



The City of
MIDWEST CITY
COMMUNITY DEVELOPMENT DEPARTMENT

Billy Harless, Community Development Director

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

ANY PERSON REQUIRING SPECIAL ASSISTANCE OR OTHER REASONABLE ACCOMODATION TO ATTEND AND/OR FULLY PARTICIPATE IN ANY MEETING MUST CONTACT THE ADA COORDINATOR VIA EMAIL AT BBUNDY@MIDWESTCITYOK.ORG OR PHONE AT 739-1265 AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF THE MEETING. DURING A PUBLIC MEETING, CALL 739-1388 FOR ASSISTANCE.

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

**Park Land Review Committee
March 12, 2020 – 4:00 p.m.
Community Development Office
City Hall
100 North Midwest Boulevard**

- A. **CALL TO ORDER**
- B. **MINUTES**
1. Discussion and consideration of approving the Minutes of the October 15, 2019 meeting.
- C. **NEW MATTERS**
1. (PC - 2042) Discussion and consideration of approval of the dedication or private park land and open space to be maintained by the Homeowners Association to satisfy the requirement for the dedication of park land in conjunction with the Madison Addition Preliminary Plat located in the NW/4 of Section 1, T11N, R2W, located at 500 and 600 Davidson Road and 527 and 531 Saint Paul Avenue.
- D. **COMMITTEE DISCUSSION**
- E. **ADJOURN**

Copies of the agenda for this meeting were posted at City Hall, accessible to the public for at least 24 hours in advance of the meeting.

MINUTES OF MIDWEST CITY PARK LAND REVIEW COMMITTEE MEETING

October 15, 2019 - 4:00 p.m.

This meeting of the Midwest City Park Land Review Committee was held in the Community Development conference room, Midwest City, Oklahoma County, Oklahoma, on October 15, 2019 at 4:00 p.m., with the following members present:

Present: Carolyn Burkes
Grace Sullivan
Casey Hurt
Jess Huskey

Absent: Todd Issac

Staff present: Kellie Gilles, Planning Manager

A. CALL TO ORDER:

The meeting was called to order by Chairperson Burkes at 4:00 p.m. Chairperson Burkes asked that member Sullivan preside over the meeting.

B. MINUTES:

1. A motion was made by Huskey, seconded by Hurt to approve the minutes of the March 8, 2019. Voting Aye: Huskey, Hurt, Sullivan and Burkes. Absent: Issac. Motion carried.

C. NEW MATTERS:

1. (PC –2032) Discussion and consideration of a request to submit a fee in lieu of park land as allowed by the Subdivision Regulations for the proposed Ryan’s Ridge Preliminary Plat located in the SW/4 of Section 6, T-11-N, R-1-W, addressed as 10332 SE 10th Street.

Staff presented a brief overview of this request. The applicant, Kevin Ergenbright, was present. There was general discussion about the item. Mr. Ergenbright stated that he would rather pay a fee in lieu of the park land dedication due to the design of the subdivision and the location of the creek bisecting the lot. A motion was made by Burkes, seconded by Hurt, to recommend approval of the request to pay a fee in lieu of the park land dedication. Voting aye: Hurt, Burkes, Sullivan and Huskey. Nay: None. Motion passed.

- C. **COMMITTEE DISCUSSION:** Staff advised the committee that the Council can be requested to appoint a new member to replace Todd Isaac due to excessive absences from meetings and lack of communication.
- E. **Adjournment:** A motion was made by Hurt, seconded by Huskey to adjourn the meeting. Voting aye: Hurt, Sullivan, Huskey and Burkes. Nay: None. Motion passed.

The meeting adjourned at 4:28 p.m.

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To: Chairman and Park Land Committee Members

From: Billy Harless, Community Development Director
Kellie Gilles, Current Planning Manager

Date: March 12, 2020

Subject: (PC –2042) Discussion and consideration of approval of the dedication of private park land and open space to be maintained by the Homeowners Association to satisfy the requirement for the dedication of park land in conjunction with the Madison Addition Preliminary Plat located in the NW/4 of Section 1, T11N, R2W, located at 500 and 600 Davidson Road and 527 and 531 Saint Paul Avenue.

Applicant: Jim Campbell

Size:

The area of request has a frontage along Davidson Rd. of approximately 660 ft and frontage along Saint Paul Ave. of approximately 133 ft., containing an area of approximately 18.01 acres, more or less.

