



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

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**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](mailto: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  
October 15, 2019 – 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 March 8, 2019 meeting.

**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 10<sup>th</sup> Street.

**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**

**March 8, 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 March 8, 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, Current Planning Manager  
Lora Gwartney, Associate Current Planner

### **A. CALL TO ORDER:**

The meeting was called to order by Chairperson Burkes at 4:01 p.m.

### **B. MINUTES:**

1. A motion was made by Huskey, seconded by Hurt to approve the minutes of the September 20, 2018. Voting Aye: Huskey, Hurt and Burkes. Absent: Sullivan and Issac. Motion carried.

### **C. NEW MATTERS:**

1. (PC –1990) Discussion and consideration of a request to submit a fee in lieu of park land as allowed by the Subdivision Regulations for the proposed Cassidy Cove Section III Preliminary Plat located in the NW/4 of Section 1, T-11-N, R-2-W, addressed as 500 and 600 Davidson Rd.

Staff presented a brief overview of this request. The applicant, Jim Campbell, was present. There was general discussion about the item. Mr. Campbell stated that he would rather pay a fee in lieu of the park land dedication. He is proposing a common area for detention but may have trouble planting the required amount of trees per code for detention areas as amenities. Mr. Campbell stated he does plan on leaving as much as the natural vegetation as possible but trees would need

to be removed from the actual detention pond. A motion was made by Sullivan, seconded by Hurt, to recommend approval of the request. Voting aye: Hurt, Burkes, Sullivan and Huskey. Nay: None. Motion passed.

**C. COMMITTEE DISCUSSION:** Staff advised the committee that we may ask the Council to appoint a new member to replace Todd Isaac due to excessive absences from meetings and lack of communication.

Sullivan and Burkes asked how much money has been paid in fees in lieu of park land. The committee would like to see park land and open space for a new proposal in the Original Mile that will increase density but will not require a preliminary or final plat and therefore not require park land approval.

**E. Adjournment:** A motion was made by Sullivan, seconded by Huskey to adjourn the meeting. Voting aye: Hurt, Sullivan, Huskey and Burkes. Nay: None. Motion passed.

The meeting adjourned at 4:35 p.m.

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KG



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GIS DIVISION  
Greg Hakman, GIS Coordinator

**To:** Chairman and Park Land Committee Members

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

**Date:** October 15, 2019

**Subject:** (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 10<sup>th</sup> Street.

**Applicant/Owner:** Kevin Ergenbright

**Engineer:** Aaron Hale

**Size:**

The area of request has a frontage along SE 10<sup>th</sup> Street of approximately 317.02 ft and frontage along SE SE 12<sup>th</sup> Street of approximately 317.02 feet and contains an area of approximately 4.40 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.

**38.51.2 Applicability**

This article shall apply to all residential Subdivision Plats have a dwelling unit density of greater than one (1) unit per net acre, and/or the owners or applicants for approval thereof, pursuant to the authority of Article 10 of the Charter of the City.

**38.51.4 Reservation of Future Park/Open Space or the Contribution of Money**

**(A) Contribution of Land or Money Determination**

The determination as to whether the subdivider will contribute land or money will be made by the Park Land Review Committee after submission of the sketch plat and the pre-application meeting and before the Preliminary Plat approval.

**38.51.5 (C) Subdivisions Smaller than 2,500 Persons**

In those instances where the formula used to determine the acreage to be contributed and the number of persons projected to occupy a subdivision shows that less than two thousand five hundred (2,500) persons will ultimately occupy any given subdivision, the Park Land Review Committee shall review said plans and promptly recommend whether land or money should be required of the subdivider.

- (1) If the park and/or open space is to be required, then the amount of land determined by subsections (A) and B(b) shall be reserved and delineated on the Preliminary Plat submitted to the Planning Commission. The appropriate proportion thereof (as determined by the above formula) shall be dedicated or conveyed to the City at the time of recording the Final Plat.
- (2) If a fee in lieu of land contribution is required, the amount of the fee shall be determined at the time of final platting, according to the following formula:

Fair market value of land per acre	X	Amount of land required to be dedicated	=	Fee in lieu of land dedication
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**Staff Comments:**

The proposed Preliminary Plat of the Ryan’s Ridge Addition proposes the development of fourteen (14) single-family lots. The lots exceed the minimum lot size for single family residential development per the Midwest City code. The applicant has met with staff and would prefer to pay a fee in lieu of the required park land dedication due to the size of the subdivision and the configuration necessary to accommodate for the existing creek running east to west on the southern portion of the property.

