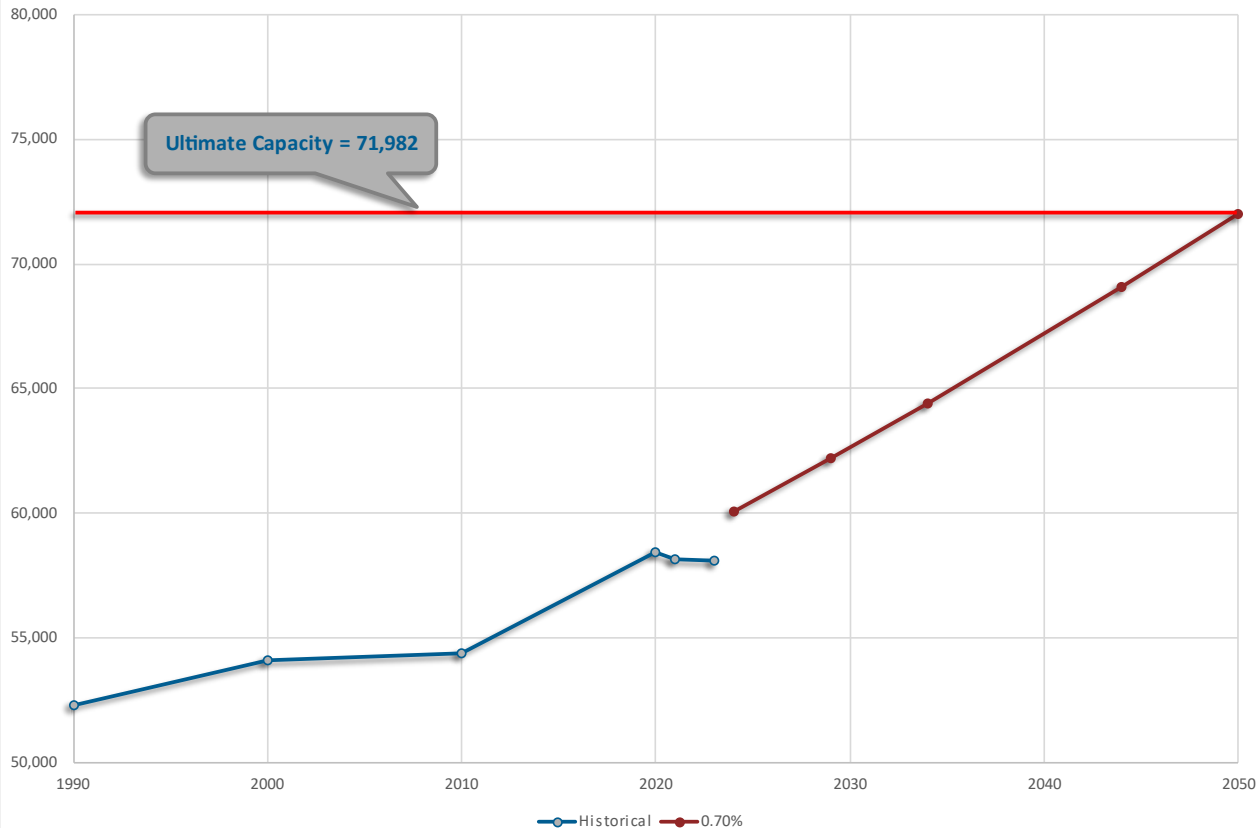
Year	Population by Growth Rate (City Limits)			
	0.29%	0.5%	1%	1.5%
2022	58,124	58,124	58,124	58,124
2023	58,292	58,415	58,705	58,996
2024	58,460	58,707	59,292	59,881
2025	58,629	59,000	59,885	60,779
2026	58,798	59,295	60,484	61,691
2027	58,968	59,592	61,089	62,616
2028	59,138	59,890	61,700	63,555
2029	59,309	60,189	62,317	64,509
2030	59,480	60,490	62,940	65,476
2031	59,652	60,793	63,569	66,458
2032	59,824	61,096	64,205	67,455
2033	59,997	61,402	64,847	68,467
2034	60,170	61,709	65,496	69,494
2035	60,344	62,018	66,151	70,537
2036	60,518	62,328	66,812	71,595
2037	60,693	62,639	67,480	72,668
2038	60,868	62,952	68,155	73,759
2039	61,044	63,267	68,837	74,865
2040	61,221	63,584	69,525	75,988
2041	61,397	63,901	70,220	77,128
2042	61,575	64,221	70,922	78,285
2043	61,752	64,542	71,632	79,459
2044	61,931	64,865	72,348	80,651
2045	62,110	65,189	73,071	81,861
Difference	+2,971	+ 5,299	+ 11,372	+ 18,305