Municipal Code Citation:

38-51. Parks and Open Space Dedication

38-51.1 Purpose Statement

The purpose of this section is to provide the amount of land to be dedicated for parks and open space. Parks and open space are essential in providing for the public welfare of the community. These areas benefit the residents by providing recreational opportunities. As referenced in the Comprehensive Plan, these spaces collectively are considered elements that contribute to the quality of life found in the community. The amount of land for parks and open space and its distribution contributes to citizens' quality of life.

Staff Comments:

The proposed Preliminary Plat of the Madison Addition proposes the development of 51 single-family lots plus one area intended for park land, open space and detention.

Rather than to dedicate land by conveyance to the City, the applicant has chosen to pursue the Dedication Alternative: Private Park 38-51.3(B)(1). This option states:

- A. A private park and/or open space for park and recreational purposes is provided in a proposed Subdivision; and
- B. Such areas are privately owned and maintained by the HOA and/or future residents of the Subdivision.

Section 38-51.3(B)(2) states the following requirements must be met regarding the Dedication Alternative:

- (a) **Areas Not Included in the Computation of a Private Park**
Yards, court areas, setbacks and other open areas required by the zoning and building regulations shall not be included in the computation of such private park and/or open space.
- (b) **Private Ownership and Maintenance**
The private ownership and maintenance of the open space shall be adequately provided for by written agreement with the HOA.
- (c) **Park Use and Future Park**
The use of the private park and/or open space shall be restricted for park and recreational purposes by recorded covenants which run with the land in favor of the future owners of the property within the tract and which cannot be defeated or eliminated without the consent of the City Council.
- (d) **Reasonably Adaptable Use**
The proposed private park and/or open space shall be reasonably adaptable for use for park and recreational purposes, taking into consideration such factors as size, shape, topography, geology, access and location of the private open space land.
- (e) **Substantial Accordance**
Facilities proposed for the park and/or open space shall be in substantial accordance with the provisions of the recreational element of the general plan and are approved by the City Council.
- (f) **Detention and Retention Ponds**
In order to qualify as parkland dedication, detention and retention ponds shall meet the requirements within Sec. 38-49.4 (D) Standards for detention and retention ponds as amenities.

The area of land that the applicant is proposing as private park land is also the site of a required detention pond, therefore, the requirements of Section 38-49.4(D) listed below must be met.

Section 38-49.4(D) of the Subdivision Regulations states the following:

Standards for Detention and Retention Ponds as Amenities

A detention or retention pond shall be considered an amenity if it meets the following design considerations:

- (1) Located between the building and the street or completely bounded by streets,
- (2) Viewable from public space,
- (3) Any slope of the pond area does not exceed thirty-three (33) percent,
- (4) Accessible by patrons,

- (5) Seating area, public area, or fountain, and
- (6) One tree or planter at least sixteen (16) square feet for every two hundred (200) square feet of open space, and be located within or adjacent to the open space.

In calculating the amount of land to be dedicated for parks and open space, it was determined that the applicant needed .24 acres of parks and open space. The applicant is proposing one area of park and open space containing a total of 2.04 acres of private park and/or open space to be maintained by the Homeowners Association. The HOA covenants must be submitted to staff for review prior to an application for the final plat for this development.

The proposed park land area can be accessed from the main street serving this development. A portion of the proposed park land areas is intended for detention. As such, the areas must meet the requirements listed above in Section 38-49.4(D) of the Subdivision Regulations. The HOA covenants will need to include a provision for maintenance of this private park area. Trees left in the common area/park land area as part of the required tree preservation will be counted toward the required number of trees as noted in Section 38-49.4(D)(6) above.