If land is to be dedicated, a total of .07 acres or 3049.2 square feet would be required based on the expected density of the subdivision and the land area. The preliminary plat does show an area of approximately 20,878 square feet for common area and detention. The subdivision is designed in a way that the existing creek running from east to west in the southern portion of the lot remains undisturbed, in its natural state and used for detention. This area is not conducive as park land as it is located in a confined area, surrounded by backyards. For this reason, the applicant is requesting to pay a fee in lieu of the park land dedication.

**Action Required:** Approve or reject the request to pay a fee in lieu of the dedication of park land in conjunction with the Preliminary Plat of the Ryan’s Ridge Addition as referenced in PC-2032.



Billy Harless, AICP  
Community Development Director

KG

**From:** KEVIN ERGENBRIGHT <kergenbright@cox.net>  
**To:** <KGilles@MidwestCityOK.org>  
**Date:** 10/9/2019 11:28 AM  
**Subject:** Ryan Ridge Development

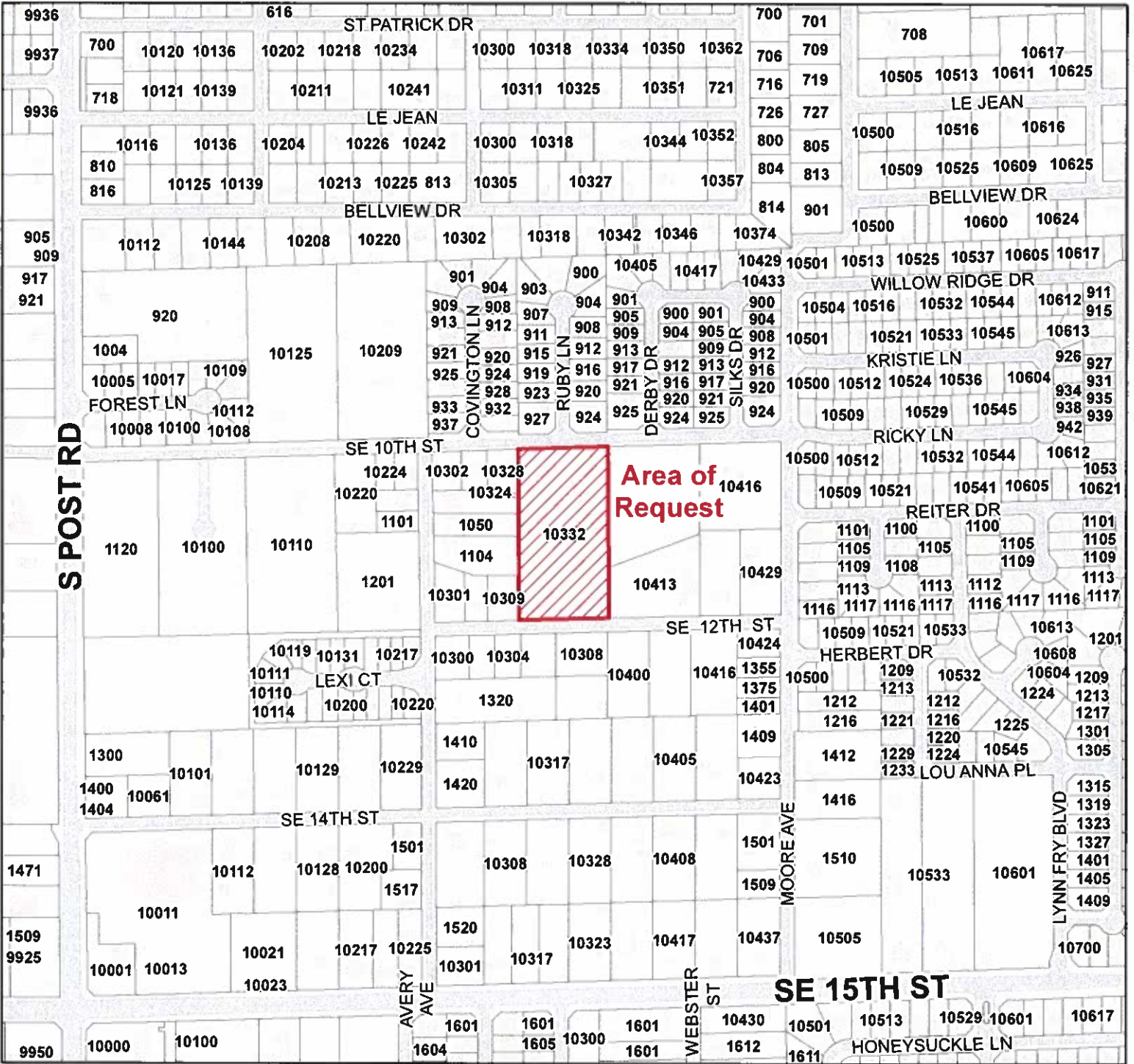
Good Morning Kellie,

I would like to request a meeting with the park land review committee regarding the Ryan Ridge development. We would like to ask that the committee allow us to pay a fee rather than dedicate a park land area for development. We believe the ditch and drainage locations would prevent us from building a playground that would be appropriate for the neighborhood.