Planned Developments



Population Projections

Population Projections



Year	Planning Period	Population added from Eastside Developments	Population added from all other Developments	Potential Infill	City Population	Annual Growth Rate
2024	existing				60,062	
2029	5-year	415	741	70	61,288	0.40%
2034	10-year	1,122	514	355	63,279	0.64%
2044	20-year	5,253	520		69,052	0.88%
Total		6,790	1,775	425		0.70%

- **69,052**- 2044 Population Projection
- **0.7% Average Annual Growth Rate** based on 2020 Census population
- Ultimate Capacity = Buildout estimate from 2008 Comprehensive Plan
- Aligned with ongoing updates to Master Water and Wastewater Plans

Community Snapshot

Median Age (2022)

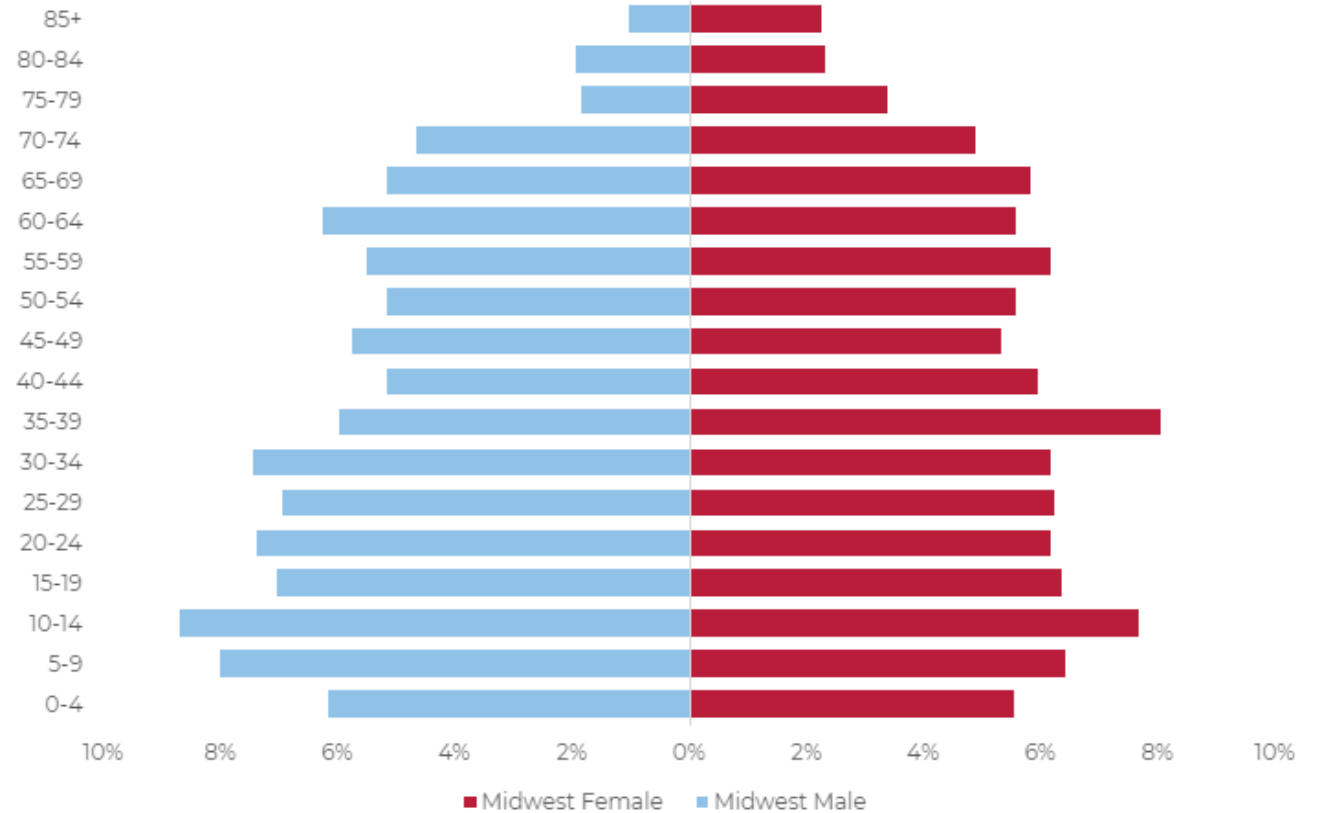
36.2

**Midwest
City**