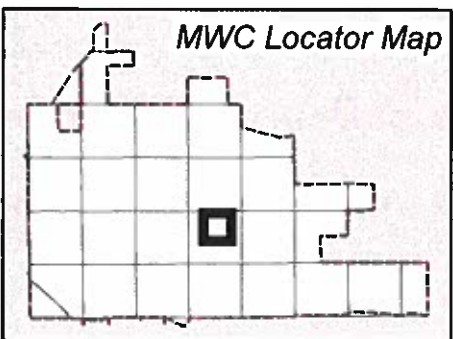
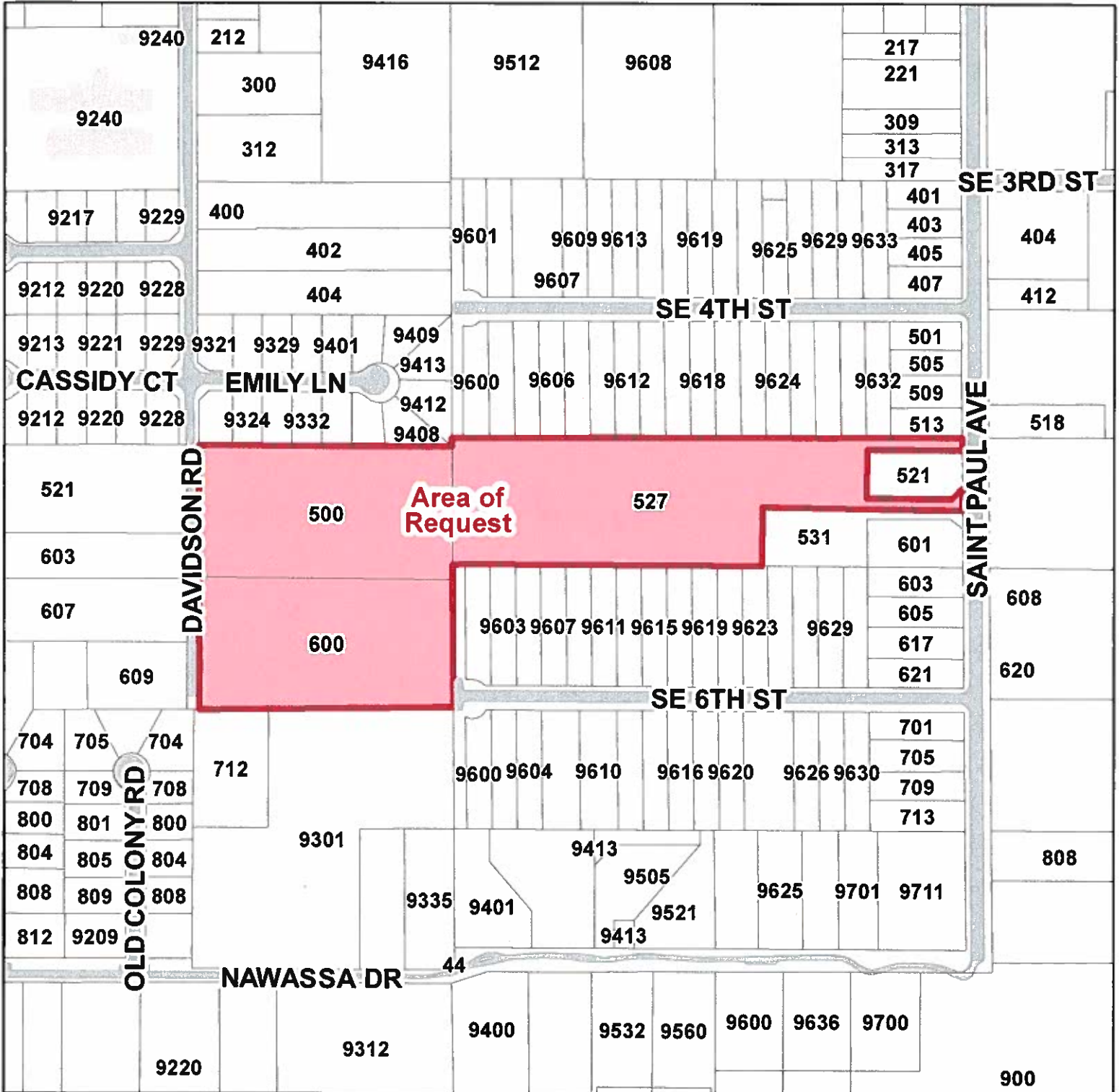
Action is at the discretion of the committee.

Action Required: Approve or reject the proposed park land/open space dedication plan as proposed to satisfy the requirement for park land in conjunction with the Madison Addition Preliminary Plat as referenced in PC-2042.



Billy Harless, AICP
Community Development Director

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NOTIFICATION MAP FOR PC-2042

DISCLAIMER: THIS MAP IS A GENERAL INFORMATION PUBLIC RESOURCE ONLY. 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.