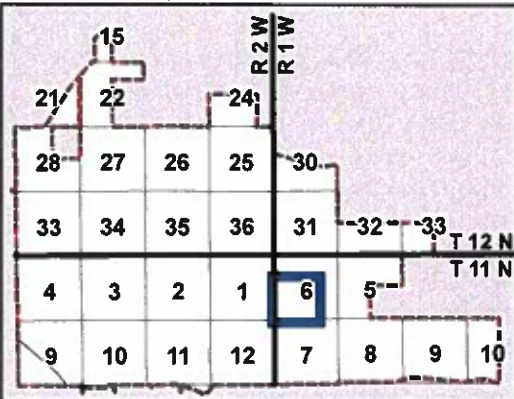
Please let me know when you can arrange a meeting.

Thank you,  
Kevin Ergenbright  
405-361-4100  
kergenbright@cox.net










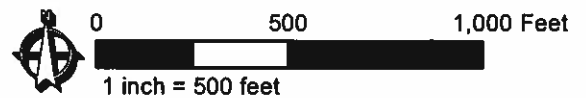
Locator Map



**General Map Legend**

-  Area of Request
-  Parcels with Addresses
-  Buildings
-  Edge of Pavement
-  MWC City Limits

**GENERAL MAP FOR  
PC-2032  
(SW/4, Sec. 6, T11N, R1W)**



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.

# Ryan's Ridge

A REPLAT OF LOT FIFTY-FIVE (55), LEAVITT'S S.E. 15TH ST. ACRES, A SUBDIVISION IN THE CITY OF MIDWEST CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA BEING A PART OF THE SOUTHWEST QUARTER (SW¼) OF SECTION SIX (6), TOWNSHIP ELEVEN (11) NORTH, RANGE ONE (1) WEST OF THE INDIAN BASE AND MERIDIAN,

**Owner / Developer**  
 KEE DEVELOPMENTS LLC  
 1124 EAST BURKE LANE  
 MIDWEST CITY, OKLAHOMA 73109  
 PHONE: (405) 341-1000  
 MR. KEVIN ENCHAMANT  
 BR 25526 97 14-08 ACRES

**Engineer**  
 ENRICHED BY DESIGN PLLC  
 P.O. BOX 10687  
 OKLAHOMA CITY, OKLAHOMA 73155  
 PHONE: (405) 234-0880  
 ENRICHEDBYDESIGN.COM  
 C.A. # 7026, EXPIRES 8-30-2020

**Surveyor**  
 GOLDEN AND SURVEYING, P.L.C.  
 900 NW 19TH STREET PASADENA  
 OKLAHOMA CITY, OKLAHOMA 73109  
 PHONE: (405) 462-2883  
 EMAIL: SURV@GASURV.COM  
 C.A. # 7293, EXPIRES 8-30-2020

**Curve Table**

CURVE	ARC LENGTH (L)	CHORD BEARING	CHORD LENGTH (C)
1	21.00	N 89° 42' 11" E	28.41
2	21.00	N 89° 42' 11" E	28.41
3	21.00	N 89° 42' 11" E	28.41
4	21.00	N 89° 42' 11" E	28.41
5	21.00	N 89° 42' 11" E	28.41
6	21.00	N 89° 42' 11" E	28.41
7	21.00	N 89° 42' 11" E	28.41
8	21.00	N 89° 42' 11" E	28.41
9	21.00	N 89° 42' 11" E	28.41
10	21.00	N 89° 42' 11" E	28.41

**Subdivision Statistics**  
 SUBDIVISION CONTAINS FOURTEEN (14) LOTS IN ONE (1) BLOCK.  
 GROSS SUBDIVISION AREA  
 191,558.97 14.48 ACRES

**Basis of Bearings**  
 ALL CORNERS SHOWN HEREON WERE SET USING ASSUMED BEARINGS OF N 89° 42' 11" E AS THE NORTH LINE OF LOT 10 OF LEAVITT'S S.E. 15TH ST. ACRES PER STATE PLANE GRID NORTH.