35.3

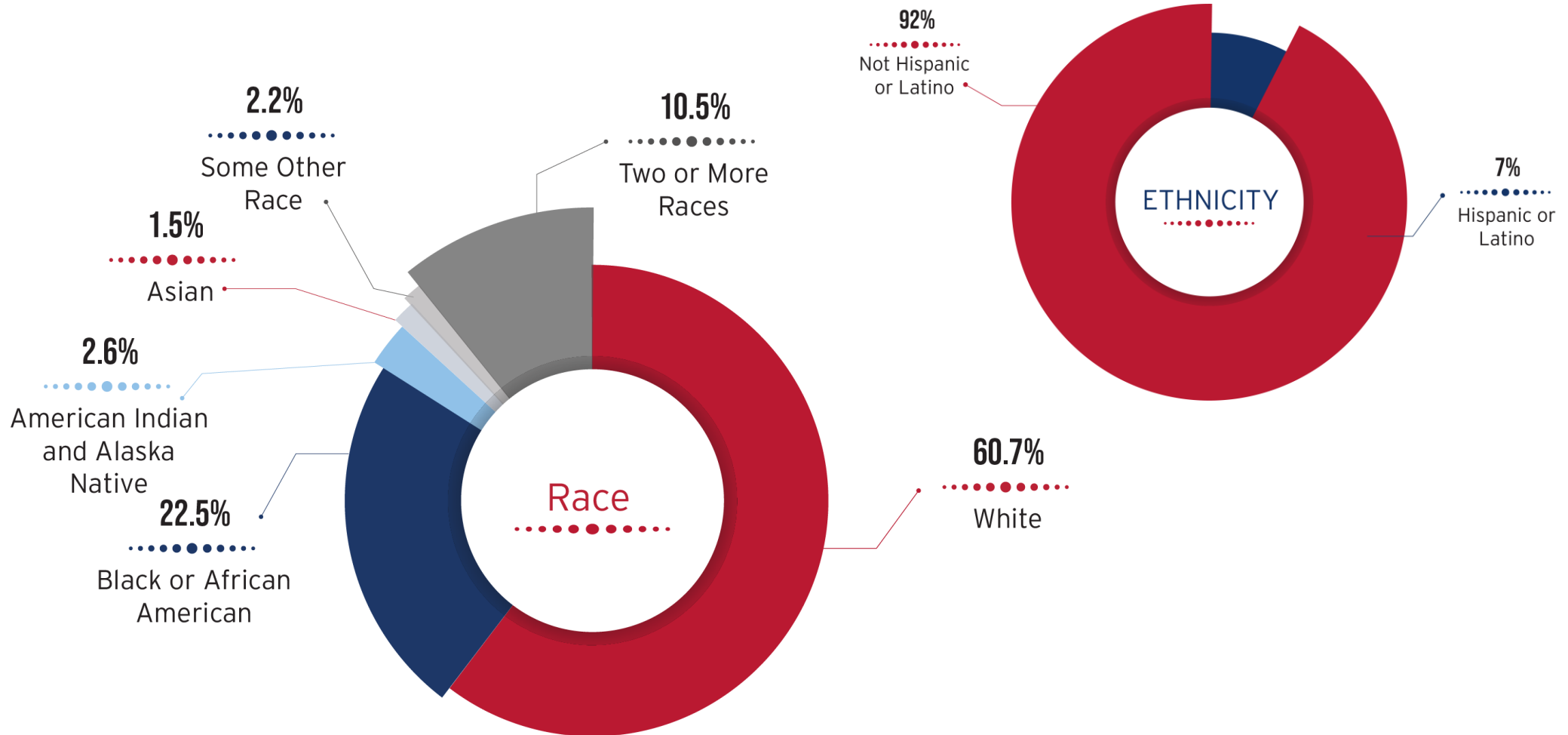
**Oklahoma
County**

Age by Sex



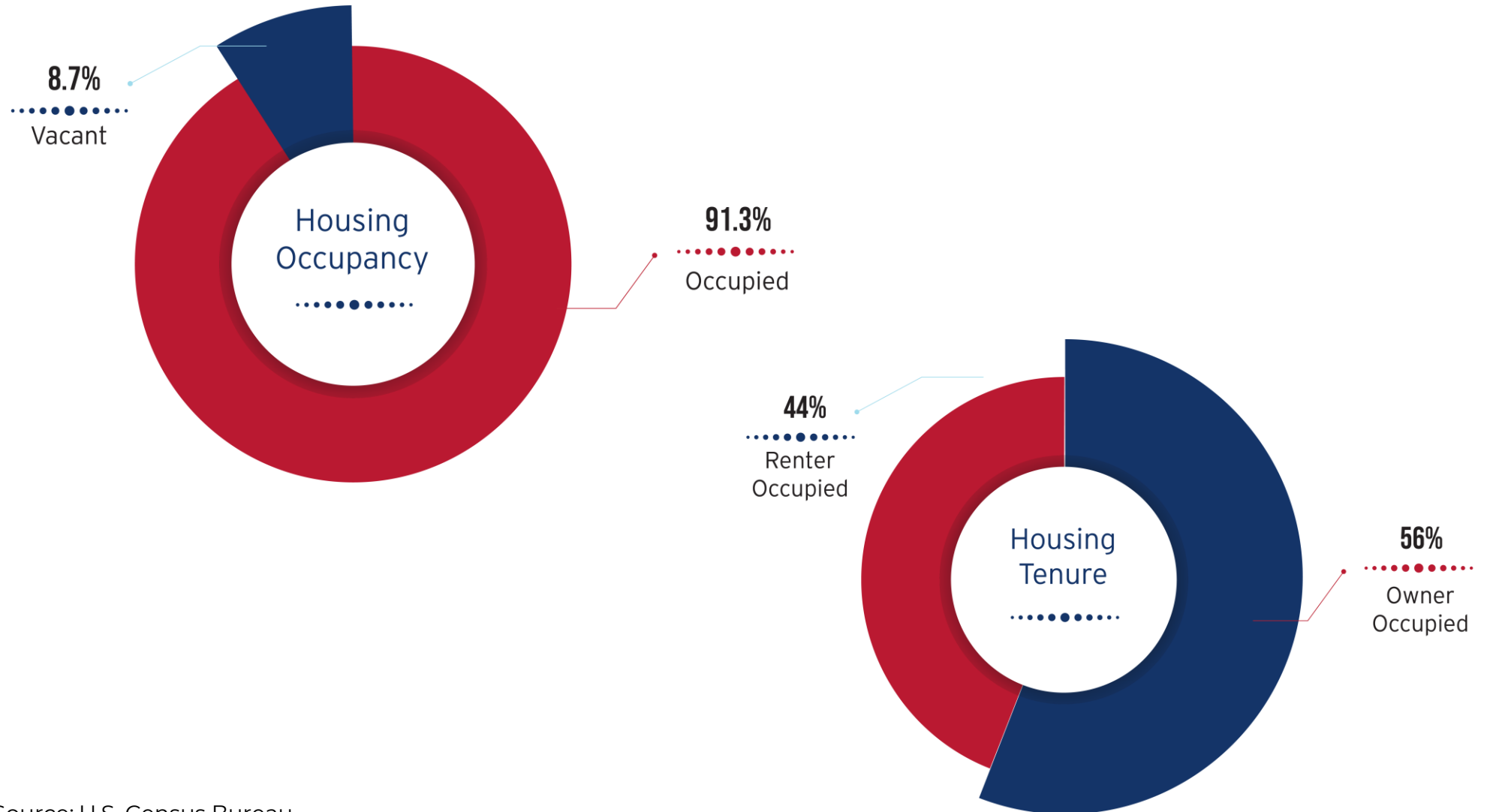
Source: U.S. Census Bureau

Community Snapshot



Source: U.S. Census Bureau

Community Snapshot



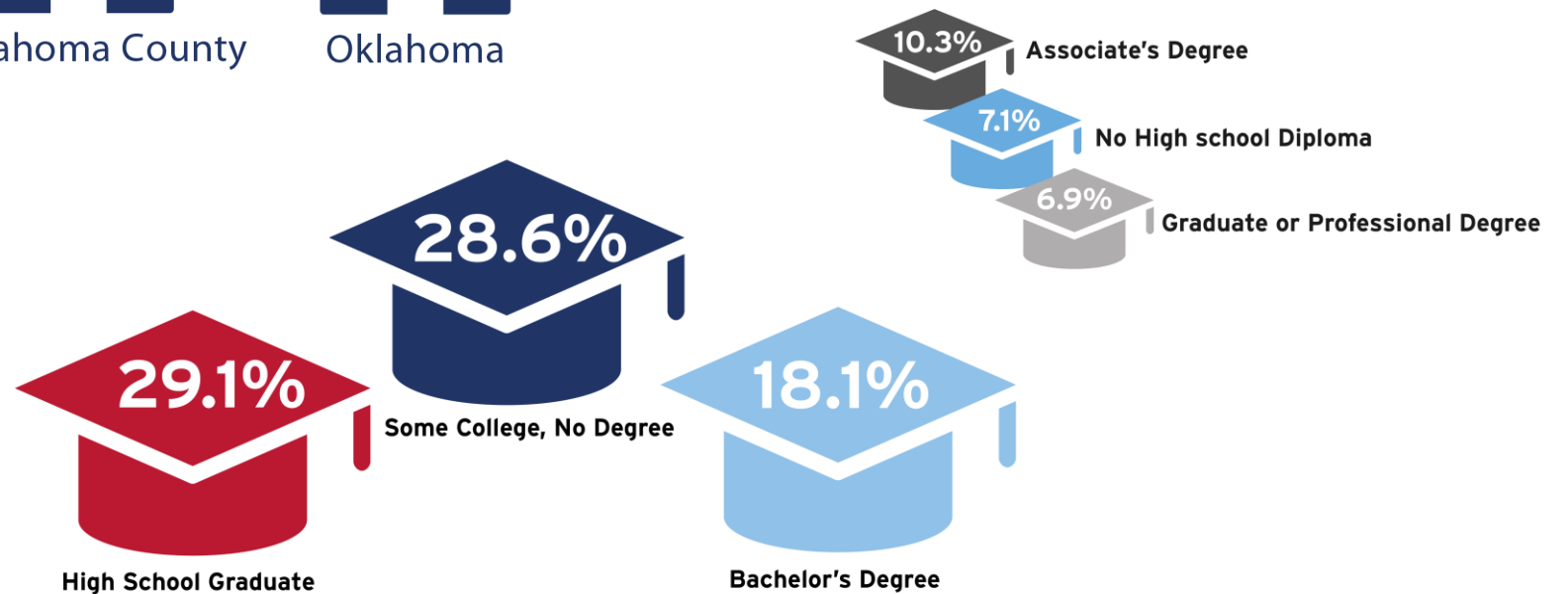