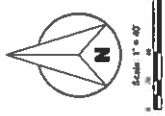
**Monumentation**  
 ALL CORNERS SHOWN HEREON WERE SET USING 1/2" DIA. GALVANIZED IRON PIPES WITH A PLASTIC CAP STAMPED "TODUCO 2020".

**Legend**  
 RL - BUILDING SETBACK LINE  
 L.A. - LIMITS OF NO ACCESS  
 UE - UTILITY EASEMENT

### Notes

ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS APPROVED BY THE MIDWEST CITY, OKLAHOMA CITY COUNCIL ON APRIL 15, 2019.

ALL WATER AND GASEY SERVICE SPACES WILL BE CURBED AND MAINTAINED BY THE CITY OF MIDWEST CITY, OKLAHOMA.



### CERTIFICATE OF APPROVAL

HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MIDWEST CITY, OKLAHOMA CITY COUNCIL ON APRIL 15, 2019.

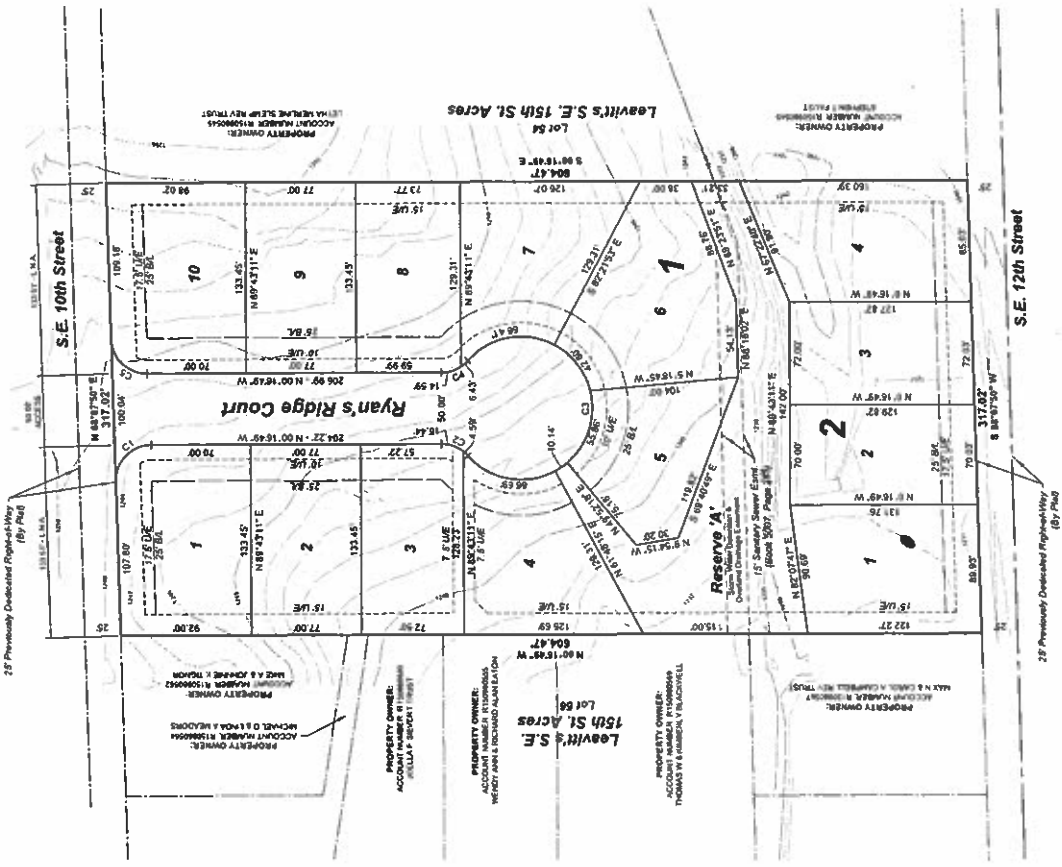
DATE OF APPROVAL: APRIL 15, 2019  
 BY: DAVID B. HOOPER, MAYOR

DATE OF APPROVAL: APRIL 15, 2019  
 BY: DAVID B. HOOPER, DEPUTY MAYOR

STATE OF OKLAHOMA  
 COUNTY OF OKLAHOMA  
 DAVID B. HOOPER, CLERK OF THE DISTRICT COURT  
 COUNTY OF OKLAHOMA  
 DAVID B. HOOPER, CLERK OF THE DISTRICT COURT

STATUS: THE  
 DAVID B. HOOPER, CLERK OF THE DISTRICT COURT

COUNTY TREASURER STAMP



### Lot Area & Address Table

LOT	STREET ADDRESS	AREA (SQ FT)
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		