Source: U.S. Census Bureau

Community Snapshot

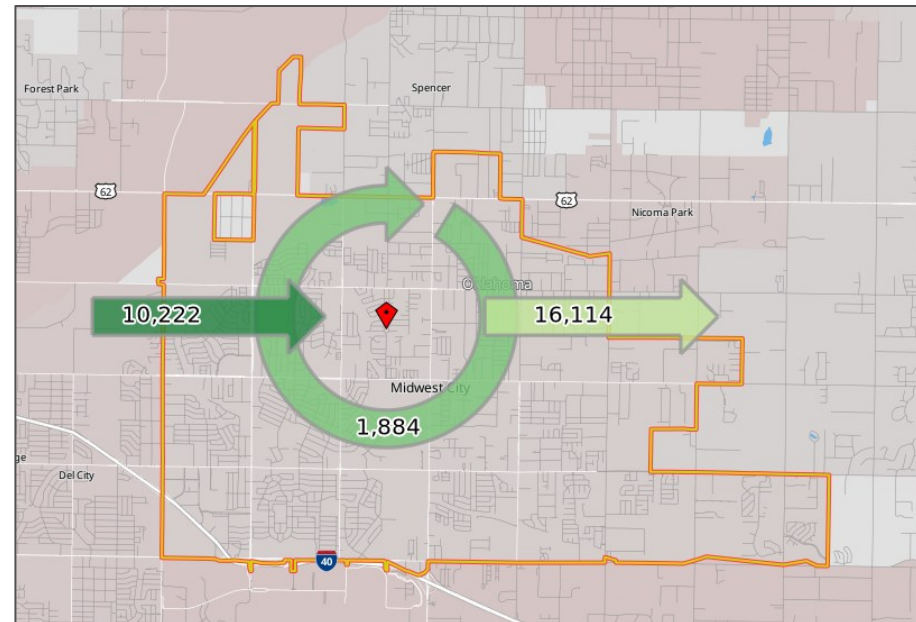
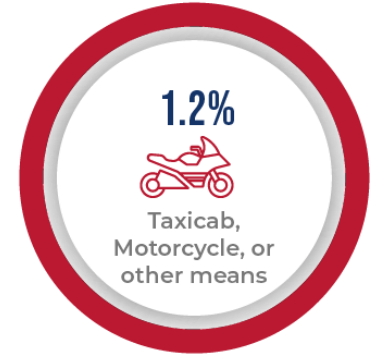
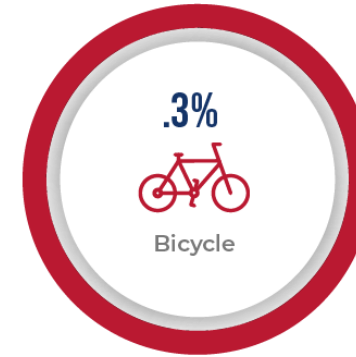
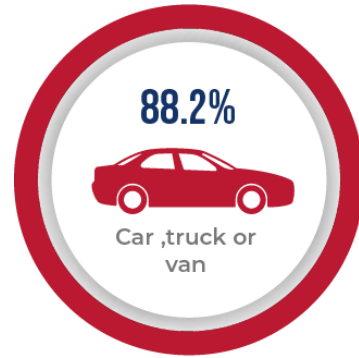
Median Housing Cost



Educational Attainment



Community Snapshot



SWOT Analysis



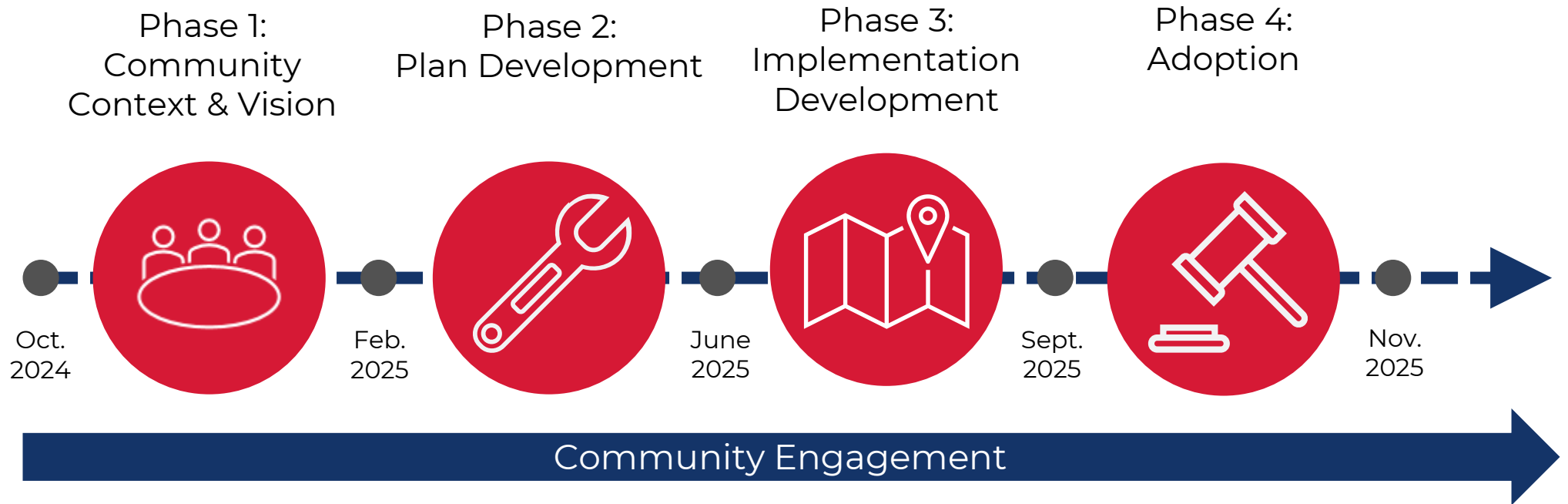
SWOT Analysis

1. What is MWC's greatest, most unique strength?
2. What are your values/priorities as a community?
3. What future is MWC working towards?
4. What kind of barriers exist in MWC? Physical, economic, regulatory, etc...

SWOT Analysis

5. What draws someone to live in MWC? How do you make this a place people want to stay?
6. What are MWC's opportunities for growth and success?
7. What do you want to achieve through this plan or process?

Project Timeline



- Project Website
- Focus Groups (Virtual)
- Community Activities (3)
- Steering Committee Meetings (5)
- City Tour
- Public Surveys/Feedback Opportunities

Next Steps

- Continued Analysis
- Community Open House – January 14, 2025
- Focus Groups (virtual) – January 16 & 17
- Steering Committee Meeting – February
- Community Engagement #2 – March/April

Public Kickoff

- Flyer to be sent out with utility bills

Community Open House

**YOU'RE
INVITED**

Midwest City is updating its
Comprehensive Plan.

This plan will guide the City's growth and development for the next 10-20 years addressing topics such as land use, mobility, economic development, and the overall quality of life for residents.

Join us for a **Community Open House** to learn about the Comprehensive Plan project and provide input. Your valuable feedback will help shape the future of Midwest City!

Participate In-Person or Online:



Tuesday, Jan. 14, 2025
6:30-8:00 p.m.



Nick Harroz Community Center
200 N Midwest Blvd.



Learn more here

Questions? Contact Community Development at 405.739.1229 or jshannon@midwestcityok.org

Thank you!

**Stay up to date by regularly visiting our
project website!**



<https://fni.mysocialpinpoint.com/midwest-city-comprehensive-plan>